



Development Committee

AGENDA

Meeting 5: March 12, 2015

5:30 – 8:00 PM (please note the extended meeting time)

We're in the REVIEW GOALS AND POLICIES STAGE

Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions, and Provide Feedback and Revisions**

Schedule	Event	Presenter
5:30 pm	Welcome and Introductions	Elisa Hamblin
5:35 pm	Packet Review and Meeting Business Overview of agenda Review meeting materials Review meeting summary notes Review schedule and next steps	Elisa Hamblin
5:45 pm	Discussion: Land Use Mapping Meeting 4 Mapping Decisions Land Use Requests	All
6:50 pm	Discussion: Policies and Actions Review edits to Land Use and Design section (pgs. 5-9) Discuss topics in Development and Growth Areas section (pgs. 9-11) Preview Infrastructure section (pgs. 11-17)	All
7:50 pm	Homework and Next Steps	Elisa Hamblin
7:55 pm	Public Comment Period	Open
8:00 pm	Adjourn	---

Notes:



Development Committee

HOMEWORK

Meeting 5: March 12, 2015

We're in the REVIEW GOALS AND POLICIES STAGE

Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions, and Provide Feedback and Revisions**

In advance of the meeting please dedicate some time to reviewing the packet materials and thinking about the following questions:

1. Please review the meeting summary notes and make note of any corrections that are needed.

2. Please review the mapping handouts provided in your packet and make notes for discussion purposes.

3. Please review the revised Land Use and Design section (pgs. 5-9) and the Development and Growth Areas section (pgs. 9-11) of the workbook and make comments here or in the workbook. Please also read through the Infrastructure section (pgs. 11-17).

4. Considering the vision and guiding principles, do you think there are items missing from the sections you have reviewed in the workbook?

5. Do you have any other questions that you want to discuss at our next meeting? Please also let us know in advance at ehamblin@orovalleyaz.gov.



Development Committee

SUMMARY NOTES

Meeting 4: February 25, 2015

We're in the REVIEW GOALS AND POLICIES STAGE

Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions, and Provide Feedback and Revisions**

Attendance

Present:

Bill Adler
Diane Bristow
Mary Caswell
Don Cox
Barry Gillaspie
Bill Leedy
Stephen Roach
John Spiker
Michael Schoeppach
ShoYoung Shin
Mike Stankiewicz
Brooke Trentlage

Staff:

Bayer Vella
Elisa Hamblin
Chad Daines
Nora Campbell

Absent:

Kit Donley
Anne McGinnis Breen
Steve Huffman

Town Council (Oversight):

Welcome and Introductions

- Bayer Vella welcomed committee members and thanked them for coming to the fourth meeting.
- Name introductions were made around the table.

Packet Review and Meeting Business

- Elisa Hamblin then reviewed the agenda.
- The committee was asked if they had any changes on the Meeting Summary Notes.
 - No changes
- Elisa then noted that there is no revised work book in the current packet.
 - This is because the goal to provide clarity and simplicity in structure requires more time to complete.
- Elisa then reviewed the next month's meeting schedule.
 - Sub-Committee 3 Meeting on Monday, March 2
 - Information will be sent out Thursday, February 26
 - Development Committee Meeting 5 on Thursday, March 12
 - Cost of development and infrastructure will be discussed
 - Development Committee Meeting 6 on Thursday, March 19
 - All-Committee Meeting targeted for the month of April
 - Last Community Committee meeting on Thursday, March 5
 - Everyone was welcomed to attend these meetings
- Elisa noted the Topic Summary Report handout



Development Committee

Presentation: Land Use Mapping

- Bayer
- Definition of Town's intended land use by General Plan
 - Clarification was added that state law requires rezoning to follow the General Plan Land Use Map, which emphasizes the power of the map and significance in getting the map right.
- Three major topics be discussed:
 - Planning Area
 - Urban Services Boundary
 - Growth Areas
- Planning Area
 - Definition: The Planning Area includes areas within the Town limits as well as land outside of the Town's current limits that may be annexed to the Town as it develops. The Planning Area also includes land adjacent to the Town that may be affected by or may affect land uses in the Town.
 - Areas the Town wants to exert influence.
 - Example: The Town of Oro Valley can put its Planning Area over the Marana Town limit. This is a signal to staff and the Town of Marana that we want to provide comment and have our voice taken into consideration.
 - Unincorporated land covered by the Planning Area indicates a *potential* area to annex in the future, not a firm statement that we'd like to.
 - Annexation is a highly democratic process with a 50 percent plus one majority vote.
 - The Planning Area acts as a place holder for annexation.
- Urban Services Boundary
 - Definition: The Urban Services Boundary defines areas that the Town is comfortable providing services for, ie water, storm water, police, fire, transportation, etc, if they are annexed.
 - Closely follows the Planning Area boundary
- Growth Areas
 - Definition: Growth Areas are places one should expect concentrated growth, such as commercial, high density, residential, and concentration of nearby traffic.
- Bayer invites committee members to ask clarification questions and annexation questions of guest Amanda Jacobs, Economic Development Manager:
 - What is the basis for establishing Growth Areas in the guiding principles?
 - Bayer: Growth Area requirements come from the state. The community has asked for more services, which Growth Areas respond to. The guiding principle to manage growth can be addressed through Growth Areas.
 - Is the subject/context/type of growth part of the Growth Area policy?
 - Bayer: No, but guiding principles allow for growth of employment
 - Committee member: Policy allows argument to emphasize location of the type of employment we'd like.

Work Session: Land Use Mapping

- Elisa reviewed the steps of the work session.
- Planning Area Town Recommendations:
 - Extension in NW to Pinal County Line
 - Justification:
 - Gain influence with Marana



Development Committee

- Extension into Catalina
 - Justification:
 - The appearance of the north entrance to the town matters.
 - Could potentially provide important land that Oro Valley lacks, ie transportation vehicle yards.
 - Amanda: Sales tax from restaurants, bars, and other services is being lost to the desired “small town feel” of Catalina.
 - Extension in SE area between Ina and Orange Grove to capture La Encantada and surrounding high density along Campbell Avenue.
 - Justification:
 - Comments that the new office park on Ina looks and feels like Oro Valley.
 - La Encantada represents the commercial Oro Valley residents want, a close, desirable revenue potential.
 - Catalina Foothills has clearly expressed that it does not want to be part of the City of Tucson.
 - Include Land Use designations on the mile-wide south and west strip added to the Planning Area in 2011.
- Urban Services Boundary Town Recommendations:
 - Extend USB west to Marana Town limit
 - Justification:
 - Match mile-wide 2011 addition to the Planning Area.
 - Storm water drainage from the Tortolitas could affect our storm water systems.
 - Extend USB south to Orange Grove
 - Justification:
 - Match mile-wide 2011 addition to the Planning Area
 - Extend USB to follow new extensions of the Planning Area
 - Extend USB into southern area of Catalina
 - Justification: This area could be annexed
- Clarification:
 - The rationale for USB extension is to keep annexation possible and influential areas in mind.
 - USB extension does not commit Oro Valley to service provision until annexation or an inter-governmental agreement.
 - No analysis has been made, but a meeting with the heads of all urban services departments indicated the feasibility of USB extension. Detailed cost-benefit analysis would happen at the annexation stage.
- Committee members were then divided into two groups to discuss and adjust the recommended Planning Area, Urban Services Boundary, and Growth Areas.
- Catalina:
 - Group 1:
 - Extend Planning Area north to Pinal County and east to Catalina Mountains.
 - Leave USB at existing boundary.
 - Group 2:
 - Accept Town recommended Planning Area.
 - Leave USB at existing boundary (concern for cost of services in Catalina and message sent to Pima County that Town is ready to annex).
 - Consensus:



Development Committee

- Extend Planning Area north to Pinal County and east to Catalina Mountains.
- Keep USB at existing boundary (do not extend into Catalina).
- South East:
 - Group 1:
 - Square off Planning Area by extending north along Campbell Avenue.
 - Square off USB by extending north along Campbell Avenue.
 - Group 2:
 - Square off Planning Area by extending north along Campbell Avenue. Caution to avoid gerrymandering to include La Encantada.
 - Square off USB by extending north along Campbell Avenue.
 - Consensus:
 - Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density.
 - Square off USB by extending north along Campbell Avenue.
- Marana:
 - Group 1:
 - Extend Planning Area west to Camino de Oeste and north to Tortolita Mountains. Allows Oro Valley to be included in Marana Plans, and opens doors for communication. The inclusion of unincorporated area south of Camino del Norte gives opportunity for annexation.
 - Requested more information on mismatch between USB and Town Limit north of Tangerine.
 - Group 2:
 - Get the “okay” from Marana to overlap Planning Area boundary with Marana Town limits.
 - No USB location consensus was discussed.
 - Consensus:
 - No Planning Area or USB location consensus was made.
- South:
 - Group 1:
 - Requested more information on area between Orange Grove and Ina to better inform extension of USB and land use designation.
 - Group 2:
 - Discussed costs and benefits of possible annexation, but no consensus made on USB or land use designation.
 - Consensus:
 - More information needed to make recommendation.

Homework and Next Steps

- Bayer concluded by stating that the Planning Area, USB, and Growth Area discussion would be wrapped up next meeting.
- Elisa concluded by stating that mapping would be finished in the next meeting.
- Workbook comes out next week, with hard copies offered at the DIS front desk, as usual.
- Next meeting: March 12

Public Comment Period

- No audience member had questions

**YOUR VOICE
OUR FUTURE**
Planning Oro Valley Together

Development Committee Meeting 4: Feb 25, 2015

Join the Conversation
www.YourVoiceOV.com

Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Presentation: Land Use Mapping
- Work Session: Land Use Mapping
- Homework and Next Steps
- Public Comment
- Adjourn

www.YourVoiceOV.com

Meeting Packet

- Meeting 4 Agenda
- Meeting 4 Homework
- Meeting 3 Notes
- Meeting 3 Presentation slides
- Development Committee Meeting Schedule
- *Note: an updated Development Committee Workbook was not included*
- *Additional materials tonight: public comments*

Summary Notes

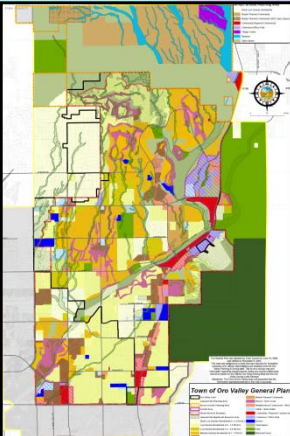
www.YourVoiceOV.com

Development Committee Schedule

- **Sub-Committee: Mar. 2**
 - General Plan Amendment Criteria
- **Meeting #5: Mar. 12**
 - Land Use Mapping (*continued*)
 - Cost of Development
 - Infrastructure
- **Meeting #6: Mar. 19**
 - Infrastructure
 - All topic review
- **Meeting #7: Mar. 25**
 - Environment, Community and Development
 - Discussion on committee draft
- **Post-Meeting Follow-Up: Mar-Apr**
 - Recommendations and final edits
- **All Committee Review: April**

Presentation

www.YourVoiceOV.com



Land Use Map

The Land Use Map for the General Plan depicts the general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. In addition to land uses, the map also depicts the Town's:


- Planning Area
- Urban Services Boundary
- Growth Areas

Town of Oro Valley General Plan

Planning Area

(our realm of interest and influence)


- The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Areas also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town as no plans to annex.



Urban Services Boundary

(where we may provide services)


- Designated on the Land Use Map, the Urban Services Boundary (USB) is around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside the USB. These areas should not receive any increase in density or land use intensity over what currently exists.





Growth Areas

(where efficient growth and infrastructure should happen)

- As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."



Work Session





What's Next?

- Meeting on March 12th
 - Discuss Land Use for Individual Properties
 - Discuss State Lands properties in more detail
 - Tangerine 550
 - Arroyo Grande
 - Review Cost of Development
 - Review Infrastructure



The Workbook



DEVELOPMENT COMMITTEE WORKBOOK


YOUR VOICE OUR FUTURE
Planning Oro Valley Together

INTRODUCTION
Using this workbook, you will be able to share your ideas and concerns with the community. This workbook is designed to help you share your ideas and concerns with the community. It is a tool for you to use!

What is the workbook?
The workbook is a tool for you to use. It is designed to help you share your ideas and concerns with the community. It is a tool for you to use!

How should I use it?
This workbook is designed to help you share your ideas and concerns with the community. It is a tool for you to use!


- It's a tool for you to use!
- Make comments, notes, change words
- Use as a tool to discuss concepts at the meetings
- Turn it in (at the end of the meeting) or email us (within 3 days) edits to words or phrases




www.YourVoiceOV.com

Homework and Next Steps

- Use the workbook!
- Check out YourVoiceOV.com
- Expect the next packet via email next week, hard copies will be available at the meeting
- Next Development Committee Meeting:
Thurs. March 12 – same time, location





www.YourVoiceOV.com



**YOUR VOICE
OUR FUTURE**
Planning Oro Valley Together

Get Involved...
Join the Conversation

www.YourVoiceOV.com



Your Voice, Our Future: Development Committee Schedule

Outreach work continuing through all phases of the project include: YourVoiceOV.com web updates, Town of Oro Valley web updates, email announcements, stakeholder and organization meetings as well as broad news and media publications for events.

STAGE	PURPOSE	DATE	TOPICS
KICK-OFF	Orientation	Aug 27	Welcome & Introductions Team Building Project Overview, Expectations and Next Steps
OTHER COMMITTEES	Review and Recommendations	Sept – Dec 2014	Environment Committee (First committee meeting Tuesday, September 23, 2014)
		Dec '14 – Mar '15	Community Committee (First committee meeting Thursday, December 18, 2014)
INTRODUCTION	Project Overview	Mtg. 1: Weds. Jan 14	1. Meeting Business 2. Charter and Expectations 3. Presentation – Vision and Guiding Principles 4. Discussion 5. Homework and Next Steps
	Open Discussion		
REVIEW GOALS & POLICIES	Identify Issues and Opportunities	Mtg. 2: Weds. Jan 28	1. Meeting Business 2. Presentation – Background Information 3. Discussion – Development Goals, Land Use and Design 4. Homework and Next Steps
	Generate Ideas and Directions		
	Feedback and Revisions	<i>Sub-committee</i> 2/2/15	1. <i>General Plan Amendment criteria</i>
		Mtg. 3: Thurs. Feb 12	1. Meeting Business 2. Discussion – Land Use and Design 3. Discussion – Development and Growth Areas 4. Homework and Next Steps
		<i>Sub-committee</i> 2/17/15	1. <i>General Plan Amendment criteria</i>
		Mtg. 4: Weds. Feb 25	1. Meeting Business 2. Presentation and Discussion – Land Use Mapping 3. Homework and Next Steps
		<i>Sub-committee</i> 3/2/15	1. <i>General Plan Amendment criteria</i>
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Discussion – Land Use Mapping 3. Discussion – Policies and Actions 4. Homework and Next Steps
RECOMMENDATION	Feedback and Revisions	Mtg. 6: Thurs. Mar 19 <i>(Kachina)</i>	5. Meeting Business 6. Discussion – Environment, Community and Development 7. Tentative Recommendation 8. Homework and Next Steps
	Endorsement	Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Final Draft 3. Final Recommendation
COMPILATION	Bring together materials Publish Draft	May – Aug 2015	Project staff will work with each committee to form final recommendations and combine all components with other supporting info to create the <i>Your Voice, Our Future</i> Plan
FINAL PLAN	Adopt Plan	Sept 2015	Planning & Zoning Commission Briefing
		Oct 2015	Planning & Zoning Commission Hearing
		Nov 2015	Town Council Hearing
		Dec '15 – Oct '16	Public Engagement – Did we get it right?
	Accept Plan	Nov 2016	Public Vote on <i>Your Voice, Our Future</i> Plan





Development Committee

MAPPING DECISIONS

At their meeting on February 25, the development committee split into groups and discussed mapping issues for the new land use map. The first discussion was focused on the planning area and urban services boundary. The second discussion was focused on growth areas. A summary of comments, consensus and resolution needed are noted in the following two tables.

As a reminder, the following definitions apply when discussing these boundaries and areas.

PLANNING AREA

Focus 2020 General Plan Definition:

The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Areas also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town has no plans to annex.

URBAN SERVICES BOUNDARY

Focus 2020 General Plan Definition:

Designated on the Land Use Map, the Urban Services Boundary (USB) is around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside the USB. These areas should not receive any increase in density or land use intensity over what currently exists.

GROWTH AREAS

Focus 2020 General Plan Definition:

As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."



Development Committee

PLANNING AREA BOUNDARY AND URBAN SERVICES BOUNDARY

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
NE OF ORO VALLEY UNINCORPORATED CATALINA	Extend Planning Area north to Pinal County and east to Catalina Mountains. Extend USB to part of Catalina area.	Accept Town recommended Planning Area. Leave USB at existing boundary.	Extend Planning Area north to Pinal County and east to Catalina Mountains. Keep USB at existing boundary (do not extend into Catalina).	None
SE OF ORO VALLEY UNINCORPORATED FOOTHILLS	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	None – agreement
S OF ORO VALLEY UNINCORPORATED PIMA COUNTY	Requested more information on area between Orange Grove and Ina.	No consensus made on USB or land use designation.	None	More information needed to make recommendation. Planning Area Boundary Urban Services Boundary
WEST OF ORO VALLEY UNINCORPORATED PIMA COUNTY AND TOWN OF MARANA	Extend Planning Area west to Camino de Oeste and north to Tortolita Mountains. Requested more information on mismatch between USB and Town Limit north of Tangerine.	Get the “okay” from Marana to overlap Planning Area boundary with Marana Town limits.	None	More information needed to make recommendation. Planning Area Boundary Urban Services Boundary



Development Committee

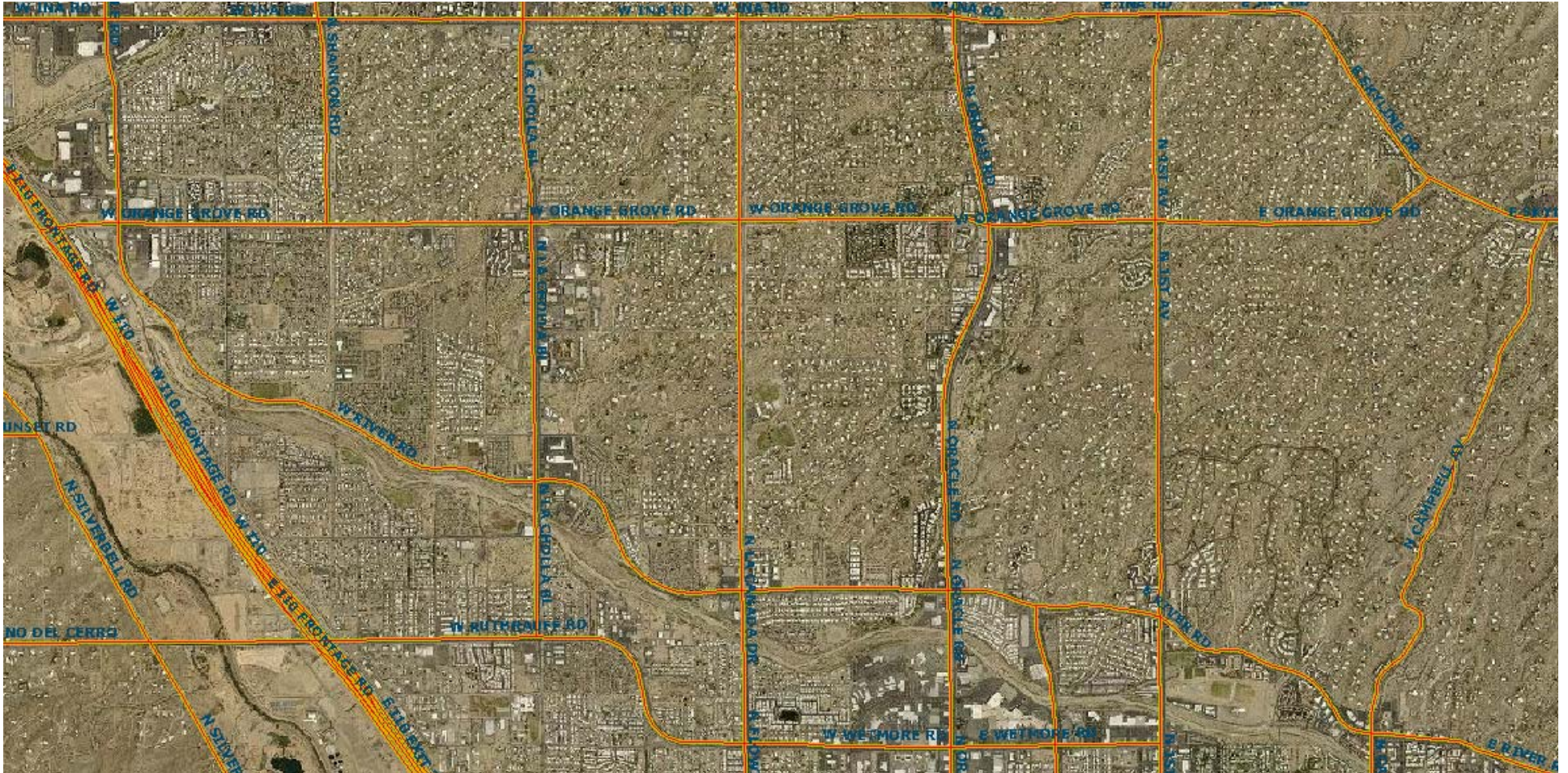
GROWTH AREAS

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
TIER 1 GROWTH AREAS				
ARROYO GRANDE VILLAGE CENTER	Seems appropriate	Seems appropriate	None	None – agreement
ARROYO GRANDE OFFICE/COMMERCIAL	Seems appropriate	Seems appropriate	None	None – agreement
ORACLE ROAD CORRIDOR	Seems appropriate Add Rooney Ranch area	Seems appropriate	None	Clarify Rooney Ranch area
FOOTHILLS MALL AREA	Pull back to original growth area as designated in last general plan	Seems appropriate	None	Discuss original growth area or larger area
TIER 2 GROWTH AREAS				
TANGERINE AND FIRST/RANCHO VISTOSO	Seems appropriate	Seems appropriate	None	None – agreement
TANGERINE AND LA CANADA	Seems appropriate	Seems appropriate	None	Is this a corridor or three key nodes?
TANGERINE AND LA CHOLLA	Seems appropriate	Seems appropriate	None	Is this a corridor or three key nodes?
LAMBERT AND LA CANADA	Seems appropriate	Seems appropriate	None	None – agreement
LAMBERT AND LA CHOLLA	Questionable – may not have potential that other areas have	Seems appropriate	None	Is this an appropriate location for a growth area?
OTHER	Add additional Tier 2 area at Tangerine and Shannon	Connect growth areas to create Tangerine corridor growth area from La Canada to Shannon	NA	Is this a corridor or three key nodes?

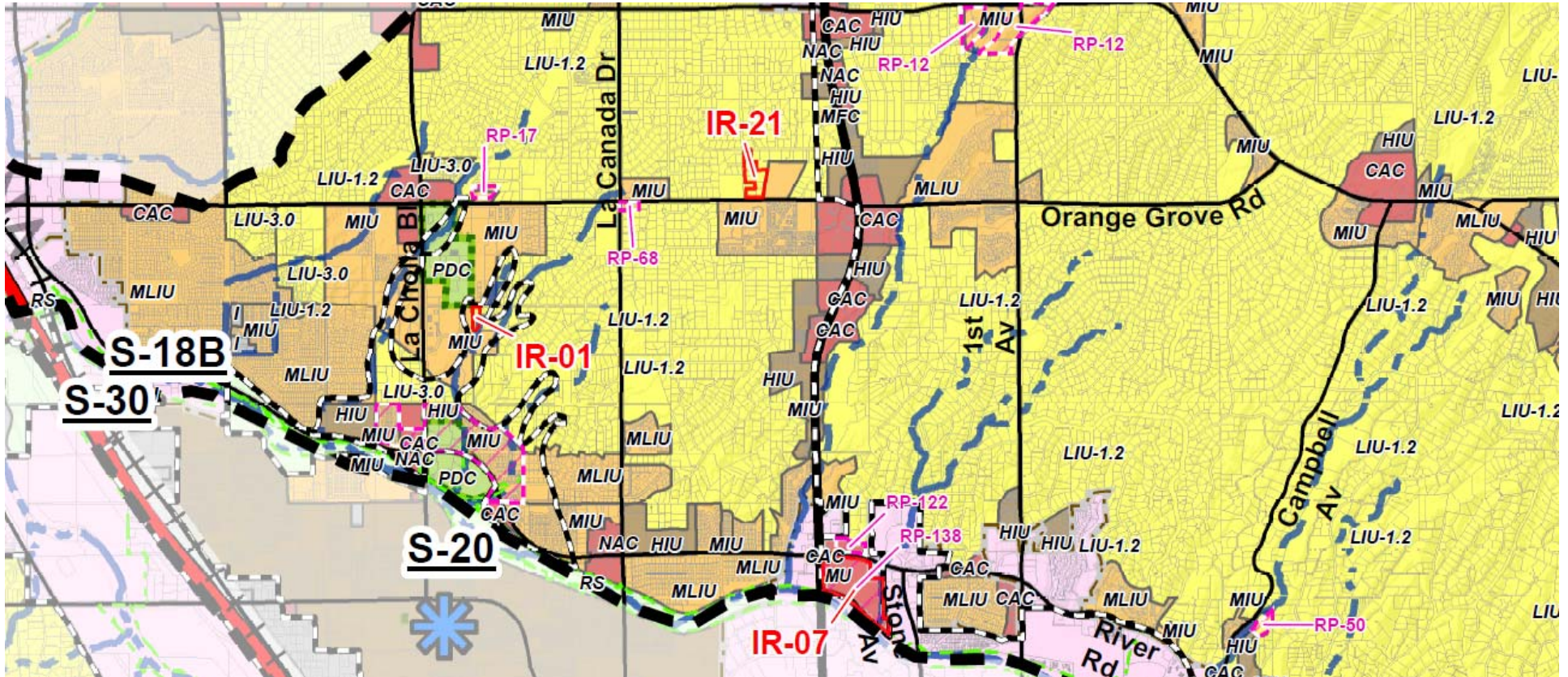
BACKGROUND INFO: PIMA COUNTY MAPS

The following maps cover the Casas Adobes area from Ina Road to River Road. These maps are intended to provide Development Committee members with additional information to make decisions on the Planning Area, Urban Services Boundary, and potential Land Use designations for the area south of the Oro Valley Town limits.

Pima County Ortho Map (County Jurisdiction)



Pima County Land Use Map (County Jurisdiction)



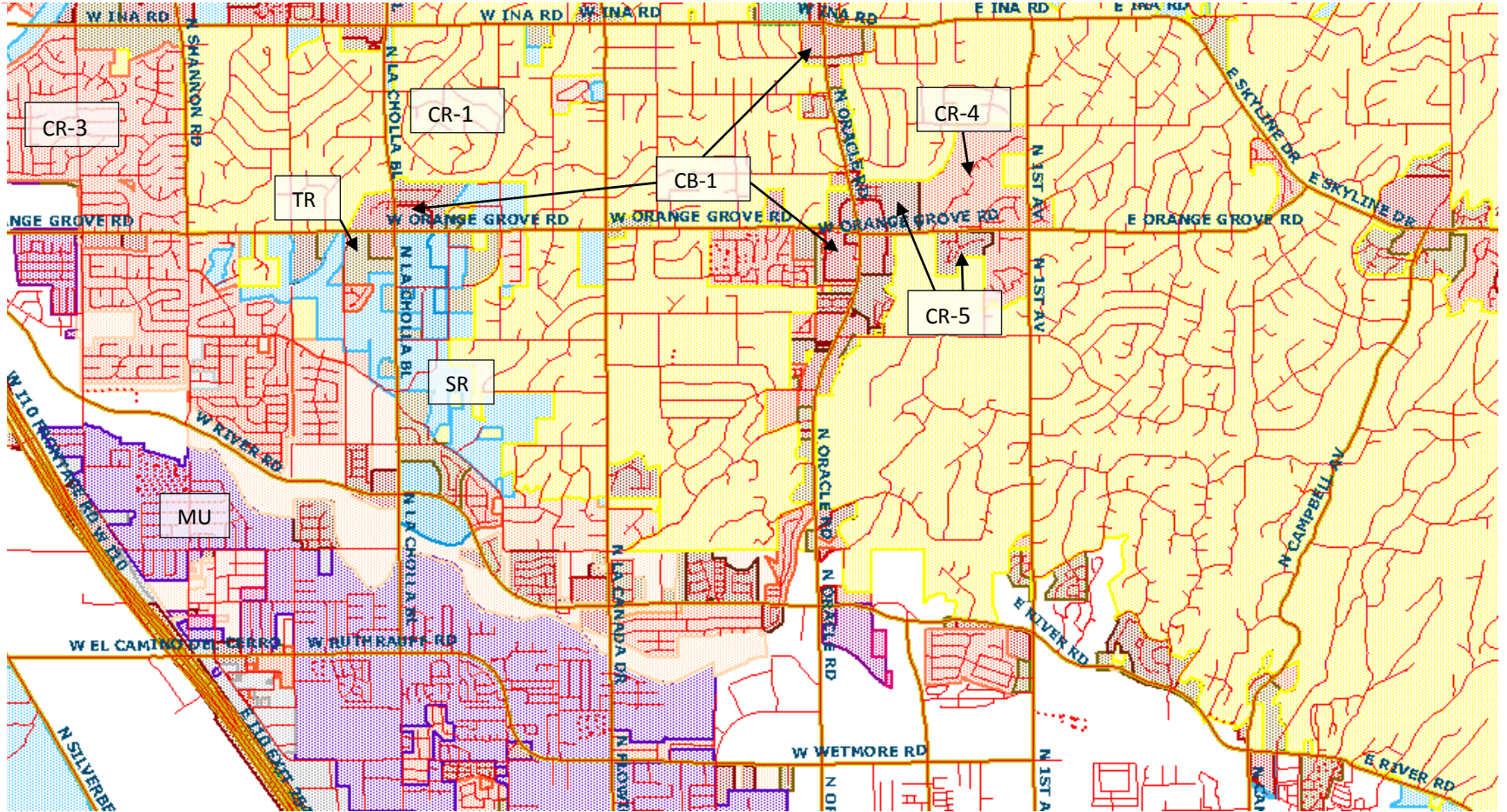
Quick Reference:

- LIU – Low Intensity Urban – residential (0.3-3.0 dwellings/acre)
- MLIU – Medium Low Intensity Urban – residential (10 dwellings/acre)
- MIU – Medium Intensity Urban – residential (24 dwellings/acre)
- HIU – High Intensity Urban – residential (44 dwellings/acre)
- MU – Multiple Use
- CAC – Community Activity Center
- NAC – Neighborhood Activity Center
- PDC – Planned Development Community

Pima County Zoning Code Map (County Jurisdiction)

Zoning - County

- CB-1
- CB-1(H)
- CB-2
- CB-2(H)
- CI-1
- CI-2
- CI-3
- CMH-1
- CMH-2
- CPI
- CR-1
- CR-2
- CR-2(H)
- CR-3
- CR-4
- CR-4(H)
- CR-5
- CR-5(GC)
- CR-5(H)
- GR-1
- GR-1(H)
- IR
- ML
- MR
- MU
- RH
- RH(GC)
- RH(H)
- RVC
- SH
- SH(H)
- SP
- SR
- SR-2
- TH
- TH(H)
- TR



Quick Reference:

CB – Commercial Business

CR – Residential

1-3 single-family residence

4 mixed-dwelling type

5 multiple residence zone

SR – Suburban Ranch – low density rural residence

TR – Transitional – high density residential, office and some commercial uses

MU – Multiple Use – residential, commercial, light manufacturing



Development Committee

LAND USE REQUESTS

Meeting 5: March 12, 2015

INTRODUCTION

The following pages include summaries of properties that have requested land use changes on the new version of the Land Use Map. This information was solicited from property owners by the following means:

- Letters and questionnaires were mailed to land owners of undeveloped properties larger than 3.2 acres within the Oro Valley Planning Area
- An email was sent to developers who attended the Development Forum in December
- Information was publicized on TOV website and distributed to all Council members
- Property owners returned questionnaires and comments via email, mail and at the Open House on Feb 23

BACKGROUND INFORMATION

The land use and zoning categories are helpful to be aware of when examining each request.

Land Use Designations	
R-LDR	Rural Low-Density Residential (0-0.3 DU/AC)
LDR1	Low-Density Residential (0.4-1.2 DU/AC)
LDR2	Low-Density Residential (1.3-2.0 DU/AC)
MDR	Medium-Density Residential (2.1-5.0 DU/AC)
HDR	High-Density Residential (5.1+ DU/AC)
MPC	Master Planned Community
RGC	Resort and Golf Course
NCO	Neighborhood Commercial and Office
CRC	Community/Regional Commercial
COP	Commerce/Office Park
PSP	Public/Semi-Public
SCH	Schools
PARK	Parks
OS	Open Space
SRA	Significant Resource Area
NF	National Forest

Zoning Code Designations	
Single-Family Residential Districts	
R1-300	300,000 sq. ft. per lot
R1-144	144,000 sq. ft. per lot
R1-43	43,560 sq. ft. per lot
R1-36	36,000 sq. ft. per lot
R1-20	20,000 sq. ft. per lot
R1-10	10,000 sq. ft. per lot
R1-7	7,000 sq. ft. per lot
Multi-Family Residential Districts	
R-4	Townhouse Residential
R-4R	Resort
R-S	Residential Service
R-6	Multi-Family Residential
Commercial and Other Districts	
C-N	Neighborhood Commercial
C-1	Commercial
C-2	Commercial (C-N, C-1, and regional emphasis)
PS	Private Schools
T-P	Technological Park
P-1	Parking District
POS	Parks and Open Space
Planned Area Districts	
PRD	Planned Residential District
PAD	Planned Area District
Supplementary Districts	
HDZ	Hillside Development Zone
ORSCOD	Oracle Road Scenic Corridor Overlay District

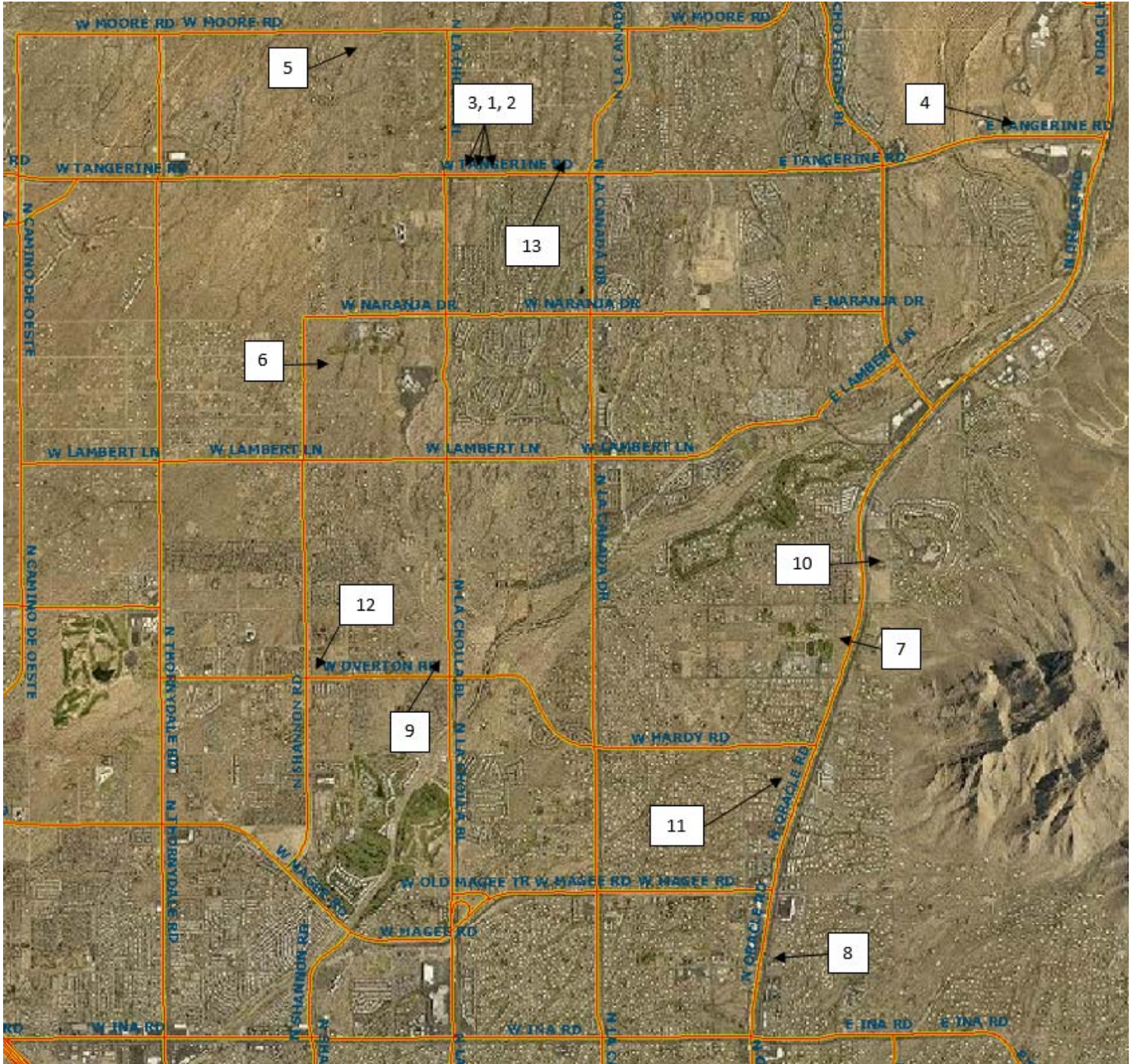
COMMITTEE EVALUATION

The Development Committee members are being asked to review the information and make notes in the Evaluation Info section on each worksheet. This will help jumpstart the conversation at the upcoming committee meeting. Please review the Vision and Guiding Principles and determine if they offer direction that may be helpful. Additionally, consider the draft goals and policies that the Development Committee has been working on. Although they aren't finalized, does the request meet their intent?



Development Committee

Land Use Requests Reference Map





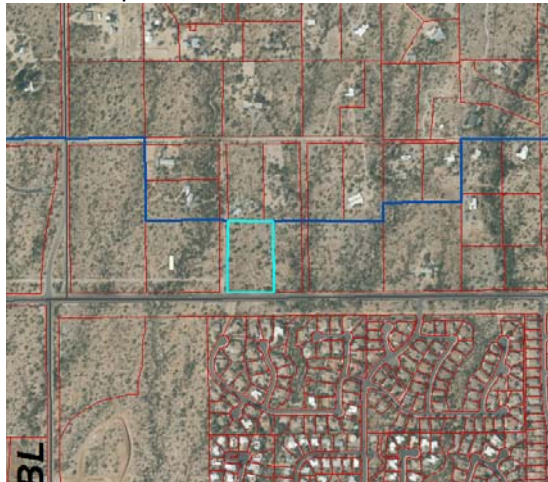
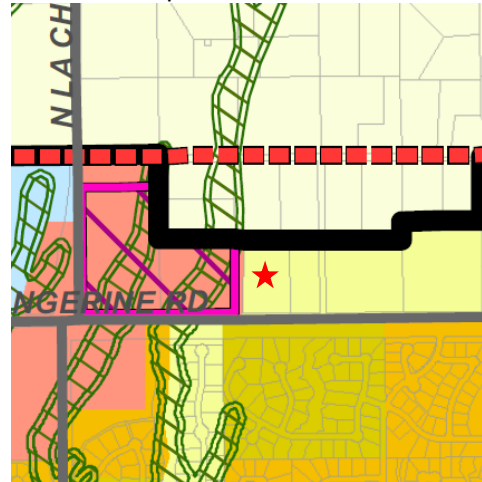
EXISTING CONDITIONS	Large Map Label	#1
	Property address/location	1854 W Tangerine Road Near Tangerine and La Cholla intersection
	Acres	3.3
	Existing zoning	R1-144
	Existing land use	LDR1 (Low Density Residential 1)
	Aerial Map	Land Use Map
CHANGE	Proposed land use	<p>The property owner has requested a change to:</p> <ul style="list-style-type: none"> • NCO (Neighborhood Commercial and Office) or • MDR/HDR (Medium/High Density Residential)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> • This property abuts the Town of Oro Valley boundary • It is surrounded by residential uses • There is a nearby area designated for neighborhood commercial and office • The adjacent property owners have also requested a change (#2, #3)
	Staff Recommendation	<p><u>Staff recommends:</u> MDR (Medium Density Residential)</p> <p><u>Factors for:</u> Conforms to MDR across street and the character of Tangerine Road corridor. Lends increased viability to the nearby neighborhood commercial.</p> <p><u>Factors against:</u> Residential to the north is rural.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



EXISTING CONDITIONS	Large Map Label	#2
	Property address/location	No situs address information Near Tangerine and La Cholla intersection
	Acres	8.8
	Existing zoning	R1-144
	Existing land use	LDR1 (Low Density Residential 1)
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>Aerial Map</p> </div> <div style="width: 48%;"> <p>Land Use Map</p> </div> </div>	
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> MDR/HDR (Medium/High Density Residential)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property abuts the Town of Oro Valley boundary It is surrounded by residential uses There is a nearby area designated for neighborhood commercial The adjacent property owner has also requested a change (#1)
	Staff Recommendation	<p><u>Staff recommends:</u> MDR (Medium Density Residential)</p> <p><u>Factors for:</u> Conforms to MDR across street and the character of Tangerine Road corridor. Lends increased viability to the nearby neighborhood commercial.</p> <p><u>Factors against:</u> Residential to the north is rural.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>

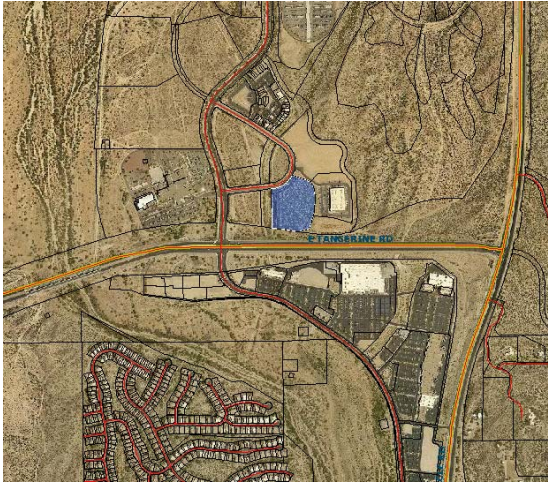
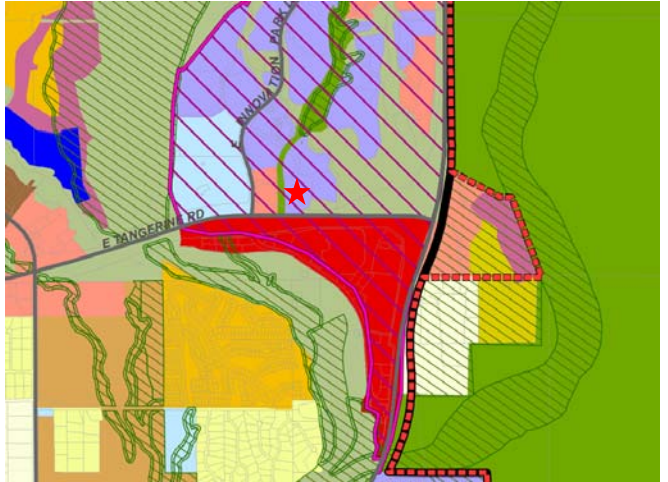


Development Committee

EXISTING CONDITIONS	Large Map Label	#3
	Property address/location	1900 W. Tangerine Road Near Tangerine and La Cholla intersection
	Acres	5.1
	Existing zoning	R1-144
	Existing land use	LDR1 (Low Density Residential 1)
	<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>Aerial Map</p>  </div> <div style="width: 48%;"> <p>Land Use Map</p>  </div> </div>	
CHANGE	Proposed land use	<p>The property owner has requested a change to:</p> <ul style="list-style-type: none"> • NCO (Neighborhood Commercial and Office) or • CRC (Community/Regional Commercial) with C-1 zoning (commercial)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> • This property abuts the Town of Oro Valley boundary • It is surrounded by residential uses • There is a nearby area designated for neighborhood commercial • The adjacent property owner has also requested a change (#1)
	Staff Recommendation	<p><u>Staff recommends:</u> MDR (Medium Density Residential)</p> <p><u>Factors for:</u> Conforms to MDR across street and the character of Tangerine Road corridor. Lends increased viability to the nearby neighborhood commercial.</p> <p><u>Factors against:</u> Residential to the north is rural.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>

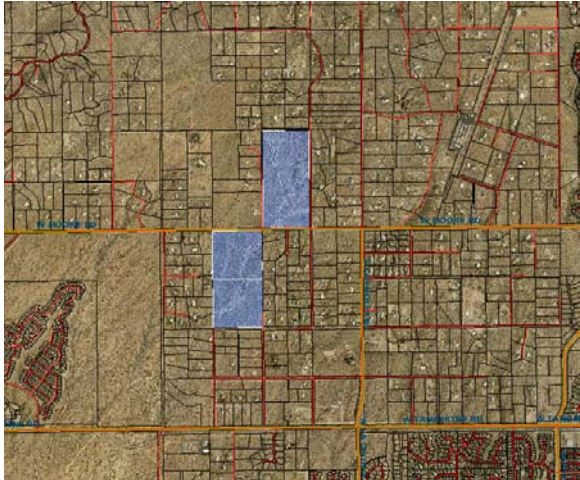
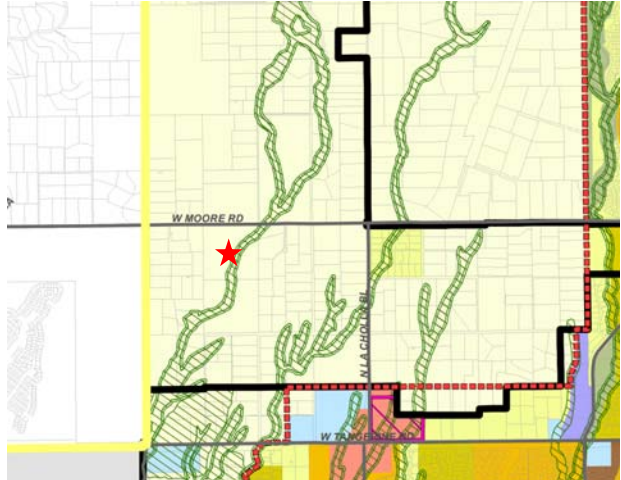


Development Committee

EXISTING CONDITIONS	Large Map Label	#4
	Property address/location	No situs address information Near Innovation Park and Tangerine intersection
	Acres	7.9
	Existing zoning	PAD
	Existing land use	COP (Commercial/Office Park)
	Aerial Map	Land Use Map
		
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> CRC (Community/Regional Commercial)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is within a designated Oracle Road Growth Area It is surrounded by more COP, neighborhood commercial, and community/regional commercial
	Staff Recommendation	<p><u>Staff recommendation:</u> No change</p> <p><u>Factors for:</u> A change would be counter to the intent of Innovation Park. There is an excess of unoccupied and undeveloped commercial in the area already.</p> <p><u>Factors against:</u> Land is currently vacant</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



Development Committee

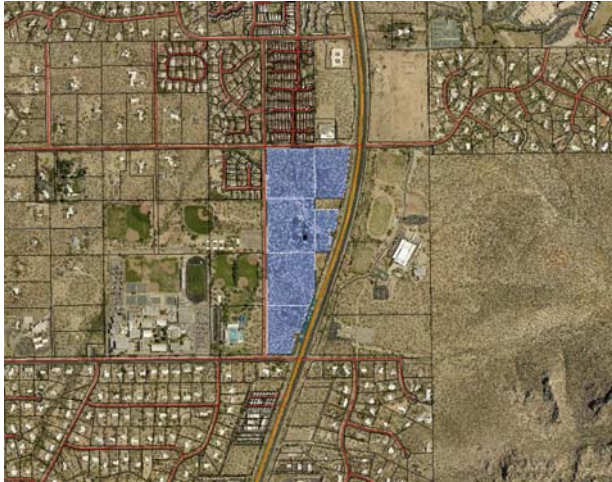

EXISTING CONDITIONS	Large Map Label	#5
	Property address/location	No situs address information Near Moore and La Cholla intersection
	Acres	160
	Existing zoning	Pima County SR (Suburban Ranch)
	Existing land use	RLDR (Rural Low-Density Residential)
	<div style="display: flex;"> <div style="flex: 1;"> <p>Aerial Map</p>  </div> <div style="flex: 1;"> <p>Land Use Map</p>  </div> </div>	
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> Mixed Use
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is outside of the Town of Oro Valley boundary It is surrounded by residential uses
	Staff Recommendation	<p><u>Staff recommendation:</u> No change</p> <p><u>Factors for:</u> A change would be counter to the existing character of the area as rural low-density residential.</p> <p><u>Factors against:</u> Large undeveloped area.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



EXISTING CONDITIONS	Large Map Label	#6
	Property address/location	10900 N. Shannon Road Near Shannon and Naranja intersection
	Acres	77
	Existing zoning	R1-144
	Existing land use	RLDR (Rural Low-Density Residential)
	Aerial Map	Land Use Map
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> MDR on northern portion LDR on southern portion
	Nearby area	<ul style="list-style-type: none"> This property abuts the Town of Oro Valley boundary It is surrounded by residential uses, with the exception of the high school
EVALUATION INFO	Staff Recommendation	<p><u>Staff recommendation:</u> No change</p> <p><u>Factors for:</u> A change would signal a larger change in the area which is currently low and medium density residential. There is limited infrastructure in the area.</p> <p><u>Factors against:</u> Future reconsideration may be warranted if Shannon Rd. is identified as a major arterial and connected to Tangerine Road.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p>
		<p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



Development Committee

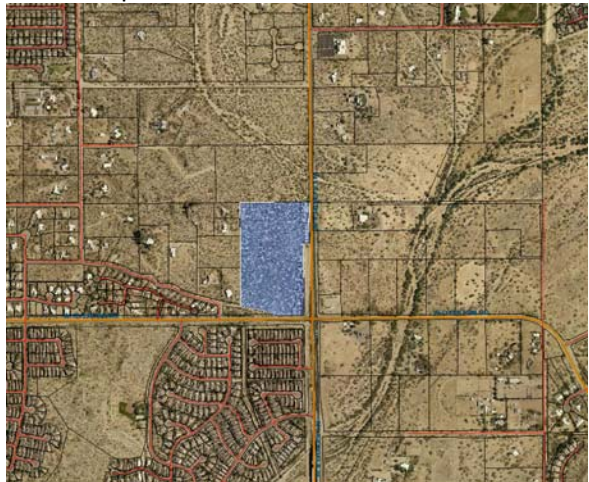
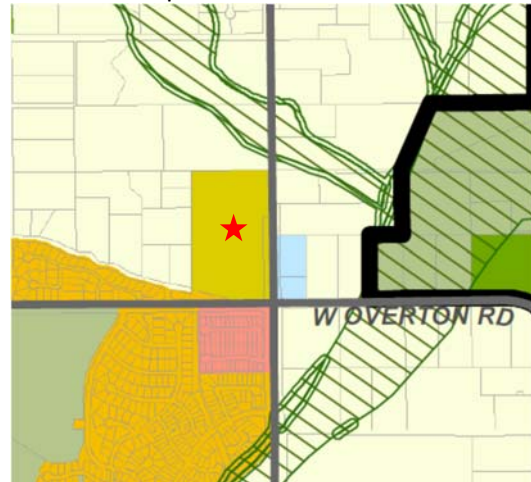
EXISTING CONDITIONS	Large Map Label	#7
	Property address/location	9255 N Oracle Road West side of Oracle, between Calle Concordia and Linda Vista
	Acres	41.67
	Existing zoning	R1-144
	Existing land use	COP (Commerce/Office Park)
	Aerial Map	
		
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> C-2 zoning (Commercial, C-N, C-1, and regional emphasis)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is along the proposed Oracle Corridor Growth Area It is adjacent to Canyon del Oro High School and Park There is a nearby area designated for neighborhood commercial/office, high density residential, and some residential
	Staff Recommendation	<p><u>Staff recommendation:</u> CRC (Community/Regional Commercial)</p> <p><u>Factors for:</u> Regional commercial would support the Oracle corridor. The proximity to commercial and high density uses is appropriate. There is good access for the property.</p> <p><u>Factors against:</u> There is already a large amount of commercial along Oracle Road.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



EXISTING CONDITIONS	Large Map Label	#8
	Property address/location	No situs address information NW corner of Oracle and Suffolk
	Acres	4.52
	Existing zoning	R-S (Residential Service)
	Existing land use	NCO (Neighborhood Commercial and Office) and GA (Growth Area)
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Aerial Map</p> </div> <div style="text-align: center;"> <p>Land Use Map</p> </div> </div>	
CHANGE	Proposed land use	<p>The property owner has requested a change to:</p> <ul style="list-style-type: none"> • CRC (Community/Regional Commercial) or • C-1 (Commercial) zoning in current NCO land use
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> • This property is along the existing Oracle Corridor Growth Area • It is adjacent to other neighborhood commercial/office and community/regional commercial, and low density residential
	Staff Recommendation	<p><u>Staff recommendation:</u> CRC if entire segment of Oracle road is changed</p> <p><u>Factors for:</u> Neighborhood commercial is not really appropriate along Oracle Road. CRC gives more flexibility for development.</p> <p><u>Factors against:</u> On its own this property is too small to be developed as CRC.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>


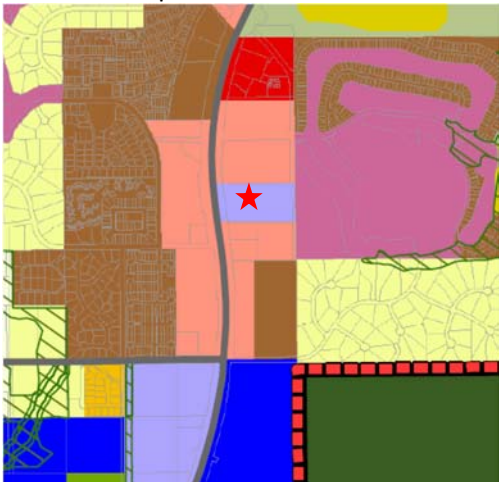


Development Committee

EXISTING CONDITIONS	Large Map Label	#9
	Property address/location	No address information Near Overton and La Cholla Intersection
	Acres	22
	Existing zoning	Pima County SR (Suburban Ranch)
	Existing land use	LDR2 (Low density residential 2)
	<div style="display: flex; justify-content: space-around;"> <div style="width: 45%;"> <p>Aerial Map</p>  </div> <div style="width: 45%;"> <p>Land Use Map</p>  </div> </div>	
CHANGE	Proposed land use	<p>The property owner has requested a change to:</p> <ul style="list-style-type: none"> • Part COP (Commerce/Office Park) • Part HDR (High Density Residential)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> • This property outside the Town boundaries, but within the planning area • It is surrounded by residential and there is Significant Resource Area to the north • There is a nearby area designated for neighborhood commercial/office, but is developed as residential
	Staff Recommendation	<p><u>Staff recommendation:</u> MDR (Medium Density Residential)</p> <p><u>Factors for:</u> This property is abutted by MDR and has access on two major roads. Much of the nearby RLDR is undeveloped and could intensify in use in the future.</p> <p><u>Factors against:</u> The property does have low density residential nearby.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>





Development Committee

EXISTING CONDITIONS	Large Map Label	#10
	Property address/location	No situs address information Near Linda Vista and Oracle Intersection
	Acres	8
	Existing zoning	Tech Park
	Existing land use	COP (Commerce/Office Park)
	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Aerial Map</p>  </div> <div style="text-align: center;"> <p>Land Use Map</p>  </div> </div>	
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> NCO (Neighborhood Commercial and Office)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is along the proposed Oracle Corridor Growth Area It is surrounded by neighborhood commercial, much of which is undeveloped There is a nearby area designated for a range of residential
	Staff Recommendation	<p><u>Staff recommendation:</u> NCO (Neighborhood Commercial and Office)</p> <p><u>Factors for:</u> Location on the Oracle corridor and proximity to commercial and high density residential uses.</p> <p><u>Factors against:</u></p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



Development Committee

EXISTING CONDITIONS	Large Map Label	#11
	Property address/location	No situs address information Near Hardy and Oracle Intersection
	Acres	4.75
	Existing zoning	R1-144
	Existing land use	MDR (Medium Density Residential)
	Aerial Map	Land Use Map
 		
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> HDR (High Density Residential)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is along the proposed Oracle Corridor Growth Area It is surrounded by a General Plan Significant Resource Area to the north There is a nearby area designated for neighborhood commercial/office, high density residential, and low density residential
	Staff Recommendation	<p><u>Staff recommendation:</u> No change</p> <p><u>Factors for:</u> The current MDR designation serves as a transition from low to high density.</p> <p><u>Factors against:</u> The property is adjacent to existing HDR and would conform to the character of Oracle Road corridor.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



EXISTING CONDITIONS	Large Map Label	#12
	Property address/location	9220 N Shannon Road NE corner of Shannon and Overton
	Acres	5.5
	Existing zoning	Pima County SR (Suburban Ranch)
	Existing land use	LDR1 (Low Density Residential 1)
	Aerial Map	Land Use Map
CHANGE	Proposed land use	The property owner has requested a change to: <ul style="list-style-type: none"> Commercial (did not specify further)
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> This property is outside the Town limits and abuts the Planning Area boundary It is surrounded by residential uses and a fire station to the north There is nearby medium density residential
	Staff Recommendation	<p><u>Staff recommendation:</u> No change</p> <p><u>Factors for:</u> A change would signal a larger change in the area which is currently low and medium density residential. There is limited infrastructure in the area.</p> <p><u>Factors against:</u> Future reconsideration may be warranted if Shannon Rd. is improved in the future.</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>



EXISTING CONDITIONS	Large Map Label	#13
	Property address/location	1600 W Tangerine Road Near Tangerine and La Canada
	Acres	13.2
	Existing zoning	R1-144
	Existing land use	LDR1 (Low Density Residential 1)
	Aerial Map	Land Use Map
CHANGE	Proposed land use	<p>The property owner has requested a change to:</p> <ul style="list-style-type: none"> • Front property (on Tangerine) as commercial • Back property as residential
EVALUATION INFO	Nearby area	<ul style="list-style-type: none"> • This property is near the Town of Oro Valley boundary • It is surrounded by residential uses, public/semi-public space, and a Significant Resource Area • Nearby areas designated for residential and commerce/office park along La Canada
	Staff Recommendation	<p><u>Staff recommendation:</u> MDR (Medium Density Residential)</p> <p><u>Factors for:</u> A change would be consistent with other recommended changes in this area and would be consistent with the Tangerine corridor character.</p> <p><u>Factors against:</u> There is nearby RLDR</p>
	Committee Evaluation	<p><i>Does this change meet the intent of the Vision and Guiding Principles?</i></p> <hr/> <p><i>Does this change meet the intent of the Draft Goals and Policies?</i></p>

DEVELOPMENT COMMITTEE WORKBOOK



INTRODUCTION

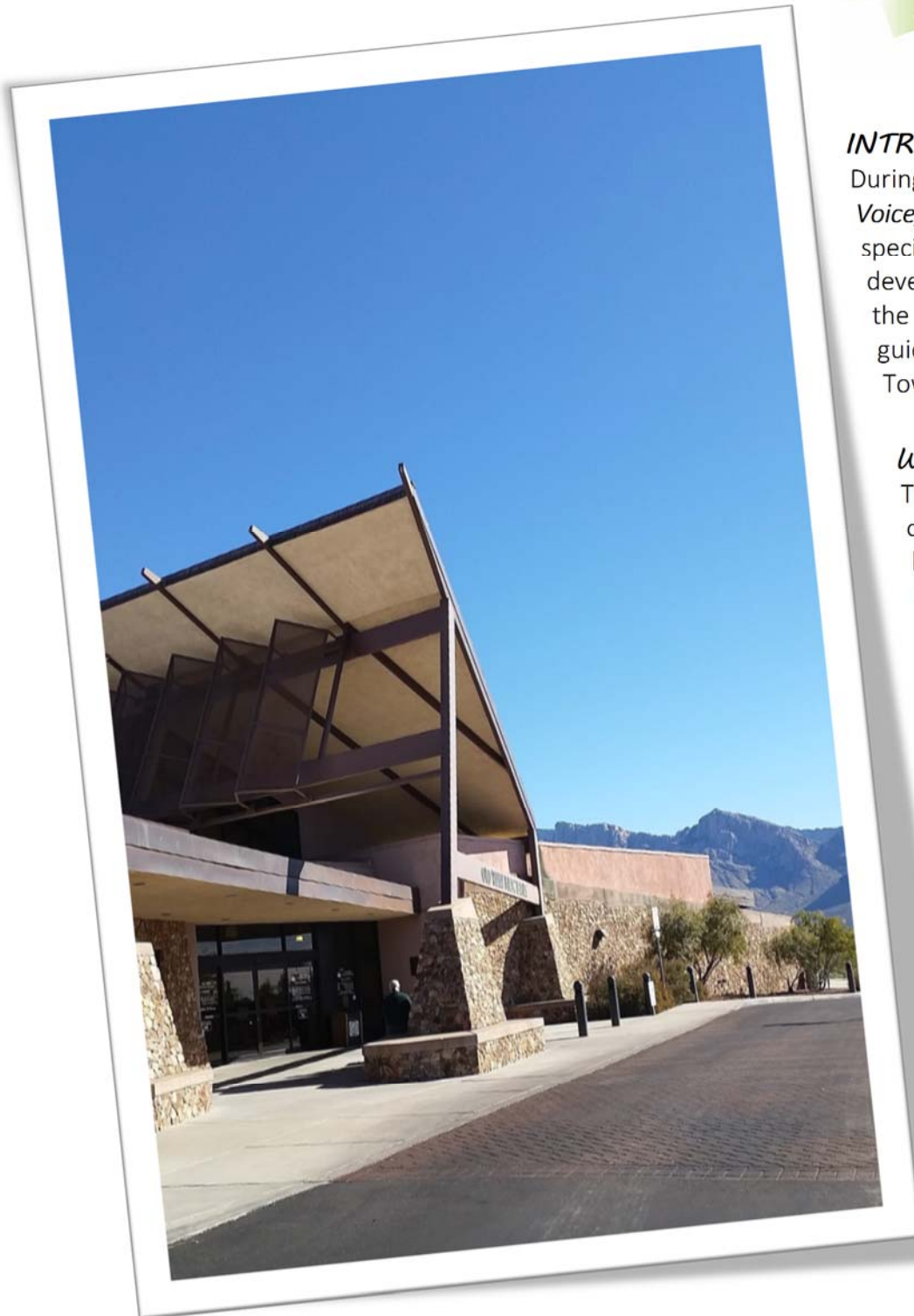
During Phase 2 – ‘Let’s Think’ of the *Your Voice, Our Future* project, three topic-specific committees will be working to develop goals, policies and actions for the community’s plan. This work will guide actions and decisions for the Town’s future over the next ten years.

What is the workbook?

The workbook is a tool for committees to use. It’s designed to be friendly, offer ideas and help you dive into your work. All the answers aren’t in this document, instead it represents some ideas that are supported by the community’s vision and guiding principles.

How should I use it?

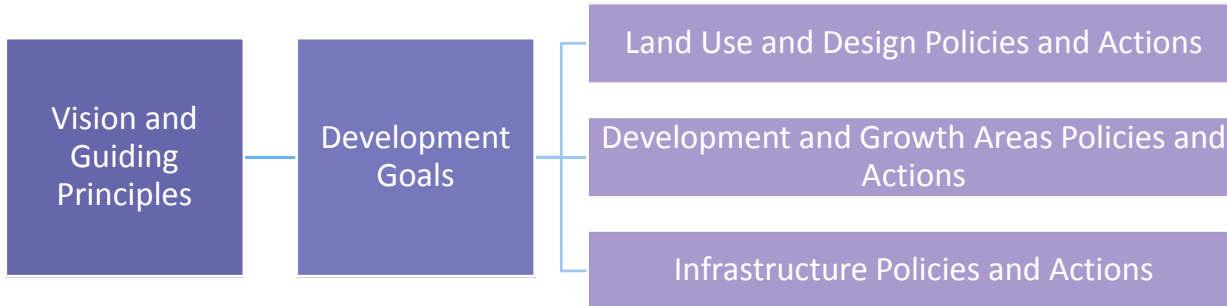
Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can’t be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future for the community.



DEVELOPMENT COMMITTEE WORKBOOK

How is the workbook organized?

The information in the workbook was examined through the lens of the endorsed vision and guiding principles. The goals offer big directions and the policies and actions take the next step.



Throughout this workbook you will see references to the Vision and Guiding Principles referenced after every goal, policy and action in parentheses. This is a way to track how we’re lining up with what the community told us what important. The key for these Vision and Guiding Principles codes can be found below.

Code	V&GP Phrase	
V-1	Well-managed community	<div style="border: 2px solid purple; padding: 10px;"> <p style="text-align: center;">Oro Valley’s Vision</p> <p>To be a <u>well-managed community</u> that provides all residents with <u>opportunities for quality living</u>. Oro Valley will retain its <u>friendly, small-town character</u>, while increasing <u>access to daily services, employment and recreation</u>. The Town’s lifestyle continues to be defined by a <u>strong sense of community</u>, a <u>high regard for public safety</u> and an <u>extraordinary natural environment and scenic views</u>.</p> </div>
V-2	Opportunities for quality living	
V-3	Friendly, small-town character	
V-4	Access to daily services	
V-5	Access to employment	
V-6	Access to recreation	
V-7	Strong sense of community	
V-8	High regard for public safety	
V-9	Extraordinary natural environment	
V-10	Extraordinary scenic views	
GP-1	Focus on community safety and maintain low crime	
GP-2	Ensure integrity of scenic beauty and environment	
GP-3	Keep the unique community identity as a special place	
GP-4	Create a complete community with a broad range of shopping, dining and places to gather	
GP-5	Minimize traffic and increase ways to get around Town	
GP-6	Manage how we grow and maintain high design standards	
GP-7	Grow the number of high quality employment opportunities	
GP-8	Ensure Oro Valley is a family-friendly community	
GP-9	Support and build on high quality of schools	
GP-10	Provide more parks, recreation and cultural opportunities for all ages	
GP-11	Promote conservation of natural resources	
GP-12	Maintain financial stability	

DEVELOPMENT COMMITTEE WORKBOOK

What do I need to know?

Please Note:

- ▲ **Asterisks*** indicates source comes from the current Town General Plan, Focus 2020, or the adopted Town Zoning Code.
- ▲ Statements with a () afterwards indicate a relationship to another chapter.
- ▲ Text in **red** indicates an update for version 2 of this document.
- ▲ Text in **blue** indicate an update for version 3 of this document.

Goal:

The desired result or the envisioned future. A goal answers the question “what does the Town strive for?”

Policy:

Identifies a course of action to help achieve the goals.

Action:

Indicates the specific actions to take in order to fulfill both the policies and the goals.

How will this fit into the final plan?

The work of this committee will feed into the final plan, along with the work of the other two committees.

1. Introduction

- a. How this plan was created: process, vision and guiding principles, state requirements
- b. How to read this plan: organization and plan content
- c. How this plan goes to work: implementation measures

2. How to use this plan: plan administration

- a. Amendment criteria

3. Environment

Topics include: Sonoran Desert Resources, Water Resources, Cultural Resources and Clean Environment

4. Community

Topics include: Economy, Complete Community and Town Services, Facilities and Buildings

5. Development

Topics include: Land Use and Design, Development and Growth Areas and Infrastructure

6. Conclusion

7. Appendices

DEVELOPMENT COMMITTEE WORKBOOK

5.1 Discussion: Overview of chapter

[Placeholder - text to be developed]

Priorities from the community represented in this chapter
Explanation of legal requirements – topics that must be covered as part of State elements

5.2 Development Goals

Following is a list of goals that would help to achieve the long-term vision for development in the community.

Currently listed in alphabetical order.

All goals have a relationship to the goals in other chapters.

The Town of Oro Valley strives for . . .

- 5.2.1 A quality built environment fostered through the harmonious design and integration of **that creatively integrates** landscape, architecture, and open space and conservation elements. (ENV) (GP03)
- 5.2.2 An **user friendly** **integrated and connected**-transportation network ~~that integrates modes within the region, connects to facilities outside the region and~~ **that** optimizes **compliments** mobility for people and goods. (GP05)
- 5.2.3 Diverse transportation choices that are safe, **user-friendly**, **affordable**, efficient and accessible and that ~~enhance livability for support~~ **maintain the lifestyle of support** residents, and support employees, ~~and~~ visitors **and the local economy**. (GP05)
- 5.2.4 ~~Efficient, effective, safe and Sustainable~~ **and innovative** public services and utilities which serve the current and future needs of the community. (COMM) (V01)
- 5.2.5 ~~Environmental stewardship, natural resource protection and energy efficiency in~~ **Conservation of natural resources through** ~~appropriate-effective~~ land use ~~planning~~, and in-transportation planning, design, construction and management. (ENV) (GP11)
- 5.2.6 ~~Fair allocation of services and resources.~~ **Neighborhoods supported by shopping and services which meet daily needs.** (V02)
- 5.2.7 ~~in the community and fair~~ **Full** recovery of the costs of services which serve new development. (GP06)
- 5.2.8 Integration of the built and natural environments to provide for safety **and** resiliency ~~and an enhanced natural environment.*~~ (ENV) (GP11)
- 5.2.9 Neighborhoods that include ~~safe and convenient~~ access **and easy transitions** to open space, recreational opportunities, public schools and services. (COMM) (GP04)

*Questions - comments - ideas -
concepts that are important to me*



DEVELOPMENT COMMITTEE WORKBOOK

- 5.2.10 ~~Appropriate~~ Effective transitions between differing land uses and intensities in the community, and protection from incompatible land uses. (COMM) (GP04)
- 5.2.11 Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)
- 5.2.12 Land use and design which elevates the importance of architecture, spacing of buildings and pedestrian access. (GP03)

5.3 Land Use and Design

This section addresses. . .

Please note, this section has been substantially re-written for version 3 of this workbook. All changes are not noted here, but are included in an accompanying table. This section has been replaced with new text.

CONSERVATION OF NATURAL RESOURCES

Suggested POLICY

- 5.3.1 Promote land use development practices and programs that conserve and minimize impacts to natural resources.

ACTION ideas

- 5.3.1.1 Develop new and improve existing land use regulations that concentrates development and infrastructure, discourage the unnecessary spread of development on land, and help conserve open space.
- 5.3.1.2 Periodically update existing regulations on low-impact design options, that reduces development impact on adjacent properties, the environment, drainage and traffic, to include best practices.
- 5.3.1.3 Maintain a systematic Town process for review of development proposals to ensure environmental protection.
- 5.3.1.4 Continue to manage development and allow for compact development and flexible design options which encourage conservation of open space by clustering, transfer of development rights or other techniques.
- 5.3.1.5 Remove regulatory barriers and develop programs which incentivize green building for new construction and recognize model efforts in the community.
- 5.3.1.6 Combined

Suggested POLICY

- 5.3.2 Enhance the quality of roads, trails and paths which define the character, scenic features and visual appeal of the community.

ACTION ideas



DEVELOPMENT COMMITTEE WORKBOOK

- 5.3.2.1 As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways.
- 5.3.2.2 Develop land use regulations which require development proposals to maintain and/or enhance the quality of views from public parks nearby.
- 5.3.2.3 During development review, continue to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance.

Suggested POLICY

- 5.3.3 Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas.

ACTION ideas

- 5.3.3.1 Expand outreach methods to educate the public on water conservation methods and best practices for building and landscape design and retrofits.
- 5.3.3.2 Continue Town programs which promote or require the use of drought-tolerant plant species and a native Sonoran desert landscape palette.

Suggested POLICY

- 5.3.4 Reduce heat absorption for buildings, parking surfaces and outdoor public areas.

ACTION ideas

- 5.3.4.1 Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings.
- 5.3.4.2 Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures.
- 5.3.4.3 Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development.
- 5.3.4.4 Incorporate permeable surfacing options into existing regulations.

Suggested POLICY

- 5.3.5 Promote outdoor lighting that enhances safety, circulation, and aesthetics and minimizes impacts to adjacent properties or reduces public enjoyment of the night sky.

ACTION ideas

- 5.3.5.1 Continue to support efforts to minimize light pollution and adhere to regional night skies initiatives.



WHAT IS A POLICY?

It identifies a course of action to help achieve the goals

DEVELOPMENT COMMITTEE WORKBOOK

5.3.5.2 Update regulations to incorporate new technologies and best practices relative to night sky conservation and that minimize light and glare impacts to surrounding properties.

5.3.5.3 Combined

NEIGHBORHOODS AND QUALITY OF LIFE

Suggested POLICY

5.3.6 Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods.

ACTION ideas

- 5.3.6.1 Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.
- 5.3.6.2 Create a definition for mixed-use zoning and modify existing regulations to make available where appropriate.
- 5.3.6.3 Amend land use regulations to define and incorporate effective compatibility standards which ease transitions in scale and density between uses.
- 5.3.6.4 Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.

Suggested POLICY

5.3.7 Promote the social and physical health of the community through the built environment.

ACTION ideas

- 5.3.7.1 Develop a plan which identifies target locations for community recreational amenities, such as parks or community centers.
- 5.3.7.2 Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.
- 5.3.7.3 Integrate into the development review process, a means to promote the creation of public gathering places within retail areas.
- 5.3.7.4 Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile.
- 5.3.7.5 Incorporate pedestrian facilities which connect residential with nearby services and amenities.

*Questions - comments - ideas -
concepts that are important to me*



DEVELOPMENT COMMITTEE WORKBOOK

Suggested POLICY

5.3.8 Improve the character, design and safety of the built environment.

ACTION ideas

- 5.3.8.1 Study and update signage regulations to incorporate best practices while continuing to balance the needs for easy business identification and direction as well as compatibility and intrusiveness.
- 5.3.8.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley.
- 5.3.8.3 Require developers to design neighborhood retail and office uses to respect residential scale and character.
- 5.3.8.4 Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.
- 5.3.8.5 Continue to utilize Police personnel trained in Crime Prevention through Environmental Design (CPTED) principles to review all new development proposals, as a means to ensure sites or buildings are designed to maximize safety and minimize opportunities for crime.

PLANNED BUILT ENVIRONMENT

Suggested POLICY

5.3.9 Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.

ACTION ideas

- 5.3.9.1 Create a plan which coordinates the land use of growth areas with transportation planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.
- 5.3.9.2 Create transit-oriented development standards and modify existing regulations to make available where appropriate.
- 5.3.9.3 Develop an economic development analysis which highlights deficiencies and barriers for development in growth areas and commercial corridors.
- 5.3.9.4 Develop detailed planning for the Oracle Road corridor in order to allow for diverse development and an upgraded transportation experience, in coordination with the State.
- 5.3.9.5 Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections.

*Questions - comments - ideas -
concepts that are important to me*

DEVELOPMENT COMMITTEE WORKBOOK

- 5.3.9.6 Develop detailed planning for transportation needs, access and future development on major roadways other than Oracle Road, such as La Cholla, La Canada, Tangerine, Moore and Lambert.

Suggested POLICY

- 5.3.10 Encourage the development of master planned communities which include a variety of residential and commercial uses.

ACTION ideas

- 5.3.10.1 Encourage the coordinated development of vacant areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.
- 5.3.10.2 Update development regulations to require master planned communities incorporate coordinated driveways, parking, open space, landscape amenities and proper infrastructure improvements into their designs.
- 5.3.10.3 Update development regulations to require master planned communities that serve the needs of targeted residents and promote a family-friendly lifestyle.

Suggested POLICY

- 5.3.11 Promote the design of cohesive developments that enhance and promote the pedestrian experience.

ACTION ideas

- 5.3.11.1 Develop policies and standards which advance walkable neighborhoods and commercial areas.
- 5.3.11.2 Develop an assessment process for walkability standards to be used during development review.

5.3 Development and Growth Areas

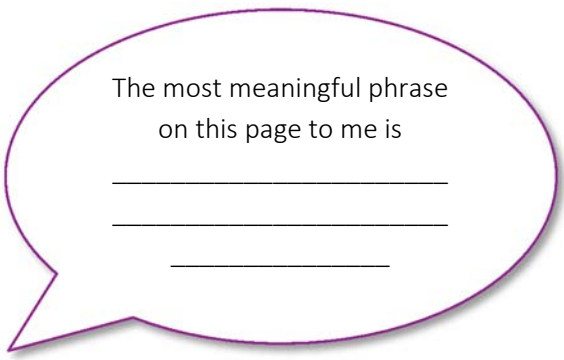
This section addresses. . .

Suggested POLICY

- 5.3.1 Encourage **Require** new development to pay its fair share towards the cost of additional public facility and service needs generated by new development, with appropriate exceptions when in the public interest. * (V01)

ACTION ideas

- 5.3.1.1 Periodically evaluate **and update** the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public services to new and existing development **and update existing funding mechanisms accordingly.** * (GP12)



DEVELOPMENT COMMITTEE WORKBOOK

5.3.1.2 Update development impact fees to achieve full cost recovery in accordance with State statute. (GP12)

Suggested POLICY

5.3.2 Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development. (GP12) **Balance public and private interests to achieve fairness in allocating the costs of new development. (GP12)**

ACTION ideas

- 5.3.2.1 Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development. (GP12)
- 5.3.2.2 Develop a plan for the use of public/private funding methods and techniques to help construct needed infrastructure. (GP12)
- 5.3.2.3 Comprehensively define public cost responsibilities for new development.
- 5.3.2.4 Develop funding standards that apply to new private development.

Suggested POLICY

5.3.3 Balance public and private interests to achieve fairness in allocating the costs of new development. (GP12)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

5.3.4 Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained. (GP12)

ACTION ideas

- 5.3.4.1 Explore the use of special districts for the replacement/upgrading of public facilities in areas of existing development.* (GP12)

GROWTH AREAS

[Placeholder] Need to identify growth areas and then draft the accompanying goals, policies and actions

State law requires:

Questions - comments - ideas - concepts that are important to me



DEVELOPMENT COMMITTEE WORKBOOK

A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Growth area policies related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Lands Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed the shared goals include creating a balance of developable area and open space.

5.4 Infrastructure

This section addresses. . .

COMMUNITY SERVICES/UTILITIES

Suggested POLICY

5.4.1 Provide infrastructure which meet the larger community goals when considering new development.* (COMM) (V01)

ACTION ideas

5.4.1.1 Develop criteria for the siting of essential public facilities in cooperation with the State of Arizona, Pima County, and other agencies to minimize negative impacts to neighborhoods, while recognizing the needs for these facilities. (V01)

5.4.1.2 Provide the community up to date information about proposals for utility installations, including new booster or transmission facilities through the Town's website. (COMM) (V01)



DEVELOPMENT COMMITTEE WORKBOOK

Suggested POLICY

- 5.4.2 Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process. (GP03)

ACTION ideas

- 5.4.2.1 Integrate utilities, necessary infrastructure and other public facilities into open spaces only when needed and by considering placement, materials, form, and scale. (ENV) (GP03)
- 5.4.2.2 Continue to support standards which promote placement of utility lines underground to protect the visual character of the Town. (V10)

Suggested POLICY

- 5.4.3 Plan for growth and facilitate replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

- 5.4.3.1 Coordinate with police, fire protection and emergency service providers during the development review process to ensure that they can meet the needs of new development.* (COMM) (V01)
- 5.4.3.2 Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)
- 5.4.3.3 Form a technical review board who will review annexation proposals, offer comments and help plan for growth. (COMM) (GP06)
- 5.4.3.4 Hold periodic “energy summits” by bringing together providers, key landowners, businesses, and Town staff to identify and resolve issues and discuss plans for future growth. (COMM) (GP06)
- 5.4.3.5 Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

*Questions - comments - ideas -
concepts that are important to me*

DEVELOPMENT COMMITTEE WORKBOOK

Suggested POLICY

5.4.4 Provide opportunities for the location of high quality telecommunication and broadband services within the Town in order to support economic development and community-wide goals. (COMM) (V04)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

5.4.5 Provide for safety, efficiency and environmentally sensitive design in storm water systems. (GP11)

ACTION ideas

5.4.5.1 Design major wash crossings to be hydraulically efficient (100-year base flood) and environmentally sensitive with minimum physical or visual disruptions or impacts to riparian areas and wildlife habitat.* (ENV) (GP11)

5.4.5.2 Require detention facilities and/or velocity reduction when necessary to maintain existing storm water runoff flows and velocities in natural drainage systems.* (GP11)

5.4.5.3 Rehabilitate and enhance Town-owned natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits including storm water management. (ENV) (GP11)

5.4.5.4 Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage patterns and associated ecological systems.* (ENV) (GP11)

5.4.5.5 Reexamine current land use designations for areas susceptible to flood damage and rezone as appropriate in order to avoid the inappropriate development of lands and provide for adequate drainage and reduction of flood damage.* (ENV) (GP01)

5.4.5.6 Evaluate storm water management policies and if possible align with water conservation strategies. (GP11)

Suggested POLICY

5.4.6 Integrate innovative storm water management techniques and education in public and private development or redevelopment projects and in roadway projects. (V01)

ACTION ideas



DEVELOPMENT COMMITTEE WORKBOOK

- 5.4.6.1 Integrate green infrastructure and low impact development techniques into development regulations. (GP11)
- 5.4.6.2 Develop a public education program for residents regarding storm water. (V07)



TRANSPORTATION/CIRCULATION

Suggested POLICY

- 5.4.7 Develop a safe, convenient and efficient network of multi-modal transportation facilities that integrate amenities, provide access to services and destinations and that link neighborhoods, schools, parks and natural areas. (ENV, COMM) (GP05)

ACTION ideas

- 5.4.7.1 Plan the roadway network to be developed with the proper amount of capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map.* (GP05)
- 5.4.7.2 Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design of all new public streets and significant transportation investments. (GP05)
- 5.4.7.3 Participate in employer- and community-based programs to encourage people to use multi-modal transportation methods, reduce trips and participate in bike and pedestrian safety courses.* (COMM) (GP05)
- 5.4.7.4 Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options. (GP01)
- 5.4.7.5 Integrate Traffic Incident Management (TIM) standards into roadway design in order to facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

- 5.4.8 Enhance the Town's community identity through roadway design and develop a hierarchy of streets that differentiate the character of key streets and intersections. (GP03)

ACTION ideas

- 5.4.8.1 Create a complete streets design manual which takes into account traffic calming, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.* (COMM) (GP05)

DEVELOPMENT COMMITTEE WORKBOOK

- 5.4.8.2 Develop street standards for four-lane or larger roadways to include landscaped medians with only native vegetation, no permanent irrigation and water harvesting where appropriate.* (ENV) (GP11)
- 5.4.8.3 Develop transportation plans which foster alternative routes to Oracle Road in order to alleviate congestion, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others. (GP05)

Suggested POLICY

- 5.4.9 Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system connects with the neighboring communities and the regional bikeway system. (GP05)

ACTION ideas

- 5.4.9.1 Assist in completion of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)
- 5.4.9.2 Collaborate with Pima County and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.* (COMM) (GP05)
- 5.4.9.3 Pursue the certification of Oro Valley as an exemplary bike-friendly community. (GP05)

Suggested POLICY

- 5.4.10 Foster opportunities for walking, biking and transit to schools, open space, parks, recreation and activity centers.* (COMM) (GP05)

ACTION ideas

- 5.4.10.1 Develop transit-oriented development standards and zoning provisions.* (GP04)
- 5.4.10.2 Integrate lower minimum parking ratios into the zoning code, which apply to areas where there are transportation options other than the automobile available. (GP05)
- 5.4.10.3 Develop a plan to eliminate gaps and barriers in the pedestrian and bikeway systems when constructing roadway, pedestrian and bikeway improvements.* (COMM) (GP05)
- 5.4.10.4 Pursue funding and agreements to incorporate sidewalks and pedestrian infrastructure along the whole length of Oracle Road. (GP05)

Questions - comments - ideas - concepts that are important to me



DEVELOPMENT COMMITTEE WORKBOOK

- 5.4.10.5 Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process. (GP05)
- 5.4.10.6 Provide incentives for private development to provide bicycle amenities, such as bike parking, showers, water fountains, signage, shaded rest areas, and trail system connections.* (COMM) (GP05)
- 5.4.10.7 Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley. (GP05)

Suggested POLICY

- 5.4.11 Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility. (COMM) (GP05)

ACTION ideas

- 5.4.11.1 Provide safe, attractive, efficient transit shelters that enhance the community character.* (COMM) (GP03)
- 5.4.11.2 Develop a plan for future transit needs that includes transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)
- 5.4.11.3 Pursue strategies including partnerships with other transportation providers to provide a comprehensive system of para transit service for seniors and people of all abilities, and enhance service within the Town and to regional destinations. (GP05)
- 5.4.11.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

Suggested POLICY

- 5.4.12 Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive organization which acts as the leading proponent and advocate for mobility. (GP05)

ACTION ideas

- 5.4.12.1 Provide public education which expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles. (GP05)



DEVELOPMENT COMMITTEE WORKBOOK

- 5.4.12.2 Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources. (GP05)
- 5.4.12.3 Modify existing service as needed to respond to changing operating conditions and changing population characteristics. (GP05)

Suggested POLICY

- 5.4.13 Minimize the impacts of traffic and roadway construction on existing residential neighborhoods.* (COMM) (GP03)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

- 5.4.14 Promote development of electric vehicle, biofuel, and CNG infrastructure. (GP11)

ACTION ideas

- 5.4.14.1 Develop an incentive system for private industry to develop and maintain alternative fuel stations at commercial centers, hospitals, and/or other areas that attract the general population.* (GP11)

*Questions - comments - ideas -
concepts that are important to me*



DEVELOPMENT COMMITTEE WORKBOOK

For your committee's consideration: other related goals, policies and actions

The **Environment Workbook** includes goals, policies and actions related to the natural, water and cultural resources and clean environment. Policies and actions related specifically to the Development Committee are included here.

Suggested POLICY 3.3.2 Provide natural open space connections between significant natural resource areas.* (DEV) (GP10)

Suggested POLICY 3.3.4 Protect and conserve healthy native vegetation during the development process. (DEV) (GP11)

ACTION idea 3.3.4.1 Periodically review and update the Town's Save-A-Plant program in order to protect healthy native vegetation.*(DEV) (GP11)

Suggested POLICY 3.3.8 Maintain the natural qualities of creeks, washes, groundwater basins and recharge areas to protect the integrity of wildlife habitat, allow for wildlife movement and enhance the safety of the built environment.* (V09)

ACTION idea 3.3.8.1 Develop plans and provide resources to reduce soil erosion by slowing storm runoff and increase infiltration of stormwater into the groundwater supply.* (DEV) (V09)

Suggested POLICY 3.3.9 Protect and enhance contiguous areas of key habitats and environmentally sensitive lands within the Town.* (GP11)

ACTION idea 3.3.9.2 Periodically evaluate for effectiveness every ten years and appropriately update the Environmentally Sensitive Lands Ordinance (ESLO) to incorporate best practices on an as needed basis.* (DEV) (V09)

Suggested POLICY 3.3.10 Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitat and minimize the overall impacts on wildlife habitat areas. (DEV) (V09)

ACTION idea 3.3.10.1 Periodically evaluate the Environmentally Sensitive Lands Ordinance for effectiveness and update design guidelines and standards to incorporate best practices on site and building design.* (DEV) (V09)

ACTION idea 3.3.10.2 Maintain a plant palette for use in all new landscape plans, as well available for the general public, which requires drought-tolerant native vegetation appropriate for varied landscapes.* (DEV) (GP11)

ACTION idea 3.3.10.5 Develop a plan to protect and buffer washes, riparian areas, vegetation, designated natural open space and environmentally sensitive lands from development encroachment and the associated flood risk and degraded habitat that may result. (DEV) (V09)

Suggested POLICY 3.3.11 Provide for the safe movement of wildlife near manmade features which may potentially disconnect wildlife corridors.* (DEV) (GP06)

ACTION idea 3.4.1.5 Partner with other jurisdictions to increase the use of Central Arizona Project water and treated wastewater.* (DEV) (V09)

Suggested POLICY 3.4.3 Utilize alternatives to attain sustainable groundwater production rates and reduce groundwater level declines.* (GP11)

ACTION idea 3.4.3.1 Develop plans for the use of alternative sources of water for potable and non-potable uses, including rainwater, gray water, waste water effluent and Central Arizona Project water. (DEV) (V09)

Suggested POLICY 3.5.1 Preserve and interpret significant cultural resources within Oro Valley and the larger planning area.* (DEV) (GP10)

Suggested POLICY 3.5.2 Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich our sense of community. (GP10)

ACTION idea 3.5.2.2 Require that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process.* (DEV) (GP06)

ACTION idea 3.5.2.4 Create and execute a plan for the placement of interpretive elements related to cultural resource sites in existing and planned Town facilities and properties with the assistance of outside funding. (DEV)(GP10)

Suggested POLICY 3.6.2 Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town. (COMM) (V09)

ACTION idea 3.6.2.2 Establish development incentives for projects demonstrating an exemplary commitment to sustainability. (DEV) (GP06)

Suggested POLICY 3.6.4 Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions. (DEV) (V09)

Suggested POLICY 3.6.5 Increase energy savings through increased education, and gains in efficiency, conservation and use of renewable resources throughout the community. (V09)

ACTION idea 3.6.5.1 Adopt the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders. (DEV) (V09)

ACTION idea 3.6.5.7 Create programs which increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources. (DEV) (V09)

The **Community Workbook** includes goals, policies and actions related to land use and design, development and growth areas and infrastructure.

Please note, as the Community Committee is meeting concurrently with the Development Committee, these items will be included with a later draft of this workbook.

The following reference table is being provided to the Development Committee to assist in understanding edits that have been made to version 3 of their workbook. Based on substantial feedback, extensive re-writing has been completed for the Land Use and Design section. Text highlighted in gray indicates a policy.

	OLD #	OLD LANGUAGE	NEW LANGUAGE	NEW SECTION AND #
1	5.3.1	Promote land use and development practices that reduce energy consumption, improve air quality, and conserve and protect groundwater and natural resources and provide protection from flood risk. (ENV) (GP11)	Promote land use development practices and programs that conserve and minimize impacts to natural resources.	CNR 5.3.1
2	5.3.1.1	Develop new land use regulations that discourage sprawl, preserve open space and result in walkable neighborhoods. (ENV, COMM) (V02)	Develop new and improve existing land use regulations that concentrates development and infrastructure, discourage the unnecessary spread of development on land, and help conserve open space.	CNR 5.3.1.1
3	5.3.1.2	Develop Support existing and periodically update land use regulations which incorporate best practices supporting context sensitive and low-impact design options for development. (ENV) (GP11)	Periodically update existing regulations on low-impact design options to include best practices.	CNR 5.3.1.2
4			<i>Addition</i> Maintain a systematic Town process for review of development proposals to ensure environmental protection.	CNR 5.3.1.3
5	5.3.2	Provide a variety of land uses throughout the Oro Valley Planning Area while also requiring compatibility and/or appropriate transition standards between different uses.* (V02)	Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods.	NQL 5.3.6
6	5.3.2.1	Modify existing zoning designations to provide incentives and sufficient industrial, commercial, and mixed use areas for new business opportunities. (COMM) (GP07)	Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.	NQL 5.3.6.1
7	5.3.2.2	Define mixed-use zoning and modify existing regulations to incorporate the category where appropriate. (COMM) (V02)	Create a definition for mixed-use zoning and modify existing regulations to make available where appropriate.	NQL 5.3.6.2
8	5.3.2.3	Amend the zoning code to define and incorporate appropriate transition standards between uses. (V02)	Amend land use regulations to define and incorporate effective compatibility standards which ease transitions in scale and density between uses.	NQL 5.3.6.3
9	5.3.2.4	Develop a plan which promotes the development of a downtown or central gathering place and includes zoning code updates and an approach for maximizing public/private partnerships. (COMM) (GP04)	<i>Remove – covered in Community chapter</i>	NQL removed
10	5.3.2.5	Near La Cholla Airpark, provide adequate buffering and compatibility controls, protect the airport from encroachment, and ensure the safety of nearby residents.* (V02)	Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.	NQL 5.3.6.4

11	5.3.3	Coordinate land use and transportation planning to ensure neighborhoods, retail and employment areas are supported by a variety of transportation options. (V02)	Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.	PBE 5.3.9
12	5.3.3.1	Create a land use plan for high density development along existing or planned transit corridors or in areas with existing infrastructure in order to minimize vehicle trips, improve overall air quality and maximize transportation and infrastructure efficiency.* (ENV) (V02)	Create a plan which coordinates the land use of growth areas with transportation planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.	PBE 5.3.9.1
13	5.3.3.2	Modify existing zoning designations to incorporate form-based code or transit-oriented design standards in appropriate areas. (GP03)	Create transit-oriented development standards and modify existing regulations to make available where appropriate.	PBE 5.3.9.2
14	5.3.3.3	Establish and maintain minimum density and intensity standards for development within planned activity centers, particularly for areas near planned transit corridors. (V02)	<i>Remove – combined with 5.3.3.1</i>	PBE removed
15	5.3.4	Provide opportunities for community centers, parks and recreation, employment, and other services to be located near existing and future neighborhoods.* (COMM) (GP10)	<i>Remove – combine with 5.3.10</i>	NQL removed
16	5.3.4.1	Develop a plan which identifies target locations for recreational needs, based upon a needs assessment and accompanying standards. (COMM) (GP10)	Develop a plan which identifies target locations for community recreational amenities, such as parks or community centers.	NQL 5.3.7.1
18	5.3.5	Promote compact development techniques and opportunities such as clustering, transfer of development rights, and density bonuses in order to preserve environmentally sensitive land areas and minimize development impacts on natural rolling terrain.* (ENV) (GP11)	<i>Remove - combine with 5.3.1</i>	CNR removed
19	5.3.5.1	Continue to regulate through development controls, flexible design options, conservation subdivision design and clustering of developments to ensure conservation of environmentally sensitive land areas.* (ENV) (GP11)	Continue to manage development and allow for compact development and flexible design options which encourage conservation of open space by clustering, transfer of development rights or other techniques.	CNR 5.3.1.4
19	5.3.5.2	Promote existing incentives and flexible development options to ensure land use intensity and density can be achieved in harmony with conservation goals*. (ENV) (GP11)	<i>Remove – combine with other action</i>	CNR removed
20	5.3.6	Encourage appropriate commercial development at identified activity nodes and commercial corridors along Oracle, La Canada, Tangerine and La Cholla. (GP04)	<i>Remove – combined with 5.3.3</i>	PBE removed
21	5.3.6.1	Develop an analysis in conjunction with economic development planning which considers underserved markets, incentives and ways to streamline the development process. (COMM) (GP04)	Develop an economic development analysis which highlights deficiencies and barriers for development in growth areas and commercial corridors.	PBE 5.3.9.3
22	5.3.7	Maintain Oracle Road as the main regional commercial thoroughfare in Oro Valley that is supported by diverse residential, office uses and tourist uses.* (GP03)	<i>Re-phrase to action</i> Develop detailed planning for the Oracle Road corridor in order to allow for diverse development and an upgraded transportation experience, in coordination with the State.	PBE 5.3.9.4
23	5.3.7.1	Explore opportunities to target neighborhood focused services off of Oracle to alleviate congestion. (GP05)	Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections.	PBE 5.3.9.5

24	5.3.7.2	Develop transportation plans which consider competing demands on Oracle Road and plan appropriately for secondary access on other major thoroughfares, such as Tangerine, La Canada, La Cholla and Shannon Roads. (GP05)	Develop detailed planning for transportation needs, access and future development on major roadways other than Oracle Road, such as La Cholla, La Canada, Tangerine, Moore and Lambert.	PBE 5.3.9.6
25	5.3.8	Encourage master planned communities with a variety of residential densities and commercial uses located to serve the community.* (COMM) (V02)	Encourage the development of master planned communities which include a variety of residential and commercial uses.	PBE 5.3.10
26	5.3.8.1	Require the coordinated development vacant areas of 40 acres or more either under multiple or single ownership to incorporate shared driveways, parking, open space, landscape amenities, design elements, and infrastructure improvements.* (V02)	Encourage the coordinated development of vacant areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.	PBE 5.3.10.1
27			Update development regulations to require master planned communities incorporate coordinated driveways, parking, open space, landscape amenities and proper infrastructure improvements into their designs.	PBE 5.3.10.2
28			Update development regulations to require master planned communities that serve the needs of targeted residents and promote a family-friendly lifestyle.	PBE 5.3.10.3
29	5.3.9	Encourage site design that promotes cohesive developments that enhance the pedestrian experience and limits disconnected strip commercial or free-standing pads.* (COMM) (V02)	Promote the design of cohesive developments that enhance and promote the pedestrian experience.	PBE 5.3.11
30	5.3.9.1	Develop walkability standards, which include appropriate connections to nearby neighborhoods, and require their use as part of an assessment process during development review. (GP05)	Develop policies and standards which advance walkable neighborhoods and commercial areas.	PBE 5.3.11.1
31			Develop an assessment process for walkability standards to be used during development review.	PBE 5.3.11.2
32	5.3.10	Utilize the built environment to promote social, healthy and active lifestyles. (COMM) (V02)	Promote the social and physical health of the community through the built environment.	NQL 5.3.7
32	5.3.10.1	Continue to encourage large residential or master-planned developments to incorporate recreational facilities and other amenities including a consideration of day care facilities to serve the needs of residents and promote a family-friendly lifestyle.* (COMM) (GP08)	<i>Moved to 5.3.8</i>	NQL removed
33	5.3.10.2	Create a program for the promotion of universal design principles that provide accessible public and private facilities, services and programs. (COMM) (V02)	Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.	NQL 5.3.7.2
34	5.3.10.3	Develop a plan to promote the creation of gathering places such as plazas, court yards, seating areas, promenades, etc., within existing and future retail areas. (DEV) (GP04)	Integrate into the development review process, a means to promote the creation of public gathering places within retail areas.	NQL 5.3.7.3
35	5.3.10.4	Develop transportation plans which incorporate increased opportunities to travel to shopping, recreational areas and work by means independent of an automobile. (V02)	Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile.	NQL 5.3.7.4
36	5.3.10.5	Incorporate pedestrian facilities which connect senior care facilities and higher density residential with nearby services and amenities. (V02)	Incorporate pedestrian facilities which connect residential with nearby services and amenities.	NQL 5.3.7.5

37	5.3.11	Improve the community's visual character, urban form, safety and functionality of the built environment to enhance the quality of life. (COMM) (GP03)	Improve the character, design and safety of the built environment.	NQL 5.3.8
38	5.3.11.1	Study and update signage regulations to incorporate best practices while continuing to provide for clarity, compatibility and easy business identification and direction. (COMM) (GP03)	Study and update signage regulations to incorporate best practices while continuing to balance the needs for easy business identification and direction as well as compatibility and intrusiveness.	NQL 5.3.8.1
39	5.3.11.2	Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley. (GP03)	Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley.	NQL 5.3.8.2
40	5.3.11.3	Require developers to design neighborhood retail and office uses to respect residential scale and character. (COMM) (V02)	Require developers to design neighborhood retail and office uses to respect residential scale and character.	NQL 5.3.8.3
41	5.3.11.4	Encourage campus-type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme which is compatible with the desert environment and its spectrum of colors.* (GP03)	Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.	NQL 5.3.8.4
42	5.3.11.5	Coordinate with the Police Department to ensure personnel trained in Crime Prevention through Environmental Design (CPTED) principles review new development. (GP01)	Continue to utilize Police personnel trained in Crime Prevention through Environmental Design (CPTED) principles to review all new development proposals, as a means to ensure sites or buildings are designed to maximize safety and minimize opportunities for crime.	NQL 5.3.8.5
43	5.3.12	Encourage new development and redevelopment projects to be LEED certified (or similar) green buildings and to serve as models for the community. (ENV) (GP11)	<i>Re-phrase to action</i> Remove regulatory barriers and develop programs which incentivize green building for new construction and recognize model efforts in the community.	CNR 5.3.1.5
44	5.3.12.1	Develop incentives and zoning requirements which include options for water harvesting, solar power use, daylighting, building orientation design and the incorporation of shade on the south and west facades. (GP11)	<i>Remove - duplicative</i>	CNR removed
45	5.3.12.2	Create a Town program which recognizes model efforts on green building. (GP11)	<i>Remove – combine with 5.3.12</i>	CNR removed
46	5.3.13	Enhance the character and role of physical and visual corridors such as trails, transit lines, major streets and significant public views. (ENV) (GP02)	Enhance the quality of roads, trails and paths which define the character, scenic features and visual appeal of the community.	CNR 5.3.2
47	5.3.13.1	Bridge neighborhoods across physical barriers such as inhospitable roadways and promote pedestrian safety and connectivity as part of the development process. (GP05)	As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways.	CNR 5.3.2.1
48	5.3.13.2	Require all new development and improvements to existing development during the review process to maintain and/or enhance the character and quality of views from and along scenic corridors and public parks.* (ENV) (GP02)	Develop land use regulations which require development proposals to maintain and/or enhance the quality of views from public parks nearby.	CNR 5.3.2.2
49	5.3.13.3	Conserve the views from roadways defined as scenic corridors as identified in the ESL ordinance during the development review and project approval process.* (GP02)	During development review, continue to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance.	CNR 5.3.2.3
50	5.3.14	Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas.* (ENV) (GP11)	Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas.	CNR 5.3.3

51	5.3.14.1	Develop ways to educate homeowners associations and commercial property owners, management companies and associations on water conservation and the Town's landscape code. (GP11)	Expand outreach methods to educate the public on water conservation methods and best practices for building and landscape design and retrofits.	CNR 5.3.3.1
52	5.3.15	Continue to encourage the use of water smart landscape design by encouraging the use of native drought-tolerant plant species and increasing the use of water harvesting.* (ENV) (GP11)	<i>Re-phrase to action, group with 5.3.14</i> Continue Town programs which promote or require the use of drought-tolerant plant species and a native Sonoran desert landscape palette.	CNR 5.3.3.2
53	5.3.16	Reduce heat absorption for buildings, parking surfaces, and outdoor public areas. (ENV) (GP11)	Reduce heat absorption for buildings, parking surfaces and outdoor public areas.	CNR 5.3.4
54	5.3.16.1	Develop design standards that reduce heating and cooling demands, provide more comfortable indoor and outdoor living spaces, and avoid blocking or reflecting sun on adjacent public spaces or buildings.* (GP11)	Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings.	CNR 5.3.4.1
55	5.3.16.2	Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures and include options for covered ramadas, covered play equipment and continuous shade canopies along highly used walkways. (GP11)	Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures.	CNR 5.3.4.2
56	5.3.16.3	Update and clarify existing design standards and incentives to encourage the passive and active solar orientation of lots during the planning stages of new development. (GP11)	Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development.	CNR 5.3.4.3
57	5.3.16.4	Incorporate permeable surfacing options into existing regulations. (GP11)	Incorporate permeable surfacing options into existing regulations.	CNR 5.3.4.4
58	5.3.17	Promote outdoor lighting that enhances safety, circulation, and aesthetics and minimizes creating light and glare impacts to adjacent properties or reducing public enjoyment of the night sky.* (V09)	Promote outdoor lighting that enhances safety, circulation, and aesthetics and minimizes impacts to adjacent properties or reduces public enjoyment of the night sky.	CNR 5.3.5
59	5.3.17.1	Continue to support efforts to minimize light pollution and adhere to the night skies initiative. (ENV) (V09)	Continue to support efforts to minimize light pollution and adhere to regional night skies initiatives.	CNR 5.3.5.1
60	5.3.17.2	Update regulations to incorporate new technologies and best practices relative to night sky conservation, which meet or exceed regional standards. (ENV) (V09)	Update regulations to incorporate new technologies and best practices relative to night sky conservation and that minimize light and glare impacts to surrounding properties.	CNR 5.3.5.2

Topic Summary Report

A topic has closed on Your Voice, Our Future

Topic: Future Transportation in Oro Valley

What is your vision for transportation in Oro Valley?

Imagine getting around in Oro Valley in 10 or 20 years. What do you think will change over the course of time to make it easier to get from here to there?

Ideas	7	Comments	7	Idea Statuses	0
-------	---	----------	---	---------------	---

Top Ideas

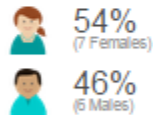
Light Rail Expansion	12 Stars
Brian S48 Feb 02, 2015	4 Comments
multi-use paved paths along more washes	8 Stars
Polly P1 Feb 10, 2015	0 Comments
Unimpeded development cause traffic problems	8 Stars
Rob R20 Jan 27, 2015	0 Comments
Nothing.	3 Stars
Hal R1 Feb 24, 2015	3 Comments
continue to upgrade major roadway corridors	3 Stars
John S217 Jan 26, 2015	0 Comments

3% of people participated

(14 of 469 total participants)

61% Less than your average and 46% Less than the MindMixer average

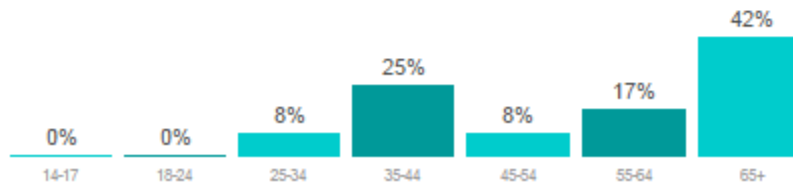
Gender Breakdown



Top Postal Codes

85737
85755
85755-6668

Age Breakdown



Light Rail Expansion

AUTHOR Brian SDETAILS The future of transportation is less individual cars and more mass transit. It has to be unless you want to live in a state of perpetual gridlock. The thing to do is to get out in front of the problem and create a solution early. We need to invest now in getting a light rail line loop around the metro Tucson area with branches into major shopping, work, and downtown hubs. This is broader than just OV, but we need to be part of the solution.

12 Stars **5** Comments

Comments

Comment 1 *By Brian S*

Or, Ed., you can be the face of the "do nothing" crowd which will ultimately result in you doing nothing but sitting in traffic in a decade or so. It's easier to address issues like this before we're so built up that the cost to create a solution is orders of magnitude more.

Comment 2 *By John S*

Suntran won't even operate a bus system in OV so how do we convince the City of Tucson to expand the streetcar up here? The best bet is to work with Pima County, Marana, and the State on building out the street network. Thornydale, Shannon, La Cholla, La Canada, Tangerine and Oracle should be prioritized and expanded....ugly but efficient

Comment 3 *By carrie S*

I would add some of the medical buildings and hospitals to the route. Transportation is really going to be an issue with the aging population. Or even like a trolley route to these places. Like they have in Scottsdale.

Comment 4 *By Frank P*

Brian, I think your idea is great. To answer Ed's concerns I would start by identifying a proposed corridor(s) into Tucson. Oracle and La Canada are the only places where there would be enough ROW or potential to expand. One thought is if Oracle turns into more of an express way, this may provide a means for Light Rail introduction. However the distance from center of Oro Valley to Tucson are such that maybe an alternate form of rail transit would be better suited; possibly commuter rail or heavy rail system. I think that Oro Valley needs to see what Albuquerque is doing with the Rail Runner - for the distance to cover this may be more of a better alternative and provide a better return on investment. In addition it could provide faster service.

At a minimum I hope Oro Valley at least identifies a proposed corridor or at least makes provisions for future high capacity expansions or even provide right of way preservation for rail. The reality is Oro Valley could out preform job growth in Pima County in the coming years if high tech and medical expand, but it will be a traffic nightmare with no viable alternatives because no one saved right of way for rail and then it will be too costly to build due to the higher cost to purchase right of way.

Conversely, I would also like to see right of way preservation along Tangerine to I-10 just in case high speed rail is built between Tucson and Phoenix. This could serve as a line to the network.

Comment 5 *By Ed M*

Where would you start here in Oro Valley Brian? I realize Tucson now has a 4 mile multi-million dollar partially federally funded effort. Where would you build OV's 4 mile "mass transit"? Maybe the City Complex to OV Market place? That's about 4.5 miles. Might that be profitable? Who would ride? Lets focus on Oro Valley...

The Idea	<p>Unimpeded development cause traffic problems</p>
	<p>AUTHOR Rob RDETAILS I can see traffic and congestion becoming worse as development proceeds unimpeded. More cars and slower transit times will be part of our future. 8 Stars 0 Comments</p>
The Idea	<p>multi-use paved paths along more washes</p>
	<p>AUTHOR Polly PDETAILS Extend the paved multi-use path west of La Canada and the Canada del Oro Wash 8 Stars 0 Comments</p>
The Idea	<p>More cycling and walking</p>
	<p>AUTHOR Roland PDETAILS The vision for Oro Valley as a city that attracts outdoors enthusiasts and athletes naturally leads to more use of bicycles and walking. Sidewalks on Naranja and completing bike path link from La Canada to La Cholla are logical first steps. 3 Stars 0 Comments</p>
The Idea	<p>continue to upgrade major roadway corridors</p>
	<p>AUTHOR John SDETAILS La Cholla, Shannon, Naranja, Lambert, Magee, Hardy should be upgraded to what La Canada is. Also continue to work with Pima County, Marana, State DOT, Pinal County, and Pima Association of Governments to work regionally on transportation plans. 3 Stars 0 Comments</p>
The Idea	<p>Nothing.</p>
	<p>AUTHOR Hal RDETAILS With the type of development the Town is permitting traffic will become more and more congested. The town fathers sure don't have the best interests of the drivers using the major arterial streets in town when they permit such density of housing. Lets hope we will get better planning in the future. Did somebody get paid of by the developer when these apartments along Oracle Road were approved? 3 Stars 6 Comments</p>
Comments	<p>Comment 1 <i>By Brian S</i> Elisa, enough with the town employees covering for the corrupt town council! Do your job and stop censoring the voice of the town's constituents.</p> <p>Comment 2 <i>By Brian S</i> Hal, what we're seeing is crony capitalism on the part of the majority of our town council. Kick backs and quid pro quo.</p> <p>Comment 3 <i>By Brian S</i> Elisa, where in Hal's post did he refer to anyone specific? I see no specific names. Stop interpreting the usage guidelines to your liking based on the situation. Enough of the town employees covering for the corrupt town council!</p> <p>Comment 4 <i>By Brian S</i> Elisa, where in Hal's post did her refer to anyone specific? I see no specific names. Stop interpreting the usage guidelines to your liking based on the situation. Enough of the town employees covering for the corrupt town council!</p>

Comment 5 *By Elisa H*

A previous comment on this topic was removed. Please follow the site's usage guidelines which are posted online here: <http://townoforovalleyaz.mindmixer.com/about-this-site> and state "Please Don't post comments, responses or ideas referencing a specific person, even if it is positive. They'll be removed. Remember, this site is about ideas, not individuals!"

Comment 6 *By Brian S*

Hal, yes, Hiremath got paid by HSL, developer of some of the apartments, in the form of campaign contributions. HSL is also, surprise surprise, the lovely entity selling Hiremath a dilapidated building and failing golf courses. Text book case of crony capitalism!!!!

The Idea

add an overhead walk way over Oracle Rd near the OV Marketplace

AUTHOR *carrie SDETAILS* It's hard and dangerous to cross Oracle Rd and having an overhead walking bridge would be a great idea.

1 Star **0** Comments

Comment From Facebook:

I tried to respond to the "Your Voice" question about "transportation" but am not sure I succeeded. Here is my short thought. In the context of OV don't try to do anything fancy. Considering the challenges at Tucson and Pima, work to ensure funding for surface transportation for private vehicles and maintain and expand the streets. The City has done a very good job to date with the streets; please try to ensure that continues.

Of course, we do have residents who need alternative transportation and the City should continue to integrate with regional services and otherwise provide as feasible for these residents.

Topic Summary Report

A topic has closed on Your Voice, Our Future

Topic: Making One Change

If you could change one thing about Oro Valley's transportation what would it be?

Pretend you have a magic wand. What change or improvement would you make in our community's transportation (cars, bikes, pedestrians, transit) structure? Do you have any ideas for how we could make that change?

Ideas	17	Comments	5	Idea Statuses	0
-------	----	----------	---	---------------	---

Top Ideas

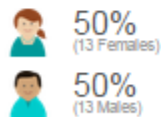
Build an all purpose/bike trail along Oracle Road.	15 Stars
carrie S10 Jan 29, 2015	1 Comment
More pedestrian friendly retail	14 Stars
Vincent W1 Jan 17, 2015	1 Comment
Better coordinated stop lights on Oracle.	14 Stars
John B152 Feb 03, 2015	0 Comments
pedestrian bridge across Oracle	13 Stars
Polly P1 Feb 10, 2015	0 Comments
A shuttle from Oro Valley to downtown at night	12 Stars
Connie I3 Jan 20, 2015	0 Comments

6% of people participated

(28 of 469 total participants)

22% Less than your average and 8% More than the MindMixer average

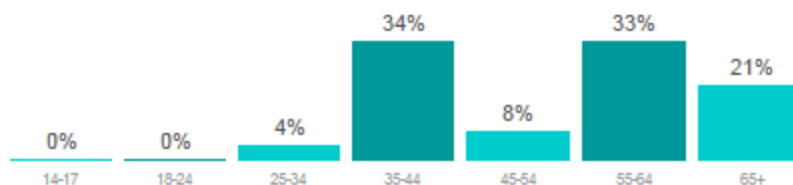
Gender Breakdown



Top Postal Codes

85737
85755
85755-6668

Age Breakdown



The Idea

Build an all purpose/bike trail along Oracle Road.

AUTHOR Carrie SDETAILS Many people walk or bike along Oracle which is not safe. Having a paved, off road path would be great.

15 Stars 2 Comments

Comments

Comment 1 *By Roland P*

Better alternatives to Oracle make more sense. Even with a separated bike path, Oracle will never be a pleasant ride.

Comment 2 *By Roland P*

Better alternatives to Oracle make more sense. Even with a spirited bike path that will not be a pleasant ride.

The Idea

Better coordinated stop lights on Oracle.

AUTHOR John BDETAILS Oro Valley is the Scottsdale of Tucson, but once you drive into Oro Valley on Oracle regardless of whether it's from the north or the south, all the lights are sync'd to Red. This is one of the major reasons most residents try to avoid Oracle and travel either via La Canada or La Cholla. This is a state road and they plan on doing this in 2 years after the construction north of Tangerine is completed, but this should be accomplished now (and make corrections, if necessary) after the construction is completed. In the mean time, we waste more fuel stopping at every light then speeding back up to 50 MPH. And the worse light is located at Linda Vista and Oracle. Many times I have seen the light turn red for with not traffic waiting on the cross street. Let's make Oro Valley a fuel efficient town.

14 Stars 0 Comments

The Idea

More pedestrian friendly retail

AUTHOR Vincent WDETAILS Why is there not more retail designed like Casas Adobes or St. Phillips plaza that allows for at least some pedestrian friendly retail and restaurant options?

14 Stars 1 Comment

Comments

Comment 1 *By robert M*

Restaurants and Sports Bar would be a nice add to have here in the OV.

The Idea

pedestrian bridge across Oracle

AUTHOR Polly PDETAILS I would like to see a pedestrian/bike bridge across Oracle in the vicinity of the CVS. It would help with walkable/bikeable retail options and with safety.

13 Stars 0 Comments

The Idea

A shuttle from Oro Valley to downtown at night

AUTHOR Connie IDetails It would be helpful to have transportation to a few select performances that are held in downtown Tucson at night. It would also be good to have transportation from Oro Valley to UofA football games and nighttime basketball games.

12 Stars **0** Comments

The Idea

Limit development and time lights

AUTHOR Rob RDetails Development brings congestion and traffic. Less development is progress. Timing lights to avoid stopping and going is relatively easy to accomplish for the main roads and speeds transit and reduces fuel consumption.

11 Stars **0** Comments

The Idea

Synchronize lights on Oracle

AUTHOR Dave JDetails Almost every other city I've lived in (even villages) prioritize and synchronize the flow of traffic on their main arteries, without holding it hostage every 3/4 mile with a red light to allow a single car out of a shopping area.

11 Stars **0** Comments

The Idea

Synchronize the lights.

AUTHOR Greg CDetails Try and make the lights on Oracle Rd. It seems the slow traffic is actually created because of the lack of traffic light management. Some lights actually give priority to minor intersections such as Oracle/El Conquistador, and Suffolk/Oracle just to name a few. First Ave and Oracle is a confusing mess, If you count the different light changes to complete one cycle you will find time is wasted not to mention the danger caused by all the traffic direction changes. Example, turning left from First Ave onto Oracle starts with one lane but opens into 2 lanes but the far right lane has a lane opening from the parking lot. You also have to watch out for the person who thinks they can beat others from the center lane. You have to be on your toes at this intersection, a 3rd eye would help. I have never seen the police working this but It's dangerous for them also.

9 Stars **0** Comments

The Idea

Street Car

AUTHOR Heather LDetails Something to connect OV to downtown

9 Stars **0** Comments

The Idea

Enhance Oracle,advocate for the street car extension up Oracle

AUTHOR Barry GDetails OV needs to begin advocating for the extension of the streetcar up Oracle Road to Oro Valley. It will never happen unless we vision it. We must also engage the State and fight for quality treatment of the Oracle Road corridor in OV. It is dumpy now. We cannot allow the State to ignore us on this.

6 Stars **2** Comments

Comments

Comment 1 *By Frank P*

Going back in time Tucson had a proposition for Light Rail in 2003. If I remember correctly it was heavily rejected by everyone living south of downtown Tucson (including people living around the airport). I always thought the proposition for light rail should have turned north from downtown instead of south. In fact if you look at the Tucson Streetcar you will notice it points north on either end of the alignment :)

Comment 2 *By John S*

a very expensive prospect, not likely to be favored by the State DOT. You are correct Barry, that if we do not envision it, it most likely will never happen. But I gotta believe the priorities for the streetcar will be Raytheon/the airport, UA Science and Tech Park, casinos....then perhaps up north.

The Idea

sidewalks on Naranja

AUTHOR Roland PDETAILS Seems strange that street with new park and library doesn't have sidewalks. It is a fairly busy street and very uncomfortable to walk on because of traffic.

6 Stars 0 Comments

The Idea

more traffic onTangerine - hard to enter from neighborhoods

AUTHOR Sue BDETAILS Additional traffic signals would not work, but perhaps timing of traffic signals at La Canada and at 1st could be looked at to provide more openings for neighborhood traffic to merge in.

5 Stars 0 Comments

The Idea

SR 77 would be a freeway with no traffic lights

AUTHOR John SDETAILS get traffic moving along an already busy roadway. Reduce travel time and congestion with minimal increase in noise and viewshed pollution. Very hard to do with the existing right of way of Oracle Road, but if I had a magic wand this is what I would do.

5 Stars 0 Comments

The Idea

all purpose/bike trail along Oracle.

AUTHOR Nancy GDETAILS Add a safe all purpose/bike trail along Oracle.

3 Stars 0 Comments

The Idea

I'd like more crosswalks along Rancho Vistoso Blvd.

AUTHOR Traci CDETAILS Rancho Vistoso Blvd is a great area to ride bikes, walk and jog along. But it's gets busy and can be hard to see if it's safe to cross the street. I'd like a few crosswalks for better visibility and safety when crossing the street.

3 Stars 0 Comments

The Idea

Aging retirees = increased year round traffic

AUTHOR Vincent WDETAILS As baby boomer retirees advance in age, they will increasingly evolve from part-time Snowbirds to become full-time residents, thereby, increasing year round traffic

density. Please keep this in mind when considering future development decisions and road infrastructure needs. Sadly, we are becoming Phoenix in terms of traffic.

1 Star **1** Comment

Comments

Comment 1 By *John S*

not anywhere near Phoenix Metro down here Vinny. They actually have a transportation plan that works up north. I do agree, whomever puts together the future traffic projections should most certainly take into account snowbird traffic counts. Does OV participate in the PAG traffic projections or at least review the study?

The Idea

Modern, Quicker, More Efficient Roadways

AUTHOR Susan MDETAILS Modern, quicker and more efficient roadways. Way too many traffic lights. I live in Oro Valley and work downtown. This is only 12.5 miles, but takes 35 minutes due to 28 traffic lights!! Horrible waste of time and resources, not to mention frustrating.

1 Star **0** Comments