AGENDA

Meeting 7: March 25, 2015
5:30 – 8:00 PM (please note the extended meeting time)

We're in the **RECOMMENDATION STAGE**
Our purpose is to **Provide Feedback and Revisions** and **Offer an Endorsement**

Schedule	Event	Presenter
5:30 pm	**Welcome and Introductions**	Bayer Vella
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: General Plan Amendments** Sub-Committee process Sub-Committee recommendations	Bayer Vella Sub-Committee members
6:15 pm	**Discussion: Development Workbook** Review edits to all sections	All
7:10 pm	**Brainstorm: Committee Recommendations** Connecting the work of Environment, Community, Development	All
7:40 pm	**Presentation: Land Use Mapping** Overview of decisions made by the group	Elisa Hamblin
7:50 pm	**Homework and Next Steps**	Elisa Hamblin
7:55 pm	**Public Comment Period**	Open
8:00 pm	**Adjourn**	---

Notes:

HOMEWORK

Meeting 7: March 25, 2015

We're in the **RECOMMENDATION STAGE**
Our purpose is to **Provide Feedback and Revisions** and **Offer an Endorsement**

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 General Plan Amendments draft and make notes of any comments.

3. Please review the Development Workbook and make notes here or in the workbook on underline specific items you would like to discuss. Send editorial comments (typos, grammar, clarifications) to Elisa directly.

4. Please think about topics that you believe overlap with the other two committees and any recommendations you would like to make to them as part of their work.

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.

SUMMARY NOTES
Meeting 6: March 19, 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:	**Staff:**	**Absent:**
Bill Adler	Elisa Hamblin	Don Cox
Diane Bristow	Chad Daines	Barry Gillaspie
Mary Caswell	Nora Campbell	Steve Huffman
Kit Donley		ShoYoung Shin
Bill Leedy		Brooke Trentlage
Anne McGinnis Breen		
Stephen Roach		
Michael Schoeppach		
John Spiker		
Mike Stankiewicz		

Welcome and Introductions
- Elisa Hamblin welcomed the Development Committee.
- Staff was reintroduced.

Packet Review and Meeting Business
- Elisa Hamblin then reviewed the agenda.
- The packet contents were reviewed
- Elisa asked if there were any changes or comments to the meeting summary notes:
  - None
- Elisa reviewed the schedule:
  - Meeting 7: Wednesday, March 25th in the Hopi Conference Room (DIS Building)
    - Review all goals, policies, and actions
    - Review General Plan Amendments
    - Brainstorm things that other committees should address
  - Early April meeting
  - Follow up: group has time to make final comments on draft in March-April, email edits
  - April: All Committee Review
- Elisa reminds group to focus on solutions and to be productive.

Work Session: Policies and Actions
Elisa reviews changes to policies and actions
- Land Use and Design (re-written and re-organized).
  - Conservation of natural resources
  - Neighborhoods and quality of life

- o   Quality of built environment
- Development and Growth Areas (new text)
  - o   Included description of Growth Areas (Tier 1 and 2)
  - o   Placeholder for Arroyo Grande
- Infrastructure (not yet discussed)
  - o   Remember the January brainstorming session? Lists of topics decided as most important for Community Services/Utilities and Transportation/Circulation were on the following slides to prompt discussion

Elisa reminds group to focus on intent, then words. If committee members have wording issues/suggestions, they may write them on half sheets and pass them to Elisa.

Part 1: Community Services/Utilities

5.4.1

- 5.3.1.2 How does the community get up to date information? Vista?
  - o   Visa is handed out in water bills. The town website is difficult to navigate, which the Community Committee has identified as a priority change in their policies.
- Is there some way we can inform people that this infrastructure is both that of the town, and that we offer direction/oversight for private providers?
- Suggestion to explain "intent" to make sure that we all have the same understanding.
- Action Ideas
  - o   Seems as though their intended to head off NIMBY issues.
  - o   Any intent of putting utilities underground?
    - ▪   Elisa – These are larger community goals concerning new development by recording, minimizing issues, and publicizing change.
  - o   Considers surrounding neighbors
- Cell towers are an example of issues of "public good"
  - o   They're not under essential public services
  - o   If we intend to exclude something, say it
    - ▪   Elisa – we're thinking of it more broadly. Is that appropriate?
      - •   We're giving public opportunity to make public comment, so yes.

5.4.2

- "Consider" doesn't give weight. It's all in the implementation
  - o   Elisa: We'll revise the policy. But the Actions make consideration for aesthetics relevant.
    - ▪   Suggestion: "To the extent possible"
    - ▪   This supports the fact that everyone uses these infrastructures, but they *do* make impacts regardless. Let it be known that if you want these services, you will be impacted.

5.4.2.1

- "Only when needed" is unnecessary. Suggests "when necessary"
- Is open space public or private?
  - o   Elisa: Public

5.4.1

- "Provide" infrastructure may be inappropriate, as citizens could expect the Town to take on obligation. Consider "Integrate".

5.4.3

- Interpretation: Lifecycle costs and planning for the future.
  - o   How does staff do this?

- Elisa: We know the lifespan of utilities and impact of development. But it's typically reactive. The history of OV has been catchup
- Amy: It's a viscous circle between funding and infrastructure development. Typically, we can't get the money until it fails, which is typically a threshold that doesn't allow proactive building. Planning for growth and replacement of aged infrastructure happens, and we do have a capital improvement program.
  - o 5.4.3.1 is ambitious
    - There are plans out there, but can we pay for them? Through partnerships, identified in 5.4.3.5.
      - Elisa: Actions 2-6 plan for growth. Action 1 plans for upgrades through the capital improvement program, seeking funding and inspection/audit (most audits are in a database and are ongoing).
- Be sure that the policy identifies *why* it is absolutely needed.

5.4.4
- Action Ideas? When municipalities have this, they're usually reactionary. There's no systematic approach
- We need only identify the need for this. Don't worry about timing/location. High quality telecommunication and broadband services are part of primary job growth and assessment.
- Elisa: Look into providers, a study, strongly related to economic stability.

5.4.5
- A major storm water issue is ponding and flows across roadways and associated erosion. Are we addressing this?
  - o 5.4.5.2 – "design wash crossings" suggestion: to pass the flow with safe and minimal physical or visual environmental impacts, and allow for the safe passage of traffic.
- Does town have opportunity for storm water retention and storage?
  - o We'd like to plan for this in the future, but it's expensive and low priority. Oro Valley doesn't have a recharge, but we do have the opportunity.
  - o Specific action "exploring opportunities" to do so?
- Mention water more in earlier section of natural resource conservation
  - o Ground water recharge term used in 5.3.1

5.4.6
- Requirement to capture water in private lot? Multi-use/multi-benefit system?
  - o Retention, bio swales, etc.

Part 2: Transportation/Circulation
5.4.7
- What is a network of facilities?
  - o Integrates many types of transportation, such as park and ride, bicycle network to transit stops, etc.
- Transportation "plans" of… ?
  - o Regional connections
  - o Elisa: Plan is an action item.
- Replace "facilities" with "network"
  - o Linking.
  - o Bike lanes aren't able to cross intersection safely. Emphasize safe direction.
- 5.4.7.1 doesn't like "20-year" specificity
- On time issue with bus transportation
  - o Frequency is the biggest issue – 70 minutes
  - o We use PAG's traffic projection generation

- 5.4.7.5 – Useful for PD to do their job. Does it belong in the General Plan?
  - Inclusion of this helps facilitate public participation.
  - Suggestion to pull this one back
- 5.4.7.2 – Only on new streets?
  - Change to design or redesign of public streets.

5.4.8

- The diligent maintenance of roadways is important to OV residents and impression on visitors
- "Character" is that of the neighborhood that surrounds the road. For example, the public art wall of Naranja
  - Suggestion: reconsider addition of public art in to intersections and roadways, be it through materials, fixtures, art, or natural vegetation.
  - Consider land owned in ROW, potential for parklets
- Gateways?
  - Issue when boundaries move so frequently

5.4.9

- Connect to regional system of bicycle paths
  - The connection to the south is an issue. Partnerships with other communities are necessary
- 5.4.9.2 - Suggestion: include "connecting" and "Marana"

5.4.10

- 5.4.10 is intended to explain the pLaces we live, work and play.
- 5.4.10.2 - Seems premature without fixed transportation routes, but shouldn't be eliminated. Suggestion: tie into transportation policy encouragement.
  - Issues: Could limit businesses. Commercial development or tenant could apply to the CDRB.
- 5.4.10.3 - "eliminate gaps and barriers" isn't quite right. More like "unsafe"
- 5.4.10.4 - Multi use path instead of sidewalks?
- 5.4.10.6 – "Incentive" will always have people who oppose it. Suggestion: "encourage"

5.4.11

- Possibility of building bus pullouts?
  - Transit operator goes to jurisdiction and engineer. Town of Oro Valley policy requires bus bays on fixed routes. Also use of 8 ft multi-use lane for bicyclists and bus pull out.
- Can we do anything other than encourage?
  - Suggestion: Integrate into transit plan
- 5.4.11.3 – Isn't this redundant to original intent to bus system?
  - Don't peruse strategies
  - Suggestions: "Continue partnerships", "preserve and protect" bus system/routes

5.4.12

- OV Transit Services is a town division, contracts Dial-a-Ride
- 5.4.12.3 – Service for all (not just seniors and disabled). Who needs mobility?
  - Mention increasing retirement population characteristic
    - Demographics are shifting, so don't limit characteristics
  - "As needed" as opposed to conditions/changing population
  - Suggestion: "Monitor and modify existing needs to respond to changes and…"

5.4.13

- Action Ideas?
  - Temporary business access signs
  - Do we need this? No.

  o Consensus: Remove 5.4.13

5.4.14
- Suggestions: "Explore opportunities to encourage" and "create infrastructure to support"

Elisa: Please look over workbook section and provide comments soon.

Part 3: Mapping
Overview
- Planning Area: resolved
- Urban Services Boundary: resolved
- Growth Areas: mostly resolved
- LU Requests: mostly resolved
- State lands: continued discussion
- Clean-up: awaiting discussion

Growth Areas
- Tier 1 vs Tier 2: Definitions and presentation
- Difference between Tier 2 and designating NCO? Concern in growth priorities. Are Tier 1 prioritized?
  o EH: Yes, Tier 1 are prioritized.
  o NCO has so many uses that neighbors are concerned. Tier 2 has no designation to restrain uses.
    ▪ Chad: If the concern is variety of uses, we can address this through the zoning code.
  o Using the word 'growth' encourages development and use of this land
    ▪ Chad: Benefit of PAD to tailor down uses, in this particular case. Bring this discussion back to the Growth Area definitions, which is to focus infrastructure, conservation of natural resources, etc.
- Lambert and La Cholla
  o Staff recommends consideration as a Tier 2
  o Current General Plan amendment in process would extend NCO to north. Tier 2 only applies to existing NCO area.
  o Committee concern:
    ▪ Residential/commercial compatibility
    ▪ Issue as established area
    ▪ When Lambert will be improved.
  o What's the purpose of this Growth Area? Who does it serve?
    ▪ Supported by approximately 600 units approved to be built at La Cholla and Naranja. Approximately 780 units to be presented to council in this neighborhood north of the prospective Growth Area. This number could be changed by council.
    ▪ La Cholla and Lambert will both be improved and important roadways.
  o Neighbors don't want more intensity of use. There's already concern over intensity, and this isn't a priority area. If you can clean up the designation, the issue could be resolved. If not, conflict opens up.
  o If rationale isn't found, don't change anything.
    ▪ Compelling nature of Oro Valley
      - 3 major N-S corridors: Oracle, La Canada, La Cholla
      - Tier 2: Tangerine and La Canada.
      - The growth of La Cholla is logical
  o Ability to develop remains, but priority is restrained without Growth Area designation
  o VOTE BY MAJORITY: No Growth Area designation to Lambert and La Cholla.

Land Use Requests
- #8, currently designated NCO, requests CRC, staff recommends change of entire strip to CRC
  - By re-designating property, we eliminate the need for a General Plan amendment. Public process needs to happen.
  - This would be a major amendment.
  - Reason for CRC is because of Oracle Corridor. However, single family residential is directly behind it.
  - Is the change significant enough to go through a neighborhood meeting? Looks like circumvention if not done.
  - VOTE BY MAJORITY: No change to land use designation, remain NCO.

Clean-Up
- We're working on applying Land Use designation to the previously undesignated and newly included Pima County area within our Planning Area.
- In cases where the property has been developed, we're looking to align with current use and current zoning.
  - Are you getting advice from legal?
    - We will once analysis is complete.
- Changes in public/semi-public use or ownership
- Approved land use amendments not reflected on recent map

Homework and Next Steps
- Workbook comes out Monday, March 23, with hard copies offered at the DIS front desk, as usual.
- Next meeting: Wednesday, March 25 in the Hopi Conference Room

Public Comment Period
None

YOUR VOICE OUR FUTURE

Planning Oro Valley Together

Development Committee Meeting 6: March 19, 2015

Join the Conversation
www.YourVoiceOV.com

Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Discussion: Policies and Action
- Discussion: Land Use Mapping
- Homework and Next Steps
- Public Comment
- Adjourn

www.YourVoiceOV.com

Meeting Packet

- Meeting 6 Agenda
- Meeting 6 Homework
- Meeting 5 Notes
- Meeting 5 Presentation slides
- Development Committee Meeting Schedule
- Mapping Decisions (from Meeting 5)
- Development Committee Workbook
- Public Comments

- *Additional materials tonight: public comments*

Summary Notes

BE THOROUGH   BE PRODUCTIVE   BE COLLABORATIVE

www.YourVoiceOV.com

Development Committee Schedule

- Meeting #6: Mar. 19
  - Infrastructure
  - Land Use Mapping
- Meeting #7: Mar. 25
  - All Goals, Policies, Actions
  - General Plan Amendments
  - Recommendations to Environment and Community
- Meeting #8: Apr TBD
  - Discussion on committee draft & land use map
  - Final Recommendation

- Post-Meeting Follow-Up: Apr
  - Recommendations and final edits
- All Committee Review: April

Discussion

www.YourVoiceOV.com

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

Policies and Actions

- Land Use and Design *(re-written and re-organized)*
  - Conservation of natural resources
  - Neighborhoods and quality of life
  - Quality built environment
- Development and Growth Areas *(new text)*
  - Included description of Growth Areas (Tier 1 and 2)
  - Placeholder for Arroyo Grande
- Infrastructure *(not yet discussed)*
  - Community services/utilities
  - Transportation/circulation

www.YourVoiceOV.com

Infrastructure:
Community Services/Utilities (Pgs. 12-14)

Meeting 1 Identified Topics

General Policy Direction for Council Use to Other Agencies
Focus on Infrastructure that Town Leads Roads + Water

Reclaimed Water Lines to Homes
Water Conservation
Water Use – Conservation – Management
Capture More Water

Tie New Utility Expansion to New Corridor Disturbance
Underground Utilities

Protect Natural Resources

Capital Replace Plan

Erosion
Reduce Risk of Flood Damage
Public Works Maintenance

5.4.1	Infrastructure community needs
5.4.2	Aesthetics and visual impact
5.4.3	Replacement and upgrades
5.4.4	Telecomms and broadband
5.4.5	Storm water systems
5.4.6	Innovation and education

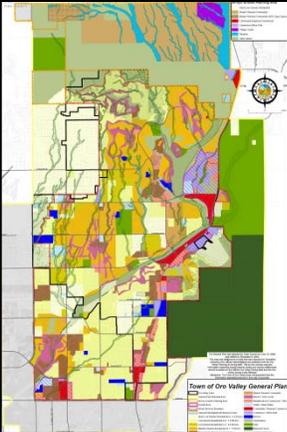## Infrastructure:
Transportation/Circulation (Pgs. 14-18)

Meeting 1 Identified Topics

Improved/Integrated Public Transportation
Mass Transit to Keep Pace
Public Transportation Bus Service

Round Abouts
Traffic Circles

Connect Bicycle & Pedestrian Paths
Between North & South OV
Linked Trail System
Side Walks
Walking Paths

La Canada Tunnel North
Solve Oracle Road
Alternatives to Oracle

Build Upon Assets
Fill Empty Spaces

Community Outreach Programs

Response to Climate Change
Open Space

Prioritize Major Roadways
Continue to Demand Well-Constructed Streets
Wild Life Crossing(s) (x2)

5.4.7	Multi-modal transportation
5.4.8	Street design
5.4.9	Bikeway system
5.4.10	Access to amenities
5.4.11	Transit system
5.4.12	Transit support
5.4.13	Transportation impacts
5.4.14	Alternative infrastructure

Discussion

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

Land Use and the Big Picture

- You are a representative cross-section of the community with a lot of expertise
- Use your best judgment:
  - What makes sense?
  - What do you think?
  - What is the right thing to do?
- We're creating something for people to react to

TOPIC	STATUS
Planning Area	Resolved
Urban Services Boundary	Resolved
Growth Areas	Mostly resolved
Land Use Requests	Mostly resolved
State Lands	Continued discussion
Clean-Up Items	Awaiting discussion

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
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.	**Keep Planning Area at Orange Grove.** **Extend USB to Orange Grove.**	None
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.	**Extend Planning Area west to Camino de Oeste, north to Pinal County line** **Extend USB against Marana Town Limit (approximately Thornydale)**	None

Growth Areas

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
TIER 1 GROWTH AREAS				
ARROYO GRANDE VILLAGE CENTER	Seems appropriate	Seems appropriate	**Tier 1 GA**	None
ARROYO GRANDE OFFICE/COMMERCIAL	Seems appropriate	Seems appropriate	**Tier 1 GA**	None
ORACLE ROAD CORRIDOR	Seems appropriate Add Rooney Ranch area	Seems appropriate	**Tier 1 GA. Include Nakoma Sky. Exclude Kelly Ranch.**	None
FOOTHILLS MALL AREA	Pull back to original growth area as designated in last general plan	Seems appropriate	**Tier 1 GA, keep at smaller growth area as designated in last general plan (do not extend north).**	None
TIER 2 GROWTH AREAS				
TANGERINE AND FIRST/RANCHO VISTOSO	Seems appropriate	Seems appropriate	**Tier 2 GA**	None
TANGERINE AND LA CANADA	Seems appropriate	Seems appropriate	**Tier 2 Growth Area node (manage future growth and traffic)**	None
TANGERINE AND LA CHOLLA	Seems appropriate	Seems appropriate	**Tier 2 Growth Area node (manage future growth and traffic)**	None
LAMBERT AND LA CANADA	Seems appropriate	Seems appropriate	**Tier 2 GA**	None
LAMBERT AND LA CHOLLA	Questionable – may not have potential that other areas have	Seems appropriate	None	⭐ **Unresolved, needs to be revisited next meeting.** Staff will bring further definition and visuals of Tier 1 vs. Tier 2 Growth Areas
OTHER	Add additional Tier 2 area at Tangerine and Shannon	Connect growth areas to create Tangerine corridor growth area from La Canada to Shannon	**Not included,** as strong rationale for inclusion does not currently exist.	None

Growth Areas

particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses

<u>Tier 1 Growth Areas</u> include major and regional commercial areas.

The Tier I areas could also potentially include sub-categories to further clarify the intent of each area. This could include primary employment, tourism, district or retail/office sub-categories.

<u>Tier II Growth Areas</u> include neighborhood focused commercial areas, supported by a variety of residential. These areas are intended to serve the immediate needs of residents, while limiting impacts.

<u>All Growth Areas</u> should:
(a) Make circulation more efficient
(b) Make infrastructure expansion more economical
(c) Provide for a rational pattern of land development
(d) Conserve significant natural resources and open space areas
(e) Coordinate resource location to similar areas outside area's boundaries
(f) Promote public and private construction of timely and financially sound infrastructure expansion
(g) Promote use of infrastructure funding and financing planning that is coordinated with development activity

Lambert/La Cholla Growth Area

- Existing Land Use
- Major General Plan Amendment (in process)

La Cholla/Naranja NW and SW Major General Plan Amendment

www.YourVoiceOV.com

Land Use Request Map

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

Land Use Requests

PROPERTY	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
#1, #2, #3, AND #13	Split vote between MDR and No Change	MDR	**MDR** Continue surrounding MDR character of Tangerine, buffer existing LDR	None
# 4	No Change	No Change	**No Change** Maintain intent and character of Innovation Park.	None
# 5	No Change	No Change	**No Change** Maintain existing character of rural low-density residential area.	None
# 6	No Change	No Change	**No Change** Limited infrastructure does not support this MDR/LDR development, and do not want to signal density change in existing rural area.	None
# 7	NCO or split the parcel (NCO adjacent to the park and CRC in northern section)	CRC	**Split Parcel: NCO adjacent to the park and CRC in northern section** NCO appropriately serves community and adjacent park/school, CRC in northern section appropriate to Oracle Corridor Growth Area.	None
# 8	NCO	Whole strip along Oracle into CRC	None	**No Consensus:** staff will provide CRC vs. NCO visual for further deliberation
# 9	Split vote between MDR and No Change	No Change	**No Change** Maintain existing character of low-density residential area.	None
# 10	NCO	NCO	**NCO** Continue surrounding character of NCO along Oracle corridor which serves nearby residential.	None
# 11	Split vote between No Change and LDR2	No Change	**No Change** Keep MDR to maintain transition from low to high density to Oracle corridor	None
# 12	No Change	No Change	**No Change** Maintain residential character of area, and recognize limited infrastructure of Shannon/Overton	None

Neighborhood vs. Regional Commercial

Tangerine 550 State Land

- Property Size: 550 ac.
- Owned by State Land Department
- Potential future annexation
- Potential residential, commercial, employment uses
- Recommend "*undesignated area*" with disclaimer "*to be determined in coordination with Arizona State Land Department*"

www.YourVoiceOV.com

Arroyo Grande

- Two issues:
  - Existing planning area land use designations
  - Negotiation for annexation with State Lands
- Extensive process 2007 – 2008
  "The revised land use plan is a product of extensive analysis and negotiations with a multitude of agencies and stakeholders."
- What's next?
  "The Arroyo Grande Planning Area has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions 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 shared goals include creating a balance of developable area and open space."

Clean-Up Map Issues *(in process)*

- Pima County Area
  - Previously 'undesignated area'
  - Area added to Planning Area boundary
- In cases where the property has been developed:
  - Align with current use
  - Align with current zoning
- Changes in public/semi-public use or ownership
- Approved land use amendments not reflected on recent map

www.YourVoiceOV.com

The Workbook

DEVELOPMENT COMMITTEE WORKBOOK

- 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 2 days) edits to words or phrases

www.YourVoiceOV.com

YOUR VOICE OUR FUTURE
Planning Our Valley Together

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: Weds. March 25 – same time, in **Hopi Room**

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 Open Discussion	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
REVIEW GOALS & POLICIES	Identify Issues and Opportunities Generate Ideas and Directions Feedback and Revisions	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
		Sub-committee 2/2/15	1. *General Plan Amendment criteria*
		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
		Sub-committee 2/17/15	1. *General Plan Amendment criteria*
		Mtg. 4: Weds. Feb 25	1. Meeting Business 2. Presentation and Discussion – Land Use Mapping 3. Homework and Next Steps
		Sub-committee 3/2/15	1. *General Plan Amendment criteria*
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Discussion – Land Use Mapping 3. Discussion – Policies and Actions 4. Homework and Next Steps
		Sub-committee 3/10/15	1. *General Plan Amendment criteria*
RECOMMENDATION	Feedback and Revisions Endorsement	Mtg. 6: Thurs. Mar 19 *(Kachina)*	1. Meeting Business 2. Discussion – Policies and Actions, Mapping 3. Homework and Next Steps
		Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Remaining Items 3. Tentative Recommendation 4. Homework and Next Steps
		Mtg. 8: Weds. Apr 8	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 *Your Voice, Our Future* Plan
FINAL PLAN	Adopt Plan	Sept – Oct 2015	Planning & Zoning Commission Briefing & Hearing
		Nov 2015	Town Council Hearing
		Dec '15 – Oct '16	Public Engagement – Did we get it right?
	Accept Plan	Nov 2016	Public Vote on *Your Voice, Our Future* Plan

Type 1 Amendments

Type 1 Amendments involve significant changes to the Town's General Plan. They include changes on parcels to different land use types that are most impactful. Such amendments may include changes from large lot residential to commercial use or decreases in open space.

Type 1 Amendments are defined as Major General Plan Amendments in State Law and involve a substantial alteration of the Town's land use mixture or balance as further specified in Section ___ of this Plan. Type 1 Amendments require more extensive neighborhood meetings, public hearings and a higher level of concurrence by Town Council for approval.

A Type 1 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, Policies and Action which alters the intent or purpose of any Element, Goal, Policy or Action of the General Plan.

2. Any change to the Land Use Plan as follows:

    a. Affecting 40 acres or more <u>AND</u> classified as a Type 1 amendment on Table __. Table __ includes all land use amendment scenarios and specifies the type of amendment required. Generally, a Type 1 amendment is required when a request involves 40 acres or more and a two-step increase in land use categories. For example, a 50 acre property proposed for amendment from Low Density 1 to Medium Density would require a Type 1 amendment.

    b. Increasing the amount of High Density Residential, regardless of acreage.

    c. Increasing the amount of Master Planned Community, regardless of acreage.

    d. Decreasing neighborhood commercial office, community regional commercial or commerce office park land use designations, regardless of acreage.

    e. Decreasing the amount of designated Open Space regardless of acreage.

    f. Planning Area Boundary changes.

    g. Amendments for properties outside the Urban Services Boundary.

Table __ General Plan Amendment Matrix
(To be used in determining type of amendment, in conjunction with 2.a. above)

Existing	Proposed Designation (Change To)												
	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP & SCH*	PARK	OS
R-LDR	none	2	1	1	1	1	1	1	1	1	1	2	2
LDR1	2	none	2	1	1	1	1	1	1	1	1	2	2
LDR2	2	2	none	2	1	1	1	1	1	1	1	2	2
MDR	2	2	2	none	1	1	1	1	1	1	1	2	2
HDR	2	2	2	2	none	1	1	1	1	1	2	2	2
MPC	1	1	1	1	1	none	1	1	1	2	2	2	2
RGC	1	1	1	1	1	1	none	2	1	2	2	2	2
NCO	1	1	1	1	1	1	2	none	1	2	2	2	2
CRC	1	1	1	1	1	1	2	2	none	2	1	2	2
COP	1	1	1	1	1	1	2	2	2	none	1	2	2
PSP & SCH*	2	2	2	2	1	1	2	2	2	2	none	2	2
PARK	1	1	1	1	1	1	1	1	1	1	1	none	2
OS	1	1	1	1	1	1	1	1	1	1	1	1	none

*Public Schools are not subject to the amendment process

Designation Key

R-LDR	Rural Low Density Residential (0 - 0.3 homes per acre)
LDR1	Low Density Residential 1 (0.4 - 1.2 homes per acre)
LDR2	Low Density Residential 2 (1.3 - 2.0 homes per acre)
MDR	Medium Density Residential (2.1 - 5.0 homes per acre)
HDR	High Density Residential (5.1+ homes per acre)
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

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan and do not represent a substantial alteration of the Town's land use mixture or balance. Type 2 amendments are not intended to be Major General Plan Amendments as provided by State Law.

Type 2 Amendments involve a more streamlined approval process, but still provide ample public outreach, neighborhood meetings and public hearings related to the amendment.

A Type 2 Amendment shall be required for any of the following changes to the General Plan:

1. Any text changes to a Goal, Policies and Action which does not alter the intent or purpose of any Element, Goal, Policy or Action of the General Plan.

2. Any amendment not meeting the criteria for a Type 1 Amendment.

3. Amendments to the Urban Services Boundary.

4. Open Space trades resulting in no net loss of open space and which meet the Town's environmental objectives.

5. The Planning and Zoning Administrator may reclassify a Type 2 Amendment to a Type 1 Amendment based on the following findings:

   a. High visibility of the property by a significant portion of the community, beyond visibility by adjacent property owners. Areas of high visibility include, but are not limited to locations along major thoroughfares, at major gateways into the community such as town limits and properties which are highly visible due to elevation.

   b. The physical characteristics of the property such as environmental constraints, access or topography create significant environmental or grading impacts to the property.

   c. The proposed density or type of development would create a significant and abrupt transition in land use in comparison with the adjacent area and development context. The change may impact the surrounding development character or signal an overall change to the future of the area.

Exceptions

The following shall not require a formal amendment to the General Plan and be reviewed administratively:

1. All scriveners' errors will be subject to administrative approval. Scriveners' errors are unintentional clerical mistakes made during the drafting, publishing, and copying process.

2. Public schools are not subject to the amendment process.

3. The Planning and Zoning Administrator shall have the authority to administer and interpret the application of the General Plan through administrative determinations. Requests for determinations may be filed by an applicant or an aggrieved party owning property within the required notification area for general plan amendments. Information on determinations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.

PART 2: GENERAL PLAN AMENDMENT EVALUATION CRITERIA

General Plan Amendment evaluation criteria provides a tool for the Town to use to objectively assess the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should advance, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The criteria provides a basic framework for Town decision making on amendment requests.

The criteria is purposely written using subjective language to enable review of potential applications covering the breadth of General Plan topics. The ultimate interpretation of the criteria will be made by Town Council.

The review and analysis shall include, but not limited to the following criteria:

1. On balance, the request is consistent with the Vision, Goals and Policies of the General Plan, and will not adversely impact the community as a whole or a portion of the community, as demonstrated by adherence to all the following criteria. The request shall not:

    a. Significantly alter existing development character and land use patterns without adequate and appropriate buffers and graduated transitions in density and land use.

    b. Impact existing uses with increased traffic or drainage without appropriate improvements to accommodate planned growth.

    c. Impact other public services including police, fire, parks, water and wastewater without mitigation and improvements to accommodate planned growth.

    d. Impact the natural beauty and environmental resources without mitigation.

2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating meaningful measures to mitigate development impacts on adjoining areas, to the extent reasonably possible.

3. All non-residential amendment requests will contribute positively to the long-term economic stability of the Town as demonstrated by consistency with Goals __ and Policies __ related to economic development and financial stability.

It shall be the burden of an applicant to submit information, studies and analysis which will enable all participants to adequately assess the request in relation to the criteria.

PART 3: GENERAL PLAN AMENDMENT PROCESS

As the General Plan provides primary guidance for future decision making, the procedures for amendment include significant public outreach which provide for meaningful involvement in the amendment process. The specific procedures for amendment to the General Plan are codified in the Oro Valley Zoning Code Revised (OVZCR).

Type 1 Amendments

Type 1 Amendments involve significant property changes to different land use types. As these amendments have the potential for greater impact to the surrounding area and the community as a whole, the Zoning Code establishes an enhanced process of public outreach as follows:

- Type 1 Amendments may only be filed one time during the year
- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted throughout the process
- Enhanced public notice requirements
- Notice to adjacent communities, regional planning groups and State agencies for comment
- Enhanced public hearing requirements

Type 2 Amendments

Type 2 Amendments involve less impactful changes to the General Plan, but still include a substantial public outreach process as follows:

- Type 2 Amendments may be filed any time during the year
- Neighborhood meetings conducted throughout the process
- Enhanced public notice requirements
- Public hearings before the Planning and Zoning Commission and Town Council

10 Year Updates

State law requires that a comprehensive update of the General Plan be undertaken at least once every 10 years. Changing conditions may warrant a comprehensive update or amendments to portions of the plan on a more frequent basis as determined by Town Council.

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

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.

```
Vision and          Development          ── Land Use and Design Policies and Actions
Guiding       ──    Goals            ──── Development and Growth Areas Policies and
Principles                                   Actions
                                      ── Infrastructure Policies and Actions
```
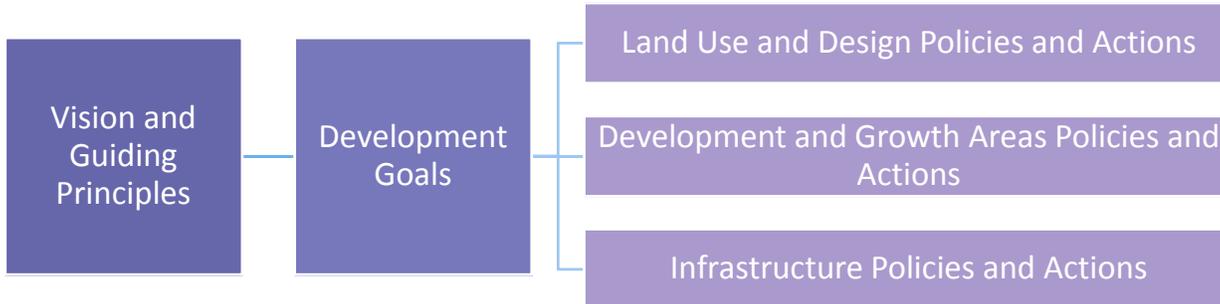
Throughout this workbook you will see references to the Vision and Guiding Principles referenced after every goal, policy and action in parentheses. This is a way to track how we're lining up with what the community told us what important. The key for these Vision and Guiding Principles codes can be found below.

Code	V&GP Phrase
V-1	Well-managed community
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

Oro Valley's Vision

To be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will retain its friendly, small-town character, while increasing access to daily services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

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 *indicates an update for version 3 of this document.*
- ⚑ *Text in* purple *indicates an update for version 4 of this document.*
- ⚑ *Text in* green *indicates an update for version 5 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~~ 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)

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 was substantially re-written for version 3 of this workbook and was replaced with new text. All changes are not noted.

CONSERVATION OF NATURAL RESOURCES

Suggested POLICY

5.3.1   Promote land use development practices and programs that conserve and minimize impacts to natural resources. (ENV) (GP11)

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, land contours, elevations and ridgelines. (ENV) (V02)

5.3.1.2   Periodically update existing low-impact development regulations ~~on low-impact design options, that~~ in order to reduce~~s~~ development impact on adjacent properties, the environment, drainage and traffic, ~~to include best practices~~. (ENV) (GP11)

5.3.1.3   Maintain a ~~systematic~~ thorough Town process for review of development proposals to ensure environmental conservation ~~protection~~. (ENV) (GP11)

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. (ENV) (GP11)

5.3.1.5   Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote ~~incentivize~~ green building for new construction ~~and recognize model efforts in the community~~. (ENV) (GP11)

5.3.1.6   Study options and provide opportunities for development or redevelopment to design for, capture

---

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

and manage stormwater in multi-benefit facilities. (ENV) (GP11)

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. (GP02)

ACTION ideas

5.3.2.1 As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways. (GP05)

5.3.2.2 Develop land use regulations which require development proposals to maintain and/or enhance the quality of views from and to public parks nearby. (ENV) (GP02)

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 and supported by the General Plan. (GP02)

Suggested POLICY

5.3.3   Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas. (ENV) (GP11)

ACTION ideas

5.3.3.1 Expand outreach methods by training volunteers and other means to educate the public on water conservation methods and best practices for building and landscape design and retrofits. (ENV) (GP11)

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. (ENV) (GP11)

Suggested POLICY

5.3.4   Reduce heat absorption for buildings, parking surfaces and outdoor public areas. (ENV) (GP11)

ACTION ideas

5.3.4.1 Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable outdoor spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings. (GP11)

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. (GP11)

5.3.4.3 Update and clarify existing design incentives to encourage the passive and active solar orientation of

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

WHAT IS A POLICY?

It identifies <u>a course of action</u> to help achieve the goals

lots during the planning stages of new development. (GP11)

5.3.4.4 Incorporate permeable surfacing options into existing regulations. (GP11)

Suggested POLICY

5.3.5 Promote outdoor lighting that enhances safety, circulation, and ~~aesthetics and minimizes~~ beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky. (V09)

ACTION ideas

5.3.5.1 Continue to support efforts to minimize light pollution and adhere to regional night skies initiatives. (ENV) (V09)

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. (ENV) (V09)

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. (V02)

ACTION ideas

5.3.6.1 Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas. (COMM) (GP07)

5.3.6.2 Create a definition for mixed-use zoning and modify existing regulations to make available where appropriate. (COMM) (V02)

5.3.6.3 Amend land use regulations to define and incorporate effective compatibility standards which ~~enables community acceptance of differences in scale and density~~ ease transitions in scale and density between uses and complements neighborhood character. (V02)

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. (V02)

Suggested POLICY

5.3.7 Promote the social and physical health of the community through the built environment. (COMM) (V02)

ACTION ideas

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

5.3.7.1 Develop a plan which identifies target locations for community recreational amenities, such as parks or community centers, and identifies funding strategies. (COMM) (GP10)

5.3.7.2 Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs. (COMM) (V02)

5.3.7.3 Integrate into the development review process, a means to promote the creation of public gathering places within retail areas. (GP04)

5.3.7.4 Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile. (V02)

5.3.7.5 Incorporate pedestrian facilities which connect residential with nearby services and amenities. (V02)

Suggested POLICY

5.3.8 Improve the small-town character, design and safety of the built environment. (COMM) (GP03)

ACTION ideas

5.3.8.1 Study and update signage regulations to incorporate best practices while continuing to balance the needs for ~~easy business~~ clear identification and direction as well as community desires for compatibility and minimal intrusiveness. (COMM) (GP03)

5.3.8.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley. (GP03)

5.3.8.3 Require developers to design neighborhood retail and office uses to respect residential scale and character. (COMM) (V02)

5.3.8.4 Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme. (GP03)

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. (GP01)

PLANNED BUILT ENVIRONMENT

Suggested POLICY

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

5.3.9 Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors. (V02)

ACTION ideas

5.3.9.1 Create a plan which coordinates the land use and transportation planning for ~~of~~ growth areas with ~~transportation~~ planning for transit and commercial corridors, in coordination with other jurisdictions and agencies. (ENV) (V02)

5.3.9.2 Create transit-oriented development standards and modify existing regulations to make available where appropriate. (GP03)

5.3.9.3 Develop an economic development analysis which highlights deficiencies and barriers for development in growth areas and commercial corridors. (COMM) (GP04)

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. (GP03)

5.3.9.5 Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections. (GP05)

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. (GP05)

Suggested POLICY

5.3.10 Encourage the development of master planned communities which includes ~~a variety of~~ suitable residential and commercial uses. (V02)

ACTION ideas

5.3.10.1 Encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities. (V02)

5.3.10.2 Update development regulations to require master planned communities incorporate coordinated driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements into their designs. (V02)

5.3.10.3 Update development regulations to require master planned communities that serve the needs of a mix of

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

resident ages and backgrounds ~~targeted residents and promote a family-friendly lifestyle~~. (V02)

Suggested POLICY

5.3.11 Promote the design of cohesive developments that enhance and promote the pedestrian experience. (COMM) (V02)

ACTION ideas

5.3.11.1 Develop policies and standards which advance walkable neighborhoods and commercial areas. (GP05)

5.3.11.2 Develop an assessment process for walkability standards to be used during development review. (GP05)

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)

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)

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

The most meaningful phrase on this page to me is

_____
_____
_____

5.3.2.3 Comprehensively define public cost responsibilities for new development. (GP12)

5.3.2.4 Develop funding standards that apply to new private development. (GP12)

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

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."

In recognition of the growth and development of Oro Valley, a two tier system is proposed for all growth areas in Oro Valley. These areas are represented on the General Plan Land Use Map.

Tier 1 Growth Areas include major and regional commercial areas, and include:
- Oracle Road Corridor from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

The Tier I areas could also potentially include sub-categories to further clarify the intent of each area. This could include primary employment, tourism, district or retail/office sub-categories.

Tier II Growth Areas include neighborhood focused commercial areas, supported by a variety of residential areas. These areas are intended to serve the immediate needs of residents, while limiting impact and include:
- Intersection of 1st Avenue/Rancho Vistoso with Tangerine Road

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

- Intersection of La Cañada and Tangerine
- Intersection of La Cholla and Tangerine
- Intersection of La Cañada and Lambert
- ~~Intersection of La Cholla and Lambert~~

<u>All Growth Areas</u> should:

(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 re-location, as needed, 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.

The <u>Arroyo Grande Planning Area</u> has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Land Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space.

The area commonly referred to as <u>Tangerine 550</u> (bounded by Tangerine Road, Thornydale Road, Camino del Norte and Shannon Road) is currently outside the Town of Oro Valley limits. However, this 550 acres of land is currently being explored for annexation into the Town in cooperation with the Arizona State Land Department. The proposed General Plan Land Use Map notes this area as 'Master-Planned Community'. It is anticipated that any refinement to the land uses, densities and intensities in this area will be completed in a cooperative public process.

5.4   Infrastructure
This section addresses. . .

COMMUNITY SERVICES/UTILITIES

Suggested POLICY

5.4.1   ~~Provide infrastructure~~ Accommodate community services and utilities which meet the larger community goals ~~when considering new development~~.* (COMM) (V01)

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

ACTION ideas

5.4.1.1 Develop criteria for the responsible siting of essential public facilities in cooperation with the State of Arizona, Pima County, ~~and~~ other agencies and utility providers ~~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 through the Town's website about proposals for utility installations, including new booster or transmission facilities ~~through the Town's website~~. (COMM) (V01)

Suggested POLICY

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

ACTION ideas

5.4.2.1 Integrate utilities, necessary infrastructure and other public facilities into public open spaces ~~only~~ when necessary ~~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~~ Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

5.4.3.1 Integrate into the capital improvement program a long-term view of capital replacement costs, ~~which may be impacted by anticipated growth in the community~~. (V01)

5.4.3.2 Identify and seek funding options for infrastructure replacements and upgrades. (V01)

5.4.3.3 Develop an inspection and audit program to determine infrastructure conditions and estimate timely for improvements. (V01)

5.4.3.4 Develop cooperative relationships within Town departments, outside agencies and utility providers regarding infrastructure planning. (V01)

Suggested POLICY

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

5.4.4   Accommodate growth in the community through advance planning for services, utilities and other infrastructure.

ACTION ideas

5.4.4.1   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)

5.4.4.2   Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)

5.4.4.3   Form a technical review board who will review annexation proposals, offer comments and help plan for growth. (COMM) (GP06)

5.4.4.4   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)

5.4.4.5   Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

Suggested POLICY

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

### ACTION ideas

5.4.5.1   Identify telecommunications needs for the community and providers which may be suitable to meet those needs. (V04)

5.4.5.2   Conduct an assessment of suitable locations and current infrastructure and its impact on the opportunity for telecommunications and broadband services. (V04)
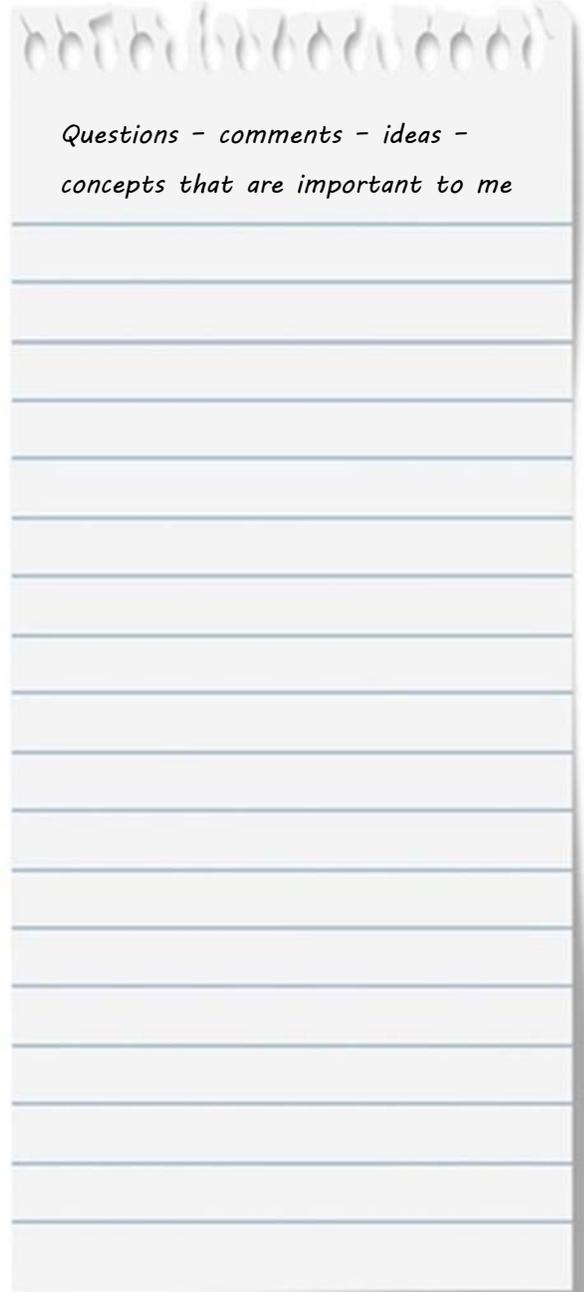
Suggested POLICY

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

ACTION ideas

Questions – comments – ideas – concepts that are important to me
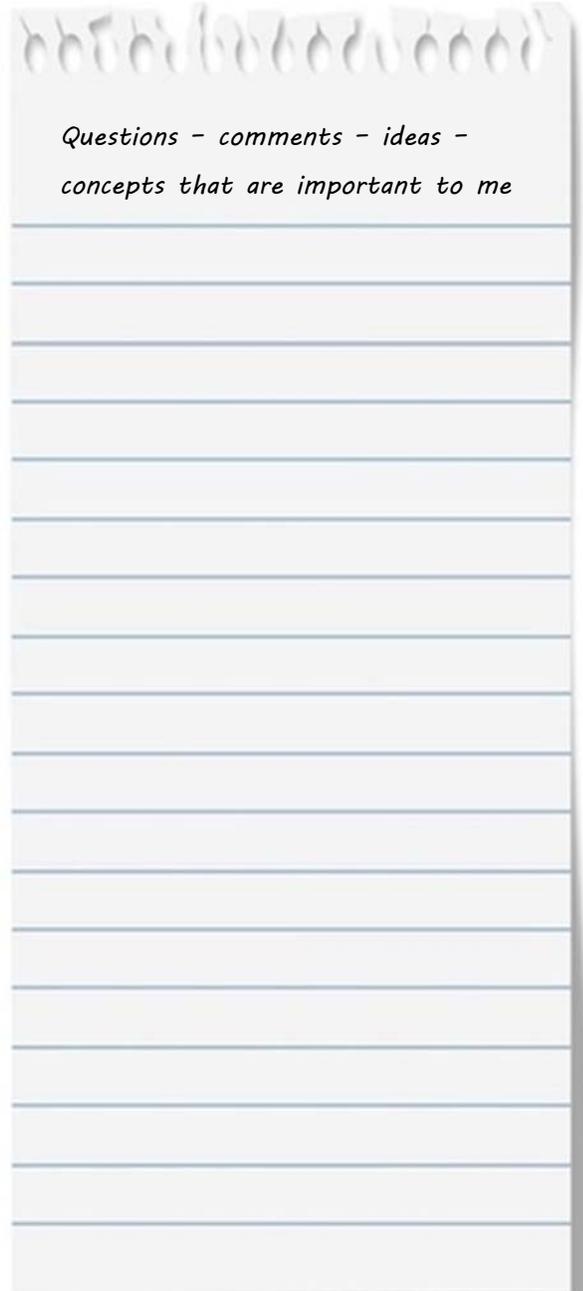
5.4.6.1 Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage patterns and associated ecological systems.* (ENV) (GP11)

5.4.6.2 Design ~~major~~ wash crossings to pass the design flow and to be hydraulically efficient, ~~(100-year base flood)~~ safe and with minimal physical, traffic or visual environmental impacts. ~~environmentally sensitive with minimum physical or visual disruptions or impacts to riparian areas and wildlife habitat.~~* (ENV) (GP11)

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

5.4.6.4 Rehabilitate and enhance ~~Town-owned natural~~ drainage systems, water detention and retention basins, and other infiltration areas as part of capital improvements and, when appropriate, through public-private partnerships. ~~for multiple benefits including storm water management~~. (ENV) (GP11)

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

5.4.6.6 Evaluate storm water management ~~policies~~ practices and work programs and if possible align with water conservation strategies. (GP11)

5.4.6.7 Develop a maintenance system for publicly-owned retention basins and stormwater facilities. (V01)

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

Suggested POLICY

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

ACTION ideas

5.4.7.1 Integrate green infrastructure and low impact development techniques into development regulations. (GP11)

5.4.7.2 Develop a public education program for residents regarding storm water. (V07)

5.4.7.3 Study and explore opportunities for the creation of stormwater recharge facilities to assist in replenishing groundwater. (GP11)

5.4.7.4 Study options for multi-benefit stormwater facilities which may manage water, provide habitat and recharge groundwater. (GP11)

TRANSPORTATION/CIRCULATION

Suggested POLICY

5.4.8 Develop a safe, convenient and efficient ~~network of~~ multi-modal transportation network ~~facilities~~ that integrate amenities, provide access to services and destinations and that link places where people live, work, shop and play. ~~neighborhoods, schools, parks and natural areas~~. (ENV, COMM) (GP05)

ACTION ideas

5.4.8.1 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)

5.4.8.2 Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design or redesign of ~~all~~ new public streets and significant transportation investments. (GP05)

5.4.8.3 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)

5.4.8.4 Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options. (GP01)

5.4.8.5 Integrate ~~Traffic Incident Management (TIM)~~ standards into roadway design ~~in order to~~ which facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

5.4.9 Enhance the Town's community identity and character through roadway design ~~and develop a hierarchy of streets that~~ which differentiates ~~the character of~~ neighborhoods, key streets and important intersections. (GP03)

ACTION ideas

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

5.4.9.1 Develop strategies to improve the attractiveness of roadways, including diligent maintenance, integration of public art and decorative light poles. (GP03)

5.4.9.2 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)

5.4.9.3 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)

5.4.9.4 Develop transporation 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

5.4.10 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

5.4.10.1 Assist in the completion and funding of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)

5.4.10.2 Collaborate with Pima County, Marana 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)

5.4.10.3 Pursue the certification of Oro Valley as an exemplary bike-friendly community. (GP05)

Suggested POLICY

5.4.11 Foster opportunities for walking, biking and transit to places where people live, work, shop and play. schools, open space, parks, recreation and activity centers.* (COMM) (GP05)

ACTION ideas

5.4.11.1 Develop transit-oriented development standards and zoning provisions.* (GP04)

5.4.11.2 Integrate lower minimum Re-examine zoning code parking ratios as part of overall transportation

Questions – comments – ideas – concepts that are important to me
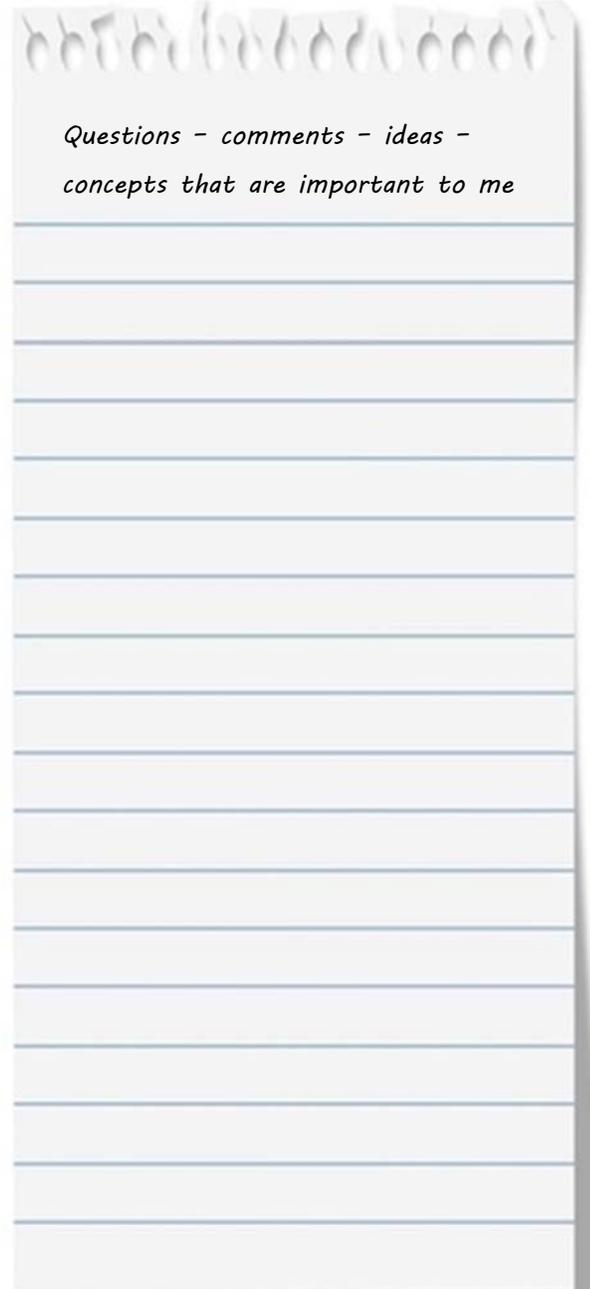
planning ~~into the zoning code, which apply to areas where there are~~ in areas where transportation options other than the automobile are available. (GP05)

5.4.11.3 Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems ~~when constructing roadway, pedestrian and bikeway improvements~~.* (COMM) (GP05)

5.4.11.4 Pursue funding and agreements to incorporate ~~sidewalks and~~ pedestrian and bicycle infrastructure along the whole length of Oracle Road. (GP05)

5.4.11.5 Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process. (GP05)

5.4.11.6 ~~Provide incentives for~~ Encourage private development to provide bicycle amenities~~, such as bike parking, showers, water fountains, signage, shaded rest areas,~~ and trail system connections.* (COMM) (GP05)

5.4.11.7 Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley. (GP05)

Suggested POLICY

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

ACTION ideas

5.4.12.1 Provide safe, attractive, efficient transit shelters that enhance the community character.* (COMM) (GP03)

5.4.12.2 Develop a plan for future transit needs that includes pull-outs for buses and efficient transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)

5.4.12.3 ~~Pursue strategies including~~ Continue partnerships with other transportation providers to preserve and protect the mobility of ~~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)

5.4.12.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

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

Suggested POLICY

5.4.13   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

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

5.4.13.2 Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources. (GP05)

5.4.13.3 Monitor and modify existing transit service as needed to respond to community needs and changes ~~changing operating conditions and changing population characteristics~~. (GP05)

Suggested POLICY

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

~~ACTION ideas~~

~~[Placeholder, actions to be developed]~~

Suggested POLICY

5.4.15   ~~Promote development of~~ Create opportunities for infrastructure which supports electric ~~vehicle~~, biofuel, and CNG vehicles ~~infrastructure~~. (GP11)

ACTION ideas

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

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

The excerpts from the Environment and Community Workbooks have been removed from this version. The work of all the committees will be reviewed together in the near future.

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

memo

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

To:	*Your Voice* Development Committee Members
From:	*Your Voice* Community Committee Members
CC:	Vella, Bayer; Hamblin, Elisa
Date:	3/16/2015
Re:	Community Committee Recommendations

The *Your Voice* Community Committee is comprised of residents of the Town of Oro Valley and has met a total of six times from December 2014 to March 2015. This committee is charged with addressing goals, policies and actions related to the economy, complete community and town services, facilities and buildings. Upon completion of their work, they would like to make recommendations to the Development Committee on the following items and respectfully request the Development Committee consider these items throughout their work.

- Commercial Design
  - Encourage retail and commercial development with complete sidewalks
  - Encourage development of pedestrian-oriented shopping areas where cars are secondary
  - Move away from strip malls as a development option
  - Reconsider the visual impact and attractiveness of signs

- Transportation: Pedestrians
  - Ensure sidewalks:
    - Extend over driveways
    - Are complete and connected within and between developments
    - Offer clear entry and exit into shopping or other areas
  - Create a complete and connected sidewalks and multi-use path system
  - Create more pedestrian-friendly roads, especially improve the conditions on Oracle and connections across it

- Transportation: Alternative Options
  - Explore opportunities for alternative transportation, ex: Zipcar, Uber, Lyft
  - Promote mass transportation options, such as shuttles

- Parking Requirements and Design
  - Integrate landscaping and pedestrian access needs in parking lots
  - Review parking standards – encourage better design and enable retrofits
  - Consider safety with parking design, buffers and landscaping