

Town of Oro Valley

To: Your Voice Committee members
From: Hamblin, Elisa
CC: Vella, Bayer
Date: 4/10/2015
Re: Your Voice All-Committee Review

Thank you for your dedication on the Your Voice Environment, Community and Development Committees!

All-Committee Review:

All committees have now wrapped up their individual meetings. We are now ready for the 'all-committee' review stage.

- **April 10: Distribution of three chapter draft for all-committee review (30% plan version)**
- April 24: Written comments on the draft due to staff
- After Apr 24: Staff will compile comments and set the agenda for the May 7 meeting
- May 4: Distribution of all-committee review meeting agenda
- May 7: All-committee review meeting: Thursday, May 7, 5:30 – 7:30 pm, Council Chambers

Today's Packet:

The packet of materials distributed today contains a number of items for your review, including:

- Environment Committee:
 - Recommendations from the Community and Development Committees
 - Individual comments on specific issues
- Community Committee:
 - Recommendations from the Environment and Development Committees
 - Individual comments on specific issues
- Development Committee:
 - Recommendations from the Environment and Community Committees
- Draft plan (30% interim version)
 - Please note there are a number of placeholders as well as a few highlighted items that need resolution.

What's Next:

A hard copy of this packet will be distributed to ALL committee members via US Mail on Monday, April 13.

Please do your homework and review the enclosed materials. **Your insights and comments are essential for the success and strength of this plan!** Please remember, comments are due to staff, either via email or hard copy by Friday, April 24.

After the all-committee review meeting we will continue to rely on you for review, insights and help as we move forward. We're also planning a celebration for the committees near the end of May – stay tuned!

Please let me know if you have any questions or concerns. I look forward to your feedback!

Elisa Hamblin, AICP
(520) 229-4847
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ENVIRONMENT COMMITTEE

memo



To: *Your Voice* Environment 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 Environment Committee on the following items and respectfully request the Environment Committee consider these items throughout their work.

- Water Resources
 - Address aquifer and water quality issues
 - Set a target date for aquifer levels to stop declining
 - Expand use of reclaimed water, but consider economics of increased use
- Landscaping
 - Limit use of decorative/ornamental turf as part of the landscaping code
 - Possibly review the turf locations that were grandfathered in
 - Enhance opportunities for retrofitting of landscaped areas, in conjunction with existing regulations – i.e. in areas developed in Pima County and then brought into Oro Valley
 - Promote enhanced landscaping as part of the Districts concept
- Air Quality
 - Explore options for implementing non-smoking regulations or measures to encourage non-smoking areas

memo



To: *Your Voice* Environment Committee Members
From: *Your Voice* Development Committee Members
CC: Vella, Bayer; Hamblin, Elisa
Date: 4/10/2015
Re: Development Committee Recommendations

The *Your Voice* Development Committee is comprised of residents of the Town of Oro Valley and has met a total of eight times from January to April 2015. This committee is charged with addressing goals, policies and actions related to land use, design, development, growth areas and infrastructure. Upon completion of their work, they would like to make recommendations to the Environment Committee on the following items and respectfully request the Environment Committee consider these items throughout their work.

- Natural and Open Space
 - Continue practice of natural and cultural resource conservation and preservation through development review
 - Town should set aside funds for open space acquisition and partner with Pima County in their efforts of open space preservation
 - Distinguish uses allowed in different types of outdoor areas:
 - Natural open space and ESL areas: public trail access walking or equestrian only, need not be connected
 - Open space: carry fewer restrictions for types of use
 - Parks: public recreational use
- Cultural and Historic Resources
 - Clarify efforts for cultural resources on public land
 - Consider a “quality of life tax on private property” to fund cultural and historical needs, plus gathering events, opportunities
- Environment
 - Require clean alternative energy in development, don’t just incentivize
 - Consider visual, air, environmental and aesthetic impacts when increasing density of new development

Following is a list of individual editing comments provided by other committee members. They do not represent consensus reached by any group, but are provided here for your consideration.

Consider:

People ruin Open Space; don't stay on trails, abide directions for camping, off road vehicles. ESL & Natural Open Space permitted for public trail access walking or equestrian ONLY. Open Space carries fewer restrictions.

Parks are for public recreational use; not Natural Open Space. ESL space need not be connected. Not intended for public recreational use. PRAB responsible for environment; HPC for historic space. No additional advisory board necessary.

OV Public Library has historical section. Other sections possible in addition to Pusch House and restored Lieber House @ SPR. [3.3.5.2]

3.5.1 – Town funding? Responsibility of Historic Preservation Commission.

3.5.1.2 – Resources on private land, not the Town. Public only.

3.5.2.2 – Interpretative elements in private development (cultural resource site)

3.5.3 – Commented to Committee (and Council) to initiate a “Quality of Life tax on private property” to fund improved awareness of preservation need of cultural and historical places and structures, plus “gathering” events, opportunities.

3.6.5.2 – Not incentivize...require. For new, replacement or re development.

Suggestion: Re visit Visual and Air Environmental needs. Increased density/intensity proposals in residential and commercial don't consider aesthetics; allow the sky in to developments with sky lights, translucent enclosures, AZ rooms; roof gardens. Expand recreational requirements for private developments both residential and commercial.

- 3.2.2 – were CAP and possible water shortages considered
- 3.2.6 – does this refer to Town, businesses or neighborhoods? Makes it sound as if Town will be responsible for trash and recycling
- 3.3.3.2 – maintain and improve night sky visibility
- 3.3.5 – to the public and businesses on means to protect and conserve resources
- 3.3.6.3 – ~~Explore~~ Encourage
- 3.3.9.2 – more often than every ten years
- 3.3.9.3 – make this statement stronger
- 3.3.12.3 – native plants with NO irrigation
- 3.4.1.3 – HOAs (ours does not water any common areas) reclaimed water could be a health issue
- 3.5.1.5 – how can the Town trade properties
- 3.5.1.6 – eliminate the word mitigate – Avoid and minimize the potential effect...
- 3.6.2.4 – would this be in addition to current, private recycling programs in neighborhoods

COMMUNITY COMMITTEE

memo



To: *Your Voice* Community Committee Members
From: *Your Voice* Environment Committee Members
CC: Vella, Bayer; Hamblin, Elisa
Date: 12/22/2014
Re: Environment Committee Recommendations

The *Your Voice* Environment Committee is comprised of residents of the Town of Oro Valley and has met a total of seven times from September to December 2014. This committee is charged with addressing goals, policies and actions related to natural resources, water resources, cultural resources and clean environment. Upon completion of their work, they would like to make recommendations to the Community Committee on the following items and respectfully request the Community Committee consider these items throughout their work.

- Trails and corridors
 - Create trail linkages with Marana and Pima County
 - Limit motorbikes, dirt bikes on trails as they may create erosion/noise
 - Integrate pedestrian and bike-friendly access on roads and trails
 - Buffer wildlife corridors with trails and recreational areas
- Outreach
 - Coordinate education/outreach and training efforts for Town programs across Town operations
- Pedestrians
 - Increase walking areas – Increase width
 - Link schools – safe routes, other locations
 - Better integrate paved walking paths in new development
 - Require sidewalks everywhere
 - Create walking path connections – comfortable, safety and system
- Steam Pump Ranch
 - As an historic park, consider unique relationship to park system

memo



To: *Your Voice* Community Committee Members
From: *Your Voice* Development Committee Members
CC: Vella, Bayer; Hamblin, Elisa
Date: 4/10/2015
Re: Development Committee Recommendations

The *Your Voice* Development Committee is comprised of residents of the Town of Oro Valley and has met a total of eight times from January to April 2015. This committee is charged with addressing goals, policies and actions related to land use, design, development, growth areas and infrastructure. Upon completion of their work, they would like to make recommendations to the Community Committee on the following items and respectfully request the Community Committee consider these items throughout their work.

- Public Safety
 - Continue to encourage public interaction with Public Safety staff
- Economic Development
 - Reconsider methods to diversify the tax base
 - Clearly define the districts concept
 - Carefully consider how historic properties should or should not foster economic vitality, or if they have a different purpose
- Parks
 - Develop Parks Master Planning effort based upon community needs. Criteria should be developed based upon National Standards
 - Carefully consider sports tourism and how it benefits the local community
 - Consider water conservation as part of parks planning (turf)
- Public Art
 - Continue Oro Valley commitment to public art construction though private development and public construction projects
 - Consider increasing the art requirement from 1% to 1.5 or 2%
- Education
 - Partner with Amphi School District and other local Private and Charter Schools to understand future goals and assess potential needs the Town might assist with
 - Consider water conservation as part of school fields planning (turf)
- Public Participation
 - Continue to promote transparency with Town programs and processes by providing public outreach/education, especially regarding the Town budget and process

Following is a list of individual editing comments provided by other committee members. They do not represent consensus reached by any group, but are provided here for your consideration.

Oro Valley does not have an established “need” for senior living. There’s obviously market demand.

4.3.2.4 – Oro Valley cannot diversify “ it’s tax base”. (I commented on this to the Committee)

4.3.2.6 – Zoning & code changes is Not an appropriate way to increase economic opportunities.

“Sports Tourism” has not been formally adopted by the Town Council as either a concept or plan.

Historic properties should not represent or foster economic vitality – Education & cultural advancement.

Workforce training is NOT a Town responsibility. (I commented on this to the Committee).

The Town cannot “encourage” child care, pre school. These uses are within land use designations.

4.4.6.1 – A policy for “districts” needs definition. They differ in objective and costs.

4.4.72 – “Housing Plan” responds to what need or desire within the guiding principles?

4.4.9.1 – recreation space requirements within sub divisions are presently outlined in our zoning code

4.4.10.1 – Funding for “opportunities” comes first not via the Town but SAACA.

4.4.11.1 – I suggested to the Committee an increase in the Art Requirement from 1% to 1.5 or 2%.

4.4.18.6 – Youth and senior advisory boards are unnecessary. All special interests have same obligation.

Suggestions : Re think parking requirements. Ex.: One way aisles; angled parking; density increase offered for underground or structure parking*. This design would work toward reducing strip mall design, and encourage pedestrian friendly orientation.

- 4.3.2 – eliminate ~~financial~~
- 4.3.2.3 – not sure the intent of this
- 4.3.4 – makes it sound as if Oro Valley will provide education and training programs, etc.
- 4.4.1 – sounds too medical –
- 4.4.5.3 – wasn’t this already done without success with Amphi Schools?
- 4.4.15.1 – where would these campuses be placed – lack of land
- 4.4.16.1 – is this done currently?
- 4.4.18.3 – questions about YAC
 - Has any evaluation been completed pertaining to YAC?
 - What are the goals of the YAC?
 - How are members chosen?
 - How long to member remain on the council?
 - Currently, the majority of members are students from Basis. Why?

DEVELOPMENT COMMITTEE

memo



To: *Your Voice* Development Committee Members
From: *Your Voice* Environment Committee Members
CC: Vella, Bayer; Hamblin, Elisa
Date: 12/22/2014
Re: Environment Committee Recommendations

The *Your Voice* Environment Committee is comprised of residents of the Town of Oro Valley and has met a total of seven times from September to December 2014. This committee is charged with addressing goals, policies and actions related to natural resources, water resources, cultural resources and clean environment. 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.

- Conservation
 - Require water conservation with development
 - Minimize use of turf grass
 - Increase passive and active water harvesting
 - Consider viewshed conservation with growth and development
- Regulations
 - Consider the landscape code and the relationship to the environment
 - Periodically review the Environmentally Sensitive Lands Ordinance to incorporate best practices
 - Consider independent review processes where there is no Town expertise available, especially archaeological and environmental issues
- Annexations
 - Restrict development in annexation areas in washes, storm water, wildlife corridors, preserved areas
 - Make environment concerns at the forefront of the discussion re: annexation
 - Allow resident groups to evaluate annexations
- Transportation
 - Consider more school bus turnouts and consider routes
 - Coordinate route planning with Sun-Tran
 - Encourage park & ride

memo



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

ALL COMMITTEES

Editor's Notes:

This draft version represents a 30% level of completion. Many sections require refinement and are still missing content which will be included in later versions.

This draft is intended for Your Voice Committee Review and it is expected that committee members will continue to build this plan based on extensive community input.

The next draft of the plan will include committee-identified revisions and will be professionally compiled, to include editing, maps, graphics and a refined layout. This future version will be distributed to committees and made available for residents and stakeholders to comment as part of a state mandated 60-day review period.

YOUR VOICE, OUR FUTURE

General Plan for the Town of Oro Valley, Arizona

DRAFT

April 2015

www.YourVoiceOV.com
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Town of Oro Valley, Arizona
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ACKNOWLEDGEMENTS

With special recognition to all the residents who participated and generously offered their time and expertise as part of this project – it wouldn't have been possible without you!

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Brendan Burns
William Garner
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Chair William Rodman
Melanie Barrett
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LIST OF EXHIBITS

Draft

PREAMBLE

Your Voice, Our Future

By affirmative majority vote, we the citizens of the Town of Oro Valley, Arizona establish and set forth this Plan for the future direction of the Town. The purpose of this Plan is to provide guidance to Town residents, staff, elected and appointed officials in their decision-making process.

This plan was created through the combination of many voices, coming together to set a clear vision for a shared future. As such, the Vision, Goals, Policies and Actions laid out in this Plan live on through the action of all those who have shaped the plan, and those who are impacted by the decisions resulting from it.

Oro Valley's Vision for the Future

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.

Formal Actions on Your Voice, Our Future

Voter Ratification

November __, 2016
Proposition #

Briefings, Hearings and Actions: Mayor and Council

Public Participation Plan – May 1, 2013
Survey Data – November 20, 2013
Vision and Guiding Principles – May 7, 2014
Draft Plan – TBD
Final Plan – TBD

Briefings, Hearings and Actions: Planning and Zoning Commission

Public Participation Plan – April 2, 2013
Survey Data and Project Update – December 3, 2013
Vision and Guiding Principles – April 10, 2014
Project Update – February 3, 2015
Draft Plan – TBD
Final Plan – TBD

Public Meetings (hosted or co-hosted by the Town of Oro Valley):

2013: Sep 26
2014: Jan 11, 18; Feb 1; Aug 27; Sep 12, 15, 23; Oct 3, 8, 22; Nov 4, 17; Dec 4, 9, 16, 18
2015: Jan 8, 14, 22, 28; Feb 2, 5, 12, 17, 19, 23, 25; Mar 2, 5, 10, 12, 19, 25; Apr 8
2016: TBD

The Your Voice team also had a presence at numerous other community events and meetings. For a complete list, please reference Appendix __.

1. INTRODUCTION

Editor's Note: The entirety of this chapter has not yet been reviewed by the Your Voice Committees, but represents discussed concepts and general information.

1.1. Oro Valley, Arizona

The Town of Oro Valley, with its beautiful natural environment and spectacular views, has attracted inhabitants from its earliest times as a Native American Hohokam village to its current status as a thriving community of over 41,000 residents. The Town's reputation as a friendly, safe place to live, raise a family and retire will continue to attract others seeking a high quality of life. The business community will be drawn to opportunities including those that stem from the Town's need for housing, educational facilities, entertainment and recreation. Visitors will come to escape harsher climates and to enjoy its active lifestyle, resorts and cultural offerings. The Town's reputation as a regional center for the biotech industry will also serve to draw employees and businesses.

The current and expected growth presents the Town with many decisions that must be made to determine what it will look and feel like to live, work and play, and do business there in the future.

1.2. Why plan?

Arizona state law requires all cities, towns and counties in Arizona to prepare, update or readopt a document known as a general plan every 10 years to guide and inform critical decisions about a community's future and quality of life. The general plan takes immediate concerns into consideration, but focuses primarily on the future, particularly on improvements, land development and the growth of the community.

Significant increases in the Town of Oro Valley's population and changes to the demographic profile of the community have taken place since the last general plan was adopted in 2005. The Town of Oro Valley's new general plan, named the **Your Voice, Our Future** project by a community-based communications committee, is designed to provide clear direction to Town planning staff while informing the business community and other interested parties about their prospects in the Town. The **Your Voice, Our Future** project also simplifies language, clarifies goals and policies and better addresses current and projected needs and trends.

1.3. Creating the plan

Knowing that the Town's ultimate objective is the Oro Valley voter's understanding, support and ratification of the **Your Voice, Our Future** project, the Town leadership directed that the **Your Voice, Our Future** project be inspired by Town residents and that it reflect community direction and values. A Public Participation Plan, adopted by the Oro Valley Town Council on May 1, 2013, was written and designed to fulfill Town Council direction to garner participation by all segments of the community, including families and youth, and provide the community and stakeholders with diverse and meaningful opportunities for engagement. The Public Participation Plan far exceeds state mandated public participation for the development of general plans. It outlines a variety of steps the Town staff should take to engage, encourage and solicit public involvement in the **Your Voice, Our Future** project in both traditional and new ways. The Public Participation Plan followed these Guiding Principles:

- Provides an open, transparent, accountable, inclusive, collaborative and ethical process
- Ensures involvement opportunities are convenient for residents
- Promotes sustainable decisions that resonate with the voting community
- Seeks and facilitates involvement of all demographics
- Assesses efforts on an ongoing basis to ensure best practices
- Includes how the public's involvement helps to shape the decisions made for the General Plan

All aspects of the **Your Voice, Our Future** project, including its identification and communication methods/techniques, were constructed to be clear, easy to understand, engaging and show how the project directly relates to the quality of participant's lives in Oro Valley and why it should matter to them. Social media tools and small gatherings in convenient locations are key outreach methods. Throughout the public involvement process, participants were encouraged to develop a common sense of purpose and address challenges faced by the community.

The three-year, *Your Voice, Our Future* project includes the following key phases:

Timeline graphic to be included

Phase I – Let's talk!

September 2013 – May 2014

Through open dialogue, the Town's residents and stakeholders established priorities. There were many opportunities to discuss, debate and listen to one another to gain common understanding. The aim was to bring many voices together. The results were formed into a big picture statement or vision about Oro Valley's future. It answers the question, "What should Oro Valley be like in 10 years and beyond?" The vision is further defined through twelve guiding principles. They all work together to illustrate the things that matter most to the community. The community's vision and guiding principles were endorsed by Town Council on May 7, 2014 and set the stage to build a long-range plan of action.

Phase 2 – Let's think!

June 2014 – August 2015

Residents and stakeholders came together to think about specific goals and policies for the future. The aim was to understand the community's concerns and aspirations; clarify goals and policies; address needs, preferences and trends; and test assumptions and adjust accordingly. The product is a draft plan which includes goals, policies and actions reflecting the community values and aspirations from Phase 1.

Phase 3 – Do it! Make it so!

September 2015 – November 2016

The draft of *Your Voice, Our Future* will be presented to the community. The aim is to show how the document, created by Town residents, reflects community direction and to spark additional discussion. The draft will be modified to ensure community acceptance and sound planning. Voters will be encouraged to participate in an election and ratify the draft of *Your Voice, Our Future* (the General Plan) in November of 2016.

Vision and Guiding Principles

As a result of Phase 1 of the project, the vision and guiding principles serve as the framework from which the rest of the plan was built.

Although the vision and guiding principles outline a framework of desires from the community, they do not serve to prioritize or qualify those desires. During the Your Voice Committee process, committee members frequently were tasked with balancing multiple desires which sometimes may contradict one another. Overall, the goals, policies and actions contained in this plan represent best efforts to adhere to the vision and guiding principles while balancing priorities for the overall betterment of the community.

Oro Valley's Vision for the Future

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.

Oro Valley's Guiding Principles

Focus on community safety and maintain low crime

- Low crime
- Safe streets, neighborhoods and schools
- Quick emergency response times and one-on-one interactions with residents
- Crime prevention programs
- Disaster planning and homeland security preparedness

Ensure integrity of scenic beauty and environment

- Desert and mountain views
- Desert climate and environment
- Wildlife and vegetation
- Open space

Keep the unique community identity as a special place

- Small town feel
- Nice place to live
- Quiet, delightful, laid back and peaceful
- Friendly and neighborly people
- Clean and well kept
- Forward-thinking
- Built environment sets OV apart

Create a complete community with a broad range of shopping, dining and places to gather

- Increase shopping opportunities, services, and restaurants
- Provide more services nearby
- Good place to open a business
- Downtown or central gathering area

Minimize traffic and increase ways to get around Town

- Traffic flow on Oracle Road and develop alternate routes
- Maintain good roads
- Provide more sidewalks and bike lanes
- Increase public transportation

Manage how we grow and maintain high design standards

- Keep small-town feel
- Concern about rapid growth
- Current rate of growth is "about right"
- Increase commercial services and employment opportunities
- Grow by adding new areas to Town limits
- Quality of built environment sets OV apart

Grow the number of high quality employment opportunities

- Health and medical research industries
- Educational institutions
- Research/technical parks
- Visitor and tourist attractions

- Light industry
- Professional office complexes

Ensure Oro Valley is a family-friendly community

- Low crime and safe
- Parks, hiking, recreation and swimming pool access
- Good schools
- Family entertainment
- Activities for all ages
- Opportunities to interact with all ages
- Attract young professionals

Support and build on high quality of schools

- Quality education and high performing schools
- Family, community and governmental support for education and schools

Provide more parks, recreation and cultural opportunities for all ages

- Opportunities to gather as a community such as festivals and cultural events
- Outdoor recreation such as hiking, walking and biking paths
- The arts
- Amenities including multi-use fields, dog parks, skate park, play equipment, ramadas, bmx track, tennis courts and basketball courts

Promote conservation of natural resources

- Energy-efficient building and construction practices
- Green building
- Renewable energy
- Water conservation

Maintain financial stability

- Manage finances prudently
- Strive for a diversified and stable revenue base
- Minimize the financial burden on taxpayers
- Plan for adequate funding of government services desired by the community

Public Participation

Because the **Your Voice, Our Future** project is a community developed and driven effort, it isn't possible to name the hundreds of people who volunteered to be a part of the project, attended meetings, responded to surveys and participated in the yourvoiceov.com website. The Town is extremely thankful and proud of the residents and stakeholders who supported the effort and participated in the process. That support ensures that the **Your Voice, Our Future** project provides community-based direction for the future that enhances quality of life and is supported by the community.

Information on meetings, events and outreach methods can be found in Appendix _ of this document.

Growing Smarter/Plus Framework

The State of Arizona through its Growing Smarter/Plus legislation mandates municipalities adopt a 'General Plan'. The overall purpose of the act is to strengthen the ability of Arizona's communities to plan for growth, acquire and preserve open space, and develop strategies to comprehensively address growth related pressures. All this is to be completed through a comprehensive public participation effort. Updates are also required every

ten years. As the last general plan for Oro Valley was adopted in 2005, the Your Voice, Our Future project serves as that required update.

In addition to the overall purpose and public participation requirements of Growing Smarter/Plus, the State also requires certain elements be addressed by a municipality. The required elements are based on the population of the community. These requirements are outlined below.

State Element	Required?	Chapter	Section
Housing	No	Community	Complete Community
Recreation	No	Community	Complete Community
Public Buildings	No	Community	Town Services, Buildings and Facilities
Public Services and Facilities	No	Community	Town Services, Buildings and Facilities
Safety	No	Community	Town Services, Buildings and Facilities
Conservation	No	Environment	Sonoran Desert Resources
Environmental Planning	Yes	Environment	Sonoran Desert Resources
Open Space	Yes	Environment	Sonoran Desert Resources
Water Resources	Yes	Environment	Water Resources
Energy	No	Environment Development	Clean Environment Land Use and Design
Land Use	Yes	Development	Land Use and Design
Cost of Development	Yes	Development	Development and Growth Areas
Growth Area	Yes	Development	Development and Growth Areas
Bicycling	No	Development	Infrastructure
Circulation	Yes	Development	Infrastructure

Sections that are contained in this plan, but are not required by or described by the State include:

- Cultural Resources
- Economy

Elements described by the State, but are not required for Oro Valley or included in this plan include:

- Conservation, Rehabilitation and Redevelopment
- Neighborhood Preservation and Revitalization

Some of the sections or topics do not align strictly with State elements. Instead some elements may be partially covered or crossover into multiple sections. However, it is intended that this plan fully complies with State requirements. For full information on this compliance, please view the beginning section of each chapter as well as Appendix _.

1.4. How to use the plan

Plan Organization

This document is organized in a way meant to be approachable and usable for the everyday user. This may include residents, community organizers, Town staff and elected or appointed officials. Early community outreach demonstrated the desire for a clear and concise document. It is organized into three main sections or primary importance to the community.

Each of the main chapters of this plan is organized in a similar manner. There is an introductory section which outlines chapter, the process, background information and the goals for that topic. After that section there are 3-4 more sections which outline the policies and actions for that topic.



What's the difference between a goal, policy or action?

The community's vision and guiding principles laid the foundation to build the goals, policies and actions. The vision and guiding principles provide the highest level view, while the other pieces provide a mid-level look (goals) down to the follow-up items (actions).

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.

1.5. How the plan goes to work

Implementation Program

This General Plan is different from previous versions as actions are identified in conjunction with the goals and policies of the plan. This was intended to help bridge the gap between dreams and reality and set a concrete course of action.

During the drafting process and through extensive discussion, the committees identified tangible actions they would like to see undertaken. These actions will ultimately fulfill the policies and goals. It is anticipated that most of these actions would be addressed during the 10-year lifespan of the plan. However, the responsible Town departments, the exact timeframe and priority of these actions was not discussed during the committee process. A draft of this additional level of information is included in Appendix _ for reference. Please note, this Appendix is intended to be flexible as priorities for each action may shift based on department work plans and resources. Every attempt will be made to be responsive and fair in the implementation of the actions.

2. GENERAL PLAN GOALS

Editor's Note: This chapter has been reviewed by the Your Voice Committees, although not in a compiled form.

The goals of the General Plan outline a shared future for which the community is working towards. They answer the question "what do we strive for?"

The goals are listed in order of the appearance of topics in this document. The goals also have a strong relationship to each other and are included together here in order to make that clear.

Community

- A. Long term financial and economic stability, and sustainability for Town government.
- B. A robust local economy and job market which provides opportunities for quality employment, builds on Oro Valley's assets and encourages high-quality growth.
- C. A strong sector of targeted industries, including bioscience and aerospace fields, which provide opportunities for synergy and growth.
- D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types which meet the needs of current and future residents.
- E. A high-quality parks, recreation and open space system that is accessible, comprehensive, integrated and serves the community's needs.
- F. Diverse, enriching and quality education opportunities.
- G. Diverse, enriching and quality arts and culture experiences and amenities accessible to all residents.
- H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.
- I. Safety for all residents and visitors during emergencies, and from the threats of natural and man-made hazards, whether at home, work, or other activities.

Environment

- J. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.
- K. A high quality, safe and reliable water supply which meets long-term needs for humans and the natural environment.
- L. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage.
- M. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions.
- N. Balanced and responsible use of energy and water resources for the current and future benefit of the community.
- O. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community.

Development

- P. A built environment that creatively integrates landscape, architecture, and open space and conservation elements and which elevates the quality of life.
- Q. An integrated and connected transportation network that compliments mobility for people and goods.
- R. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy.
- S. Sustainable and innovative public services and utilities which serve the current and future needs of the community.

- T. Conservation of natural resources through effective land use and transportation planning, design, construction and management.
- U. Neighborhoods that include access and easy transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.
- V. Full recovery of the costs of services which serve new development.
- W. Effective transitions between differing land uses and intensities in the community.
- X. Robust development opportunities and a diverse transportation network which support a growing economy.

Draft

3. COMMUNITY

Editor's Note: Portions of this chapter have not yet been reviewed by the Your Voice Committees. This includes the introduction, public process, and state requirements sections.

3.1. Introduction

A strong sense of community is essential to creating an atmosphere where the Town's residents feel they belong, can advance economically and have the spirit of common purpose needed to work together to realize shared goals. In Oro Valley, this sense of community serves to attract diverse residents, visitors, employers and employees.

The Oro Valley region, while incorporated in 1974, has been evolving for hundreds of years. From its origin as a Native American village, to territorial days when ranchers settled the area, to its recent history of incorporation, Oro Valley has become a vibrant community. Oro Valley now has a reputation for safety, great schools, high-wage employment and excellent quality of life.

Businesses and the Workforce

Oro Valley has successfully attracted a diverse blend of businesses, including those in the healthcare, biosciences and high-tech industry as well as smaller ventures that cater to other needs such as education, tourism, retail and services. The Town supports these existing businesses and industries and seeks to attract additional economic development that is in alignment with the community's emphasis on keeping its environment clean and healthy. High-quality transportation, communication and energy infrastructure also help recruit and develop new businesses.

A talented, well-educated and supported workforce is a significant factor for businesses when considering whether to establish themselves in Oro Valley. The Town promotes access to higher education as well as supporting and encouraging workforce education and training programs. Programs such as childcare and elder care that allow workers with families to stay productive are also encouraged.

Community Amenities

In 2013, Oro Valley was named "Best Place to Raise Kids in Arizona" by Bloomberg Businessweek, and in 2014 it was named one of America's 10 Safest Suburbs by Movoto Real Estate. These recognitions reflect the high priority Oro Valley places on the physical and social health of the community. The Town continues to seek opportunities to develop public gathering spaces including parks, recreational facilities and outdoor venues that encourage positive and healthy social interactions, can serve educational purposes and also encourage economic development.

Continuing changes in the community create a need for understanding the area's long-term needs. Planning complete neighborhoods that offer quality housing and necessary services including access to education, art and libraries to residents and offer safe multi-modal transportation options is a priority.

Oro Valley vigorously supports the arts and celebrates its historic culture. The community continues to encourage the integration of public art into all facets of its development and seeks opportunities to create new performance and exhibition venues including in schools. Providing spaces for community gathering, entertainment options and a town center will all add to the community's sense of place.

Safety

The Town is committed to preserving a safe environment for its citizens. Recognizing the potential for natural or manmade disasters or utility failures, the Town has ongoing efforts in place to further develop emergency preparedness and recovery plans with all emergency responders and service providers, and to raise the awareness of those plans within its citizenry.

Community Engagement

Oro Valley residents are very active and interested in what’s happening in their community. Recognizing the value of an engaged populace, the Town is committed to providing residents with opportunities for meaningful input on items that may affect them. Volunteer opportunities are also available for all age groups to be involved in community service.

The Town’s role in community building is to listen to its residents and provide leadership, continually assessing and providing opportunities for its citizens to build positive, high quality, intergenerational, inclusive and diverse relationships and benefit from them, individually and as a region. Oro Valley’s well-being increases as conversations are started, connection is created, commitment is encouraged and successes are celebrated. The Town provides the foundation for sustained community connection and the residents work together to realize it.

This chapter focuses on goals, policies and actions related to the community. This includes many topics, which are organized into three main sections. All work was completed within the framework of the community’s vision and guiding principles.



3.2. Relationship with other chapters

Information to be included

3.3. Learning from the community

During Phase 2 – ‘Let’s Think’ of the *Your Voice, Our Future* project, three topic-specific committees worked 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.

The Community chapter was drafted under the guidance of the Your Voice Community Committee. This group of thirteen residents met a total of six times from December 2014 – March 2015. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community’s vision and guiding principles, this group developed broad community goals and special policies and actions related to the economy, creating a complete community and town services, buildings and facilities. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.

3.4. Background information

Information to be included

3.5. Community Goals

Following is a list of goals that support the achievement of the long-term vision for the community. The Town of Oro Valley strives for . . .

- A. Long term financial and economic stability, and sustainability for Town government.
- B. A robust local economy and job market which provides opportunities for quality employment, builds on Oro Valley's assets and encourages high-quality growth.
- C. A strong sector of targeted industries, including bioscience and aerospace fields, which provide opportunities for synergy and growth.
- D. A community with a wide range of services, amenities, shopping and dining opportunities and housing types which meet the needs of current and future residents.
- E. A high-quality parks, recreation and open space system that is accessible, comprehensive, integrated and serves the community's needs.
- F. Diverse, enriching and quality education opportunities.
- G. Diverse, enriching and quality arts and culture experiences and amenities accessible to all residents.
- H. Increased opportunities for residents to provide meaningful input on Town decisions and planning.
- I. Safety for all residents and visitors during emergencies, and from the threats of natural and man-made hazards, whether at home, work, or other activities.

3.6. Economy Focus

Discussion

This section addresses economic development and the Town's fiscal conditions.

Additional information to be included

Policies and actions

POLICY

3.6.1. Develop a diversified and robust economic base to support long-term economic stability.

ACTIONS

- 3.6.1.1. Develop strategies which support and retain existing businesses within the community and provide opportunities for synergy.
- 3.6.1.2. Develop strategies to attract new start-up opportunities and jobs in a full range of businesses which are compatible with the character of the Town.
- 3.6.1.3. Develop strategies which promote and support Oro Valley core industries including tourism, aerospace, healthcare, bioscience and suppliers, clean light manufacturing and business services.
- 3.6.1.4. Develop strategies which support Oro Valley's existing and future needs related to senior living.
- 3.6.1.5. Develop strategies which attract renewable energy technology research, manufacturers and installation industries.
- 3.6.1.6. Develop strategies to attract commercial, industrial and business park employment centers.

POLICY

3.6.2. Establish programs, strategies, investments and financial incentives which ensure the Town's economic prosperity.

ACTIONS

- 3.6.2.1. Maintain and periodically update the Town's strategies for economic development as part of the strategic planning process.

- 3.6.2.2. Make strategic public investments as part of the Capital Improvement Program that support desirable economic development.
- 3.6.2.3. Create private and public sector partnerships and programs for use, beautification, or publicity on underutilized or vacant employment and retail centers.
- 3.6.2.4. Utilize the Town's economic development programs to pursue and support uses and businesses which diversify the local tax base, increase local employment and decrease the amount of tax dollars leaving the community.
- 3.6.2.5. Coordinate infrastructure expansion and future utility services in Innovation Park and other key employment and commerce sites.
- 3.6.2.6. Pursue zoning map and code changes that increase the community's economic opportunities, while balancing community needs and desires.

POLICY

- 3.6.3. Promote Oro Valley as an ideal destination for economic activity, tourism, shopping, cultural attractions, research and development.

ACTIONS

- 3.6.3.1. Develop strategies to promote Oro Valley's assets, including public safety, natural beauty, public art, infrastructure and sense of community, as part of overall economic development strategy.
- 3.6.3.2. Through comprehensive research and planning, develop information and resources which promote Oro Valley as an ideal destination for outdoor recreation and sports tourism.
- 3.6.3.3. Implement, monitor and oversee the Town's historic preservation plans, especially regarding the adaptive rehabilitation of historic properties as a means to foster economic vitality.
- 3.6.3.4. Develop strategies which promote a range of retail options, including regional-serving, neighborhood-serving and pedestrian-oriented, at appropriate locations.
- 3.6.3.5. Evaluate means to support new and emerging technologies which advance business innovation and expansion.

POLICY

- 3.6.4. Support the Oro Valley workforce through education and training programs and needed services and amenities.

ACTIONS

- 3.6.4.1. Support workforce training for a range of industries such as biotechnology, technical education, trades, aerospace and clean energy technologies.
- 3.6.4.2. Encourage ongoing higher education efforts in the community as a means to connect skilled workers with targeted employment sectors.
- 3.6.4.3. Encourage the development of quality, accessible child care, pre-school, special needs and adult/elder care options to support working families.
- 3.6.4.4. Increase services and transportation options that support the needs of the local workforce and are compatible and consistent with the scale and character of the community.

POLICY

- 3.6.5. Support annexations that are economically beneficial to the Town while also considering the impacts to residents and social, aesthetic and environmental quality of the Town.

ACTIONS

- 3.6.5.1. Create a strategy for annexations that reflects the needs of the community and appropriate financial planning.

POLICY

3.6.6. Maintain financial stability for Town operations, programs and services.

ACTIONS

3.6.6.1. Create a plan to study and strategize on alternative revenue sources.

3.6.6.2. Create a plan to annually review the current and future adequacy of Town services and identify efficiencies for all departments.

Policy integration table

Information to be included

State requirements

There are no requirements by the Arizona State Statutes for general plans which directly pertain to economic development or economic conditions.

3.7. Complete Community Focus

Discussion

This section addresses topics related to the creation of a complete community. A complete community is one that serves the needs of residents on a day-to-day basis and gives people a sense of connection to their neighborhood and community. It also provides opportunities for civic engagement, healthy lifestyles and lifelong learning.

Map: Park areas to be included

Map: Trails, bike routes and open space to be included

Policies and actions

HEALTHY LIFESTYLES

POLICY

3.7.1. Promote the overall physical and social health of the community.

ACTIONS

3.7.1.1. Develop strategies to integrate public gathering spaces into existing commercial areas to encourage social and community interaction and meet the needs of unique or special needs individuals.

3.7.1.2. Integrate public education about the benefits of physical activity into existing Town programs.

3.7.1.3. Study and develop a plan identifying appropriate means to improve access for all people to locally grown and healthy food.

3.7.1.4. Continue Town programs which limit risk associated with construction dust and the spread of diseases.

3.7.1.5. Create programs which improve community health in partnership with local hospitals and health centers.

POLICY

3.7.2. Provide equitable and appropriate park facilities and services for residents of all ages in the community.

ACTIONS

3.7.2.1. Periodically review and update the Parks Master Plan as a means to evaluate and address the Town's community park system conditions and needs.

3.7.2.2. Establish a multi-generational and multi-use community center and gathering place.

- 3.7.2.3. Study and identify sources of revenue for recreational purposes, such as land, facility and recreation program needs.
- 3.7.2.4. Integrate gathering spaces into park design which encourage social, educational and community interaction.
- 3.7.2.5. Increase public awareness of the cost to acquire, build and maintain public parks, trails and recreational facilities and to provide programs.
- 3.7.2.6. Develop and administer public outreach efforts which gauge public support of future funding options to support park improvements.
- 3.7.2.7. Utilize public/private partnerships and volunteerism programs to preserve and enhance open space and park and recreation facilities.

POLICY

- 3.7.3. Link existing and planned neighborhoods with parks and open spaces by incorporating path and trail facilities.

ACTIONS

- 3.7.3.1. Update the Trails Master Plan, as part of the Parks Master Plan, on a periodic basis to incorporate neighborhood and open space linkages.
- 3.7.3.2. Integrate a comprehensive sidewalk plan into existing and future transportation plans which increase walkability and safe routes to parks, schools, recreation facilities and shopping centers.
- 3.7.3.3. Explore funding sources and options available to improve path and trail facilities and increase public awareness of the financial needs associated with these facilities.

POLICY

- 3.7.4. Provide public open space and park space where there is an existing park shortage or a need to preserve open space, natural areas or scenic views.

ACTIONS

- 3.7.4.1. Create an inventory and maintenance plan for existing park and open space in the community.
- 3.7.4.2. Develop strategies to be integrated into the Parks Master Plan that address park shortages and preservation needs.

POLICY

- 3.7.5. Cooperate with other jurisdictions, agencies, and organizations to develop joint-use and multi-use facilities that benefit and address the recreational and social needs of a multi-generational community.

ACTIONS

- 3.7.5.1. Study and evaluate the feasibility of the development of public recreation or community education facilities in the community.
- 3.7.5.2. Develop a strategy to acquire property for larger recreational and community use of sufficient size and location that access can be shared equitably by multiple neighborhoods and all residents.
- 3.7.5.3. Develop strategies jointly with local school districts and schools for shared use of facilities for recreational and community events.

NEIGHBORHOODS

POLICY

- 3.7.6. Promote the creation of unique districts with a distinctive Oro Valley character that are inviting, walkable, attractive, and vibrant and offer entertainment, public gathering places and a focus on the arts.

ACTIONS

- 3.7.6.1. Develop a plan for designating districts that serve as Oro Valley's gathering places, reflect the character of the Town and include such amenities as sidewalk cafes, outdoor seating, desert landscaping and an emphasis on the pedestrian experience.
- 3.7.6.2. Update capital improvement and transportation plans to integrate needs as part of Oro Valley's districts, including bike and pedestrian transportation options, public amenities and accessible design.
- 3.7.6.3. Update economic development strategies to promote Oro Valley's districts as premier destinations for retail, restaurant, entertainment, public art and public gathering places in the community.
- 3.7.6.4. Foster public/private partnerships in order to achieve common goals and desired improvements for Oro Valley's districts.

POLICY

- 3.7.7. Support the development of a diversity of housing types within the community.

ACTIONS

- 3.7.7.1. Conduct a housing inventory as a means to determine long-term housing needs while considering changes in demographics and overall growth.
- 3.7.7.2. Develop a housing plan and accompanying zoning implementation strategies which consider the present and future housing needs of the community.
- 3.7.7.3. Integrate strategies into the housing plan which address the needs of the workforce, including professionals, teachers and bioscience employees, as well as students, young families, middle-aged residents, retirees and those with income constraints or disabilities.

POLICY

- 3.7.8. Foster development of complete neighborhoods with easy access to transportation and employment options, and commercial areas that offer amenities and services for residents' daily needs.

ACTIONS

- 3.7.8.1. Develop a plan which coordinates land use, police, engineering and transportation planning to provide safe, multi-modal transportation upgrades.
- 3.7.8.2. Evaluate Town programs and create opportunities for collaboration with community organizations to increase walking opportunities for school children.

POLICY

- 3.7.9. Promote community interaction by planning for public land uses, such as parks, schools and other civic uses to act as the focus of neighborhoods.

ACTIONS

- 3.7.9.1. Integrate designated land for community gathering areas into neighborhood design which encourage social and community interaction and promote the pedestrian experience.

POLICY

- 3.7.10. Support the development of a range of public activities which foster a sense of community and create common places to gather.

ACTIONS

- 3.7.10.1. Develop strategies to increase opportunities for community-based events such as sports tournaments, culinary events, festivals or fairs.
- 3.7.10.2. Develop strategies which allow the physical connection of community events and entertainment locations with each other.
- 3.7.10.3. Develop a system to streamline the process for community events, which may include designating suitable locations, expediting permitting or making a central calendar available.

LIFELONG LEARNING

POLICY

3.7.11. Provide access to arts, library and cultural amenities to benefit the entire community including residents, businesses and visitors.

ACTIONS

- 3.7.11.1. Utilize and maintain appropriate Master Operating Agreements with arts and culture entities in order to enhance the orderly development and growth of the arts in the community and to provide residents with access to the arts.
- 3.7.11.2. Develop a plan to create exhibit areas for cultural artifacts through public and private partnerships in order to educate the public on local history.
- 3.7.11.3. Pursue grants and alternative funding options as a means to continue and expand public art programs.
- 3.7.11.4. Continue support of the Town's public art program.

POLICY

3.7.12. Continue to integrate public art into the design of Town parks, the public right-of-way and other suitable locations.

ACTIONS

- 3.7.12.1. Develop strategies to expand outreach and information regarding public art offerings.
- 3.7.12.2. Integrate public art into the design of the Naranja Park Master Plan.
- 3.7.12.3. Integrate public art into the parks and trails system through measures identified in the Parks Master Plan.

POLICY

3.7.13. Support existing arts, culture and performance venues and the creation of new arts and cultural exhibition space within the Town.

ACTIONS

- 3.7.13.1. Develop a plan identifying potential future investment strategies and suitable locations for additional cultural facilities including amphitheaters, performing arts facilities, instruction space, galleries and other facilities.
- 3.7.13.2. Develop cooperative agreements with public school districts, private and charter schools to share school facilities for arts, recreation, and education purposes.
- 3.7.13.3. Develop a strategy, including potential financial incentives, to encourage a public or private entity to build or remodel an auditorium to accommodate performing arts.

POLICY

3.7.14. Encourage quality public spaces, public art and activities that celebrate the history of Oro Valley and help build a sense of community.

ACTIONS

- 3.7.14.1. Develop collaborative work programs with community organizations and groups to provide information, education and events increasing the awareness of the history of the Town.
- 3.7.14.2. Develop strategies to utilize empty storefronts for art displays through public and private partnerships.
- 3.7.14.3. Develop an inventory and maintenance program for public art in the community, including training for staff on correct maintenance procedures.

- 3.7.14.4. Develop strategies which promote conservation of resources, especially water, in public spaces, art or activities.

POLICY

- 3.7.15. Promote higher and continuing education opportunities in Oro Valley.

ACTIONS

- 3.7.15.1. Explore opportunities to attract new college and/or university campuses to the Town.
- 3.7.15.2. Partner with colleges and universities to determine best practices for growing education opportunities.
- 3.7.15.3. Create partnerships with higher education institutions and museums to share programs and cultural resources.
- 3.7.15.4. Explore the feasibility of offering guest speaker events in public facilities.

POLICY

- 3.7.16. Participate in cooperative efforts of local, state, and federal educational programs to ensure that our community's education needs are met.

ACTIONS

- 3.7.16.1. Evaluate the adequacy of current and future school capacity as a finding for all residential land use requests.
- 3.7.16.2. Develop measures with local school districts to collaborate on education needs.

POLICY

- 3.7.17. Support the Oro Valley Public Library as a central attraction and resource in the community.

ACTIONS

- 3.7.17.1. Integrate strategies into Town programs and policies which provide accessible transportation and nearby supportive uses.
- 3.7.17.2. Continue support of the Friends of the Oro Valley Public Library and their efforts for promoting library facilities and resources.
- 3.7.17.3. Identify measures needed to collaborate with the Pima County Library system and continue service needs for the community.

POLICY

- 3.7.18. Cultivate community leaders by providing engagement opportunities for all age groups.

ACTIONS

- 3.7.18.1. Develop strategies to continue and increase volunteer opportunities in Town services and programs.
- 3.7.18.2. Create mentorship and internship programs in cooperation with local businesses, schools and the Chamber of Commerce.
- 3.7.18.3. Continue and explore actions which promote youth civic engagement, including the Town's Youth Advisory Council and other programs which facilitate student-government interaction and shared learning.
- 3.7.18.4. Continue the opportunities for youth to become involved in public safety through the Police Explorer program.
- 3.7.18.5. Explore options for creating a Town Senior Advisory Council to direct priorities for senior services in the community.
- 3.7.18.6. Collaborate with service clubs to further their existing youth programs that promote civic interest and involvement.

POLICY

3.7.19. Provide ongoing and easy access to Town information and resources.

ACTIONS

- 3.7.19.1. Continue to provide Town information through the Town’s website, publications and local media.
- 3.7.19.2. Incorporate best practices into communications strategies and provide ongoing improvements to the Town’s website.

Policy integration table

Information to be included

State requirements

This section covers the recreation element as identified by the Arizona State Statues for general plans.

The **recreation element**, optional for the Town of Oro Valley, must show:

- A comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development: natural reservations, parks, parkways and scenic drives, beached, playgrounds and playfields, open space, bicycle routes, other recreation areas.

This section adheres to these requirements by providing a comprehensive map of recreational areas and resources listed above.

3.8. Town Services, Buildings and Facilities Focus

Discussion

Information to be included

Map: Public buildings to be included

Policies and actions

POLICY

- 3.8.1. Provide effective public safety education, preparation and emergency services for emergencies and natural disasters.

ACTIONS

- 3.8.1.1. Continue to develop and implement programs which support community policing as a means to further public safety in the community.
- 3.8.1.2. Develop and implement programs which educate the public about fire safety.
- 3.8.1.3. Develop a plan for post-disaster recovery and resilience which includes decisions for Town facilities and personnel needs.
- 3.8.1.4. Participate in a regionally-coordinated plan that addresses potential risks associated with climate change.
- 3.8.1.5. Continue to develop, expand and implement a Drought Response Plan to address potential or long-term drought conditions.
- 3.8.1.6. Require the inclusion of evacuation routes and development and density standards for new development which adjoins forest land and open space in order to minimize impacts from nearby potential wildfire areas.
- 3.8.1.7. Regularly update wildland-urban interface plans and educate the community about fire hazards.
- 3.8.1.8. Develop, implement and periodically update a Shelter in Place educational program.

POLICY

3.8.2. Provide effective public safety services to respond to and recover from emergencies and natural disasters.

ACTIONS

- 3.8.2.1. Coordinate emergency preparedness planning and communications with all emergency responders.
- 3.8.2.2. Create public safety partnerships with identified private sector safety responders to contact in emergency situations.
- 3.8.2.3. Expand public safety awareness and emergency training programs by working with various service providers.
- 3.8.2.4. Implement standards for response readiness and education which align with fire safety and homeland security standards.
- 3.8.2.5. Provide ongoing training to applicable Town staff on the adopted hazard mitigation plan and its requirements.
- 3.8.2.6. Develop, implement and periodically update a mass evacuation strategy.

POLICY

3.8.3. Protect vulnerable populations and provide for the security of community members.

ACTIONS

- 3.8.3.1. Continue efforts and improve procedures to increase cyber security in the community in collaboration with the police department.
- 3.8.3.2. Develop education and outreach measures to increase awareness for child safety and elder abuse issues, recognition and response.

POLICY

3.8.4. Continue emergency preparedness planning to address utility shortages, outages or disruptions.

ACTIONS

- 3.8.4.1. Collaborate planning efforts with all emergency responders and utility providers.
- 3.8.4.2. Provide a public education program for adults, children, and visitors to learn how to take care of themselves and neighbors during times of emergency, including energy shortages and outages.
- 3.8.4.3. Seek funding opportunities and partnerships to ensure continued emergency preparedness outreach efforts.

POLICY

3.8.5. Coordinate community safety and land use planning in order to reduce sources of conflict and nuisance crime through design, regulation and management.

ACTIONS

- 3.8.5.1. Use Crime Prevention through Environmental Design (CPTED) principles in the design and engineering of community assets and facilities.
- 3.8.5.2. Use Crime Prevention through Environmental Design (CPTED) principles in development review process.
- 3.8.5.3. Develop strategies, including potential zoning code revisions, to protect human life and property from natural hazards including steep and unstable slopes and soils, floods and erosion hazards.
- 3.8.5.4. Evaluate safety issues, including storm water, in reviewing school and development site plans during the development review process.

POLICY

3.8.6. Coordinate land use and public facility planning to appropriately locate public facilities in safe locations which can effectively respond to emergencies

ACTIONS

- 3.8.6.1. Coordinate emergency service locations throughout the community to provide appropriate response.
- 3.8.6.2. Locate emergency services in safe and resilient locations protected from flood and fire risk.

POLICY

- 3.8.7. Plan for, manage and maintain Oro Valley's assets, including streets, infrastructure, and facilities to ensure long-term value to the community.

ACTIONS

- 3.8.7.1. Develop a plan for long-term municipal facilities which considers overall community needs and growth and which addresses parking, facility expansion, satellite offices, central offices, maintenance and fueling facilities and operations.
- 3.8.7.2. Define measures and identify available funding which provide for the continued proactive maintenance of a street system of the highest quality.
- 3.8.7.3. Plan strategically to measure short and long-term public service needs and set appropriate guidelines and financial resources for staff time and services.
- 3.8.7.4. Develop an annual reporting system for Town operations which evaluates cost savings, operational practices and employment safety.

POLICY

- 3.8.8. Lead by example in energy efficiency, water conservation, recycling, alternative fuel and solar projects in municipal facilities and operations.

ACTIONS

- 3.8.8.1. Provide an annual energy report card to track energy plans and savings in Town operations.
- 3.8.8.2. Pursue grants to implement conservation measures in municipal facilities and operations.

Policy integration table

Information to be included

State requirements

This section covers the public services and facilities element, the public buildings element and the safety element as identified by the Arizona State Statutes for general plans.

The **public services and facilities element**, optional for the Town of Oro Valley, consists of:

- General plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that ensure the creation, review, and update of public services and facilities general plans.

Oro Valley Police Department

- *OVPD Department Strategic Plan*, adopted in 2013 by Oro Valley Mayor and Council, identifies four focus areas where the Town and the Police Department must direct its attention to address community needs and the Department mission, and the accompanying action-oriented goals and strategies to convey desired outcomes.
- Police Beats Map (2013) outlines the four Oro Valley Police Beat areas and locates Oro Valley government buildings, including fire and police stations, the hospital, schools, and library.

Fire and life safety is provided by Golder Ranch Fire District and Rural Metro Fire Department.

- Golder Ranch Fire District *Standards of Coverage for Emergency Response*, published in 2012, assesses community risk, time and on-scene performance expectations, and standards and policies to meet those performance expectations.

Sewage

- *Pima County Regional Waste Water Department Strategic Plan*, adopted 2014, identifies, goals, and key performance indicators to drive success across six dimensions (pillars) of the organization and across three core business systems.

Refuse Disposal

- Refuse disposal is not provided by the Town of Oro Valley. However, there are several trash service providers that operate within the Town and are options for residents and HOA's: Republic Services, Waste Management, and Right Away Disposal.
- Hazardous waste is provided by the City of Tucson and Pima County Household Hazardous Waste Program. The *Household Hazardous Waste Program Annual Report*, adopted 2013, outlines different functions of the program, an expense/revenue summary, and how to participate in the program.

Drainage

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The *Town of Oro Valley 2012/2013 Annual Stormwater Report*, *Stormwater Utility Ordinance* and *Zoning Code* outline stormwater management requirements and design techniques of development.
- Drainage criteria and guidelines area created and enforced by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The *Town of Oro Valley Drainage Criteria Manual*, *Subdivision Streets Standards and Policy Manual*, and *Oro Valley Town and Zoning Code* guide drainage management techniques.

Local Utilities

- Electricity service is provided by Tucson Electric Power and Trico Electric Cooperative.
- Gas service is provided by Southwest Gas
- Water service is provided by the Oro Valley Water Utility and Metro Water District.
- Water Utility, owned and operated by Oro Valley, focuses on the protection of public health and safety through protection and efficient delivery of quality water, and increasing water conservation through water audits, education, incentives, and cooperative relationships that deal with current issues and research. Water Utility plans and documents include the *Oro Valley Water Utility Commission Annual Report 2014*, *Water Rates Analysis Reports*, *Oro Valley Water Utility Development Impact Fees Study*, and *High Water Use Action Plan Guide*.
- Metro Water District's *Long Range Water Resources Plan*, adopted in February 2015, outlines the District's strategy to manage its water resources for the next 50 years, meet customer's needs, and continue financial and planning evaluation.

Rights-of-way are managed by the Oro Valley Development and Infrastructure Services Department, Engineering Division. The *Town of Oro Valley Subdivision Streets Standards and Policy Manual*, *Oro Valley Town and Zoning Code*, *AZDOT Stored Specifications*, and *City of Tucson/Pima County Standard Specifications and Detail for Public Improvement* guide right-of-way design.

Easements are managed by the Oro Valley Development and Infrastructure Services Department under guidance from the *Oro Valley Town and Zoning Code*.

The **public buildings element**, optional for the Town of Oro Valley, consists of:

- Locations of civic and community centers, public schools, libraries, police and fire stations, and other public buildings.

This section adheres to these requirements by providing a comprehensive map of the public buildings listed above.

The **safety element**, optional for the Town of Oro Valley, must provide:

- For the protection of the community from natural and artificial hazards, features necessary for such protection as:
 - Evacuation routes
 - Peak load water supply requirements
 - Minimum road widths according to function
 - Clearances around structures
 - Geologic hazard mapping in areas of known geologic hazards

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Educate citizens about, how to prepare for and prevent natural disasters, fires, wildfires, homeland security, utility shortages, child and elder safety and abuse
- Plan for post-disaster recovery and resilience
- Develop, implement, and periodically update evacuation strategies for the town and requirements for new development
- Provide effective public safety services through public and private partnerships

Relevant reference materials include:

- Stormwater management is provided by the Town of Oro Valley Development and Infrastructure Services, Stormwater Division. The *Town of Oro Valley 2012/2013 Annual Stormwater Report*, *Stormwater Utility Ordinance* and *Town and Zoning Code* outline the utility plans and requirements of development that contribute to the safety of residents.
- *Oro Valley Town and Zoning Code* provides capacity and design requirements for structure and road features that contribute to the safety of residents and references to additional design resources.

4. ENVIRONMENT

Editor's Note: Portions of this chapter have not yet been reviewed by the Your Voice Committees. This includes the introduction, public process, and state requirements sections.

4.1. Introduction

The Town of Oro Valley's greatest assets are its natural environment, resources and beauty. The community enjoys scenic views in nearly every direction. By day, mountaintops tower to the east and are gentler yet still pronounced to the north. At night, the dark sky is full of stars with little light pollution. Wildlife corridors enhanced by native vegetation intersect the area. Cultural assets are abundant with over 185 archaeological sites identified. The Town's environmental role is to encourage sustainable growth and development in the Planning Area while also recognizing its role as a steward of the community's natural treasures.

Open space, with its hardy wildlife and attractive yet often unforgiving vegetation, is a big part of the region's appeal and cherished by its residents. The Town's open space designations are important in that they naturally serve to focus development in areas where it is planned and encouraged. The rolling terrain is an attractive landscape that offers opportunities for creativity in planning and development.

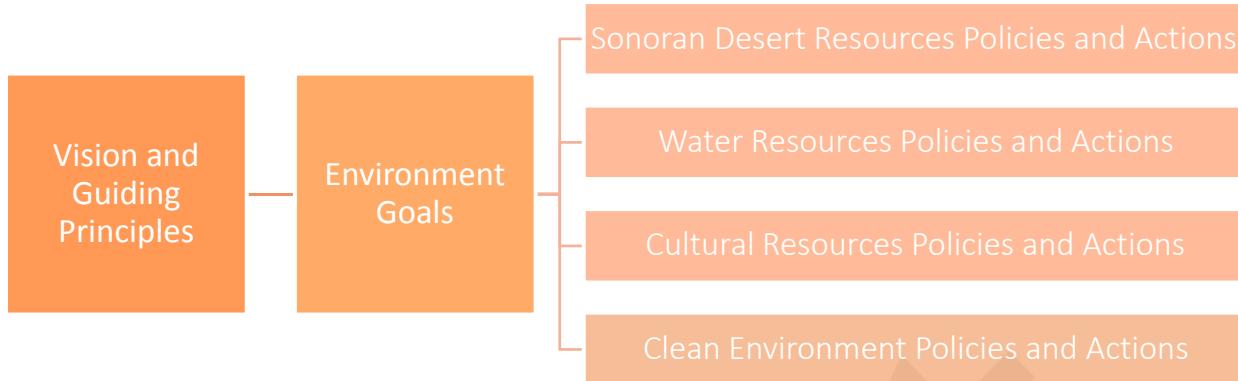
Since Oro Valley is in the Sonoran Desert, water policies that are long term and focus on conservation and regional planning are a priority. The area is crisscrossed with washes and arroyos that are dry most of the year but are essential for handling the large volumes of water that course through the area during the region's rainy seasons. When dry, the washes and arroyos, with their native vegetation, provide wildlife habitat and the corridors that link open space areas and serve as natural buffers to development.

Residents, visitors and outdoor enthusiasts value and desire passages that connect natural areas. Providing for native trees and landscaping along roadways and paths aligns with the community's desire for shaded linkages that encourage walking and the healthy lifestyles the Town promotes.

The community has abundant cultural resources ranging from prehistoric villages to historic archaeological sites to properties listed in or eligible for the National Register of Historic Places. Preservation and maintenance of these sites and cultural resources are key to retaining the region's character and heritage while ensuring that they are maintained for the education and experience of future generations.

Oro Valley enjoys a clean, pollution-free environment that can only be sustained through collaboration within the entire community. The Town promotes recycling and composting programs. The Town is generating and facilitating practices that promote greater energy independence, encouraging renewable energy programs while also welcoming participation and ideas from the public and private sectors and visitors and residents alike. Efforts that facilitate the use of transit and reduce air pollution are also part of the Town's focus on meeting federal and state air quality standards.

This chapter focuses on goals, policies and actions related to the environment. This includes many topics, which are organized into four main sections. All work was completed within the framework of the community's vision and guiding principles.



4.2. Relationship with other chapters

Information to be included

4.3. Learning from the community

During Phase 2 – ‘Let’s Think’ of the *Your Voice, Our Future* project, three topic-specific committees worked 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.

The Environment chapter was drafted under the guidance of the Your Voice Environment Committee. This group of thirteen residents met a total of seven times from September – December 2014. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community’s vision and guiding principles, this group developed broad environment goals and special policies and actions related to Sonoran desert, water and cultural resources and clean environment. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.

4.4. Background information

Information to be included

4.5. Environment Goals

Following is a list of goals that support the achievement of the long-term vision for the environment. The Town of Oro Valley strives for . . .

- J. The proactive conservation, protection, and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.* (V09)
- K. A high quality, safe and reliable water supply which meets long-term needs for humans and the natural environment. (GP11)
- L. The protection and preservation of significant cultural sites, properties and resources that enhance community character and heritage. (GP10)

- M. High environmental quality including meeting or exceeding all federal and state standards for air and water quality in cooperation with other local jurisdictions. (V09)
- N. Balanced and responsible use of energy and water resources for the current and future benefit of the community. (GP11)
- O. Efficient and responsible management of trash and recyclable material for the current and future benefit of the community. (GP11)

4.6. Sonoran Desert Resources Focus

Discussion

Oro Valley highly values its open space, natural resources and views. This section outlines policies and actions to conserve and protect these resources.

Map: Open space elements to be included

Policies and actions

POLICY

- 4.6.1. Identify, preserve and manage an integrated and connected open space system that protects Oro Valley's natural resources, and provides enjoyment for residents and visitors.

ACTIONS

- 4.6.1.1. Develop and implement a program for the proactive acquisition, management, and maintenance of public natural open space in cooperation with other agencies and Pima County.
- 4.6.1.2. Create public use agreements for natural resource areas with homeowners associations, commercial property owners, public agencies and developers as part of future development requirements.
- 4.6.1.3. Develop and adopt a trails plan which establishes long-term strategies for system and natural resource connections as well as trail development, management and upkeep in cooperation with other local jurisdictions.
- 4.6.1.4. Create procedures, including public and private contributions, for posting regulatory and/or informational signs at community trailheads, along community trails and near natural areas.
- 4.6.1.5. Monitor and manage public use of significant biological resources in designated natural areas within the community to prevent their loss or degradation.
- 4.6.1.6. Explore opportunities to integrate family-friendly amenities into the trail system, such as areas for play, rest and learning.

POLICY

- 4.6.2. Provide natural open space connections between significant natural resource areas.

ACTIONS

- 4.6.2.1. Develop a plan that connects environmentally sensitive lands as development occurs.
- 4.6.2.2. Identify preservation and connection strategies between significant natural resource areas, including Tortolita Mountain Park, Arroyo Grande and Catalina State Park in cooperation with other agencies and jurisdictions.

POLICY

- 4.6.3. Conserve Oro Valley's natural resources in a comprehensive manner.

ACTIONS

- 4.6.3.1. Review and implement the Town's Tree Master Plan, which considers the benefits of trees in relation to overall community welfare, while making plans for infrastructure, facilities, development and the conservation of Oro Valley's scenic views.
- 4.6.3.2. Pursue measures to maintain night sky visibility through the night skies initiative.
- 4.6.3.3. Explore the designation of dedicated Town staff and the creation of an environmental advisory board to support natural resource goals and policies.
- 4.6.3.4. Provide training and resources to Town employees, board members and volunteers in coordination with community programs in order to protect natural resources.

POLICY

- 4.6.4. Protect and conserve healthy native vegetation during the development process.

ACTIONS

- 4.6.4.1. Periodically review and update the Town's Save-A-Plant program in order to protect healthy native vegetation.

POLICY

- 4.6.5. Provide information to the public on means to protect and conserve resources.

ACTIONS

- 4.6.5.1. Develop a program that identifies, promotes and increases awareness of public actions and education opportunities for natural, water and cultural resources protection and conservation.
- 4.6.5.2. Explore opportunities to develop a public space that educates the community on Sonoran Desert resources and best practices conservation.

POLICY

- 4.6.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character of Oro Valley.

ACTIONS

- 4.6.6.1. Support scenic resource regulations to conserve scenic views to the ridgelines, hillsides, peaks and foothills of the Santa Catalina, Tortolita, and more distant mountain ranges that contribute to the Town's valued scenic character.
- 4.6.6.2. Monitor and revise scenic resource regulations as needed to enhance community-wide goals.
- 4.6.6.3. Explore opportunities and partnerships to upgrade the visual quality of the Oracle Road right-of-way.

POLICY

- 4.6.7. Enhance, protect, create and restore native biological habitats, especially along washes and wildlife corridors, in order to benefit native plant and wildlife species, minimize the negative impacts of invasive species and provide protection from flood risk.

ACTIONS

- 4.6.7.1. Evaluate the effectiveness and provide appropriate support to programs or groups which strive to reduce invasive species and the replanting of native species.
- 4.6.7.2. Develop measures which encourage private property owners to assist in invasive species removal.

POLICY

- 4.6.8. 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.

ACTIONS

- 4.6.8.1. Develop plans and provide resources to reduce soil erosion by slowing storm runoff and to increase infiltration of stormwater into the groundwater supply.

POLICY

- 4.6.9. Protect and enhance contiguous areas of key habitats and environmentally sensitive lands within the Town.

ACTIONS

- 4.6.9.1. Review and amend the zoning code as needed to buffer all environmentally sensitive lands from incompatible uses.
- 4.6.9.2. Evaluate for effectiveness at least every ten years and appropriately update the Environmentally Sensitive Lands Ordinance (ESLO) to incorporate best practices.
- 4.6.9.3. Inventory and actively pursue opportunities to restore degraded areas that contain remnants of essential or key habitat areas as defined on the Environmentally Sensitive Lands map.

POLICY

- 4.6.10. Encourage development project designs that connect wildlife habitat areas, avoid disturbing significant wildlife habitat and minimize the overall impacts on wildlife habitat areas.

ACTIONS

- 4.6.10.1. Periodically evaluate the Environmentally Sensitive Lands Ordinance for effectiveness and update design guidelines and standards to incorporate best practices on site and building design.
- 4.6.10.2. 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.
- 4.6.10.3. During the review process require new development that is adjacent to or containing riparian areas or wildlife and plant habitats to link these systems to other nearby riparian areas, habitats, existing or planned trails, and regional natural open space areas.
- 4.6.10.4. Maintain a current and accurate database of biological resources, including maps that identify the locations of specific habitats, and lists of special-status species, to ensure environmentally compatible development.
- 4.6.10.5. 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.

POLICY

- 4.6.11. Provide for the safe movement of wildlife near manmade features which may potentially disconnect wildlife corridors.

ACTIONS

- 4.6.11.1. Identify preferred wildlife routes.
- 4.6.11.2. Develop standards for roadway design which allow for wildlife to move below, above or across roadways and incorporate appropriate spacing and wildlife friendly fencing.
- 4.6.11.3. Develop structural design standards which allow for appropriate wildlife movement and incorporate appropriate spacing and wildlife friendly fencing.

POLICY

- 4.6.12. Strive to protect the public from the threats of flood and risks of stormwater surges.

ACTIONS

- 4.6.12.1. Provide resources to channel watercourses where appropriate to minimize safety threats.
- 4.6.12.2. Provide resources to maintain watercourses to avoid clogged channels caused by impediments.

- 4.6.12.3. Provide resources to hydro seed all bare runoff areas with native grasses that can be easily maintained.

Policy integration table

Information to be included

State requirements

This section covers the open space, conservation and environmental planning elements as required by the Arizona State Statutes for the creation of general plans. The requirements for each of these elements, as well as how this plan meets those requirements, is included here for information purposes.

The **open space element**, required for the Town of Oro Valley, must provide:

- A comprehensive inventory of open spaces, recreational resources and access points
- Analysis of forecasted needs and policies to manage and protect open space areas and resources
- Implementation strategies to acquire additional open spaces
- Policies and strategies that promote a regional system of integrated open space and recreational resources.

This section adheres to these requirements by providing a comprehensive map of open spaces and recreational resources and through policies and strategies that:

- Manage recreational resources and significant open space
- Protect natural resource areas and habitats
- Connect habitats through wildlife corridors
- Connect open space through acquisition and family-friendly trail systems
- Promote a regional system of integrated open space by partnering with all groups from property owners and HOA's to public agencies and neighboring jurisdictions

Analysis of forecasted needs: As Oro Valley quickly approaches build-out, it is essential that the town continues to protect existing open space and natural resources and to acquire additional open space areas to fulfill the community's value of the natural environment.

The **conservation element**, optional for the Town of Oro Valley, must include:

- Plans for the conservation, development, and utilization of natural resources

And may include:

- Reclamation of land
- Flood control
- Prevention and control of water pollution
- Regulation of land use in stream channels
- Prevention, control and correction of soil erosion
- Protection of watersheds

This section adheres to these requirements by implementing policies and strategies that:

- Conserve natural resources comprehensively
- Promote responsible use and active protection of natural resources through trails and community education
- Monitor and manage natural resource use to prevent degradation

- Create connections between natural resources
- Maintain and enhance natural resources through specific programs that address all natural resources described by the state

The **environmental planning element**, required for the Town of Oro Valley, requires:

- Analysis, policies and strategies that address anticipated effects of proposed development within the general plan on air quality, water quality, and natural resources
- Policies that have community-wide applicability
- Policies and strategies shall not require additional environmental impact statements or analysis beyond state and federal requirements

This section adheres to these requirements by implementing policies and strategies that:

- Protect, buffer, enhance, and connect environmentally sensitive lands and wildlife habitats as development occurs
- Protect, conserve, and encourage use of healthy native vegetation during development
- Protect scenic corridors through different organizations and scales of implementation

4.7. Water Resources Focus

Discussion

Information to be included

Discussion should include the demand for water that will result from future growth projected in the general plan, physically available water supplies

Policies and actions

POLICY

4.7.1. Ensure the long-term water resource supply and conservation for present and future water utility customers.

ACTIONS

- 4.7.1.1. Coordinate measures to protect groundwater resources with watershed plans and planning efforts with appropriate water utilities and jurisdictions.
- 4.7.1.2. Continue to use Central Arizona Project water for recharge to build long-term storage credits for future use.
- 4.7.1.3. Expand the use of reclaimed water for irrigation of areas such as parks, golf courses, schools, public facilities and homeowners associations common areas to reduce the Town's dependence on groundwater resources.
- 4.7.1.4. Support the construction of reclaimed water and Central Arizona Project water infrastructure to maximize alternative water resource supply and delivery and provide for a diverse water supply portfolio.
- 4.7.1.5. Partner with other jurisdictions to increase the use of Central Arizona Project water and treated wastewater.
- 4.7.1.6. Create programs that utilize Advanced Metering Infrastructure (AMI) technology across user groups that encourage self-monitoring and facilitate improved water management practices through early leak detection.
- 4.7.1.7. Continue to provide opportunities for education and advocacy to reduce water consumption and increase conservation.

- 4.7.1.8. Periodically review and update a drought response plan as a means to address future Central Arizona Project water and groundwater shortages.
- 4.7.1.9. Continue conservation pricing through a tiered rate structure for residential water customers.
- 4.7.1.10. Support the continued utilization of water impact fees.
- 4.7.1.11. Explore the feasibility, value and public interest in fluoridation of Oro Valley's water supply.

POLICY

- 4.7.2. Ensure water quality for water utility customers that meets or exceeds federal and state regulatory requirements.

ACTIONS

- 4.7.2.1. Coordinate with appropriate public safety agencies to provide for safe and secure water resources.
- 4.7.2.2. Continue to support the Oro Valley Water Utility and its efforts to monitor water quality through water quality sampling.
- 4.7.2.3. Implement measures to increase energy efficiency of water utility equipment.

POLICY

- 4.7.3. Utilize alternatives to attain sustainable groundwater production rates and reduce groundwater level declines.

ACTIONS

- 4.7.3.1. 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.
- 4.7.3.2. Explore the expanded use of stormwater harvesting as a means to reduce dependence on groundwater.
- 4.7.3.3. Incentivize the use of passive and active rainwater harvesting techniques.
- 4.7.3.4. Explore opportunities for expanded use of stormwater recharge areas as a means to recharge the groundwater supply and control erosion.

POLICY

- 4.7.4. Protect aquifer recharge areas and wellheads, especially those used to provide public water supplies.

ACTIONS

- 4.7.4.1. Implement sustainable irrigation standards which includes the use of native vegetation appropriate to varying sites.

Policy integration table

Information to be included

State requirements

This section covers the water resources element as required by the Arizona State Statues for general plans.

The **water resources element**, required for the Town of Oro Valley, must address:

- The known legally and physically available surface water, ground water, and effluent supplies
- The demand for water that will result from future growth projected in the general plan, added to existing uses
- An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified or a plan to obtain additional necessary water supplies.

This section adheres to these requirements by providing relevant reference materials and by implementing policies and strategies that:

- Ensure the long-term water resource supply and conservation for present and future water utility customers by building CAP water for recharge
- Expand supply and use of alternative water sources (reclaimed, CAP, rainwater, gray water, etc) for potable and non-potable uses through expanded infrastructure, incentives and partnerships
- Ensure water quality for safety and security of water resources; and increase efficiency of water use and associated energy use

Relevant background information and reference materials are described below.

Legally available water supplies:

- **Developed Water Resources:** The Town of Oro Valley has a groundwater supply of 13,384 acre feet per year based on its Designation of Assured Water Supply (DAWS) from Arizona Department of Water Resources. This designation has been renewed through December 31, 2023. Additionally, the Town of Oro Valley has a Central Arizona Project (CAP) water supply and reclaimed water supply, which are primarily used to replenish groundwater.
 - Groundwater: 13,384 acre feet per year
 - Central Arizona Project water: 1,500 acre feet per year
 - Reclaimed water: 2,227 acre feet per year
- **Undeveloped Water Resources:** The Town currently has undeveloped water resources that consist of our CAP water allocation, Long-Term Groundwater Storage Credits, Groundwater Allocation Account, and effluent water. Future development of these water resources will reduce our groundwater production, help achieve our goal of protecting and preserving our aquifer, and expand water conservation and reuse practices further.
 - Central Arizona Project Water: 8,805 acre feet per year
 - Long-Term Storage Credits: 9,508 acre feet per year
 - Ground Water Allowance Account: 13,759 acre feet per year
 - Effluent Water: 1,773 acre feet per year
- **Source:** Water Utility Commission Annual Report 2014

4.8. Cultural Resources Focus

Discussion

This section addresses policies and actions to preserve cultural resources. Cultural resources are defined as the physical evidence of past human activities and accomplishments of people, including prehistoric and historic sites, buildings, objects, features, structures, and locations with scientific, historic and cultural value. Cultural resources may also be places that are important to living people such as locations where Native Americans conduct traditional activities. Cultural resources are finite and non-renewable resources that once destroyed cannot be returned to their original state.

Policies and actions

POLICY

4.8.1. Preserve and interpret significant cultural resources within Oro Valley and the larger planning area.

ACTIONS

- 4.8.1.1. Identify significant cultural resources, including people, events, places and activities in an inventory which is periodically updated.
- 4.8.1.2. Pursue grants and other funding, including dedicated Town funding, to provide for the protection and preservation of cultural resources in the community.

- 4.8.1.3. Continue to implement the current and future cultural resources management plan for the preservation of cultural resources within the Town.
- 4.8.1.4. Require the preparation of cultural resources assessments by a qualified archaeologist or historian for new development projects.
- 4.8.1.5. When opportunity exists, trade or purchase properties of significant cultural resource value that enhance the history of Oro Valley.
- 4.8.1.6. Avoid, minimize or mitigate as appropriate the potential effect of development projects on significant prehistoric and historic sites during the Town's planning and design processes in consultation with the State Historic Preservation Office or other appropriate agencies.
- 4.8.1.7. Collect oral histories from persons who lived, planned or oversaw key events in Oro Valley's history.

POLICY

- 4.8.2. Provide appropriate public access to and education about Oro Valley's cultural resources in order to enrich our sense of community.

ACTIONS

- 4.8.2.1. Create park and recreational programs and activities which raise community awareness and support of local cultural resources.
- 4.8.2.2. Require that interpretive elements related to cultural resource sites be planned for in public use areas and private developments during the development review process.
- 4.8.2.3. Continue implementation of the Steam Pump Ranch Master Plan in conformance with easement agreements with Pima County.
- 4.8.2.4. 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.
- 4.8.2.5. Explore opportunities for designated facilities to curate and exhibit historic artifacts and documents.

POLICY

- 4.8.3. Build and maintain partnerships with federal, tribal, state and local agencies and community organizations to preserve, rehabilitate and celebrate culturally significant Town structures, records and places.

ACTIONS

- 4.8.3.1. Explore potential agreements with public and private entities to ensure appropriate use and preservation of cultural resources for future generations.
- 4.8.3.2. Pursue partnerships with library and educational institutions to achieve cultural resource policies.
- 4.8.3.3. Explore a potential agreement with Pima County to implement the Interpretive Plan for Honey Bee Village Archaeological Preserve and obtain appropriate public access.
- 4.8.3.4. Preserve Town of Oro Valley historical records and documents to maintain a chronology of Town development and milestone events.
- 4.8.3.5. Continue to provide Town resources to maintain certified local government status with the State of Arizona Historic Preservation Office.

Policy integration table

Information to be included

State requirements

There are no requirements by the Arizona State Statutes for general plans which directly pertain to cultural resource conservation.

4.9. Clean Environment Focus

Discussion

The section addresses policies and actions related to creating and maintaining a clean environment.

Additional information to be included

Policies and actions

POLICY

4.9.1. Demonstrate leadership in measures to promote a clean environment through all Town facilities and operations.

ACTIONS

4.9.1.1. Implement programs which demonstrate best practices in recycling, waste minimization and disposal programs.

4.9.1.2. Implement programs which demonstrate best practices in air quality improvement, sustainable operations and energy efficiency.

POLICY

4.9.2. Encourage pollution prevention, waste minimization and recycling in all sectors of municipal, business, institutional and residential operations throughout the Town.

ACTIONS

4.9.2.1. Develop an Oro Valley awards program to recognize sustainable practices in the private sector.

4.9.2.2. Establish development incentives for projects demonstrating an exemplary commitment to sustainability.

4.9.2.3. Collaborate with the private sector to offer recycling stations and clean composting sites throughout the Town.

4.9.2.4. Explore the creation of a Town-wide recycling program for municipal, commercial and residential uses.

4.9.2.5. Continue support of the Town's Dispose-a-med program and the expansion of public education regarding the proper disposal of medication.

4.9.2.6. Establish regular opportunities for hazardous household waste collection in coordination with Pima County or non-profit groups.

POLICY

4.9.3. Strive to protect the public from the threats of stormwater and potential negative impacts of contaminants from runoff, while integrating environmentally sensitive stormwater system design.

ACTIONS

4.9.3.1. Continue to support planning for and implementation of the Town's Stormwater Management Plan.

4.9.3.2. Monitor and enforce stormwater controls to prevent aquifer pollution and the erosion or siltation of washes.

4.9.3.3. Provide public education opportunities on ways to minimize negative environmental impacts of stormwater caused by urbanization.

4.9.3.4. Continue to support and improve community programs such as the Buffel Busters and Adopt-A-Roadway/Trail/Wash programs to support Town efforts for stormwater management.

POLICY

4.9.4. Lead efforts which contribute to regional reduction in air pollution and greenhouse gas emissions.

ACTIONS

4.9.4.1. Investigate the feasibility of converting Town vehicles and negotiating agreements with other large fleet organizations to utilize "green" fuel and reduce emissions/air pollution.

- 4.9.4.2. Enhance air quality by creating programs to control construction dust and encourage the use of natural gas, multimodal transportation, rideshares and renewable resources and prohibit uses that create air pollution.

POLICY

- 4.9.5. Increase energy savings through increased education, and gains in efficiency, conservation and use of renewable resources throughout the community.

ACTIONS

- 4.9.5.1. Adopt the most up-to-date International Code Council (ICC) Energy Conservation Code in concert with regional jurisdictions and stakeholders.
- 4.9.5.2. Create programs that incentivize the use of clean alternative energy in business, institutional and residential settings in order to enhance environmental quality.
- 4.9.5.3. Partner with local businesses to create incentives for the education, purchase and/or installation of resource conservation products.
- 4.9.5.4. Review, identify and address Town polices and ordinances that enhance renewable energy production, efficiency and conservation.
- 4.9.5.5. Work collaboratively with regional partners to create and maintain web-based information portals such as Solar One Stop, uniform renewable energy standards, submittal requirements, electronic permitting, and inspection procedures.
- 4.9.5.6. Assess emerging renewable technologies for potential application in Oro Valley.
- 4.9.5.7. Create programs which increase awareness about energy usage in order to reduce consumption of energy, water and electrical resources.
- 4.9.5.8. Explore landscape solutions which minimize energy demands of new development as appropriate and in consideration of view conservation.
- 4.9.5.9. Require the most energy efficient roofing material practicable, based on performance, to be used in new commercial and residential construction.

Policy integration table

Information to be included

State requirements

This section covers the energy element as identified by the Arizona State Statues for general plans.

The **energy element**, optional for the Town of Oro Valley, includes:

- Policies that encourage and provide incentives for efficient use of energy,
- Policies and practices that provide for greater use of renewable energy sources.

This section adheres to these requirements by implementing policies and strategies that:

- Demonstrate best practices in sustainable operations and energy efficiency
- Educate the public in efficient energy use and products and alternative energy sources though partnerships
- Incentivize the purchase/installation of resource conservation products
- Incentivize exemplary projects committed to sustainability
- Investigate converting town vehicles to run on alternative fuel
- Encourage use of alternative fuel, multimodal transportation, and ride shares
- Explore existing and emerging renewable technologies, landscape solutions, and building materials to implement in Oro Valley

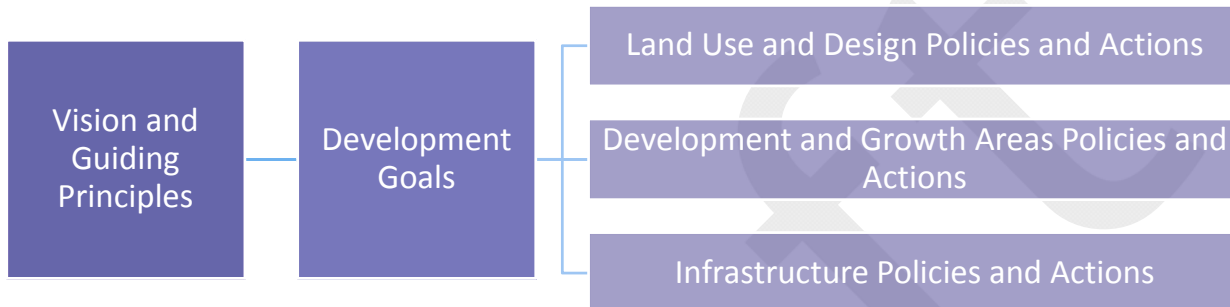
5. DEVELOPMENT

Editor’s Note: Portions of this chapter have not yet been reviewed by the Your Voice Committees. This includes the introduction, public process, land use map, special planning areas, and state requirements sections.

5.1. Introduction

Introduction text to be included

This chapter focuses on goals, policies and actions related to the community. This includes many topics, which are organized into three main sections. All work was completed within the framework of the community’s vision and guiding principles.



5.2. Relationship with other chapters

Information to be included

5.3. Learning from the community

During Phase 2 – ‘Let’s Think’ of the *Your Voice, Our Future* project, three topic-specific committees worked 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.

The Development chapter was drafted under the guidance of the Your Voice Development Committee. This group of fifteen residents met a total of 8 times from January – April 2015. They reviewed background information, brainstormed ideas and offered their input to shape the plan. Working within the context of the community’s vision and guiding principles, this group developed broad development goals and special policies and actions related to land use, design, development, growth areas and infrastructure. Their work is represented in each section of this chapter.

Following the committee work on this chapter, all goals, policies and actions will be reviewed through a larger stakeholder review process. Residents, business owners and government agencies will have a chance to review the work and offer feedback.

5.4. Background information

Information to be included

5.5. Development Goals

Following is a list of goals that support the achievement of the long-term vision for development in Oro Valley. The Town of Oro Valley strives for . . .

- P. A built environment that creatively integrates landscape, architecture, and open space and conservation elements and which elevates the quality of life.
- Q. An integrated and connected transportation network that compliments mobility for people and goods.
- R. Diverse transportation choices that are safe, user-friendly, efficient and accessible and that maintain the lifestyle of residents, and support employees, visitors and the local economy.
- S. Sustainable and innovative public services and utilities which serve the current and future needs of the community.
- T. Conservation of natural resources through effective land use and transportation planning, design, construction and management.
- U. Neighborhoods that include access and easy transitions to open space, recreation, and schools and that are supported by shopping and services which meet daily needs.
- V. Full recovery of the costs of services which serve new development.
- W. Effective transitions between differing land uses and intensities in the community.
- X. Robust development opportunities and a diverse transportation network which support a growing economy.

5.6. Land Use and Design Focus

Discussion

Information to be included

Policies and actions

CONSERVATION OF NATURAL RESOURCES

POLICY

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

ACTIONS

- 5.6.1.1. Develop new and improve existing land use regulations that discourage the unnecessary spread of development on land, and help conserve open space, land contours, elevations and ridgelines.
- 5.6.1.2. Periodically update existing low-impact development regulations in order to reduce development impact on adjacent properties, the environment, drainage and traffic.
- 5.6.1.3. Maintain a thorough Town process for review of development proposals to encourage sustainability and environmental conservation.
- 5.6.1.4. 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.
- 5.6.1.5. Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote green building for new construction.
- 5.6.1.6. Integrate green infrastructure and low impact development techniques into development regulations where appropriate.
- 5.6.1.7. Study options and provide opportunities for development or redevelopment to design for, capture and manage stormwater in facilities having multiple benefits , such as stormwater management, recreation, wildlife habitat and groundwater recharge.

POLICY

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

ACTIONS

- 5.6.2.1. As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways.
- 5.6.2.2. Develop land use regulations which require development proposals to maintain and/or enhance the quality of views from and to public parks.
- 5.6.2.3. 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.

POLICY

5.6.3. Promote and encourage water conservation and retrofitting programs, and innovative stormwater management techniques in development, redevelopment or infrastructure projects and in landscaped areas.

ACTIONS

- 5.6.3.1. Expand outreach methods to educate the public on water conservation methods, stormwater management and best practices for building and landscape design and retrofits.
- 5.6.3.2. Continue Town programs which encourage the use of drought-tolerant plant species and a native Sonoran desert landscape palette.

POLICY

5.6.4. Reduce heat absorption by buildings, parking surfaces and in outdoor public areas.

ACTIONS

- 5.6.4.1. 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.
- 5.6.4.2. Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures.
- 5.6.4.3. Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development.

POLICY

5.6.5. Promote outdoor lighting that enhances safety and circulation, and beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky.

ACTIONS

- 5.6.5.1. Continue to support efforts to minimize light pollution by adhering to regional night skies initiatives and updating regulations to incorporate new technologies and best practices.

NEIGHBORHOODS AND QUALITY OF LIFE

POLICY

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

ACTIONS

- 5.6.6.1. Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.
- 5.6.6.2. Create a definition for mixed-use zoning and modify existing regulations to make mixed-use zoning available where appropriate.

- 5.6.6.3. Amend land use regulations to define and incorporate effective compatibility standards which ease transitions in scale and density between uses and complements neighborhood character.
- 5.6.6.4. 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.

POLICY

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

ACTIONS

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

POLICY

- 5.6.8. Improve the small-town character, design and safety of the built environment.

ACTIONS

- 5.6.8.1. Study and update signage regulations to incorporate best practices while continuing to balance the needs for clear identification and direction with community desires for compatibility and minimal intrusiveness.
- 5.6.8.2. Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley.
- 5.6.8.3. Require developers to design neighborhood retail and office uses to respect nearby residential scale and character.
- 5.6.8.4. Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.
- 5.6.8.5. 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 and buildings are designed to maximize safety and minimize opportunities for crime.

PLANNED BUILT ENVIRONMENT

POLICY

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

ACTIONS

- 5.6.9.1. Create a plan which coordinates the land use and transportation planning for growth areas with planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.
- 5.6.9.2. Create transit-oriented development standards and modify existing regulations to make these standards available where appropriate.
- 5.6.9.3. Conduct an analysis which highlights deficiencies and barriers to economic development in growth areas and commercial corridors.

- 5.6.9.4. Develop, in coordination with the State, detailed planning for the Oracle Road corridor in order to allow for diverse development and an upgraded transportation experience.
- 5.6.9.5. Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections.
- 5.6.9.6. 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.

POLICY

- 5.6.10. Encourage the development of master planned communities which includes suitable residential and commercial uses.

ACTIONS

- 5.6.10.1. 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.
- 5.6.10.2. Update development regulations to require that master planned communities incorporate coordinated driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements into their designs.
- 5.6.10.3. Update development regulations to require master planned communities to serve the needs of a mix of resident ages and backgrounds.

POLICY

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

ACTIONS

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

Policy integration table

Information to be included

State requirements

This section covers the land use element as identified by the Arizona State Statues for general plans.

The **land use element**, required for the Town of Oro Valley, must provide:

- A map of the proposed distribution, location and extent of various land uses appropriate to the municipality.
- A description of the population density and building intensity standards recommended for the land use categories covered by the plan.
- Programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.
- Consideration of air quality and access to incident solar energy for all general categories of land use.
- Policies that maintain a broad variety of land uses, including the range of uses existing in the municipality when the plan is adopted, readopted or amended.
- Include sources of currently identified aggregates.

This section adheres to these requirements by providing a comprehensive land use map, description of the land uses of the Town of Oro Valley (found in the following section) and through policies and strategies that discourage unnecessary sprawl in order to conserve the natural environment and topography, encourage

diverse land uses that meet the Town's over all needs and offer transitions between uses, and encourage mixed use areas. No aggregates have been identified in the Town of Oro Valley, and therefore, no policies related to aggregates have been included in the Land Use Element.

5.7. Land Use Map

The Land Use Map for the General Plan depicts the proposed general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. This pattern of land uses is shown on the Land Use Map by means of various land use designations, each of which denotes specific types of land use. The boundary lines between land use designations are shown as precisely as possible, and generally follow property lines, washes, and/or roads.

It should be noted that the Land Use Map offers broad guidance on the use of land, while the Town's Zoning Map implements the General Plan land use designations by ordinance at a much more detailed, parcel-specific level. Ultimately, the Zoning Code and Map regulate the development of land. As such the Land Use Map should not be used for determining the allowable amount of development permitted on a property.

Because the Land Us Map is based on the long-range planning for the Town, any changes to it at a future date should respond to a change in planning needs. This may include a change in the land use makeup, overall demographics, of other factors that impact the long-range needs of the community.

Editor's note: the previous paragraph requires clarification to be consistently implemented and may be best suited as part of the amendment criteria section in chapter 6.

Land Use Standards

Following is a brief explanation of the Town's approach to stating land use intensity standards for the designations appearing on the Land Use Map, followed by descriptions of the uses permitted under and standards associated with each designation.

In addition to characterizing land use designations according to types of allowable uses, the General Plan must, according to state law, specify for each land use designation standards of population density and building intensity.

Standards of building intensity for residential uses are stated in this General Plan in terms of the allowable range of dwelling units per acre. The density ranges are applied as follows:

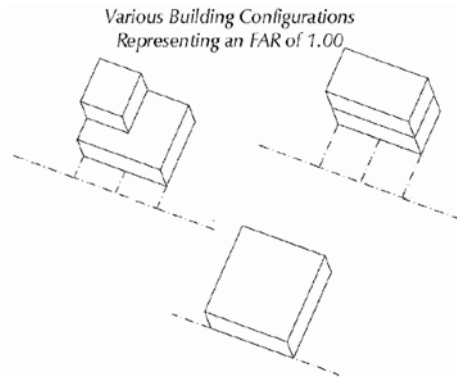
1. The maximum number of dwelling units allowed on a particular piece of residentially-designated property is based on the size of the area under discussion (e.g., a parcel) and the maximum density permitted under the residential designation applied to that property. For instance, an area of 40 acres with a designation of LDR2 could have up to 80 dwelling units.
2. Densities within portions of the area may be higher than the maximum in the land use designation as long as the maximum number of units is not exceeded and the land use matches the land use description. For example, if the description is for single-family, detached land uses, the land use cannot be townhomes or any other attached housing.

Standards of population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit, which for purposes of this General Plan is assumed to be 2.4 persons (based on the average household size reported in the 2010 Census).

Standards of building intensity for nonresidential uses are stated in terms of maximum allowable floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage permitted on a lot to the net

square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor).

On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of 0.25 would allow 2,500 square feet. The diagram to the right illustrates how buildings of one and two stories could be developed on a given lot with an FAR of 1.00.



Land Use Designations

The Land Use Map of this General Plan uses 18 land use designations to depict the types of land uses that will be allowed in Oro Valley. The land use designations on the map are policy recommendations only. The designations may not represent the actual zoning on properties. No decisions regarding land use purchases or future construction should be based solely on these designations. For information regarding the most current zoning entitlements on a property, refer to the official Zoning Map and the Zoning Code available at the Town Clerk's Office

Following are brief descriptions of the intent of each of the land use designations appearing on the Land Use Map. Note that emergency services uses (e.g., police and fire) may be permitted under all designations with appropriate review.

Rural Low-Density Residential (R-LDR, 0-0.3 DU/AC)

This land use designation denotes areas of large lot single-family detached development in a rural environment. Rural low-density residential designation areas range up to 0.3 dwelling units per acre. Areas of rural residential development are appropriate where there is a desire to retain a rural lifestyle or where protection of the natural environment is necessary.

Low-Density Residential (LDR1, 0.4-1.2 DU/AC)

The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of a rural, open character. Low-density residential designation areas range up to 1.2 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Low-Density Residential (LDR2, 1.3-2.0 DU/AC)

The district denotes areas where single-family detached residential development is desirable, but only if it is at a density that will permit retention of an open character. Low-density residential designation areas range up to 2.0 dwelling units per acre. Delineation of building envelopes on individual lots is also encouraged to clearly indicate which areas will be disturbed and which will not.

Medium-Density Residential (MDR, 2.1-5.0 DU/AC)

This designation is where single-family detached, townhouse, or patio home development is suitable, ranging from 2.1 to 5.0 dwelling units per acre. These areas should be located close to schools, shopping, and employment.

High-Density Residential (HDR, 5.1+ DU/AC)

This land use designation denotes areas where single-family attached, mobile or manufactured housing (within the existing Highlands subdivision), townhouse, patio home, condominium, and apartment development is appropriate. These areas should be located close to arterial access and shopping and employment opportunities. High traffic volume impacts on local, lower density residential streets are discouraged.

Master Planned Community (MPC)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. Density ranges will be determined at the time of rezoning by examining the development plan and development impact analysis. Any Land Use Map amendment proposal for a new MPC designation requires the submittal of a concept plan.

Resort and Golf Course (RGC)

This designation denotes areas where resorts, country clubs and golf courses are appropriate. Resorts include hotel accommodations, restaurants, health clubs, and recreation facilities. Country clubs do not include hotel accommodations. Golf courses may include specific golf-related activities such as clubhouses, driving ranges, and storage yards.

Neighborhood Commercial and Office (NCO)

This designation denotes commercial and office areas located with good arterial access (i.e., at the intersections of arterial roadways or along Oracle Road) that are close to residential areas. Within these areas, uses such as grocery stores, drugstores, and offices tend to serve the surrounding neighborhoods and are integrated with those neighborhoods. Offices include professional offices, tourism-related businesses, and services. The recommended maximum FAR in the NCO designation is that of the C-1 zoning district.

Community/Regional Commercial (CRC)

This designation is for commercial areas at the intersections of principal arterials. Uses may include variety stores, small department stores, and large-scale commercial uses (such as major department stores) that can be sited to serve regions of the metropolitan area. The recommended maximum FAR in the CRC designation is that of the C-2 zoning district.

Commerce/Office Park (COP)

This designation denotes areas where commercial, office, and/or light manufacturing can occur. These uses can occur in a planned business park-type of environment with clustered buildings and inward focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services, and related uses. The specific zoning district will be determined based upon site use, adjacent land use impact, and intensity of development. The recommended maximum FAR in the COP designation is that of the Technological Park zoning district.

Public/Semi-Public (PSP)

This designation denotes acreage dedicated for public or semi-public uses, which include churches, police/fire substations, Town facilities, and hospitals. The recommended maximum FAR in the PSP designation is that of the Technological Park zoning district.

Schools (SCH)

Schools are public or private places of general instruction including public and charter schools where grades K-12 are taught, and junior and four-year colleges and universities. The recommended maximum FAR in the PSP designation is that of the Technological Park zoning district.

Parks (PARK)

This designation denotes areas that have been developed or set-aside as public/semi-public recreational facilities.

Open Space (OS)

These are natural open space areas that have been preserved through zoning, conservation easements, or public ownership.

National Forest (NF)

This designation is applied only to the Coronado National Forest. The Pusch Ridge Wilderness borders Oro Valley, providing the scenic backdrop for the Town, an area where only non-motorized and non-mechanized recreational use is permitted.

The following three designations apply only to the Arroyo Grande Planning Area:

Master Planned Community (60% Open Space)

This land use designation refers to areas where large multi-use developments should be planned and developed in a comprehensive manner. A range of density may be allowed, but this designation allocates 60% acreage dedicated to open space.

Village Center (VC)

The purpose of the Village Center (VC) area is to establish a “town center” that will serve as a focal point for the Arroyo Grande Planning Area. The VC area will offer a variety of office, retail, service, educational, medical and public facilities integrated with medium to high density housing. The Village Center should include a centrally-located public plaza, green, or square that provides a venue for community events and reinforces a sense of place.

Riparian

The designated riparian areas are intended to be managed and maintained as open space. Disturbance, at locations of least impact, may be allowed for utility and roadway crossings, subject to mitigation of adverse impacts. Roadway crossings must be designed to allow for safe wildlife movement. It is intended that all riparian designated areas will be preserved and protected by conservation easements, or other legal means.

Land Use Designations and Zoning

The table below correlates land use and zoning designations. This is of general applicability and is provided here for informational purposes.

Editor’s note: the following table is still under review for accuracy

Land Use Designations		Related Zoning Designations	
R-LDR	Rural Low-Density Residential (0-0.3 DU/AC)	R1-300 R1-144	300,000 sq. ft. per lot 144,000 sq. ft. per lot
LDR1	Low-Density Residential (0.4-1.2 DU/AC)	R1-144 R1-43 R1-36	144,000 sq. ft. per lot 43,560 sq. ft. per lot 36,000 sq. ft. per lot
LDR2	Low-Density Residential (1.3-2.0 DU/AC)	R1-36	36,000 sq. ft. per lot

MDR	Medium-Density Residential (2.1-5.0 DU/AC)	R1-20 R1-10	20,000 sq. ft. per lot 10,000 sq. ft. per lot
HDR	High-Density Residential (5.1+ DU/AC)	R1-7 R-4 R-4R R-S R-6	7,000 sq. ft. per lot Townhouse Residential Resort Residential Service Multi-Family Residential
MPC	Master Planned Community	<i>Multiple zoning designations may apply</i>	
RGC	Resort and Golf Course	<i>Multiple zoning designations may apply</i>	
NCO	Neighborhood Commercial and Office	R-S R-6 C-N C-1	Residential Service Multi-Family Residential Neighborhood Commercial Commercial
CRC	Community/Regional Commercial	C-1 C-2	Commercial Commercial
COP	Commerce/Office Park	T-P	Technological Park
PSP	Public/Semi-Public	<i>Multiple zoning designation may apply</i>	
SCH	Schools	PS	Private Schools
PARK	Parks	POS	Parks and Open Space
OS	Open Space	POS	Parks and Open Space
NF	National Forest	<i>None – outside Town limits</i>	

Other zoning designations which may apply to multiple land use categories, or do not offer a direct correlation include:

- Planned Area Districts
 - PRD Planned Residential District
 - PAD Planned Area District
- Supplementary Districts
 - HDZ Hillside Development Zone
 - ORSCOD Oracle Road Scenic Corridor Overlay District

Land Use Map Boundaries

The General Plan Land Use Map includes land use designations, as described previously, as well as general boundaries.

Town Limits

The limits of the Town of Oro Valley are depicted on the Land Use Map. The actual Town is much smaller than the overall planning area. Ultimately, areas within the Town are under the control of Town regulations, including land use and zoning. Areas outside of the Town limits are subject to the regulations of their governing body, typically Pima County.

Planning Area

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. The Planning Area does not indicate an intention for annexation, but rather the desire for interface with Town decision-making.

Urban Services Boundary

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

Land Use Map

The Land Use Map designates land within the town according to the 18 designations described above and summarized in Table __. These designations are depicted in Figure __.

Table__: Planning Area Land Use Designations and Acreage Distribution – to be included

Map: Land Use to be included

5.8. Development, Growth Areas and Special Planning Areas Focus

Discussion

Information to be included

Policies and actions

POLICY

5.8.1. Require new development to pay its share towards the cost of additional public facility and service needs generated by new development, while balancing public and private interests in cost allocation.

ACTIONS

- 5.8.1.1. Comprehensively define public and private cost responsibilities and develop a plan which identifies funding methods and techniques for new development and infrastructure.
- 5.8.1.2. Periodically evaluate and update the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public facilities and services to new and existing development.
- 5.8.1.3. Periodically evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms to recover the cost of public facilities and services to new development.

POLICY

5.8.2. Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained.

ACTIONS

- 5.8.2.1. Explore the use of special districts for the replacement/upgrading of public facilities in areas of existing development.

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

All Growth Areas should:

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

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.

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.

Special Planning Areas

Description of special planning areas to be included

ARROYO GRANDE

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 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.

Action: Identify needed steps to initiate open negotiations with the State and actively pursue annexation of the Arroyo Grande area.

Special area policies for the Arroyo Grande Planning Area can be found in Appendix _.

TANGERINE 550

The area commonly referred to as Tangerine 550 (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.

LA CHOLLA/NARANJA

Editor's Note: Special area policies to be included if approved by Town Council as part of Major General Plan Amendment process in 2015.

KAI-CAPRI

These policies apply to the area shown on Map __, which includes the approximately 10-acre Steam Pump Ranch Estates property in the southeast corner of the area.

General

1. Transfers of residential densities are permitted and encouraged in the area. Primary receiving areas are: (1) the graded area in the north central portion of the site; and (2) areas adjacent to Rooney Ranch no more than 660 feet north of the south boundary and no farther east than the east edge of Palisades splits. Units should be transferred off the following areas: (1) SRAs, (2) areas along North First Avenue (especially the area between the road and the Palisades Splits parcels), and (3) the area southeast and visible from Palisades Splits parcels.
2. Transfers of densities from SRAs that are not riparian areas (including 50-foot buffers), floodplains, or 25 percent slopes may be calculated at up to 1.0 units per acre. Transfers of densities off the other SRA, or building within any SRA, should be at no more than 0.4 units per acre.
3. Primitive trails, with public access easements, shall be provided unless otherwise prohibited by law. These will be within the existing wash areas, will connect to the open space area adjacent to the north boundary of the site, and will provide a connection from the Palisades Split Area southeasterly to the wash.
4. Any change to the General Plan that would allow more than 1.0 units per acre, over all, on the residential area on the property shall be treated as a major amendment. As currently mapped, the maximum number of residential units on the Kai-Capri Property is 255; and up to 10 are allowed on the Steam Pump Ranch Estates property. Any change of the commercial area to residential uses shall be treated as a major amendment.
5. The Oro Valley Zoning Code Revised will apply.

Neighborhood Commercial/Office (NCO)

1. Must be developed for commercial and office uses as part of an overall master plan that includes planning for the MPC property to the south.
2. Any building within 200 feet of North First Avenue shall not be higher than 25 feet as measured from the finished grade of North First Avenue, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. A minimum of 40% of the North First Avenue frontage to a depth of 300 feet must be maintained as a view corridor and not used for building purposes.
4. The commercial areas shall not extend, on North First Avenue, to the south of the Evergreen (Walgreen's) development.

Master Planned Community

1. Must be developed for residential uses as part of an overall master plan that includes planning for the NCO property to the north.

2. No building within 200 feet of North First Avenue, or within 150 feet of Palisades Road or existing development shall be higher than 18 feet, unless the applicant demonstrates by a viewshed analysis that a greater building height will not interfere with views of the Catalinas.
3. There shall be no development in the 100-year floodplain, riparian areas or on any slopes of 25% or more, excluding roadway and utilities.
4. The only housing type permitted is single-family detached residence.
5. Mass grading for residential uses is allowed only in disturbed areas. Any mass grading shall require the approval of the Planning and Zoning Administrator.
6. No buildings shall be constructed within 100 feet of the east property line adjacent to existing residential areas.

Policy integration table

Information to be included

State requirements

The **cost of development element**, required for the Town of Oro Valley, must provide:

- Policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs and generated by new development, with appropriate exceptions when in the public interest.
- Identification of various mechanisms allowed by law that can be used to fund and finance additional public services necessary to serve the development.
- Policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law.

This section adheres to these requirements through policies and strategies that require new development to contribute fairly to the cost of additional public facilities and services generated by the development, define and balance public and private interests and responsibilities in cost allocation, identify additional revenue sources for infrastructure and service maintenance and upgrade, evaluate and update the efficiency, equity and legality of existing and potential funding mechanisms.

The **growth areas element**, required for the Town of Oro Valley, must provide:

- Identify 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.
- Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.
- 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.
- Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financial planning that is coordinated with development activity.

This section adheres to these requirements by providing growth area designation on the land use map, and through policies and strategies that:

- Encourage conservation of open space by various means
- Support transportation planning efforts of connections between modes and between residential and nearby service and amenity areas
- Promote growth areas and transit and commercial corridors through coordination between land use and transportation and with other jurisdictions and agencies

5.9. Infrastructure Focus

Discussion

Information to be included

Map: Roads, bicycle routes, trails to be included

Map: Transit to be included

Policies and actions

COMMUNITY SERVICES/UTILITIES

POLICY

5.9.1. Accommodate community services and utilities which meet the larger community goals.

ACTIONS

- 5.9.1.1. 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.
- 5.9.1.2. Provide the community up to date information through the Town's website about proposals for utility installations, including new booster or transmission facilities.

POLICY

5.9.2. Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process, to the extent reasonably possible.

ACTIONS

- 5.9.2.1. Integrate utilities, necessary infrastructure and other public facilities into public open spaces when necessary and by considering placement, materials, form, and scale.
- 5.9.2.2. Continue to support standards which promote placement of utility lines underground to protect the visual character of the Town.

POLICY

5.9.3. Identify and facilitate the replacement and timely upgrade of aging infrastructure as needed.

ACTIONS

- 5.9.3.1. Integrate into the capital improvement program a long-term accounting of capital replacement costs.
- 5.9.3.2. Identify and seek funding options for infrastructure replacements and upgrades.
- 5.9.3.3. Develop an inspection and audit program to determine infrastructure conditions and estimate timely improvements.
- 5.9.3.4. Develop cooperative relationships within Town departments, outside agencies and utility providers regarding infrastructure planning.

POLICY

5.9.4. Accommodate growth in the community through long-range planning for services, utilities and other infrastructure.

ACTIONS

- 5.9.4.1. 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.
- 5.9.4.2. Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners.
- 5.9.4.3. Continue to support staff in technical review and analysis of annexation proposals in order to gather feedback and help plan for growth.
- 5.9.4.4. 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.
- 5.9.4.5. Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.

POLICY

5.9.5. Provide opportunities for high quality telecommunication and broadband services to be located within the Town in order to support economic development, residential and business needs and community-wide goals.

ACTIONS

- 5.9.5.1. Identify telecommunications and broadband needs for the community and providers which may be suitable to meet those needs.
- 5.9.5.2. Conduct an assessment of suitable locations and current infrastructure and its impact on the opportunity for telecommunications and broadband services.

POLICY

5.9.6. Provide for safety, efficiency and environmentally sensitive design in storm water systems.

ACTIONS

- 5.9.6.1. Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage and associated ecological systems.
- 5.9.6.2. Design wash crossings to pass the design flow safely and with minimal physical, traffic or environmental impacts.
- 5.9.6.3. Require water detention facilities and/or velocity reduction when necessary to manage storm water in drainage systems.
- 5.9.6.4. Evaluate and rehabilitate or enhance as appropriate, any drainage systems, water detention and retention facilities and other infiltration areas existing within the project area of a capital improvement project.
- 5.9.6.5. Evaluate storm water management policies practices and work programs and align with water conservation strategies where appropriate.
- 5.9.6.6. Continue maintenance for publicly-owned retention basins and stormwater facilities.

TRANSPORTATION/CIRCULATION

POLICY

5.9.7. Develop a safe, convenient and efficient multi-modal transportation network that integrates amenities, provides access to services and destinations and that links places where people live, work, shop and play.

ACTIONS

- 5.9.7.1. 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.
- 5.9.7.2. Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design or redesign of public streets and significant transportation investments.
- 5.9.7.3. 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.
- 5.9.7.4. Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options.
- 5.9.7.5. Integrate standards into roadway design which facilitate easy detection, response and clearing of traffic incidents.

POLICY

- 5.9.8. Enhance the Town's community identity and character through roadway design which differentiates neighborhoods, key streets and important intersections.

ACTIONS

- 5.9.8.1. Develop strategies to improve the attractiveness of roadways, including diligent maintenance, integration of public art, landscaping and decorative light poles.
- 5.9.8.2. Create a complete streets design manual which takes into account means to calm traffic, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.
- 5.9.8.3. 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.
- 5.9.8.4. Develop transportation plans which foster alternative routes to Oracle Road, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others, in order to alleviate congestion.

POLICY

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

ACTIONS

- 5.9.9.1. Assist in the completion and funding of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.
- 5.9.9.2. 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.
- 5.9.9.3. Pursue the certification of Oro Valley as an exemplary bike-friendly community.

POLICY

- 5.9.10. Foster opportunities for walking, biking and mass transit to places where people live, work, shop and play.

ACTIONS

- 5.9.10.1. Develop transit-oriented development standards and zoning provisions.
- 5.9.10.2. Re-examine zoning code parking ratios as part of overall transportation planning in areas where transportation options other than the automobile are available.
- 5.9.10.3. Develop a plan to eliminate gaps and barriers and provide consistent connections in the pedestrian and bikeway systems.
- 5.9.10.4. Pursue funding and agreements to incorporate pedestrian and bicycle infrastructure along the whole length of Oracle Road.

- 5.9.10.5. Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process.
- 5.9.10.6. Encourage private development to provide bicycle amenities and trail system connections.
- 5.9.10.7. Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley.

POLICY

5.9.11. Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility.

ACTIONS

- 5.9.11.1. Provide safe, attractive, efficient transit shelters that enhance the community character.
- 5.9.11.2. 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.
- 5.9.11.3. Continue partnerships with other transportation providers to preserve and protect the mobility of seniors and people of all abilities.
- 5.9.11.4. Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options.

POLICY

5.9.12. 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.

ACTIONS

- 5.9.12.1. Provide public education which expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles.
- 5.9.12.2. Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources.
- 5.9.12.3. Monitor and modify existing transit service as needed to respond to community needs and changes.

POLICY

5.9.13. Create opportunities for infrastructure which supports electric, biofuel, and CNG vehicles.

ACTIONS

- 5.9.13.1. 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.

Policy integration table

Information to be included

State requirements

This section covers the circulation and bicycling element as identified by the Arizona State Statues for general plans.

The **circulation element**, required for the Town of Oro Valley, must provide:

- The general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan.

And may also include:

- Recommendations concerning parking facilities and other matters as may be related to the improvement of circulation of traffic.

This section adheres to these requirements through comprehensive circulation map, and through policies and strategies that:

- Support the expansion of circulation and transportation infrastructure to foster multimodal transit and connections between places people live, work, shop and play
- Encourage re-examination of zoning code parking ratios

The **bicycling element**, optional for the Town of Oro Valley, must provide:

- Proposed bicycle facilities such as bicycle routes, bicycle parking areas and designated bicycle street crossing areas.

This section adheres to these requirements through policies and strategies that:

- Facilitate regional bikeway planning efforts and assist in completion and funding of the 'loop' system of Pima County
- Expand bicycle facilities in the Town
- Collaborate with other municipalities and agencies to enact consistent standards and design guidelines for pedestrian and bicycle facilities to build a safe and sensible network

6. PLAN ADMINISTRATION

Editor's Note: Portions of this chapter have not yet been reviewed by the Your Voice Committees. This includes the intent, updating the plan and sub-committee process sections.

6.1. Intent of the Plan

The Town of Oro Valley intends this plan to be followed and consistently applied. If conditions in the community change to the extent that the Plan requires amendment or modification, such amendments are subject to the process set forth in the Plan.

Responsibility for administration of the Plan is shared by the residents of the Town, Town staff, Planning and Zoning Commission and Town Council. This section outlines the process and procedures for updating and amending the General Plan.

6.2. Updating the Plan

Requirements

This General Plan adoption or adoption of one or more elements of the General Plan is subject to Arizona Revised Statutes (ARS) 9-461.06L. The adoption or re-adoption of the General Plan must be approved by the affirmative vote of at least two-thirds of the members of the Town Council and ratified by voters.

Frequency and Public Participation

The Growing Smarter/Plus statutes require that the General Plan be updated and ratified by the residents of Oro Valley at least every ten years. Therefore, it's anticipated that the next update of the Town's General Plan will be ratified by voters in 2026, with the public process for such an update occurring for a period prior to that.

The State statutes also outline the requirements for how the public should be engaged in the update process.

6.3. Amending the Plan

Every year applications typically are made to the Town of Oro Valley for amendments to the General Plan. These requests most often concern changes to the Town's land use map and generate a significant amount of interest within the community. In recognition of these conditions, this section outlines new standards for types of amendments, the criteria to be used when judging the applications, and the process entailed.

Editor's note:

The initial draft of this section was formed through a sub-committee process which included members from the Your Voice Development Committee. All members were welcome to participate, with a total 8 ultimately expressing interest. The sub-committee met a total of four times during February and March 2015. The tasks and charge of this group included:

- Review state law regarding the required amendment process, current requirements in the Focus 2020 General Plan, and sample requirements from other cities and towns*
- Discuss trends and processes we've seen locally over the last ten years*
- Draft new amendment criteria and requirements, within context of the Community's Vision and Guiding Principles*
- Discuss implications of amendment criteria within the Town, how they may be used in the future*
- Forward recommendations to the Development Committee for review*
- Discuss with all Your Voice Committees when reviewing the draft plan*

6.3.1. Major and Minor General Plan Amendment Thresholds

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 of 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, Policy or 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 AND 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

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

*Public Schools are not subject to the amendment process

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 review process with 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, Policy or 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 site such as environmental constraints, access or topography will likely result in 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 may be reviewed administratively:

1. All scrivener's errors will be subject to administrative approval. Scrivener's 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 provisions of the General Plan. Requests for interpretations may be filed by an applicant or an aggrieved party owning property within the required notification area for general plan amendments. Information on interpretations shall be identified in all related staff reports for the Planning and Zoning Commission and Town Council.

6.3.2. General Plan Evaluation Criteria

General Plan Amendment evaluation criteria provides a tool for the Town to objectively assess the merits of a specific amendment request. The criteria identifies broad themes from the General Plan that an amendment should address, as well as specific development related issues that will be evaluated by the Town in relation to the amendment request. The intent of this criteria is to gather information which forms the basis for Town decision making on amendment requests.

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

The review and analysis shall include 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 beyond capacity of existing transportation and drainage infrastructure without appropriate improvements to accommodate planned growth.
 - c. Impact other public services including police, fire, parks, water and drainage unless careful analysis and explanation of anticipated impacts is provided to the Town for review.
 - d. Impact the natural beauty and environmental resources without suitable mitigation.
2. The applicant has implemented effective public outreach efforts to identify neighborhood concerns and has responded by incorporating measures to mitigate measurable 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 responsibility of an applicant to submit information, studies and analysis which will enable all participants to adequately assess the request in relation to the criteria.

6.3.3. 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 public 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 described below. Also of note, Type 1 Amendments must be heard before Town Council during the same calendar year the original amendment request is made and may only be approved through a two-thirds majority vote.

- Type 1 Amendments may only be filed during a single limited-duration period of the year
- The Town will provide a program which increases public awareness and information regarding amendments
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the State's legal 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 described below. Also of note, Type 2 Amendments may be approved by Town Council with a simple majority vote.

- Type 2 Amendments may be filed any time during the calendar year
- Neighborhood meetings conducted during the process
- Enhanced public notice requirements which exceed the State's legal 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.

DRAFT

7. CONCLUSION

Editor's note: Information to be included in later draft

Draft

8. APPENDICES

Editor's Note: this chapter includes a rough outline of appendices to be included. Full details to be added at a later date.

8.1. Town staff

Your Voice Project Team:

Nora Campbell, Planner
Greg Caton, Town Manager
Danielle Driscoll, Office Assistant
Elisa Hamblin, Long Range Principal Planner
Misti Nowak, Communications Administrator
Teresa Shin, Office Assistant
Bayer Vella, Planning Manager
Paul Keesler, Development and Infrastructure Services Director

With additional assistance from:

Joe Andrews, Chief Civil Deputy Town Attorney
Rosevelt Arellano, Senior Planner
Sue Bunnin, Court Administrator
Chris Cornelison, Assistant to the Town Manager
Chad Daines, Principal Planner
Lynanne Dellerman, Recreation / Cultural Resource Manager
Kristy Diaz-Trahan, Parks and Recreation Director
Nancy Ellis, Multimodal Planner
James Gardner, Parks Manager
Amanda Jacobs, Economic Development Manager
Stacey Lemos, Finance Directory
Chris Olson, Lieutenant, Special Operations
Aimee Ramsey, Development and Infrastructure Services Assistant Director
Jose Rodriguez, Engineering Manager
Philip Saletta, Water Utility Director
Michael Spaeth, Senior Planner
Larry Stevens, Deputy Chief of Police
Mike Todnem, Stormwater Manager
Phil Trenary, Operations Manager

8.2. Other Related Work

In order to complete the first two phases of work on the *Your Voice, Our Future* project, a number of documents were produced. They are summarized below. Full versions of each document or report can be obtained from the Town of Oro Valley website (www.ovalleyaz.gov) or by contacting project staff at YourVoiceOV@ovalleyaz.gov.

Public Participation Plan (2013)

On May 1, 2013, the Oro Valley Town Council adopted the Public Participation Plan (PPP) to encourage community participation in the *Your Voice, Our Future* project. The PPP was designed to support the Town's

primary goal of developing a community- and consensus-based, defensible and voter-ratified general plan. The adopted PPP identifies the process to reaffirm or adjust the current General Plan vision, guiding principles, goals and policies so that the update will resonate with the community and be broadly endorsed by voters. The PPP outlines the steps Town staff will take to encourage and solicit community involvement in the update process.

Project Phone Survey (2013)

The Town of Oro Valley conducted a survey which measured community attitudes and opinions related to the Town's future in the fall of 2013. The statistically-valid phone survey sampled a demographic mix of respondents based on 2010 Census data. In addition to asking questions about current needs and attitudes, the survey was also designed to compare results of a similar survey effort in 2002, to help gauge long-standing trends or changes. This survey is just one of the many methods used as part of the *Your Voice, Our Future* project to garner community input.

Comparative Survey Findings Master Project Report (2014)

As part of the overall outreach efforts for the *Your Voice, Our Future* project, a number of survey methods were used. These include phone, community events, online and paper versions of the survey. The Comparative Survey Findings report outlines the methodology and outcomes for each of these survey methods. It highlights similarities, differences and offers an overview of the findings.

Background Report (2014)

The *Your Voice, Our Future* Background Report is a compilation of information representing the areas of consideration for the General Plan Update Process. This report helps inform interested parties about the existing conditions and identified needs for the Town over the coming decade. This was the first step in informing the policies and directions that will guide public and private actions impacting the Town.

Workbooks (2014 – 2015)

Three resident committees were formed in phase 2 of the *Your Voice, Our Future* project and were tasked with drafting goals, policies and actions for the community's plan. Three workbooks were created that outlined ideas for the committees to work with. Revisions were made to each workbook following each committee meeting.

8.3. Full state requirements

8.4. Glossary

Incubator space

Districts

8.5. Action items implementation – responsibility and timing

8.6. Public engagement process

8.6.1. Overview

8.6.2. Public Involvement Plan

8.6.3. Phase 1

8.6.4. Phase 2

8.6.5. Phase 3

8.6.6. Ratification by Voters

8.7. Arroyo Grande Special Area Policies

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