

**Sustainable Land Use Code –
Target Research Memo #1**



February 1, 2012

**DOE Energy Efficiency Conservation
Block Grant Projects**

- Residential energy-efficient retrofit program
- Conversion to energy-efficient lamps in neighborhoods
- Upgrading water booster pumps within City's distribution system
- Consolidating of the City's data centers
- Citywide water and energy audits
- Green business certification program
- Voluntary net-zero energy building code
- **Sustainable Land Use Code**



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**About the Sustainable Land Use Code
Project**

- Overlaps with [the code reformat project](#)
- Intend to develop about 20 [text amendments or General Plan policies](#)
- Have a total of [\\$230,000](#) between diagnostic report and revision effort
- Have to spend it by [October 1, 2012](#)



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Diagnostic Report's 11 Elements

- Water conservation
- Alternative energy
- Mobility
- Urban forestry and heat islands
- Housing accessibility-affordability
- Community health/safety
- Food production
- Recycling
- Open space
- Green buildings
- Climate change/air quality



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Stakeholders' Comments

- Try to offer cost effective solutions especially if it is mandatory
- Focus on option or a menu of options
- Be flexible whenever practical
- Make it easy to do
- Emphasize items that have more than one pay off



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May 10, 2011 M/C Direction

- Proceed with a text amendment or policy
- Consider for policy development after more research
- Postpone action – no further effort required



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Target Memo #1 Topics

- Pervious Pavements
- Passive Water Harvesting
- Green Infrastructure in the Right of Way
- Solar Reflective Pavement
- On-site Sales of Produce



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Pervious Pavement

- Allow broader variety of PP on streets and sidewalks
- Provide clear criteria
- Do not count toward lot coverage
- Clarify what types of pavement are suitable for Tucson



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Passive Rain Water Harvesting



- Require rainwater harvesting for single and multi-family projects
- Increase capacity of on-site stormwater retention/detention
- Prohibit covenants that ban PWH systems.
- Require earthworks in front yard and private rights of way in residential developments governed by homeowner associations.



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Green Infrastructure in the Right of Way

- Develop height and setback requirements for installing vegetation and hardscape in the right of way
- Develop requirements of site and access clearance
- Focus on shade, heat island mitigation, and water conservation goals.



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Solar Reflective Pavement

- Require paving materials to have solar reflectance index of at least 29
- Consider development flexibility for installing highly reflective pavement materials
- Can be part of an overall energy conservation strategy for a particular development



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On-site Sale of Produce

- Consider a policy that may allow on-site sales in a seasonal setting
- Consider safety of the water supply
- Consider the heat island impact of the increased foliage.
- Consider the support of local businesses with locally grown produce.



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Potential Policy Uses of These Items

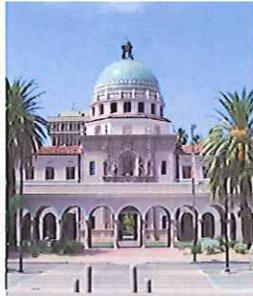
- Mandatory text amendment
- Clarification text amendment
- Flexible incentives text amendment
- Menu of options item in list of potentially required items
- Technical Manual design guideline -
- Rezoning policy – rating system or mandatory rezoning condition



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Recommendation

Have the consultant proceed with text amendments or policy options to be added to the Unified Development Code or Technical Manual where the impacts will continue to meet water conservation, heat island mitigation, and urban food policy goals.



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