

May 1, 2013

Ladd Keith, Chair
Planning Commission
City of Tucson

SUBJECT: PLAN TUCSON – OPPORTUNITY AREAS MAP

Dear Ladd,

I have been involved in the PLAN TUCSON process since I attended an outreach meeting at Palo Verde High School last October. At that meeting a group of us worked on one of the public input maps, which I understand were used in part to develop the Opportunity Area scenario map. After the first draft of the plan was published I attended a PLAN TUCSON meeting at my council office to get a better understanding of the document and to express some of my concerns to staff. I sent additional email comments to staff after the meeting. I wanted to understand the PLAN TUCSON document, its implementation and how it will affect the planning and entitlement process. My primary focus has been the Opportunity Areas Map (OAM).

I did further review of the document after the meeting and decided that I needed to express my concerns to the Planning Commission. As you may recall, I was one of the few people that attended the February 13th meeting at the Kino Health Complex. My concerns that night regarding the Opportunity Areas Map (OAM) were generally:

1. The lack of any reference in the text and OAM of potential growth areas.
2. The text and OAM did not reference the mayor's desire for annexation.
3. The definition of "Areas of Stability". The legend color included vacant property in future growth areas.
4. Understanding how were blobs determined? My established neighborhood was (and still is) in a Mixed Use Center.
5. Blobs legibility. Edges are fuzzy and not clear. What property is in and what's out?
6. Who decides what's in and what property is out?
7. Blob building block color did not match a current specific plan. The HAMP area for example.
8. What if there is a conflict with a specific plan? Which governs? What is the resolution process?
9. Will specific plans be updated to match OAM? How long will it take? What happens in the interim?
10. There appeared to be no certainty for developers and neighbors.
11. The process provided for major plan amendments is not clear. Who makes the determination?

I attended the April meeting to hear the consultant's explanation of the creation of the map and to get a better understanding of the hierarchy that created the blobs. I attended a meeting with staff last week specifically to discuss the OAM.

I'm afraid that after all of this, I feel that the majority of my comments and concerns remain unanswered.

I have tried to list my continued concerns below in the order of initial comments, with more specificity:

1. PLANNING AREA - NOT SHOWN
There are no potential growth areas. Is there compatibility with adjacent jurisdictions?
2. ANNEXATION
Five small areas have been added to the OAM, but they not legible at the printed scale.
I did not review text.

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3. **AREAS OF STABILITY**
This designation was changed to Existing Neighborhood. Based on our discussions with staff last week it seems that the general description needs some clean up or areas of the map need to be revised.
4. **DETERMINATION OF BLOB AREAS**
Based on our discussions with staff last week the blobs are based on scenario criteria from the consultant. Some blobs still do not make sense and it is still unclear how determinations were made.
5. **LEGIBILITY** – The map graphics are hard to read.
The Bus Route line work conflicts with Building Block Colors.
City limit line type needs to be bolder. It looks like County roads in some areas.
Annexation hatching is lost under Building Block Colors at the printed scale.
Shadow line along boundary is not needed.
6. **INTERPRETATION** – How are blob edges determined? By whom?
At the meeting last week staff said that the text is being drafted and will be sent for review.
7. **BUILDING BLOCK DESIGNATIONS CONFLICT WITH SPECIFIC PLANS**
HAMP Area shading conflicts with adopted specific plan. (Example 1 attached).
POTENTIAL OPPORTUNITY AREAS NOT SHOWN – Is there no opportunity in the areas not colored? Areas that appear to meet assemblage components not included – Residential fronting arterials/collectors, Underutilized land, Large parcels, Aging Structures (Example 2 attached).
8. **CONFLICT RESOLUTION** – There is currently nothing in the text.
At the meeting last week staff said that the text is being drafted and will be sent for review.
9. **SPECIFIC PLAN UPDATE** – I understand there are plans to update specific plans.
There is some concern about projects that need information before the process to update the plans is complete.
10. **CERTAINTY** – I understand that there is never certainty in the process, but I believe that in its current form, the map will contribute to confusion and the lack of certainty.
11. **MAJOR AMENDMENTS**
The text has been modified to better define a major amendment.

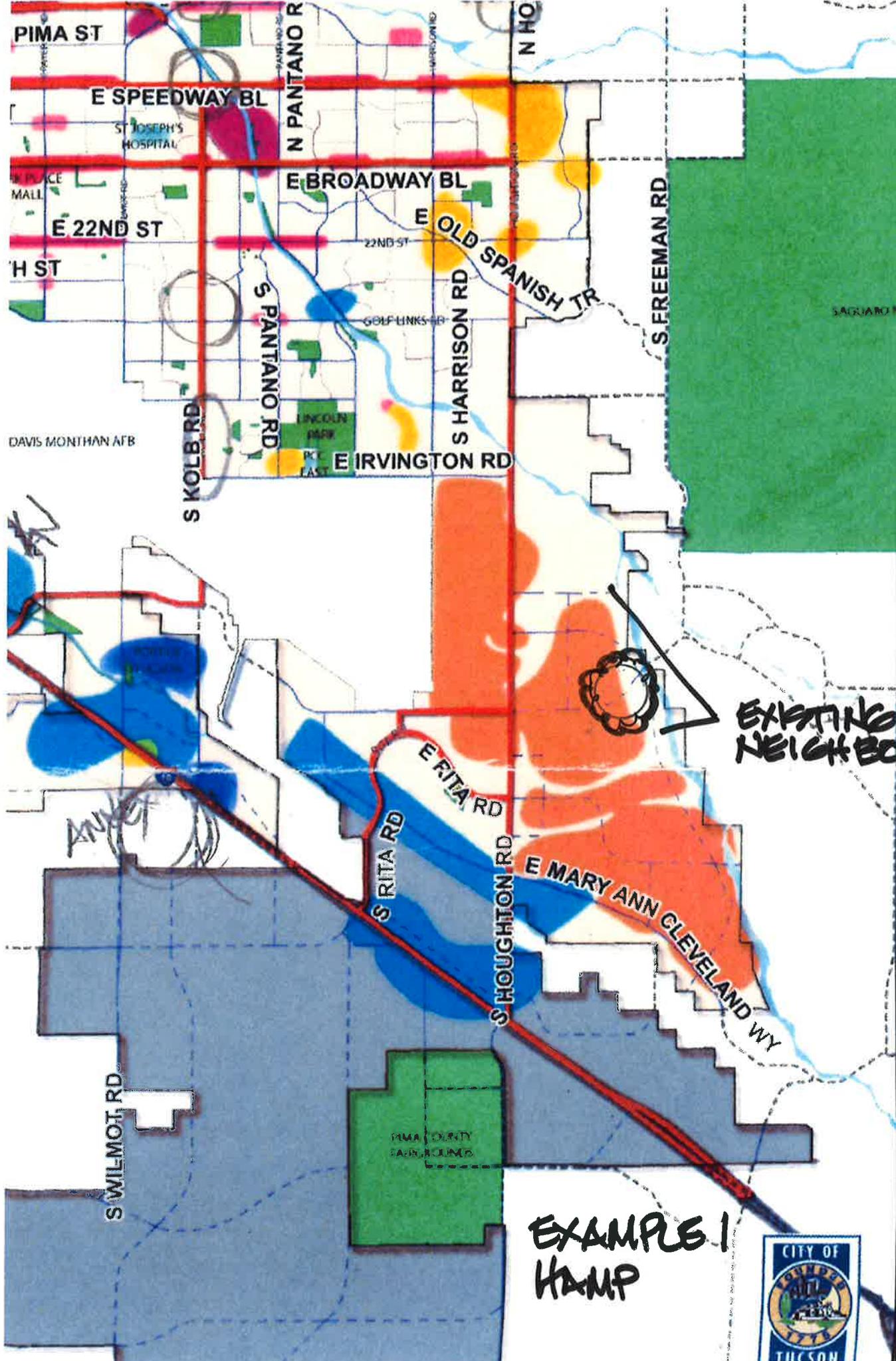
Thank you for the opportunity to be involved in the general plan process. I understand the huge task staff has been given and compliment them on the product. These comments are intended to be used to make the document easier to understand and use by all (staff, the development community and neighbors). For full disclosure I need to tell you that I am on the MPA committee that has been reviewing and commenting on PLAN TUCSON, but these comments have been and continue to be based on my personal experience and review of the document.

Please don't hesitate to contact me if you have any questions.

Sincerely,



Chuck Martin
Planner
Enclosures:

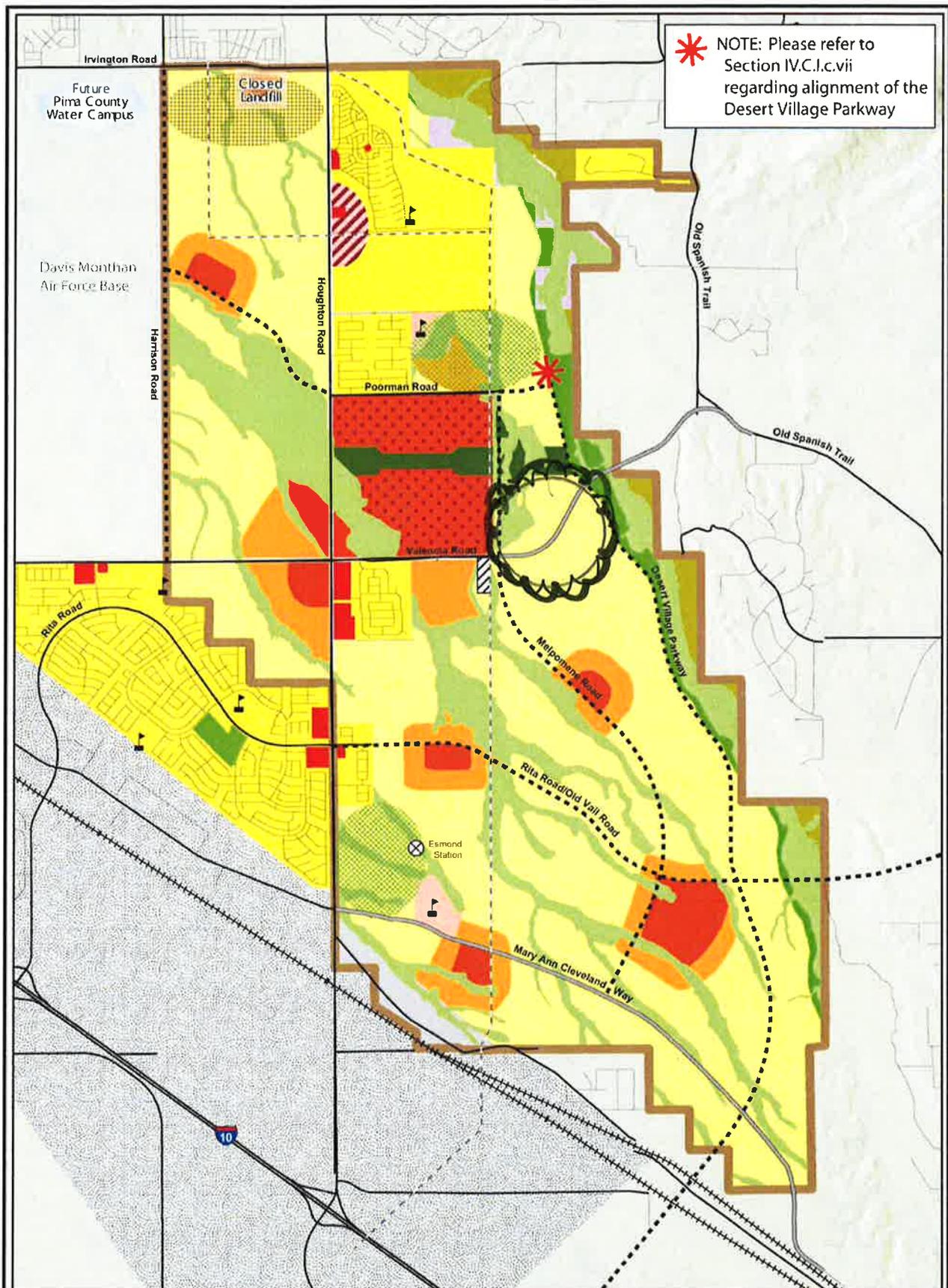


EXISTING NEIGHBORHOOD

EXAMPLE 1 HAMP



***** NOTE: Please refer to Section IV.C.I.c.vii regarding alignment of the Desert Village Parkway

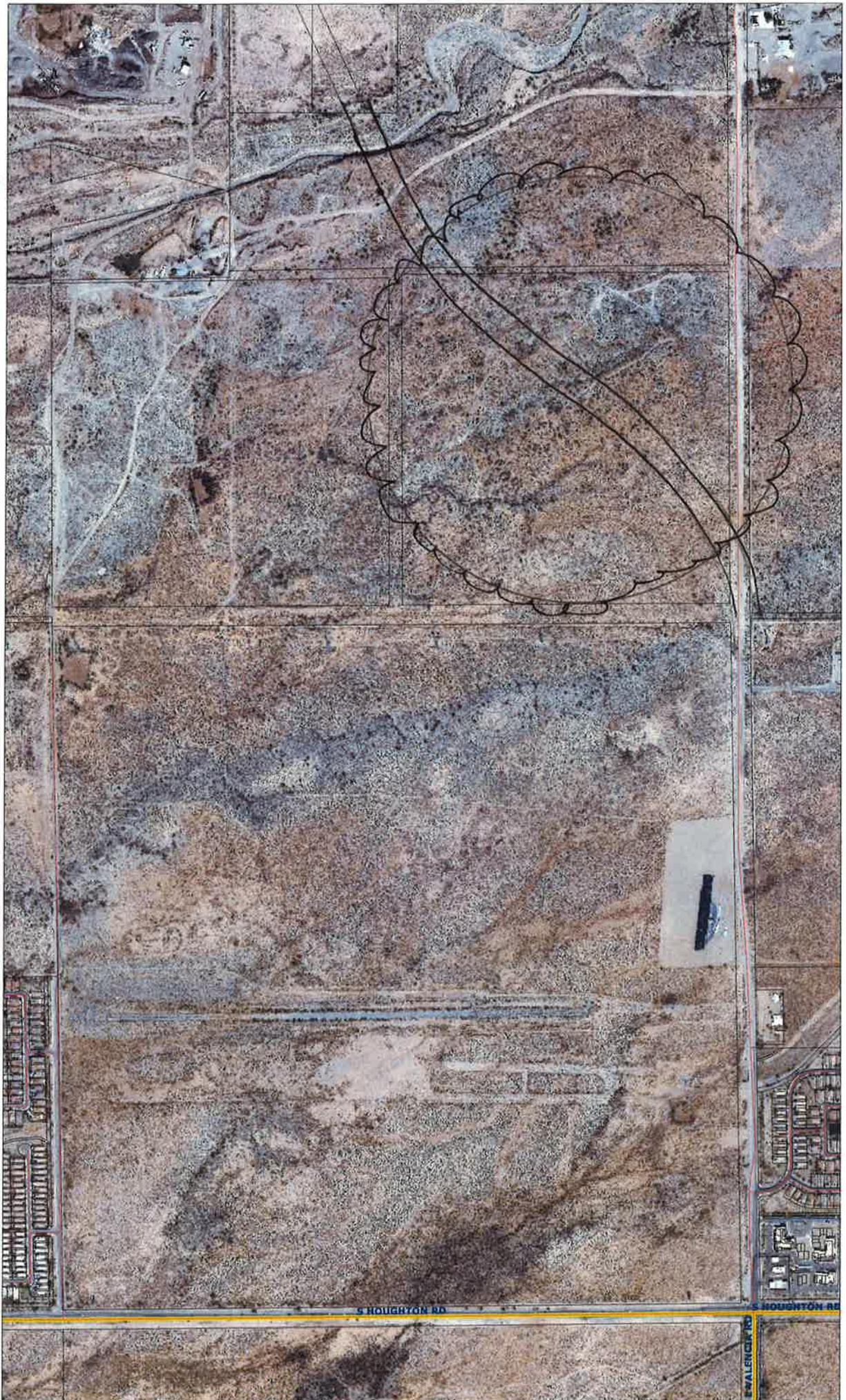


Conceptual Land Use and Circulation

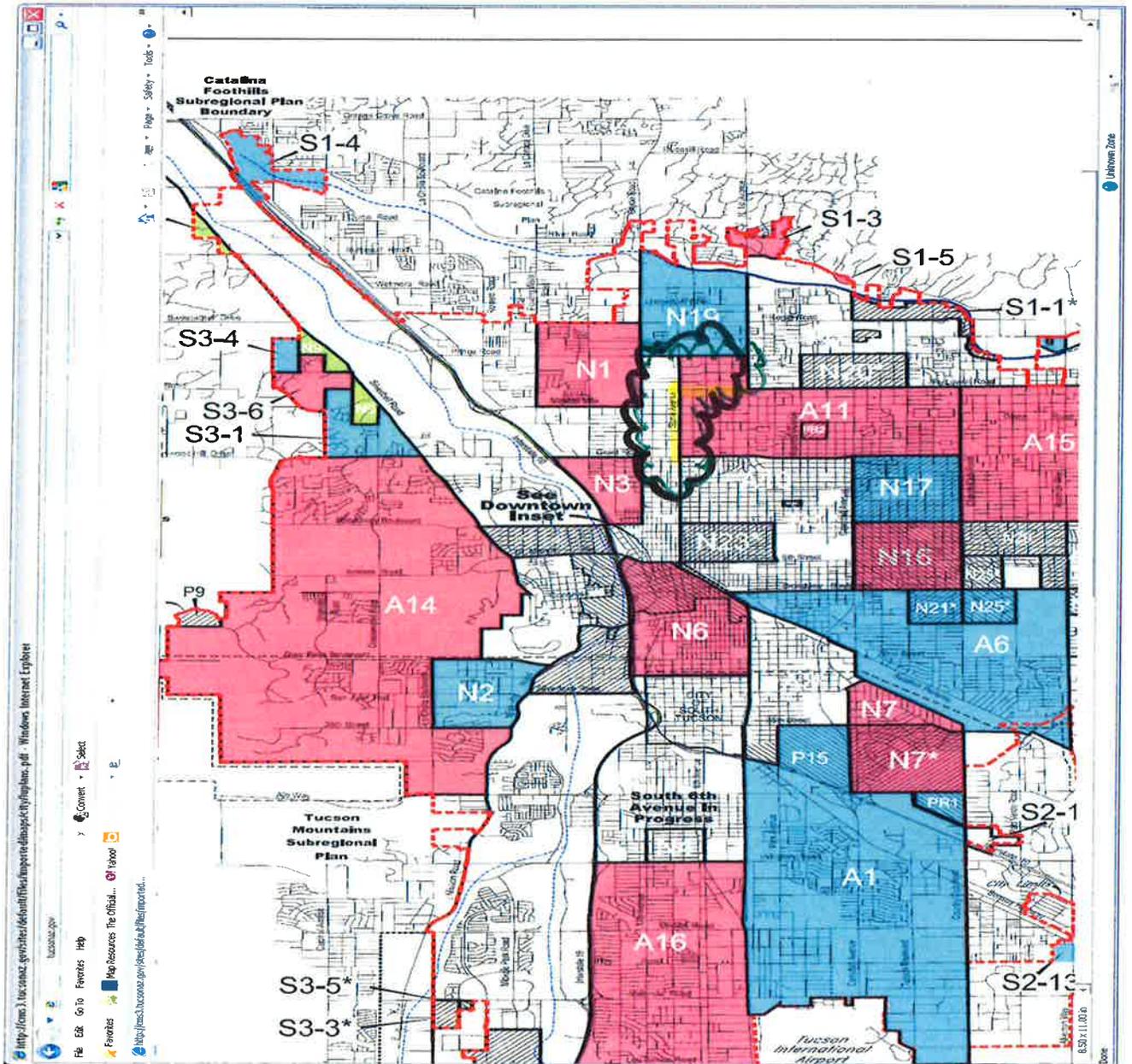
<ul style="list-style-type: none"> HAMP Boundary 138KV Powerline IEP Electric Substation 	<p>Roadway Alignments</p> <ul style="list-style-type: none"> Engineered Arterial Existing Arterial Proposed Arterial Existing Streets Railroad 	<p>Existing/Under Development</p> <ul style="list-style-type: none"> Conceptual Commercial Office Node Commercial Residential Vail School District Sites Pima County Flood Control Property Park 	<p>Conceptual Land Use</p> <ul style="list-style-type: none"> Town Center Village Center Village Center Periphery/Median to High Density Residential Neighborhood/Low Density Residential Very Low Density Residential Open Space 	<ul style="list-style-type: none"> Recreation Area River Park Non-residential DM Corridor Proposed Metro Park Locations Schools 100yr Floodplain & Riparian Habitat Davis Monthan AFB Approach/Departure Corridor 	<p>Houghton Area Master Plan</p> <p>Department of URBAN PLANNING & DESIGN Map Date: June 7, 2010</p>
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Source: City of Tucson, Department of Urban Planning & Design and Pima County Technical Services. Data may contain errors and/or omissions and is acceptable for general planning purposes only.

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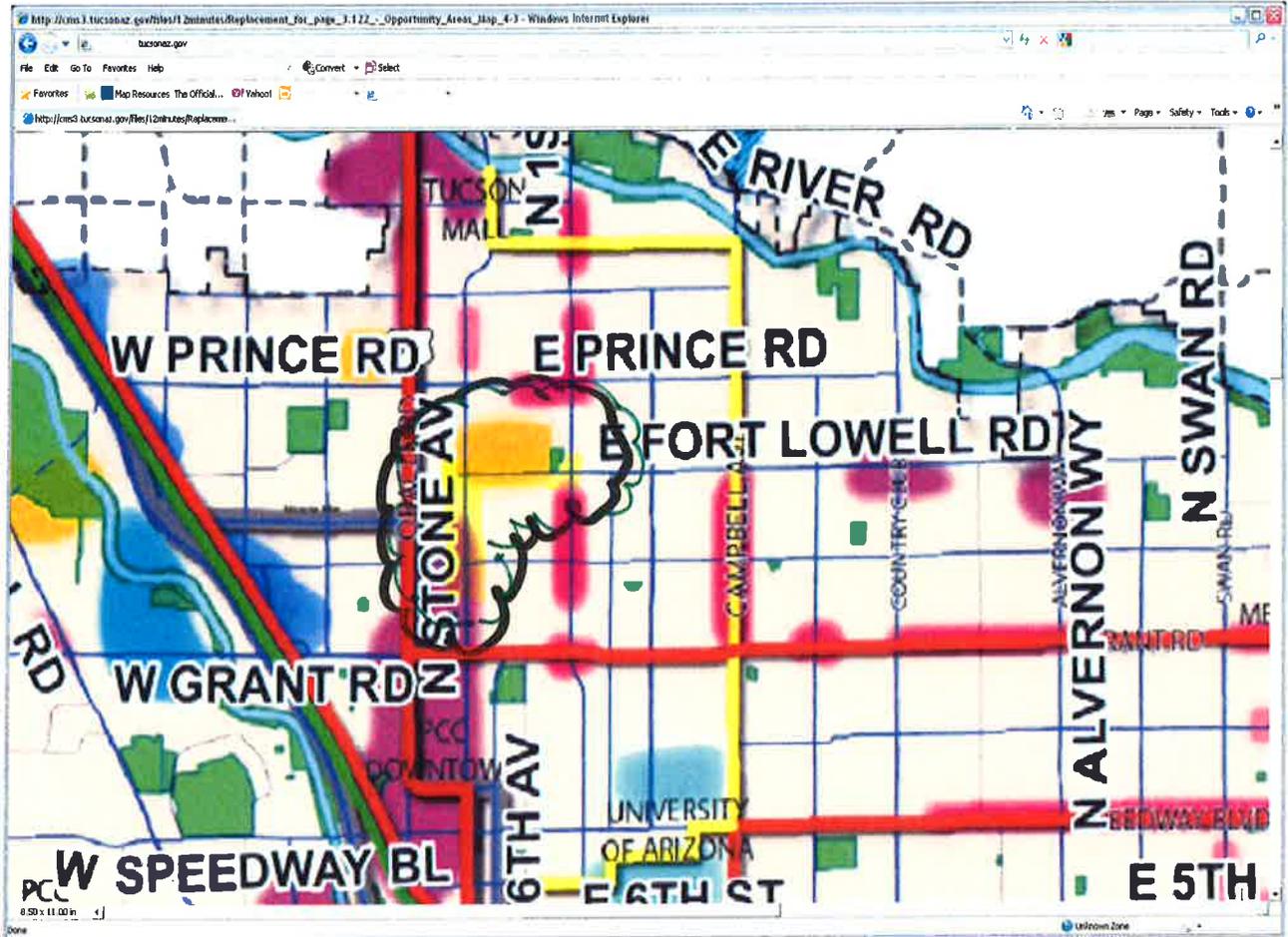


AREA PLAN AND NEIGHBORHOOD PLAN INDEX



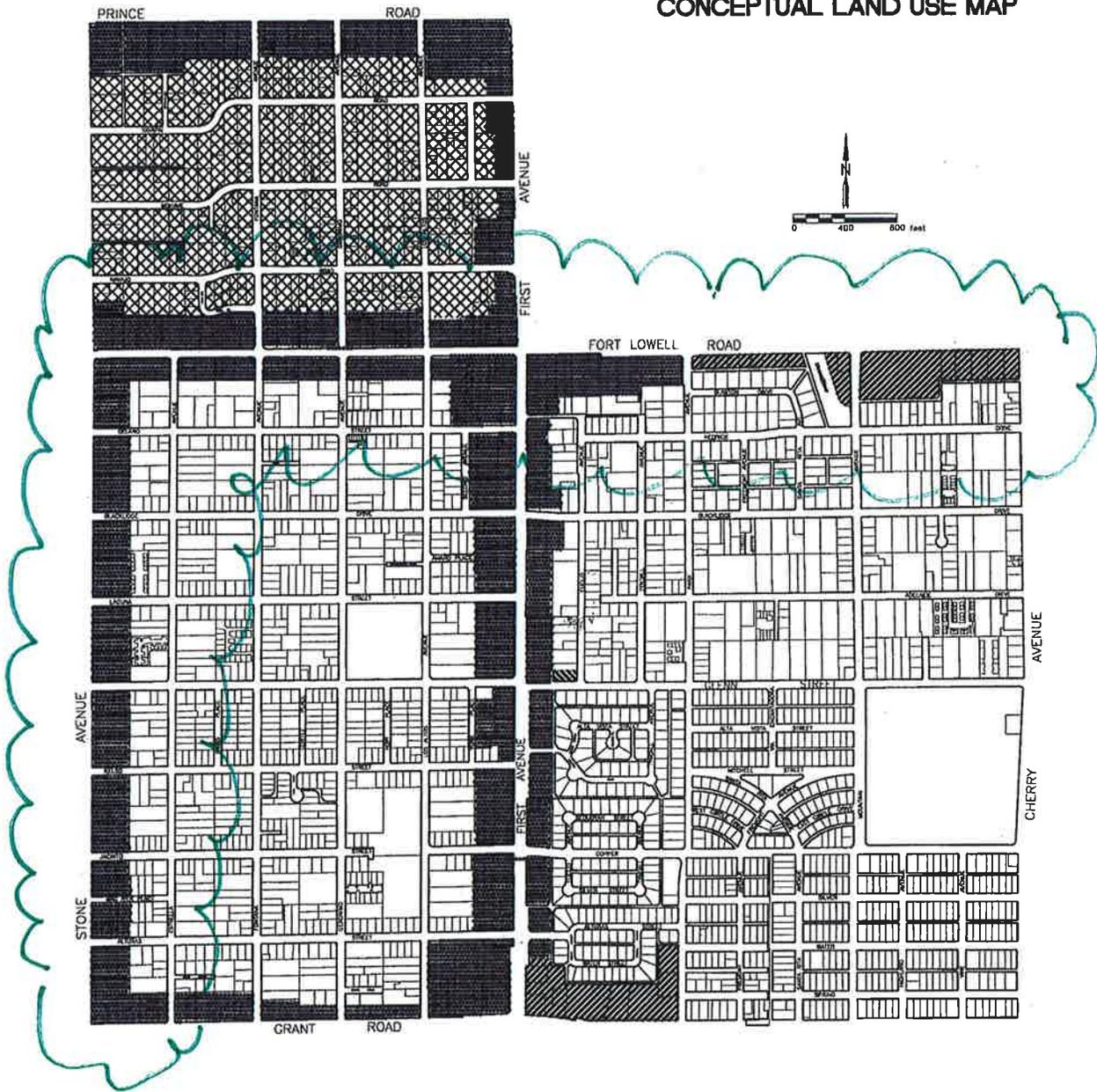
**EXAMPLE 2
MIXED USE CORRIDOR
POTENTIAL**

PLAN TUCSON OPPORTUNITIES MAP



CRAGIN-KEELING

CONCEPTUAL LAND USE MAP



1/96

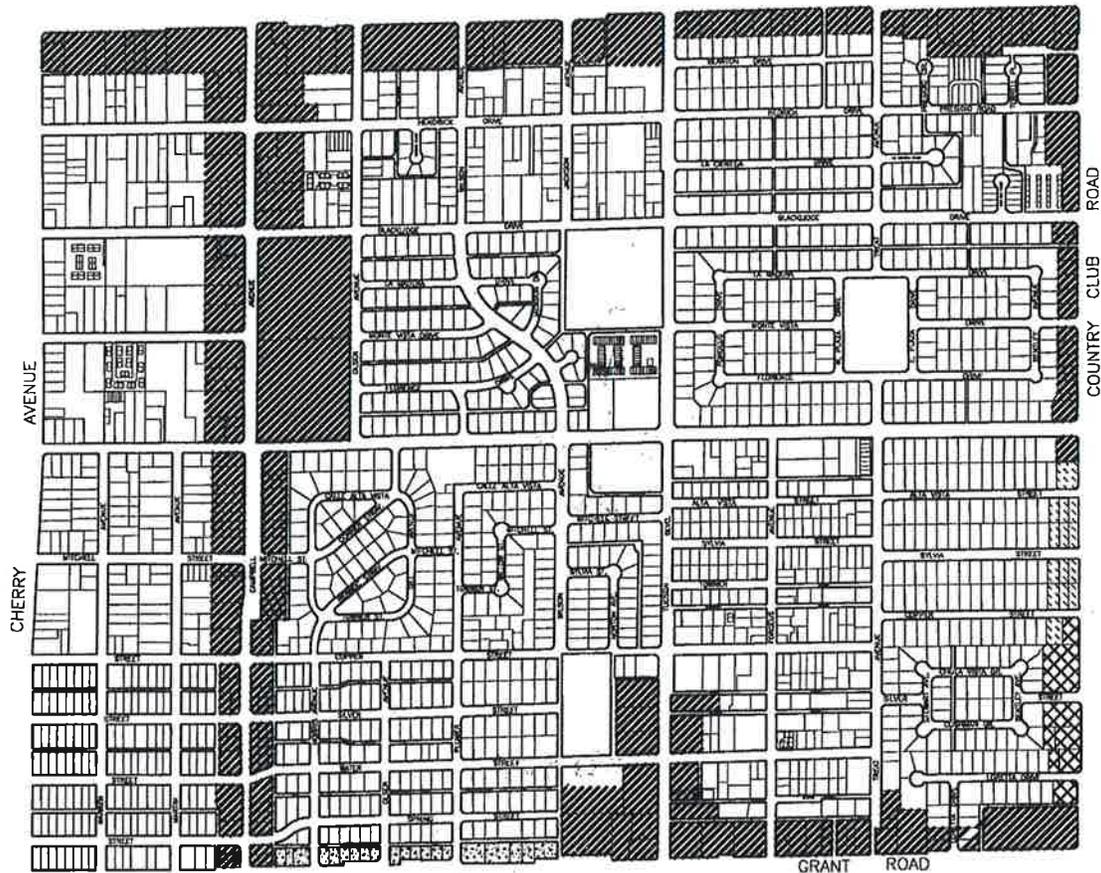
CRAGIN-KEELING

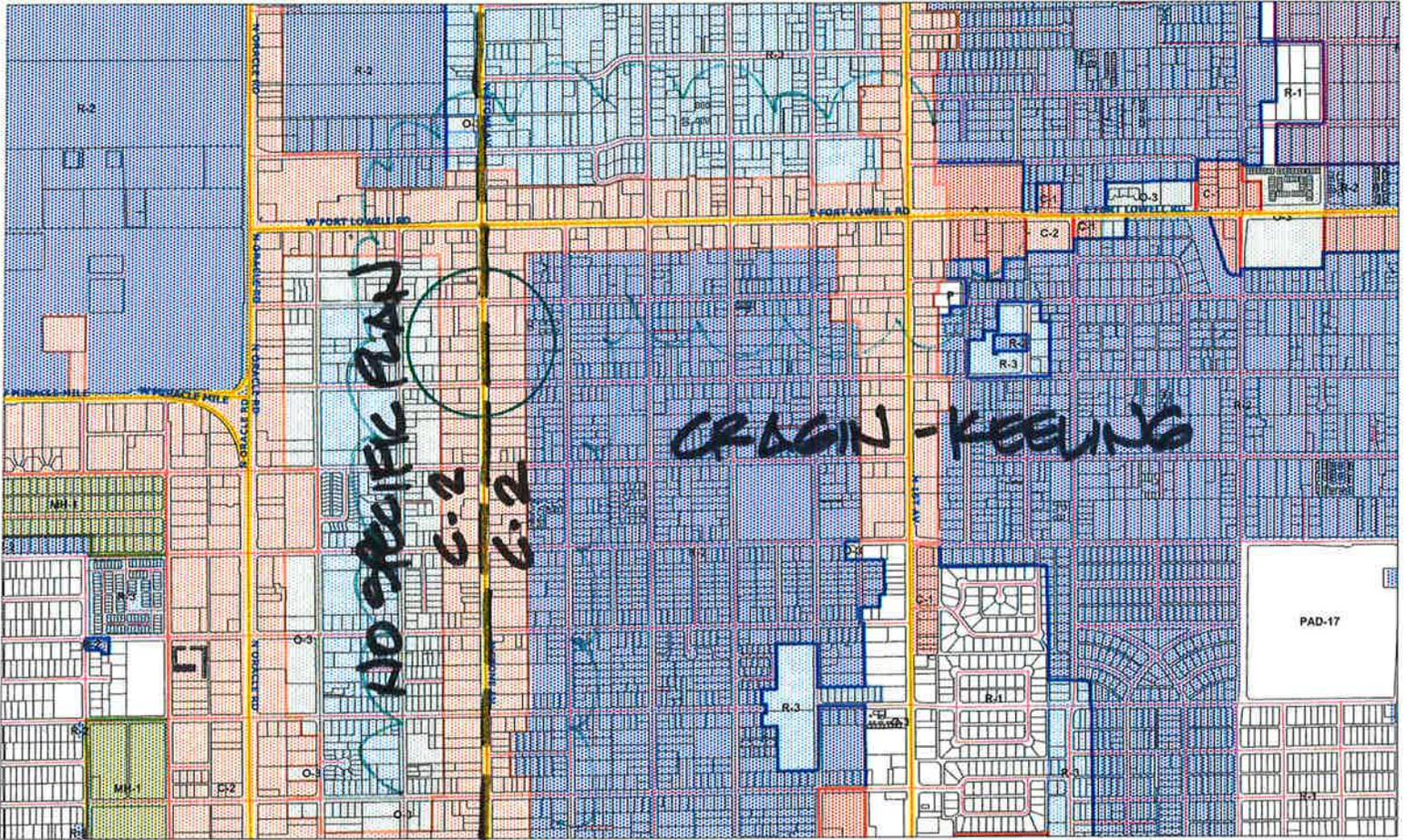
CONCEPTUAL LAND USE MAP

Legend

- | | | | |
|---|----------------------------|---|--|
|  | Residential |  | Residentially Scaled Office |
|  | Medlum Density Residential |  | Mixed Uses (Office, High Density Residential, Neighborhood Commercial) |
|  | High Density Residential |  | Mixed Uses (Broader Range of Commercial Uses Allowed) |
|  | Office | | |

(AMENDED OCTOBER 10, 1994, RESOLUTION #16699 TO ALLOW RESIDENTIALLY SCALED OFFICES AT THE NWC OF GLENN ST. & EUCLID AVE.)





NO SPECIFIC PLAN

ORIGIN - KEELING

C-2
C-2

PAD-17

STONE

