

Rebecca,

Our comments on four of the policies under consideration in Plan Tucson related to DMAFB & the Air National Guard Station are as follow:

(1) We do not support the new proposed policy in the revised Attachment A at Page 3:

"Support existing and potential commercial, industrial, and other land uses on non-residentially developed property in the Davis-Monthan Air Force Base (DAFMB) and Tucson International Airport (TIA) environs that is compatible with military and aviation operations; contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; and produces a significant public benefit in regard to employment and revenues generated."

We would, however, support a revised policy that clarifies that potential development does not extend to redevelopment of existing residential neighborhoods, as was raised by Julia Keen NA at the public hearing. Revised and slightly condensed language that addresses this concern is as follows (added language and revised terms in highlighted in red):

"Support existing and potential commercial, industrial, and other land uses in the Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) environs that are compatible with military and aviation operations; contribute to the long-term viability of DMAFB and TIA; are enhanced by proximity to air service; produce a significant public benefit in regard to employment and revenues generated; and do not displace existing residential uses;"

(2) We do not support policy LT23 in revised Attachment A at Page 9:

"Ensure that proposed land uses are compatible with adjacent military and airport operations, coordination with stakeholders in planning for such uses by amending the Airport Environs Zone regulations in event of future significant changes in mission and/or flight operations".

The policy is confusing and gives no consideration to the owners or occupants of surrounding property. The following revision would make it more acceptable:

"Ensure that proposed land uses are compatible with adjacent military and airport operations by coordinating with stakeholders in planning for such uses in event of future changes in mission and/or flight operations affecting the health, safety and welfare and other factors that impact the quality of life of Tucson residents."

(3) We support the following new proposed policy in the revised Attachment A at Page 9:

"Coordinate a comprehensive revision of the Airport Environment Plan, including areas beyond the current Airport Environs Overlay Zone taking into account noise and safety."

This would be a constructive solution, since it would take into account residents both inside the AEZ and those under the flight paths.

We would again suggest a slight revision:

"Coordinate a comprehensive revision of the Airport Environment Plan, including areas beyond the current Airport Environs Overlay Zone and taking into account noise, health, safety and welfare and other factors that affect the quality of life of Tucson residents."

(4) We support the following new proposed policy in the revised Attachment A at Page 10:

"Promote compatibility of base & installation operations with existing and potential adjacent development by coordinating with stakeholders in planning significant changes in such operations."

We would, however, suggest a revision that would further establish our basis for support:

"Promote compatibility of base & installation operations with existing and future adjacent and impacted development by coordinating with stakeholders in planning significant changes in such operations and by considering in the decision making process the health, safety, and welfare of those City residents whose quality of life may be impacted by the changes."

Thanks,

Robin Gomez

On May 30, 2013, at 3:45 PM, Rebecca Ruopp <Rebecca.Ruopp@tucsonaz.gov> wrote:

> Greetings, Robin:

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> Sorry for my delay in getting back to you in response to your phone message. I have attached the Planning Commission handout that contains the policy language you requested. There are 3 policies related to DM and compatible land uses - two are at the bottom of pg. 9 and the other is at the top of pg. 10. The one at the top of page 10 reflects language you suggested.

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> I suggested last night that perhaps there was some redundancy between the policy on pg. 10 and Policy LT23 on pg. 9, with the one at the top of pg. 10. Perhaps the one at the top of pg. 10 would encompass in LT23.

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> Please let me know if you have any questions about these.

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> Thanks.

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> Rebecca R. Ruopp

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> <Revised Recommendations PC Handout 5-29-13.pdf>