

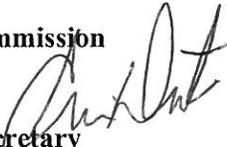


PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: November 26, 2012

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary 

SUBJECT: Plan Tucson (Draft) Provided for Review

Plan Tucson (Draft), the proposed new General Plan for the City of Tucson, is now ready for review and is being provided to Planning Commission in advance of the first of two Planning Commission Public Hearings as required under A.R.S. 9-461.06. The two public hearings are currently scheduled for February 2013.

Two Planning Commission Study Sessions are scheduled in advance of the Public Hearing, one on Wednesday, December 5, 2012, and the second on Wednesday, January 16, 2013. These Study Sessions will allow staff to provide information on the Plan's preparation and an overview of the content, and, more importantly, for Planning Commissioners to ask questions and provide initial comments.

The Plan Tucson (Draft) has been prepared to be accessed on the City of Tucson's website, as well as being able to be printed as a hard copy. The web link is being provided via email to the Planning Commission. Hard copies of the Plan Tucson (Draft) are being sent to each Planning Commissioner under separate cover. (*Attachment A*)

Background

The City's current General Plan was adopted in 2001. Arizona State Law not only requires municipalities to adopt "a comprehensive, long-range general plan for the development of the municipality," but also to readopt that plan or adopt a new plan every ten years. [*Note: The Legislature extended the ten-year timeframe to 2015.*] State law requires that in addition to the two Planning Commission public hearings, the general plan be adopted by a two-thirds vote of the Mayor and Council and be ratified by the voters. Plan Tucson is currently scheduled to be placed on the ballot for the November 5, 2013, General Election.

The City chose to prepare a new general plan because it provided an opportunity to consider how Tucson has been developing economically, socially, environmentally, and physically over the past decade; determine if that development is consistent with community values and best practices; and account for initiatives, studies, and policies undertaken since the adoption of the 2001 General Plan

Plan Tucson Preparation and Process

A team of City planners oversaw the preparation of the Plan Tucson (Draft). In accordance with the Public Participation Program approved by the Mayor and Council on March 22, 2011, the team has reached out to the general public and stakeholders, including other governmental agencies, non-governmental organizations, business groups, neighborhoods, educational institutions, and others. To date, this outreach has included:

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- 6 general public introductory meetings in six different geographic locations throughout Tucson
- 2 stakeholder orientation meetings focused on challenges and opportunities
- 39 Public Policy Working Groups at which interactive processes were used to identify and develop policy ideas
- 2 Public Policy Forums at which results of the Policy Working Groups were presented and feedback sought through oral and written comment
- 5 Community Workshops held in five different geographic locations of Tucson to provide information on growth projections and national demographic and housing trends, to consider two alternative growth scenarios, and to develop additional scenarios for use in identifying opportunity areas for future development
- 19 on-request presentations to and discussions with different groups, including Arizona Housing Association, Blenman Elm Neighborhood Association (NA), Citizen Transportation Advisory Committee, Citizens' Water Advisory Committee, Dialogo Latino Arizona, Every Voice in Action Foundation, Mansfield Park NA, Metropolitan Education Commission, Metropolitan Housing Commission, Midvale Park NA, Pima Association of Governments' Environmental Planning Advisory Committee, Pima Community College Campus Community Relations Committee, Primavera Foundation, Southside NA Presidential Partnership, Tucson Biz, Tucson Metropolitan Chamber of Commerce, Tucson-Pima Metropolitan Energy Commission, Tucson Underground Utilities Association, Urban University Interface
- Plan Tucson website with information on Plan Tucson activities and progress, working documents, meeting agendas and meeting summaries, and comment forms, as well as a Facebook page for additional comment opportunities

Additional outreach planned before the General Election of November 5, 2013, includes:

- 2 Public Review and Comment Sessions on Plan Tucson (Draft)
- 5 Open Houses to present the Plan Tucson (Draft), solicit feedback, and answer questions
- A minimum of two Planning Commission public hearings and one Mayor and Council public hearing
- A separate process that will be developed to inform and educate the general public about the contents of Plan Tucson in preparation for the election

Efforts Informing Plan Tucson (Draft)

Along with the public outreach, a variety of initiatives undertaken since the adoption of the 2001 General Plan were reviewed and built upon in the development of goals and policies for Plan Tucson (Draft). As discussed in Chapter 2, these efforts included both initiatives undertaken to better understand shared values and visions in the Tucson community and region, and studies, plans, reports, and policies reviewed and acted upon by Mayor and Council.

Plan Organization

Plan Tucson (Draft) consists of five chapters. Chapters 1 and 2 provide background on the purpose and preparation of the Plan and on the historical and contemporary planning context. Chapter 3, which presents goals and policies for Tucson's future, is the cornerstone of the Plan. The goals and

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policies are categorized into three focus areas: (1) the Social and Economic Environment, (2) the Natural Environment, and (3) the Built Environment. Each focus area begins with a set of goals, and is followed by related elements and policies.

A key emphasis of Plan Tucson is the integrative nature of the focus areas and related elements. While City departments and offices generally focus on specific functions, such as housing, water, and transportation, effective community building requires constant consideration of how these functions relate to each other, can strengthen each other, or may conflict with each other. To highlight this point, Plan Tucson references City entities with key roles, and a table is included at the end of each set of policies indicating related policies from other sections of the Plan.

Chapter 4 lays out a framework for the implementation of Plan Tucson (Draft), which is highlighted in *Exhibit IF-1*, pg. 4.2, and described in the accompanying text. Chapter 5 reviews the processes for adoption, amendment, and administration of a general plan as required under the Arizona Revised Statutes.

Plan Tucson Opportunity Areas Map

Included in Chapter 3 under the Built Environment, Land Use, Transportation, and Urban Design, is a concept map illustrating opportunities areas for future development that will aid in the advancement of Plan Tucson goals and policies not only for the built environment, but also for the economic, social, and natural environments. The illustrative map was prepared taking into account various factors, including public input, areas of stability, and specific plans. The iterative process used in producing the Plan Tucson Opportunity Areas Map is described on page 3.104, the map itself is presented as *Exhibit LT-5* on page 3.105, and the map building blocks are detailed on page 3.106. This type of illustrative concept map has been included in the general or comprehensive plans of other communities across the nation.

Attachment A: Plan Tucson (Draft) – being provided as a web link and as hard copy under separate cover