



PLANNING COMMISSION

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

DATE: January 16, 2012
TO: Planning Commission
FROM: Ernie Duarte, Executive Secretary
SUBJECT: Plan Tucson – New City of Tucson General Plan

This is the second of two Planning Commission study sessions on Plan Tucson (Draft), the proposed new General Plan for the City of Tucson. The draft Plan was released on November 29, 2012 for a 60-day comment period that is required by state law prior to scheduling the first of three public hearings as required under A.R.S. 9-461.06. A hard copy of the Plan was provided to Planning Commissioners at the December 5, 2012 Study Session.

Plan Tucson Outreach and Comments

In accordance with the Public Participation Program approved by the Mayor and Council on March 22, 2011, the Plan Tucson team has implemented the following outreach activities to solicit comments on the Draft Plan:

- Plan Distribution
- City Department Reviews
- Stakeholder Presentations
- General Meetings
- Open Houses

On November 28, 2012, the release of the Plan Tucson draft was announced, and requested input by January 15, 2013. A revised draft of Plan Tucson will be available before the scheduled Planning Commission public hearings.

Today's study session is intended to update the Planning Commission on comments received to date. As of January 9, 2013 the Plan Tucson team received 143 individual comments and a neighborhood position statement focusing on a specific development opportunity (*Attachment A*). The City's Planning and Development Services Department (PDS) is still reviewing the draft Plan and is discussing potential issues with the City Manager's Office and the Plan Tucson Team related to the local development and review process.

With direction from the Planning Commission and the Mayor and Council, comments received during the comment period and at the upcoming Plan Tucson public hearings will be incorporated as appropriate into the Plan Tucson document that is released for voter approval. To meet the legal requirements for the November 2013 General Election, the Mayor and Council must adopt final ballot language by Ordinance no later than July 9, 2013.

The upcoming Plan Tucson Public Hearings are scheduled as follows:

- Wednesday, February 13, 2013, Planning Commission Hearing #1
- Wednesday, February 27, 2013, Planning Commission Hearing #2
- Tuesday, April 16, 2013, Mayor and Council Public Hearing

Additional Information

The City of Tucson Communications Team is working on developing an educational campaign for Plan Tucson and will attend the Planning Commission study session to discuss potential strategies.

Staff from the City Manager's office will also be in attendance to further discuss Plan Tucson implementation, progress assessment, and tracking of indicators.

Attachments:

Attachment A: Plan Tucson Draft – Comments Received as of January 9, 2013

DRAFT PLAN TUCSON - Comments Received as of 1/9/2013

Plan Tucson Draft - Comments received sorted by Type of Comment s:/planning/plantucson/public participation/draft plan Tucson nov 2012/comments received & responses/comments received spreadsheet 1-9-13.xls									
#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
4	Adding new text/goal/policy	Environmental Quality & Safety			I don't find any concern about safety or noise from Davis-Monthan air base.	Lindrith Cordell		E-mail	12/06/2012
5	Adding new text/goal/policy	Environmental Quality & Safety			There is no mention of the very negative impact that would be made on Tucson by bringing over extremely noisy military aircraft (F-18, F-22, the worst being F-35). The fearful noise, and safety problems of these aircraft flying over midtown will deeply affect our quality of life, our teaching institutions, the health of our citizens, particularly the children. It will also be real bad financially for our tourism, snowbirds, and retirement industry (the main one in Tucson!). This economic impact should be the object of an impartial study. The EA done by USAF was unacceptably shoddy. There must be a thorough EIS. And our local politicians and planners should demand a fair, week-long demonstration of the amount of noise involved through realistic over-flights of midtown by the F-35. Otherwise, I predict deep resentment on the part of Tucson citizens if they are not properly informed. And major political repercussions.	Jean-Paul Bierny, MD.		E-mail and Fax	12/06/2012
7	Adding new text/goal/policy	Development Review Policies			We would like to discuss the need for development review policies for rezoning, Board of Adjustment, special exception, annexation and other types of application reviews. Not all areas of the city are covered by area and neighborhood plans, and not all area and neighborhood plans cover all development issues, therefore, some "ground level" polices are needed to allow for application review. We are preparing a proposal which we think can be seamlessly added to the document. Issues such as billboards, annexation, and wireless communication need to be addressed. Our initial thought is to add a policy LT19 which would link LT policies to development review policies. We could then add a Development Review section behind LT with DR policies.	Michael Wyneken & John Beall	City of Tucson Planning and Development Services Department (PDSD)	E-mail	12/19/2012
9	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		Opportunities Map	Page #3 Specific Comment : The map does not include the River-Craycroft annexation and PAD and Valencia-Benson Highway annexation and PAD. These annexations total about 285 acres. Both were completed in 2012.	Michael Wyneken & John Beall	City of Tucson Planning and Development Services Department (PDSD)	E-mail	12/21/2012
31	Adding new text/goal/policy	Public Health	3.33	New Policy PH7	Reduce hunger and food related disease.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
33	Adding new text/goal/policy	Urban Agriculture	3.34	Add a Goal #6	A sustainable urban food system.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
39	Adding new text/goal/policy	Urban Agriculture	3.37	New AG4	Support adequate and affordable choices for purchasing food.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
40	Adding new text/goal/policy	Urban Agriculture	3.37	New AG5	Increase activity in the non-production portion of the food system in the City of Tucson (i.e. distribution, process, retail).	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
41	Adding new text/goal/policy	Urban Agriculture	3.37	New AG6	Partner with NGO's and other agencies to explore opportunities to utilize vacant public lands for food production.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
63	Adding new text/goal/policy	Green Infrastructure	3.68	New Policy #G17	Protect and preserve mature trees contributing to the City's urban forest.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
64	Adding new text/goal/policy	Green Infrastructure	3.68	New Policy #G18	Provide healthy growing conditions (root development) for trees contributing to the urban forest.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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65	Adding new text/goal/policy	Green Infrastructure	3.68	New Policy #G19	Protect, restore, enhance and create tree-lined greenway corridors along urban vehicular roadways.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
66	Adding new text/goal/policy	Green Infrastructure	3.68	New Policy G10	Apply Pima County conservation land system policies to new and rezoned properties.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
114	Adding new text/goal/policy	Governance & Participation	Page 1 of Comment Form		Need a policy to develop a comprehensive accessible electronic catalog off al City of Tucson policies and have ability to cross reference them to each effect, City of Tucson department and post on City of Tucson website.	Ron Sparks		Hard Copy	12/17/2012
115	Adding new text/goal/policy	Economic Development	Page 2 of Comment Form		Economic development policies need to also address poverty and community development.	Ron Sparks		Hard Copy	12/17/2012
119	Adding new text/goal/policy	Land Use, Transportation, & Urban Design	21/25	Add LT 19 or maybe to LT11	"make the simple act of walking a viable transportation choice by making it safe, comfortable and convenient."	Corky Poster	Poster/Frost	Hard Copy	12/14/2012
120	Adding new text/goal/policy	Land Use, Transportation, & Urban Design	21/25	Add LT 20 (In the appropriate location)	"Plan development and redevelopment within 1/4 mile of the modern streetcar that encourages transit oriented development that is respectful of existing neighborhoods and historic resources."	Corky Poster	Poster/Frost	Hard Copy	12/14/2012
121	Adding new text/goal/policy	Goals			I recommend consideration be given to adding a 21st goal to Plan Tucson. The City strives for: A community that is committed to seeking prosperity that enables everyone to have their basic needs met, with their dignity acknowledged, and with the opportunities for everyone to enjoy safe and healthy lives. This will require we: Leverage and invest in key prosperity drivers, including innovation, human capital, public safety and health, infrastructure, quality housing, and transportation services that maximize economic vitality; Catalyze transformative changes in government both as a response to our fiscal circumstances and to make our region more competitive in a global economy; and Engage with government and private sector partners to seize funding opportunities, building on existing assets and encourage investment decisions that can improve the quality of life for the entire community.	Albert Elias	City Manager's Office	E-mail	12/24/2012
122	Adding new text/goal/policy	Green Infrastructure	3.68		Most of my comments relate to page 3.68 - GI policies. I attended all the meetings, and I continually mentioned correct tree installation and care. I see nothing in the Policies that mentions the efficient use of resources in the management and conservation of the City's trees.	Elizabeth Davison	Consulting Arborist and Urban Forestry Advocate Founding Director, UA Campus Arboretum, University of Arizona	E-mail	12/27/2012

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123	Adding new text/goal/policy	Green Infrastructure	3.68		Add a Policy that addresses Protection and Preservation of the city's mature trees... examples could include during City construction projects, RTA road projects, etc. The point is that larger trees contribute more to the environment and quality of life than do smaller trees. Removing or damaging larger trees should become a permit / sanction action.	Elizabeth Davison	Consulting Arborist and Urban Forestry Advocate Founding Director, UA Campus Arboretum, University of Arizona	E-mail	12/27/2012
124	Adding new text/goal/policy	Green Infrastructure	3.68		Add a Policy that specifically guides improved plans/designs so that newly installed trees have better / larger root zone spaces than currently the case. Arborist and Urban Forestry standards recognize that larger root zones allow for healthier trees, and there are numerous design options for allowing improved environments for tree establishment.	Elizabeth Davison	Consulting Arborist and Urban Forestry Advocate Founding Director, UA Campus Arboretum, University of Arizona	E-mail	12/27/2012
125	Adding new text/goal/policy	Green Infrastructure	3.680		Something here should reflect "wise use of public funds" so that decision makers understand that trees INCREASE in value the longer they live... Protecting large trees, encouraging rapid and healthy expansion, designing for tree health: all these are efficient use of time and money.	Elizabeth Davison	Consulting Arborist and Urban Forestry Advocate Founding Director, UA Campus Arboretum, University of Arizona	E-mail	12/27/2012
133	Adding new text/goal/policy	Animals			Add policy: Green infrastructure should include protection of native plants and animal species and appropriate facilities and management of domestic animals (or "companion" animals, e.g. horses as well as dogs and cats.	Yvonne Merrill	Brichta Neighborhood Association	E-mail	12/28/2012
134	Adding new text/goal/policy	Animals			Expan G15 as follows: "Create, preserve and manage biologically rich open spaces and habitats for native plant and animal species and provide for appropriate care of companion animals in the natural environment.	Yvonne Merrill	Brichta Neighborhood Association	E-mail	12/28/2012
136	Adding new text/goal/policy	Neighborhoods			Neighborhoods are described as "integral to Tucson's sense of place" in Chapter 2 (p. 2.6). The writing team chose to illustrate that concept by integrating neighborhood content throughout Chapter 3. The end result is that there is no specific topic entitled NEIGHBORHOODS. This means that there is no separate listing of city policies concerning NEIGHBORHOODS and no chart which directs the reader to the location of Other Related Policies pertaining to neighborhood issues.	Ruth Beeker		E-mail	01/07/2013

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137	Adding new text/goal/policy	Neighborhoods			The document, in general, is impressive and well organized. Water management and green infrastructure are leading-edge activities. However, I would like to see more emphasis on neighborhoods and use of neighborhoods as an organizational component. Neighborhoods are mentioned briefly in Chapters 2 and 3. If there was a separate section for neighborhoods, perhaps under the built environment it would help focus development on neighborhoods. Goal 3 on safe community and secure neighborhoods indicates the interest in this objective but it is not reflected in the document strongly enough. Neighborhoods could be included in the organization indicating Historic Districts and Preservation Zones. By emphasizing names and locations of neighborhoods it would be of assistance to planning and help clarify locations for police and fire departments. It would also benefit neighbors to more easily identify incidents so they are more aware of safety issues which are near or in their neighborhood. Ward VI has done an excellent job in communicating with neighborhoods via neighborhood organizations as has the Neighborhood Watch program of TPD.	James Riley, Highland Vista Neighborhood		E-mail	01/08/2013
8	Changing language in background text	Design Guidelines Manual	3 and 5.4		Page #3 Specific Comment : ...and page 5.4. The two pages reference the Design Guidelines Manual (DGM). The references, in our opinion mischaracterizes the DGM. The DGM is for official use and set forth in the existing GP, in policy 6.6 of Community Character and Design. We could discuss alternative language.	Michael Wyneken & John Beall	City of Tucson Planning and Development Services Department (PDS)	E-mail	12/20/2012
12	Changing language in background text	Urban Agriculture			Urban AG - title and intro seems to stress the production aspect, yet the policy covers both production & distribution, as it should. Perhaps a better heading would be the stated Goal #6.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	E-mail	12/17/2012
24	Changing language in background text	Economic Development	3.15		Incentives development for attracting corporations and business (tax incentives).	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
26	Changing language in background text	Public Health	3.31		In the right column, eliminate from 7th line, the sentence: "A City initiated...." Instead add "Health definitions have changed. Obesity was not considered a chronic disposition/disease. (Referring to the last sentence in the right column: "Only in mid 20th century did UH1 come to greater study (anthropogenic causes)."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
27	Changing language in background text	Public Health	3.32		Left column, 9th line, eliminate sentence: "Of particular note are....."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
28	Changing language in background text	Public Health	3.32		Right column, comments about first paragraph: "The City can provide the opportunities but does not "contribute" to improved mental health."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
32	Changing language in background text	Urban Agriculture	3.34		Change title to "Productions of Food" or "Sustainable Urban Food System" Systems not just growing of food.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
34	Changing language in background text	Urban Agriculture	3.34		Right column, referring to the 4th line and the words "own garden" and selling locally. Ms. Ogata states this is production versus distribution.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
35	Changing language in background text	Urban Agriculture	3.36		Left column, second paragraph, eliminate first sentence.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
36	Changing language in background text	Urban Agriculture	3.36		Right column, second sentence, referring to the word resiliency "different goals than sustainability."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
42	Changing language in background text	Education	3.38		Referring to the left column, first two paragraphs: "Too much about how City does not affect formal education system-perhaps concentrate on City's role/partnership on what is can do."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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43	Changing language in background text	Education	3.41		Referring to the right column: "City seems to be on negative/defensive side."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
47	Changing language in background text	Governance & Participation	3.44		Right column, 9th line, referring to the word "ownership" Ms. Ogata asks "is it ownership but also ?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
48	Changing language in background text	Governance & Participation	3.45		Left column, last paragraph, Ms. Ogata is referring to the second sentence) "Why single ? commission."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
49	Changing language in background text	Governance & Participation	3.45		Right column, first paragraph, referring to the last sentence, :Not sure what this is saying - other BCC are ineffective as M&C recommendation boards, perhaps more meaningful to point out "powers" of BCC differences."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
50	Changing language in background text	The Natural Environment	3.51		Referring to the left column, first paragraph, she states it is "regional data." She wants a new paragraph started after the third sentence. In the new paragraph formed she is referring to the third sentence "Pursuing solar use not only makes sense..." Ms. Ogata wants to know to whom does it not make sense? She also refers to the paragraph as "City Info."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
51	Changing language in background text	Energy & Climate Change	3.53		Referring to the very first paragraph in the center of the page, Ms. Ogata agrees with everything in there except for the internal operations. "I think residential categories may be larger, City facilities themselves (excluding H2O) is a small consumer. Why begin the sentence with what the City <u>does not</u> do, is this not a document of what the City will do?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
52	Changing language in background text	Energy & Climate Change	3.53		Right column, the paragraph starting with "In 2012 City <u>operations</u> , consumed about 150 million kilowatts or \$15 million worth of <u>electricity per year</u> ." Referring to the word operations Ms. Ogata asks "or TW is largest consumer?" Same sentence referring to <u>\$15 million worth of electricity per year</u> , Ms. Ogata asks "compared to what is total for City-wide use (government individual is small)."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
53	Changing language in background text	Energy & Climate Change	3.54		Referring to the right column, the 6th line that starts with "National Climate Assessment..." Ms. Ogata asks "why is this data significant?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
54	Changing language in background text	Water Resources	3.58		Referring to the left column, paragraph starting with "One important long-term...." Ms. Ogata states "no mention of ADWR requirement and TAMA."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
55	Changing language in background text	Water Resources	3.59		Referring to the right column, last paragraph, 7th line, instead of using the words "many years," substitute the words "over three decades."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
56	Changing language in background text	Water Resources	3.61		Referring to the left column, end of the first paragraph starting with the sentence "The City's reclaimed water..." Ms. Ogata states "Costly recreational use providers parks & golf courses."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
57	Changing language in background text	Water Resources	3.61		Referring to the right column, sentence starting with "Rains wash oil, grease..." Ms. Ogata states "Albuquerque study equals more than 50% of non-point contamination is bird and dog poop. Vehicle contamination is small (<15%)."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
67	Changing language in background text	Light Pollution	3.72		Left side column, eliminate the first two sentences. Paragraph to start with "The City of Tucson and Pima County have..."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
68	Changing language in background text	The Built Environment	3.75		First sentence under Introduction to read: "The City of Tucson is a busy metropolitan area with continuing growth."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
69	Changing language in background text	The Built Environment	3.79		Left column, first sentence take out the word "a."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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70	Changing language in background text	Public Infrastructure & Facilities	3.84		The main paragraph, first sentence to read: "Construction, management, and maintenance of public infrastructure and facilities are the responsibilities...." The last sentence in the same paragraph to read: "The City of Tucson plays an active role in the provision of many infrastructure systems and facilities, including water, Pima County Sewer, roadways, lighting, parks, telecommunications-private agreements, police and fire. "	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
71	Changing language in background text	Public Infrastructure & Facilities	3.84		Regarding the left column, first paragraph, "what value is this information to this document?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
72	Changing language in background text	Public Infrastructure & Facilities	3.87	Exhibit PI-1 Transportation	Regarding the number of street miles maintained: 2,100 - Measured by miles or total shoulder plus median?	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
73	Changing language in background text	Public Infrastructure & Facilities	3.87	Exhibit PI-1 Transportation	Regarding the annual miles, "why service not facility?" "Are these separate from street maintenance or should these be number of vehicles?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
74	Changing language in background text	Public Infrastructure & Facilities	3.87	Exhibit PI-1 Tucson Water	Regarding the million of gallons of portable water, "why service not facility?" "How many number of facilities?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
75	Changing language in background text	Public Infrastructure & Facilities	3.87	Exhibit PI-1 Environmental Services	Regarding the tons of waste, "service versus size of facility."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
77	Changing language in background text	Redevelopment & Revitalization	3.90		First paragraph, Center of page, to read: "Redeveloping and revitalizing underused and blighted areas, with the emphasis on sustaining a community over the long term.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
78	Changing language in background text	Redevelopment & Revitalization	3.90		Left column, delete second paragraph. Right column, delete both paragraphs.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
79	Changing language in background text	Redevelopment & Revitalization	3.91		Left column, delete first paragraph. In the second paragraph, delete the third sentence.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
80	Changing language in background text	Redevelopment & Revitalization	3.91		Right column, 6th line, delete the word "dates."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
81	Changing language in background text	Redevelopment & Revitalization	3.92		Left column, delete second paragraph.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
82	Changing language in background text	Redevelopment & Revitalization	3.92		Right column, change the title from "Unified Development" Code Planned Area Development (PAD) to "Land Use" Code Planned Area Development (PAD)" The sentence after title to read: "Between 1981 and 2011 adopted under LUC..."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
83	Changing language in background text	Redevelopment & Revitalization	3.95		Left column, change the title from "Unified Development" Code Parking Requirements to "Land Use Code" Parking Requirements. First sentence after title to read: "Mayor and Council adopted amendments to <u>motor vehicle parking regulations</u> in March 22, 2011 adopted under the LUC to reduce excessive parking requirements."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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84	Changing language in background text	Redevelopment & Revitalization	3.95		When was Stone Avenue MP completed? Why Rio Nuevo/Mercado development?	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
87	Changing language in background text	Land Use, Transportation, & Urban Design	3.97		First paragraph, center of page, delete first two sentences. The paragraph will start: "In Plan Tucson, land use and transportation are combined to emphasize their interrelationship."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
88	Changing language in background text	Land Use, Transportation, & Urban Design	3.97		First paragraph, left column, second sentence starting with "Urban design." Ms. Ogata asks "what is this?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
89	Changing language in background text	Land Use, Transportation, & Urban Design	3.97		Second paragraph, left column, delete first sentence. Paragraph to start with "Beyond the physical..." Delete the next two sentences. The new sentence to read "The City has put more emphasis on the utilization...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
90	Changing language in background text	Land Use, Transportation, & Urban Design	3.97		Right column, third sentence to read: "Developed at different times, these tools inform..."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
91	Changing language in background text	Land Use, Transportation, & Urban Design	3.101		Left column, first sentence to end with "as of 2012." Delete the rest of the sentence. The fourth sentence to read "Today overlays zones offer flexible development..."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
92	Changing language in background text	Land Use, Transportation, & Urban Design	3.101		Right column delete last two paragraphs because Ms. Ogata states "these were addressed previously."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
93	Changing language in background text	Land Use, Transportation, & Urban Design	3.103		Delete all of the paragraphs both in the left and right columns.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
94	Changing language in background text	Land Use, Transportation, & Urban Design	3.104		Left column, delete first sentence. Paragraph to start with "Planning and Development Services enforces..."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
95	Changing language in background text	Land Use, Transportation, & Urban Design	3.104	Opportunities Map	Right column, second paragraph, first sentence to read: "The Opportunities Map recognition of constraints, including existing development, environmental features, current zoning, and adopted plans." Delete the next two sentences.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
96	Changing language in background text	Land Use, Transportation, & Urban Design	3.104	Opportunities Map	Right column, last paragraph to read: "Future modeling for Tucson, using the Pima Association...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
98	Changing language in background text	Land Use, Transportation, & Urban Design		Exhibit LT-6	Parks and open space.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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126	Changing language in background text	Land Use, Transportation, & Urban Design	3.101		SUGGESTED SUBSTITUTE LANGUAGE REGARDING OVERLAYS. This is a bit wordy but I think a better statement would have been something like or based on the following: Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. As part of an infill strategy the City adopted the IID to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed another infill incentive overlay called the urban overlay district which gave property owners the option of using it for a transit-oriented development proposal or continuing to use their underlying zoning in exchange for following improved urban design standards. Part of having the overlay being an option was to remove Proposition 207- market- value challenges from affected property owners.	Jim Mazzocco	City of Tucson Planning and Development Services Department (PDSD)	E-mail	12/27/2012
127	Changing language in background text	Land Use, Transportation, & Urban Design			You might have heard that our streetcar vehicles are delayed. As a result, the streetcar project looks like it will not be opening in the fall 2013 as stated in the draft document. We expect to set a new opening date in the next few months. As soon as we do, you might consider changing the date in the Plan Tucson Draft.	Carlos de Leon	City of Tucson Department of Transportation (TDOT)	E-mail	12/28/2012
128	Changing language in background text	Land Use, Transportation, & Urban Design			Exhibit LT-2 lists significant events sorted by year. It looks like the first two events in the exhibit are out of order. In addition, it looks like the word plan is misspelled ("pan never adopted") in the 1975 General Land Use Plan event.	Carlos de Leon	City of Tucson Department of Transportation (TDOT)	E-mail	12/28/2012
129	Changing language in background text	Land Use, Transportation, & Urban Design	3.103		On page 3.103, the Regional Transportation Authority Plan is overseen by the Regional Transportation Authority of Pima County (RTA), instead of Pima Association of Governments (PAG).	Carlos de Leon	City of Tucson Department of Transportation (TDOT)	E-mail	12/28/2012
130	Changing language in background text	Land Use, Transportation, & Urban Design	3.103		On page 3.103, the 2040 Regional Transportation Plan (RTP) was adopted by the Regional Council of the Pima Association of Governments (PAG), instead of the Regional Transportation Board.	Carlos de Leon	City of Tucson Department of Transportation (TDOT)	E-mail	12/28/2012
140	Changing language in background text	Energy & Climate Change			I think there should be much more text on renewables (solar) but this should probably come in through the "carbon-neutral" net-zero discussion that I'm assuming will be added if the Climate Change Committee package is rolled into this section. I believe that Leslie Ethen is preparing those comments.	Bruce Plenk	City of Tucson General Services Department	E-mail	01/08/2013
14	Changing language in policy	Urban Agriculture		AG1, AG2, AG3	Also, Irene is correct in her observation that "Urban Agriculture" may imply production only -- I would agree that "Sustainable Urban Food System" is a more accurate title, though we all use "urban ag" as shorthand for that concept. I am wondering why Irene took out mentions of food "affordability" -- from my perspective, making healthy foods available, accessible, and affordable is the crux of the matter. Irene, what is your concern about using "affordability?" I also am wondering about your revisions to the urban ag policies (AG-1-3 in the document) -- perhaps AG-1 would read better as: "Reduce barriers to food production, and food distribution from the locations where it is produced, including home and community gardens." ??? On AG-3, you added the word "provide" -- which sets up red flags in my mind because it implies that the City will actually run the food system, or at least provide food. I'm not sure that's a great idea....	Merrill Eisenberg		E-mail	12/22/2012
20	Changing language in policy	Economic Development	3.15	ED3	The word "encourage" is too soft.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
21	Changing language in policy	Economic Development	3.15	ED4	The word "foster" is too soft.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
25	Changing language in policy	Arts	3.30	AC6	Support arts community as part of economic development.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
29	Changing language in policy	Public Health	3.33	PH2	Change the sentence to read: "Provide access to adequate healthful and nutritious for residents of the City."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
30	Changing language in policy	Public Health	3.33	PH5	Change the sentence to read: "Provide educational programs that promote healthy living and healthy eating."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
37	Changing language in policy	Urban Agriculture	3.37	AG1	Sentence to read: "Reduce barriers to food production in the City of Tucson."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
38	Changing language in policy	Urban Agriculture	3.37	AG3	Add "Provide and" promote an equitable...	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
44	Changing language in policy	Education	3.42	E2	Change the first word from "Support" to "Improve."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
45	Changing language in policy	Education	3.42	E7	Change the first sentence to read: "Initiate a comprehensive approach to civic education/opportunities for members of the public to learn the City-wide programs provided by various organizations/agencies." Referring to the above sentence Ms. Ogata states: "This seems to be governance education if mainly about City functions."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
46	Changing language in policy	Education	3.42	E7	Add to the end of the list: "Urban Heat Island and Urban forestry" and "Volunteer opportunities."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
58	Changing language in policy	Water Resources	3.62	WR3	After the word "conservation" add "and water efficiency" programs...	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
59	Changing language in policy	Water Resources	3.62	WR4	Start the sentence with "Provide and" ensure....	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
60	Changing language in policy	Water Resources	3.62	WR7	Start the sentence with "Collaborate and" support.....	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
61	Changing language in policy	Water Resources	3.62	WR8	Sentence to read: "Provide incentives and legislation utilizing green infrastructure...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
62	Changing language in policy	Green Infrastructure	3.68	GI4	After the word tolerant add "low water use"...	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
76	Changing language in policy	Public Infrastructure & Facilities	3.89	PI4	Other large business groups other than sport related (i.e. housing and commercial developments).	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
85	Changing language in policy	Redevelopment & Revitalization Policies	3.96	RR1	Change first sentence to "Provide and" encourage....	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
86	Changing language in policy	Redevelopment & Revitalization Policies	3.96	RR5	After the word infrastructure insert the word "use."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
105	Changing language in policy	Land Use, Transportation, & Urban Design	3.109	LT2	The sentence to read: "Create City departmental resources and regular communication for the integration of land use, transportation and urban design related planning and decisions.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
106	Changing language in policy	Land Use, Transportation, & Urban Design	3.109	LT3 a.	Delete the words "are or."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
107	Changing language in policy	Land Use, Transportation, & Urban Design	3.109	LT3 c.	The sentence to read: "multi-modal transportation choices exist."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
108	Changing language in policy	Land Use, Transportation, & Urban Design	3.109	LT8	The sentence to read: "Integrate green infrastructure opportunities into new, redeveloped, and existing development."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
109	Changing language in policy	Land Use, Transportation, & Urban Design	3.110	LT10	Referring to green infrastructure and water harvesting, Ms. Ogata feels there are two thoughts going on: 1. environment, and 2. transportation.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
110	Changing language in policy	Land Use, Transportation, & Urban Design	3.110	LT11	Third sentence after the word parks include "shopping services."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
111	Changing language in policy	Land Use, Transportation, & Urban Design	3.110	LT16	The sentence to read: "Develop a coordinated regional, multi-modal transportation...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
112	Changing language in policy	Land Use, Transportation, & Urban Design	3.110	LT17	The sentence to read: Proposed land uses will have nexus and compatibility with...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
113	Changing language in policy	Land Use, Transportation, & Urban Design	3.110	LT18	The sentence to read: "Coordinate land use, infrastructure, and public service planning for planning and service areas, involving social, economic...."	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
117	Changing language in policy	Land Use, Transportation, & Urban Design	21/25	LT10	".....surrounding context, and make decisions that encourage people to choose non-automobile transportation choices by making them more convenient, attractive, safe and healthy."	Corky Poster	Poster/Frost	Hard Copy	12/14/2012
118	Changing language in policy	Land Use, Transportation, & Urban Design	21/25	LT3	"c. multi-modal transportation choices can be <u>strongly promoted</u> ."	Corky Poster	Poster/Frost	Hard Copy	12/14/2012
139	Changing language in policy	Land Use, Transportation, & Urban Design		Opportunities Map	Exhibit LT-5, Plan Tucson Opportunity Areas shows Broadway between Euclid and Campbell as a freeway, and the Streetcar running up Broadway from Campbell east. Since the Broadway Citizens Task Force is only now in the process of planning the roadway, this seems premature and ought to be removed.	Laura Tabili	Broadway Coalition	Web	01/08/2013
17	Formatting/spelling/typo/grammar	Headers and Footers			Footers should be as prominent as headers to indicate subsections of the chapter.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
18	Formatting/spelling/typo/grammar	Goals	2.11 & 2.12	1-12, 13-20	Categorize goals in the three focus areas: 1. social, 2. natural, and 3. built.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
19	Formatting/spelling/typo/grammar	Headers and Footers			The section name in the footer should also be included in the header.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
131	Formatting/spelling/typo/grammar	Land Use, Transportation, & Urban Design	3.105	Opportunities Map	On page 3.105, the opportunity map needs to be updated to match the opportunity map in Exhibit LT-5.	Carlos de Leon	City of Tucson Department of Transportation (TDOT)	E-mail	12/28/2012
132	Formatting/spelling/typo/grammar	Goals			This is a very readable document, well laid out, formatted and illustrated. I have only one usability comment that would further highlight how well integrated the plan is. I recommend that the list of goals at 2.12 be keyed to specific policies by following each with the policy numbers and the related policies you provide in each chapter. This would show upfront that the overall goals are related to each other and can't be separated.	Yvonne Merrill	Brighta Neighborhood Association	E-mail	12/28/2012

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
141	Formatting/spelling/typos/grammar	The Natural Environment	3.52	Goal 9	On p 3.52, Goal #9- delete "locally"	Bruce Plenk	City of Tucson General Services Department	E-mail	01/08/2013
142	Formatting/spelling/typos/grammar	The Natural Environment	3.52	Goal 10	p 352, Goal #10-"...by facilitating, financing and enhancing the climate for local renewable energy production."	Bruce Plenk	City of Tucson General Services Department	E-mail	01/08/2013
143	Formatting/spelling/typos/grammar	Energy & Climate Change	3.53		On page 3.53, first bullet, delete "International" Should probably add "Adopted 2011 International Energy Conservation Code(IECC)" Add: Adopted 5% solar requirement for city buildings 5th bullet-change resolution number to 21951 (Oct 9, 2012) 7th bullet-delete "of"	Bruce Plenk	City of Tucson General Services Department	E-mail	01/08/2013
3	General comment	Energy			Tucson is especially favorable for photovoltaic energy. As a snow bird, I come here in November, just when the power company closes its books and buys accumulated energy at low wholesale rate. Probably by intent, this policy demotivates me to go solar.	Lindrith Cordell		E-mail	12/05/2012
6	General comment	General			A waste of time and money soooooooooooooo sad.	Bill Meyer	Key Group Ltd. (real estate company)	E-mail	12/13/2012
10	General comment	Land Use, Transportation, & Urban Design		Opportunities Map	I was curious how the current "bubble map" correlates with existing City of Tucson Area Plans... The map looks very different than the HAMP and past ASLD planning efforts. This is concerning as the major amendment process appears to be very complex. Maybe we could sit down after Christmas and discuss ASLD planning efforts in the HAMP/HRC and potentially create some language that supports collaboration between ASLD and City as future planning in the area continues.	Tim Bolton	Arizona State Land Department (ASLD)	E-mail	12/21/2012
11	General comment	Planning Context			As in the beginning, my comments regarding trends: information comes to light at different times during city formation; caution not to attribute past planning to lack of good planning. I believe city planning 10-20 years ago was done with the best information available at the time. Planning policies need to change as information changes; information changes as the city changes and the dynamics of city development bring to light new anthropogenic-related problems. We are better able to quantify, due to academic research, the nexus between city development and anthropogenic problems related to human and environmental health issues. There is a much more positive perspective/approach to highlight the discovery of these changes rather than attribute lack of past considerations/policies as planning shortcomings.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	E-mail	12/17/2012
13	General comment	Planning Context			I certainly would agree that the land use decisions of the past were made with good intent and the narrative should not reflect otherwise.	Merrill Eisenberg		E-mail	12/21/2012
15	General comment	Redevelopment area in Menlo Park			Menlo Park Neighborhood Association position statement for the vacant properties in Menlo Park bounded on the north by Congress Street, on the east by the Santa Cruz River, on the south by 22nd Street and on the west by Mission Road/Grande Avenue. See attached position statement date 12/4/12, which can be found under s:/planning/plantucson/public participation/draft plan Tucson nov 2012/comments received & responses/E-mails/Menlo Park NA Position Paper 12-04-12.pdf	Gene Einfrank	Menlo Park Neighborhood Association	E-mail	12/21/2012
16	General comment	Trends			Overall Tone: Seems to begin with what were the trends in the past and how they did not respond in a comprehensive manner; be aware trends are exactly that TRENDS and these change include perhaps not those decisions as "wrong" or inadequate," but emphasize how this moves forward with what we know today.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
23	General comment	Economic Development	3.15	ED6	Arts?	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
97	General comment	Land Use, Transportation, & Urban Design	3.105	Exhibit LT-5	Ms. Ogata is referring to the map "E. Pima, E. Speedway, E. 5th Street, and E. 29th Street" and is asking "what is key for this corridor?"	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
99	General comment	Land Use, Transportation, & Urban Design	3.107		Left column, first paragraph, first sentence to read: "Forecast for 2040, included targets for..." Ms. Ogata wants to know if it included environmental factors. Delete the last sentence of this paragraph.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
100	General comment	Land Use, Transportation, & Urban Design	3.107		Left column, second paragraph, last sentence. Ms. Ogata wants to know if this is part of the modeling equation or subjective.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
101	General comment	Land Use, Transportation, & Urban Design	3.107		Right column, first sentence "public participation." Ms. Ogata wants to know what this is a response to.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
102	General comment	Land Use, Transportation, & Urban Design	3.107		Right column, first paragraph, last sentence, Ms. Ogata wants to know how the land uses proposed are responsive to community values, public input, City policy and best practices?	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
103	General comment	Land Use, Transportation, & Urban Design	3.108	Exhibit LT-8	Ms. Ogata wants to know what is the "public input" to.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
104	General comment	Land Use, Transportation, & Urban Design	3.109	LT1	Referring to the first sentence the words "urban design" Ms. Ogata wants to know what is this that needs integrating?	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012
116	General comment	General	Page 1 of Comment Form		Very well done. Thanks for all your intelligent/hard work.	Corky Poster	Poster/Frost	Hard Copy	12/14/2012
138	General comment	Neighborhoods		Opportunities Map	On a map in the General Plan there are different labels on neighborhoods. What is a "Complete Neighborhood"? Why are they only on the outskirts of the City? Why aren't historic neighborhood considered complete?	Bill Du Pont		E-mail	01/08/2013
135	General comment	Neighborhoods, population growth, schools, neighborhood centers			Due to the length of the comment, see attached Comment Form from Mr. Hungate. File located under s:/plan tucson/comments received/Robert Hungate 1-1-2013 Comment Form Draft Plan Tucson.doc	Robert Hungate		E-mail	01/01/2013
138	General comment	Neighborhoods		Opportunities Map	On a map in the General Plan there are different labels on neighborhoods. What is a "Complete Neighborhood"? Why are they only on the outskirts of the City? Why aren't historic neighborhood considered complete?	Bill Du Pont		E-mail	01/08/2013
1	Provided updated data/information	Environmental Quality	3.54		PAG staff just released a new Regional GHG Inventory report (Nov. 2012), which includes 1990-2010 data. Attached is an Excel file with Tucson's 2010 GHG community emissions by sector to replace the 2008 pie chart (page 3.54), if desired. The Tucson 2008 GHG emissions were revised in this newest inventory- primarily due to the incorporation of 2010 Census and 2008 socio-economic data. If you prefer to use the 2008 Tucson data, the revised data are also included in attached Excel file. Note the sector percentages and the 2008 total (page 3.54) have changed from those listed in the Plan Tucson draft report. See attached new report, which is located under http://www.pagnet.org/documents/Air/GreenHouseGas-2012-Inventory.pdf	Susanne Cotty	Pima Association of Governments (PAG)	E-mail	11/29/2012

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Office	Method Received	Date Received
2	Provided updated data/information	Environmental Quality	3.70		Regarding the air quality section of the report, it is true that carbon monoxide levels have dropped markedly over the past 30+ years, however, the area's high ozone levels are of greater concern to the region. Currently, Pima County's ozone levels are at 90 percent of reaching the current standard. In 2013, EPA is expected to propose new ozone standards which may be lower than the current standard. Lowering the ozone standard could place Pima County in violation and invoke environmental and monetary sanctions. My suggestion would be to include ozone data in this report. PDEQ ozone data for 1996 to 2011 are included in the attached Excel file also.	Susanne Cotty	Pima Association of Governments (PAG)	E-mail	11/30/2012
22		Economic Development	3.15	ED5	The word "position" is a soft statement.	Irene Ogata	City of Tucson OCSD	Hard Copy	12/17/2012



Menlo Park Neighborhood Association position statement for the vacant properties in Menlo Park bounded on the north by Congress Street, on the east by the Santa Cruz River, on the south by 22nd Street and on the west by Mission Road/Grande Avenue (Map attached)

Revised December 4, 2012

Summary

Shaping this document is the unique historic position of Menlo Park as the Birthplace of Tucson and the longest continually farmed and occupied area in the US.

With the assimilation and remediation of vacant land in Menlo Park on Tucson's west side, the size of Tucson's downtown has doubled. The construction of the Modern Streetcar is underway, and the long promised revitalization of downtown is becoming a reality. Menlo Park represents a significant portion of this burgeoning development zone.

Proposition 400, which led to the creation of the Rio Nuevo Project, was approved in 1999 and includes the area at the eastern base of "A" Mountain. Prop 400 directs the Rio Nuevo Project to be "a multi-faceted development project, including cultural and recreational amenities and improvements, unique historic re-creations, new and expanded museums, and mixed-use developments." Realization of this vision of historical re-creations is already underway in the form of Tucson Origins Heritage Park (TOHP). The rich cultural heritage of Menlo Park is embodied in the completed construction documents already drawn up for TOHP. As designed, TOHP showcases historically significant activities of the area. Under the direction of Friends of Tucson's Birthplace a major component of TOHP, the Mission Garden, is currently under development.

The extension of specialized elements and features of Downtown into Menlo Park presents an opportunity to create an environment which welcomes residents as well as visitors, and creates a sense of historical place, community, and a vibrant community of local businesses, pedestrian and bicycle-friendly spaces, and interesting attractions. Menlo Park residents have a definite vision of how this opportunity can be realized.

Our Vision

Development of the land inside the above-described boundaries shall be driven by “Smart Growth” principles. Smart Growth advocates regional architecture, native landscaping, green building principles, transit-oriented development around streetcar stops, a range of housing that includes affordable housing for working class families, a variety of housing types and styles, enjoyable public spaces for people of all ages to enjoy, historic preservation/reconstruction sites, and a public market (Mercado) that offers small, locally-owned businesses.

The site shall host many residential and local retail opportunities around both the modern streetcar line and designated public spaces. The streetcar line, a linchpin for development of the neighborhood, enters Menlo Park via Cushing Street over the new Luis G. Gutierrez bridge and loops through the west side along Avenida del Convento, Congress St., and Linda Ave.

A permanent Mercado adjacent to the streetcar line on the south side of Cushing St. near the Luis Gutierrez bridge would give local vendors, artisans, restaurateurs, and other entrepreneurs an attractive, affordable, place to conduct business. The Mercado should be designed in conjunction with other highly desirable destinations, such as museums, bookstores, a boutique hotel, and an interpretive center for TOHP. The site should include space for nonprofit and community groups, a weekly farmers’ market, and a park where children can play and elders can rest comfortably. A well-designed Mercado will become an exciting destination for Tucsonans and visitors who value locally owned businesses and could include a tourist information center for the Santa Cruz valley area.

The site should have a cultural center with a permanent fiesta park to host family events, as well as regional historic and cultural celebrations, such as El Dia de San Juan. The park shall include an equestrian performance arena with links to equestrian trails and must be visible and accessible from Congress St. and/or Mission Road/Grande Ave.

The site shall have housing that remains affordable for working class families. Developers must bring an affordable housing strategy to the Request for Proposals (RFP) stage of the process to ensure that a substantial amount of housing remains permanently affordable to people earning 80 to 125 percent of the Tucson Area Median Income. Strategies may include smaller and simpler units with shared facilities (e.g. common laundry), partnerships with non-profits, partnerships with downtown employers, and alternative forms of ownership, such as community land trusts and limited equity cooperatives. All affordable housing shall be fully integrated with market-rate housing.

While we understand that the planning for the development of the land north of Cushing St has been accomplished and approved, the Menlo Park Neighborhood Association (MPNA) must be invited to and participate in the design/development processes prior to actual construction.

Menlo Park residents recommend the following development and design principles for the described area. The Menlo Park Neighborhood Association pledges to be as flexible as possible with these principles if the above goals are accomplished.

Land Use

The vacant acreage shall include the following uses: viable local retail, residential, a Mercado, community facilities and unique public spaces, especially historic preservation/reconstruction projects.

- Residential uses shall be located throughout the development in various forms to create a human presence
- Locally owned business and retail shall be located throughout the development, typically on the ground floor with residential space or spaces above
- Ecologically/historically sensitive restoration of historical resources
- Historically accurate landscape restoration that encourages environmental education, international ecotourism, and invites non-invasive, passive community recreation

Design

Architectural design should be consistent with and honor the existing architecture of Menlo Park (Craftsman, Bungalow, Mission Revival, Art Deco, Adobe Territorial styles, including the Mercado District which is currently under construction.) All visible building materials should reflect Tucson's historic building materials (adobe, burnt adobe, black basaltic "A" Mountain rock).

- Building heights should be at a maximum of no more than 50' feet along Congress Street and Avenida del Convento and gradually decrease towards the southern and eastern boundary. Heights should be reduced along the perimeter of TOHP, especially the Convento
- Public Art (locally designed and approved and consistent with design overlays)
- Leadership in Energy and Environmental Design (LEED) building standards strongly encouraged
- Universal design encouraged for some units
- Staggered building heights with a maximum height of 50 feet
- All event areas, plazas and public buildings shall be handicapped accessible
- Development plans should consider the mitigation of traffic noise emanating from I-10

Parking

- Parking requirements should be minimal and some cases should not be required (i.e. for residential units in proximity to the street car stop)
- Contained, small-business oriented parking areas – interior
- Underground or semi-underground parking
- Underground or encased, hidden, camouflaged parking structures
- Angled street parking

- Surface parking shall be located in the rear of business and/or residential structures.

Circulation

- Street car stops should be surrounded by transit-oriented local businesses
- Street car line shall extend to Congress and be considered for future extension by the City
- There shall be interior walkways that connect each project site to the Santa Cruz River, to Congress Street, to Avenida del Convento, and Tucson Origins facilities
- Streets shall have wide sidewalks and reduced vehicular travel lanes to slow traffic and to encourage pedestrian activity
- Reducing the speed and volume of traffic on South and North Grande, and throughout the neighborhood shall remain a funding and implementation priority of the City
- Streets shall be designed to be bicycle friendly

Residential

- A minimum of 15 to 30 percent of housing units shall be affordable to the working class (80-125% of Area Median Income), depending on proposed densities
- Residential units shall be dispersed throughout the site
- Residential units are encouraged above retail
- Live-work units are encouraged
- Various residential types are encouraged to allow housing choices
- Private yards shall be kept minimal to encourage use of and allow for larger open area, naturally landscaped public spaces
- Plans for apartment buildings shall be submitted to the MPNA prior to the City of Tucson approval authority to assure that diversity of apartment types is maintained, i.e. senior, family, market rate, affordable, student.

Commercial

- Mercado should anchor the development and have the following:
 - A charter that benefits the public good
 - Only locally owned businesses and foster the creation of new businesses
 - Should anchor the creation of a market district that has places to gather including a venue for music and festival, for people of all ages; the market district should offer additional market-related activities such as museums, a seasonal farmers market and places for kids to play and adults to relax
 - A food court housing locally owned eateries and a public seating/picnic area
 - Should incorporate other interested local farmers markets into the design of the market
- Boutique hotel, neighborhood cantina, bookstore, businesses with extended hours and a financial institution are desired
- Dispersed office uses are encouraged

Landscaping and Open Space

- Planned development shall include a carefully designed balance between landscaped open space and building density.
- The Sonoran Desert Park, the area extending eastward from the Tucson Origins Heritage Park to the Santa Cruz River and extending from the southern edge of Mission Garden to 22nd Street/Starr Pass Blvd. must be maintained as an open space parkland area, as it is essential to native plant and native wildlife connectivity, and because it is situated on top of land fill it is unsuitable for any type of constructed infrastructure. Open space is the highest and best use of this area. As a native vegetation park adjacent to a major downtown area it will be unique in the United States.
- All planted landscaping elements should consist primarily of native vegetation.
- Landscape elements shall complement and blend in with TOHP and the development to the west of this site
- Vegetation should be utilized to shade buildings and pedestrian spaces
- Open, inviting and park-like space adjacent to the Santa Cruz River should be enhanced and maintained
- San Juan Steps for equestrian and pedestrian access to the river shall be incorporated
- Trees shall line all streets and pedestrian paths, irrigated by reclaimed water
- Restoration of riparian vegetation on Santa Cruz River

Approach

- Multiple builders – a variety of styles that fit into a comprehensive plan congruent with Menlo Park historic architecture
- Retail and residential development projects, whether privately funded or taxpayer funded should be submitted to the MPNA for review and comment prior to submittal to the approval authority

Linkages and Buffers

- There shall be a minimum of two stations for the street car line with one being near Congress Street and existing bus lines
- Shall be consistent with west side design principles, which stress strong connectivity to neighboring developments and the greater downtown
- Shall provide safety and security for pedestrians and bicyclists.
- Artwork at the West End street car station shall be on Congress St.

Green Building/Energy Efficiency

Green building principles shall be incorporated into the overall design, following LEED Standards to increase the marketability of the development and serve as a model for other areas.

Neighborhood Resources and Neighborhood Protection

Use of the remaining vacant land shall provide community amenities for Menlo Park neighborhood. Developers shall mitigate the negative impacts of increased development and density (traffic, crowding, access to parking during festivals, increased

property values, etc.) in the Menlo Park neighborhood. The Menlo Park Neighborhood Association therefore desires the incorporation of the following amenities for the neighborhood:

- Public market/Mercado
- Prevention of obstruction of solar rights, consistent with current legal and community concerns, is essential
- Gathering space/amenities for families and elders
- Affordable housing
- Art studios with community art resources (kiln, pottery shop, painting studios)
- Wireless outdoor internet to be available in parks and plazas
- The completion of Tucson Origins Heritage Park.

Unacceptable Elements

- No big box buildings
- No buildings higher than 50 feet.
- No national chains, such as fast food/drive thru's, or stand-alone drugstore/pharmacies
- No obstruction of view to cultural amenities, e.g. the Convento, "A" Mountain, Tumamoc Hill, St. Augustine Cathedral and Mission Garden
- No monotonous design
- No obstruction of viewsheds, with retention of full visibility of cultural amenities
- No construction of arena-type facilities that would create potential for increased noise pollution

Land south of Cushing Street

- For land south of Cushing Street, an RFP process shall involve City planning staff and appropriate stakeholders: i.e. Friends of Tucson's Birthplace, and Menlo Park residents. The sale of land and/or sales tax from commercial development shall be used to fund construction and development of the voter-approved preservation of TOHP. TOHP includes the re-creation of the Mission San Agustin, Mission Garden, Carrillo House, Sonoran Desert Park, and the Native American Interpretive area.
- Create economically viable cultural facilities along the streetcar route west of the Luis Gutierrez Bridge and south of Cushing Street.
- Timing is a high priority. Performance clauses shall be created in a development agreement with the City to ensure that development keeps pace with the momentum of other current projects and the modern streetcar line.

Conclusion

As we look to a dynamic future for downtown, Menlo Park residents believe it is critical that government and business leaders acknowledge and celebrate the rich cultural heritage of Tucson's west side. Archeological excavations have revealed that the land near the base of "A" Mountain has been used for agriculture for over 4100 years, - the longest known history of cultivation in the United States. Menlo Park is indeed the

birthplace of Tucson, and therefore the residents of Menlo Park believe it is incumbent on the City of Tucson to honor this fact through appropriate and innovative development of the neighborhood.

This position statement builds on previous statements and guidelines developed by and for Menlo Park including:

- 1) *Position Statement on Rio Nuevo (Westside) submitted by the Coalition of Westside Neighborhoods in August 1999*
- 2) *Position Statement on Traffic (June 11, 2003) developed at the June 2003 Charette on Traffic conducted with the Transportation Department and the Sonoran Institute and submitted to the City of Tucson Transportation Department*
- 3) *Position Statement on Cultural/Commercial Area of Rio Nuevo (Westside) submitted by MPNA on April 13, 2004, developed at the Cultural/Commercial Charette of March 6, 2004*
- 4) *Position Statement on Open Space Surrounding Rio Nuevo Westside, unanimously adopted on March 8, 2005 and submitted to Rio Nuevo Office and Hargreaves Associations.*
- 5) *Position Statement for the vacant City owned land near Congress Street and I-10, previous drafts, 2012*

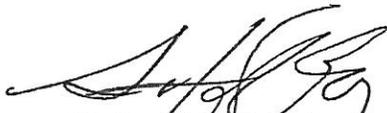
This position statement was voted on and adopted by the Menlo Park Neighborhood Association board of officers on December 5, 2012.



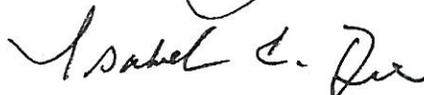
Gene Einfrank, President



Lillian Lopez-Grant, Vice-president



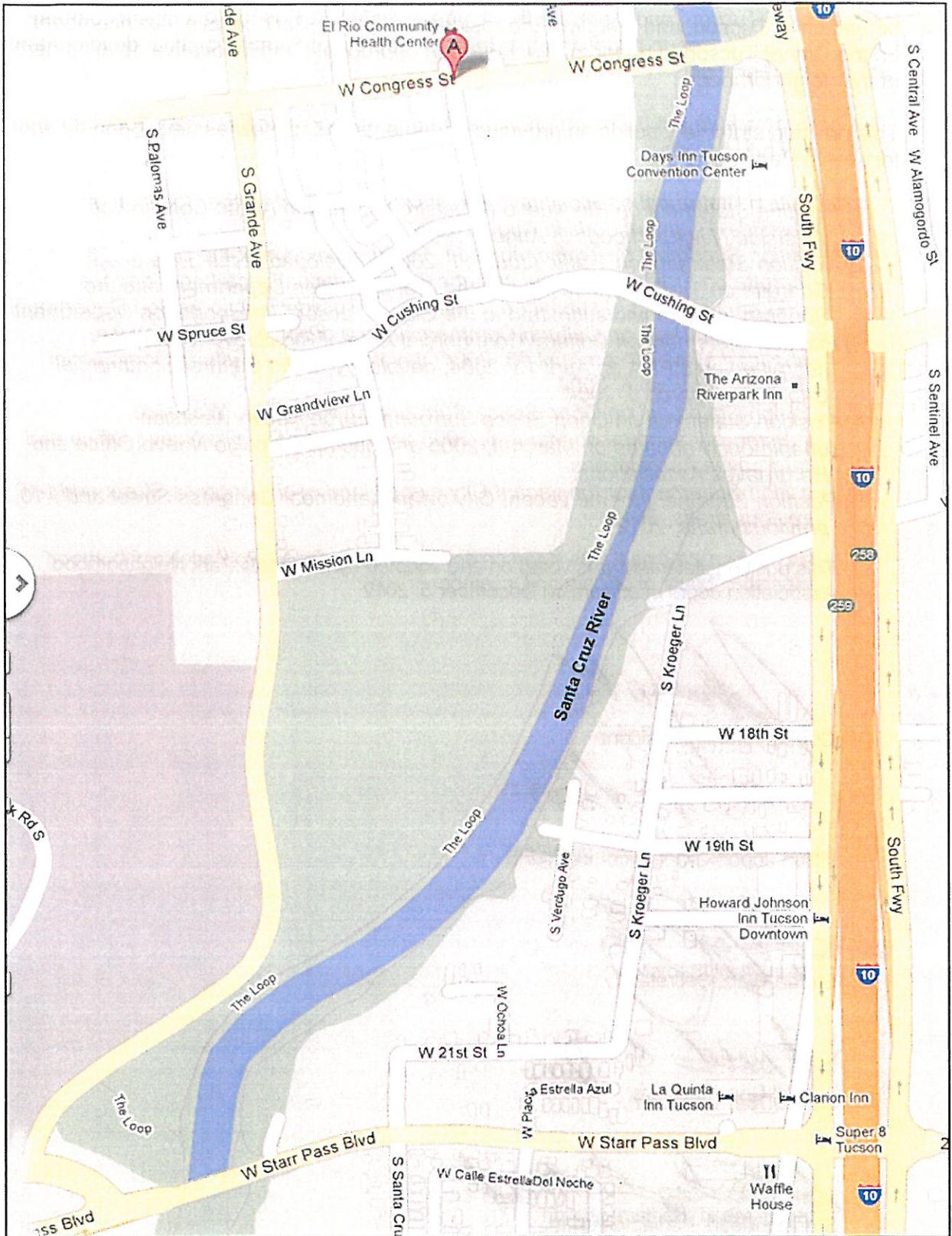
Stefan Walz, Secretary



Isabel Doe, Treasurer



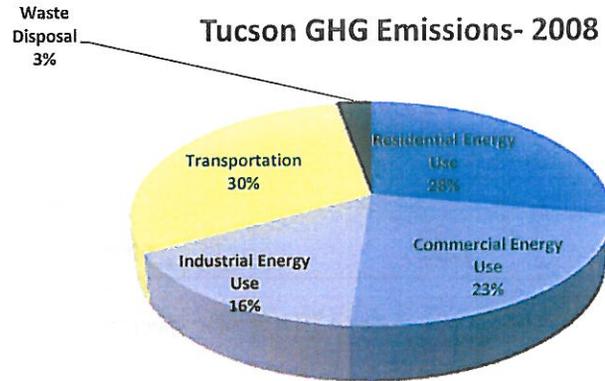
Stanley Mead, Parliamentarian



Greenhouse Gas Emissions - City of Tucson

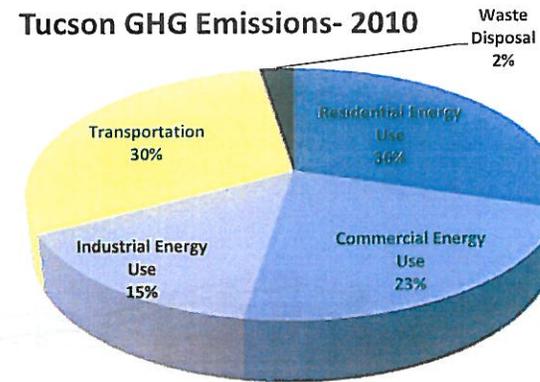
Data Source: <http://www.pagnet.org/documents/Air/GreenHouseGas-2012-Inventory.pdf>

	CO2e* (Metric tons/year)	
	2008	2010
Residential Energy Use	2,007,443	2,112,056
Commercial Energy Use	1,638,102	1,597,582
Industrial Energy Use	1,114,844	1,042,107
Transportation	2,159,634	2,140,384
Waste Disposal	199,045	172,140
Total	7,119,068	7,064,269

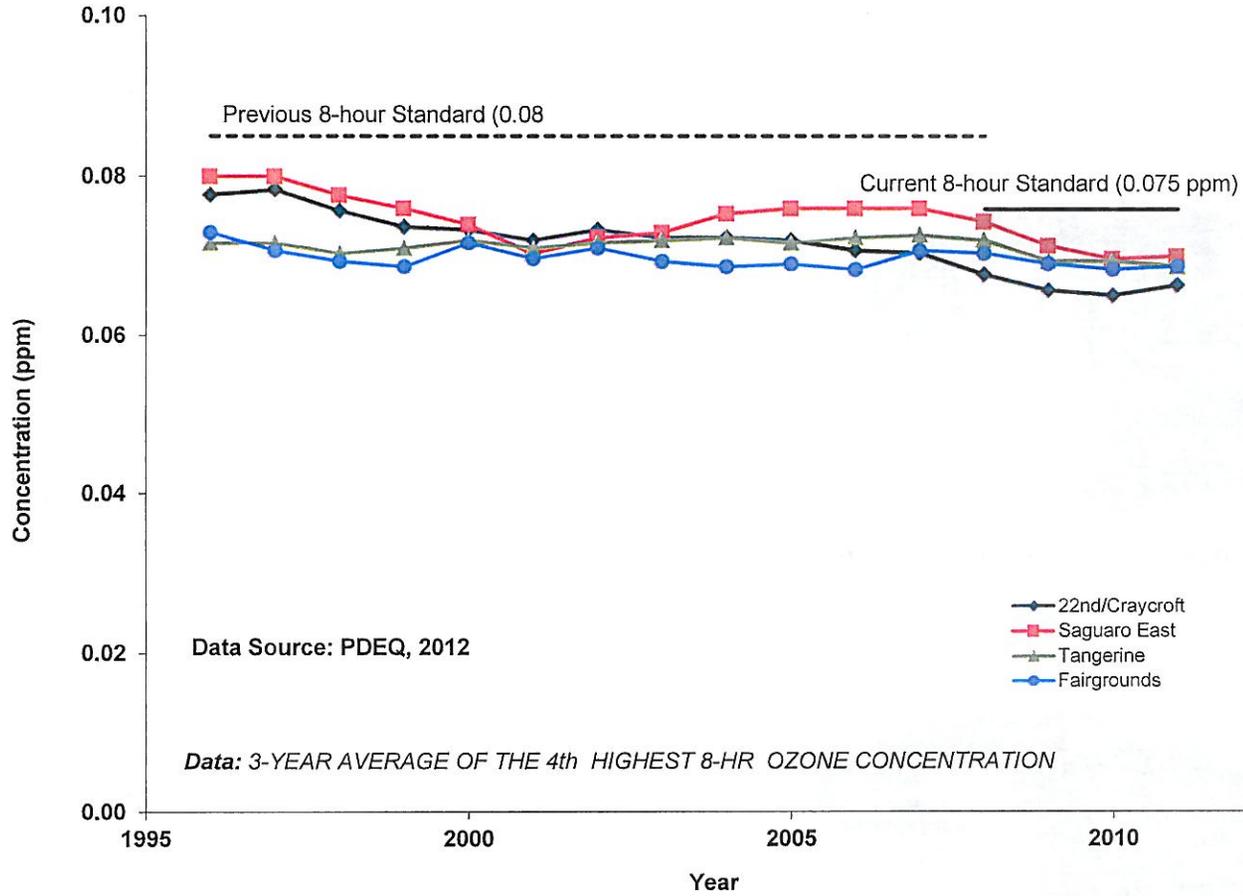


* carbon dioxide equivalents = total greenhouse gas

Contact:
 Susanne Cotty, Sr. Air Quality Planner
scotty@pagnet.org
 Pima Association of Governments
 792-1093



Data Source: PDEQ, 2012



Data Source: PDEQ, 2012

Data: 3-YEAR AVERAGE OF THE 4th HIGHEST 8-HR OZONE CONCENTRATION



Comment Form

Thank you in advance for reviewing the Draft and sharing your comments.

Please provide your comments no later than Tuesday, January 15, 2013

How to submit your comments:

You may submit your completed Comment Form using any of the following choices:

- **E-mail** to plantucson@tucsonaz.gov
- **Fax** to (520) 791-2529
- **Mail** to City of Tucson Housing and Community Development Dept., Attn: Plan Tucson, P.O. Box 27210, Tucson, AZ 85726
- **Deliver in person** at City of Tucson Housing and Community Development Dept. Attn: Plan Tucson, 310 North Commerce Park Loop, Tucson, AZ 85745

How will your comments be used:

City staff will review all comments, categorize them and provide responses as appropriate. As sufficient comments are received, they will be posted on the Plan Tucson website. Comments will be provided to Planning Commission and Mayor and Council in conjunction with Study Sessions and Public Hearings, scheduled to begin in December 2012. If you have any questions about filling in this form, please email plantucson@tucsonaz.gov or call María Gayosso at (520) 837-6972.

Name & Contact Information

(Requested so that staff may contact you if any clarification about comments is needed)

Robert W Hungate
615 9426
robert.hungate3@gmail.com

General Comments Here:

Please provide any comments that are not specific to particular text, exhibits, or photographs here.

I applaud the effort to generate the plan for Tucson. I have read the policy recommendations and in general am fully supportive of them. AT the same time I do not think they will be sufficient to achieve what you wish for Tucson.

The plan expresses as stable and not needing attention a very large segment of Tucson, it neighborhoods. This conclusion follows from what is really simple extension of the classic land use, transportation planning model. This is also where the Imagine Greater Tucson planning effort had its focus. I participated as a facilitator and volunteer in visioning, establishing values for that effort. It has yielded benefit but remained

classic – not getting “outside the box”. A real strength of Tucson, which is generally not viewed as such, is the very low rise, low density, and actually low valued flat valley of urban Tucson. An underlying premise is that developers can be encouraged to implement the plan if the plan expresses what is desired.

But there are demographic pressures for change that the plan ignores. The stated need to close ten schools. The fact that growth in number of residents has been driven by “invaders from the north or south”, not by an increase of available jobs. In fact for the last four years the number employed in Tucson has declined while income has stayed flat. The shift from retail supply of goods to internet purchase is likely to yield very underutilized current retail space and associated parking lots. These are three chaos factors, probably all stronger than the guidance of even the best plan. I’m reminded of the statement that if you want to surf you have to go where the waves are!

WHAT IF

We augment the established land use / transportation focus with an opportunistic GROW IN PLACE approach to enhancing prosperity by fostering bootstrap neighborhood enhancement. There are ten schools targeted for closure. If these schools are in an area served by a neighborhood association why not repurpose these facilities as neighborhood centers? Create a charter school to foster education close to home, allowing the laneing of pupils by skill, not simply by age. Use unneeded rooms to form a sub-city office where some of the city employees who live in that neighborhood work in that building. Why not turn one room into a cooperative laundry which provided grey water for an adjacent garden in the now smaller yard needed. Create a child care center in another room, an LPN in private practice in another. Set up a portion of the yard for Saturday markets, swap section, neighborhood grown produce, eggs (facilitating chicken coops). Maybe rabbits and goats might find a welcome home if there were an easy market to share activities. There are many other possible variations on this theme. If there were interest in a neighborhood in this model it is very possible that the combined energies of the City of Tucson, the Southern Arizona Community Foundation, Habitat for Humanity, Community Gardens, International Rescue, Nature Conservancy could be focused so as to attract funding from outside Tucson. Underutilized parking lots and retail space could be similarly repurposed.

MEASURING SUCCESS For a neighborhood to begin a program there must be measurable expectations for the results. I would suggest the following;

- Improvement in educational attainment through very local control

- Increase in percentage of land devoted to food production

- Increase of density of population

 - Allow greater variation on land use by combining two or three lots with in-law quarters, gardens,

 - Duplex with one seasonal. Stimulate smaller scale density and water use efficiency through extended family models of use. These building initiatives might not be attractive to large developers but might work

very well for underemployed small contractors, carpenters, plumbers and electricians.

Increase of property values

Increase of other measures of prosperity.

There would be jobs created in the immediate neighborhood where people lived by this approach. Walkability would be demonstrated, not simply advocated. Ditto for water conservation. Many other factors are possible.

Why might it make a difference? Europe grew out of the dark ages as cathedrals attracted markets to their walls, wealth grew. In the old west <Tucson still is the best representation of the strengths of that time> as towns formed they got safety by getting a sheriff, religion from a preacher, found a teacher for their children. Those were the values people expressed. The still exist. Neighborhoods must become places of pride, of community, where people share space, know their neighbors, create their own safety. In my grandparents days everyone had a garden, I weeded our Victory garden during WWII, but we planted some popcorn and even peanuts as well. We were healthier because we were involved in what we had. WE cannot legislate that involvement but we could create the conditions for its development.

The focus of this input is not on spending more. It is on redeployment of resources. It is needed because the economic development plans are trickle down, very slow to impact neighborhoods. This is bootstrap, depends on galvanizing local energies, not attracting others, hence **GROW IN PLACE**.

Specific Comments Here:

Please provide comments about specific text, exhibits, or photographs below. Please reference the Plan Tucson page number associated with each specific comment.

Page #	Specific Comment
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