

Miles Neighborhood Draft Plan

Public Meeting

September 30, 2009

7:00 – 9:00 pm



WELCOME WELCOME WELCOME WELCOME WELCOME WELCOME

Tonight's Agenda



Introductions

Purpose of the Meeting

Public Process

Overview of the Plan

Discussion and Public Comments

Introductions

Steering Committee

Candy Aguilar Bond

Christine Villela

Christopher Murray

Connie Villaseñor

Corky Poster

Ernie Guthrie

Jamey Sumner

Joan Calcagno

Joan Phillips

Lisa Marie Morrison

Robin Weldon

Staff

Public

Purpose of the Meeting

- To present the Draft Miles Neighborhood Plan to the public
- To receive comments on the Draft Plan from the public

You can provide your comments on the Draft Plan in one of several ways:

- ◆ Contribute your comments verbally this evening
- ◆ Write your comments on comment form and leave it tonight
- ◆ Email your comments by Monday, October 5
- ◆ Mail or drop off your comments to the Project Coordinator
(must be received by Monday, October 5).

My contact information is on a card on the back table.

Public Process

Thus far...

- 5 Public Meetings from October '08 to May '09
- 2 Public Workshops in April '09
- 7 Steering Committee Meetings from December '08 to August '09
- Planning Commission Study Session on September 2 '09
- Tonight's Public Meeting

To come...

- Scheduled: October 7 Planning Commission Public Hearing
- Projected: Mayor and City Council Public Hearing (November?)

Overview of the Draft Miles Neighborhood Plan

Plan Sections

Introduction

Neighborhood - Past and Present

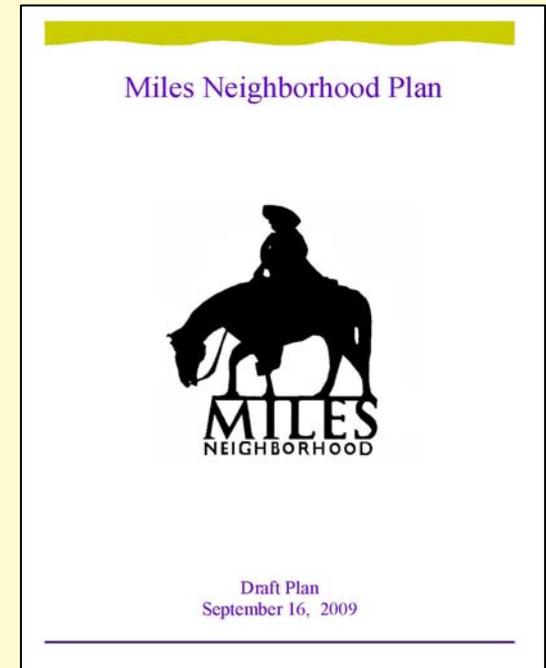
Neighborhood - Assets and Challenges

Neighborhood Future: Vision Statement

Miles Plan Implementation

Goals, Policies & Strategies

Appendices (under separate cover)



When Will the Plan be Used?

The Neighborhood Plan is advisory in nature.

Plan Policies are referenced when there is:

- ◆ a rezoning
- ◆ new zoning regulations adopted by ordinance
- ◆ public works projects
- ◆ public real property acquisition

The Plan is also intended to function as a strategic plan for the Neighborhood:

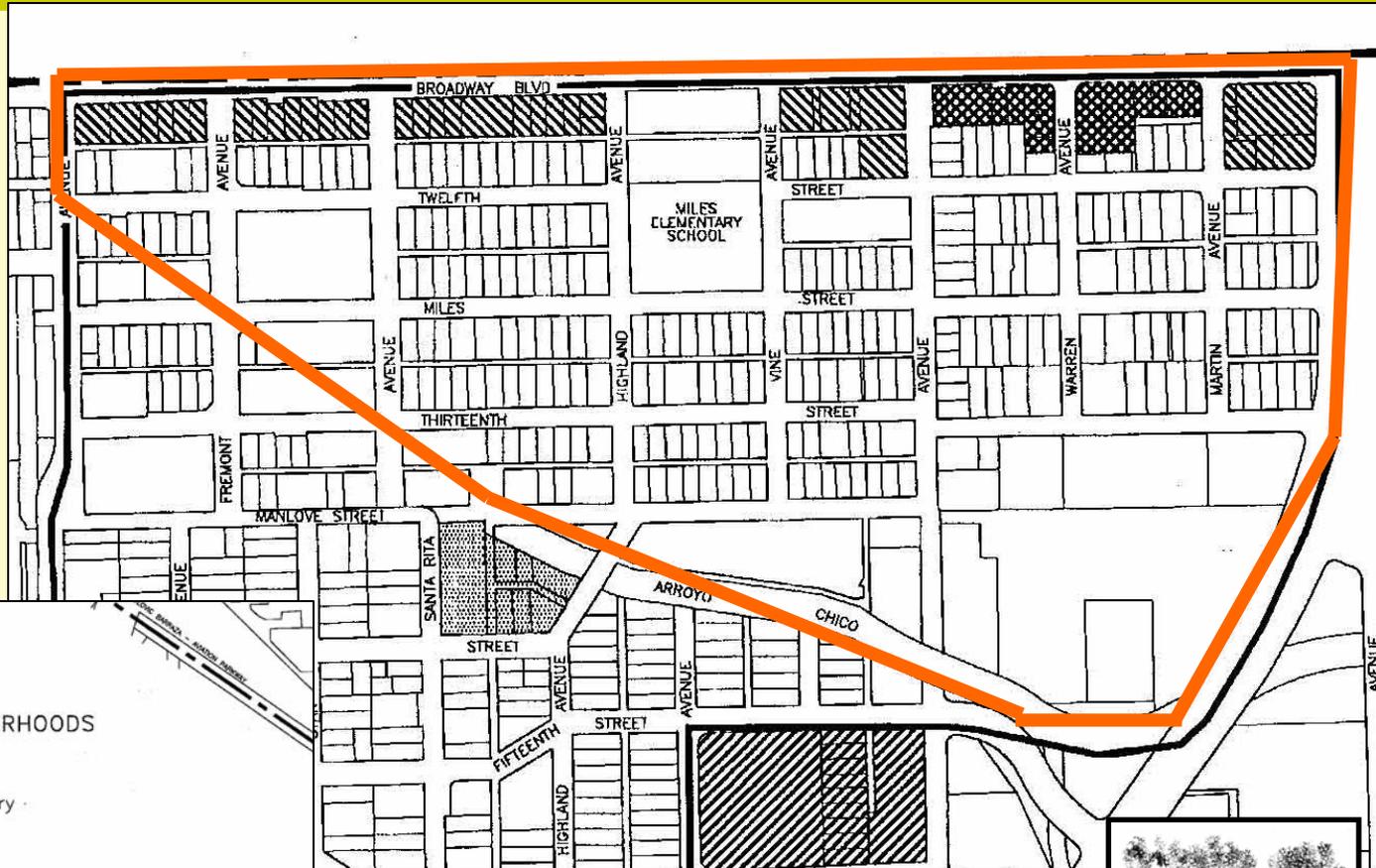
- ◆ Provides a focus for physical and organizational improvements
- ◆ Assists Neighborhood Association in defining its agenda
- ◆ Provides synopsis of neighborhood vision, assets and challenges, often useful in applications for funding

Details are on page 9 of the Draft Plan.

Land Use Implications

The Neighborhood Plan supercedes the Area Plan.

If a land use issue is not addressed in the Neighborhood Plan, the Area Plan is consulted for any guidance it may provide.

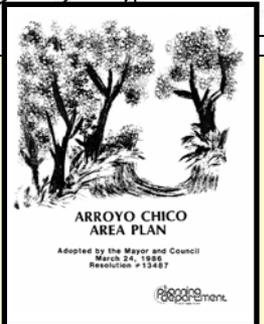


ARROYO CHICO AREA PLAN AMENDMENT

RESIDENTIAL SUBAREA 1 MILES AND SAN ANTONIO NEIGHBORHOODS

-  Arroyo Chico Plan Area Boundary
 -  Subarea 1 Boundary
 -  Campus Industry Allowed
 -  Proposed Neighborhood Park
 -  Existing and Proposed Office and Higher Density Residential
 -  Existing and Proposed Office and Commercial Uses
- Map Amended on February 10, 1997, by Resolution No. 17544

Miles Neighborhood Plan Policies do not recommend changes in land use so the Arroyo Chico Area Plan, adopted in 1986, will guide issues related to land use.



Four Main Goals

Goal 1: **Neighborhood Enhancement and Preservation**

Preserve the Miles Neighborhood's unique character, landscapes and historically-significant buildings.

Goal 2: **Compatible Development**

Ensure that residential, commercial, and public development projects, both within the interior and along the perimeter of the Neighborhood, are compatible with the character of the Miles Neighborhood.

Goal 3: **Neighborhood Infrastructure Improvements**

Enhance the beauty, safety and environmental sustainability of the Miles Neighborhood and improve the quality of life for current and future Neighborhood residents by improving amenities, enhancing infrastructure, encouraging sound environmental practices and creating a safe, attractive, and pedestrian-oriented neighborhood.

Goal 4: **Community Development**

Enhance the sense of community, identity and safety of the Miles Neighborhood, and maintain and promote interaction between Miles Neighborhood stakeholder groups and governmental, educational and civic organizations whose activities impact the Neighborhood.

Definition of Goals, Policies, Strategies

Vision Statement

A concise statement of a compelling, conceptual image of the desired future.

Goals

Defines the desirable future state of the Neighborhood. Each goal includes policies and strategies.

Policies

Commitments to a definite course of action, selected to guide and determine present and future decisions.

Strategies

A method or plan of action for achieving an end; means for implementation of policies.

Goal 1: Neighborhood Enhancement and Preservation

Preserve the Miles Neighborhood's unique character, landscapes and historically-significant buildings.

POLICY 1.1

Encourage consistent maintenance of public and private property.

Example Strategy:

Strategy 1.1.2 Distribute appropriate information to residents and landlords regarding the most recent City of Tucson's Neighborhood Preservation Ordinance.

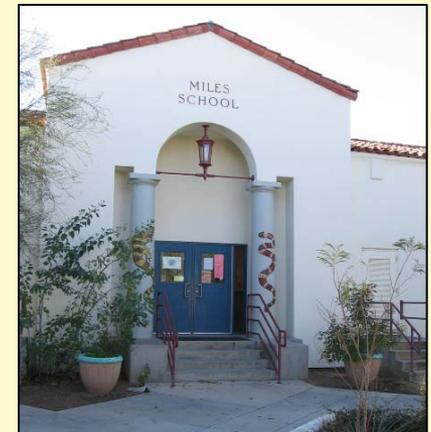


Goal 1: Neighborhood Enhancement and Preservation

Preserve the Miles Neighborhood's unique character, landscapes and historically-significant buildings.

POLICY 1.2

Protect the historic and residential character and diverse architectural styles of buildings in the Miles Neighborhood.



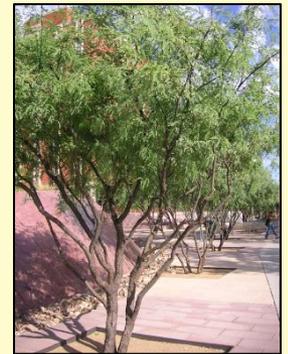
2) Compatible Development

Ensure that residential, commercial, and public development projects, both within the interior and along the perimeter of the Neighborhood, are compatible with the character of the Miles Neighborhood.

POLICY 2.1

Promote infill development which is consistent with the Neighborhood's character and vision. This vision includes:

- Neighborhood stability and maintenance of balance between owner-occupied and tenant occupied residences
- A mix of land uses that contributes to the traditional character of the Neighborhood
- Carefully designed transitions between land uses
- A safe, attractive and functional pedestrian environment
- Green and sustainable development (e.g. water harvesting, energy conservation, alternative energy sources, alternative modes of transportation)
- Maximum use of native and/or drought tolerant plant materials
- Full involvement of residents and stakeholders in Neighborhood decisions



2) Compatible Development

Ensure that residential, commercial, and public development projects, both within the interior and along the perimeter of the Neighborhood, are compatible with the character of the Miles Neighborhood.

POLICY 2.2

Support the development of compatible businesses and institutions that serve the needs of the Miles Neighborhood and encourage the location of these along major arterial roads whenever possible.

POLICY 2.3

Support roadway improvements that are consistent with the Miles Neighborhood's character and vision.



3) Neighborhood Infrastructure Improvements

Enhance the beauty, safety and environmental sustainability of the Miles Neighborhood and improve the quality of life for current and future Neighborhood residents by improving amenities, enhancing infrastructure, encouraging sound environmental practices and creating a safe, attractive, and pedestrian-oriented neighborhood.

POLICY 3.1

Complete the network of Neighborhood infrastructure including all sidewalks, all handicap ramps, all bus stops, and all streetlights, and develop a plan for improving all alleyways.



POLICY 3.2

Protect and improve the physical elements of the Miles Neighborhood such as public landscapes and streetscapes.



POLICY 3.3

Protect, maintain and expand outdoor recreational and open space, including parks, trails, and gathering spaces.



3) Neighborhood Infrastructure Improvements

Enhance the beauty, safety and environmental sustainability of the Miles Neighborhood and improve the quality of life for current and future Neighborhood residents by improving amenities, enhancing infrastructure, encouraging sound environmental practices and creating a safe, attractive, and pedestrian-oriented neighborhood.

POLICY 3.4

Reduce cut-through traffic and traffic speed on Miles Neighborhood local streets and abate parking problems.



POLICY 3.5

Pursue Miles Neighborhood sustainability practices that encourage environmental stewardship, conservation of resources and responsiveness to future changes in climate.

POLICY 3.6

Maintain easy access and connectivity to the University of Arizona, downtown Tucson, surrounding neighborhoods and commercial centers, public transit and major roadways.



4) Community Development

Enhance the sense of community, identity and safety of the Miles Neighborhood, and maintain and promote interaction between Miles Neighborhood stakeholder groups and governmental, educational and civic organizations whose activities impact the Neighborhood.

POLICY 4.1

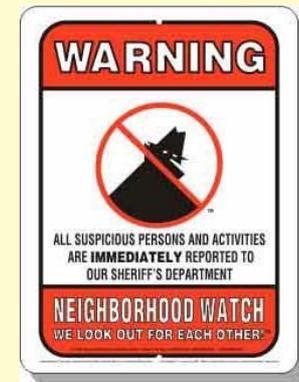
Support and involve the Miles Neighborhood residents in programs that improve their quality of life.

POLICY 4.2

Support a plan for Neighborhood crime prevention.

POLICY 4.3

Build relationships with organizations that can affect the future and quality of life in the Miles Neighborhood, such as the Barrio San Antonio Neighborhood Association, the University of Arizona, the Tucson Unified School District, the City of Tucson and Pima County.



Planning Commission Public Hearing



Wednesday, October 7, 2009

7:00 pm

Mayor and Council Chambers of City Hall

255 West Alameda, Tucson, Arizona

Everyone is Welcome to Attend!



Thank you!