

ATTACHMENT A

Planning Commission Memorandum on Plan Tucson Public Hearing, February 27, 2013

Written Comments and Responses on Plan Tucson Draft

Written Comments: Received from public (including governmental agencies, nongovernmental organizations, and individuals) between release of Plan Tucson on November 28, 2012, and close of written comment period on February 6, 2013. Comments were entered by issue into spreadsheet.

Comments were provided by over 100 commenters – either as individuals or as representatives of governmental agencies and nongovernmental organizations. The breakdown of comments resulted in more than 800 rows in the spreadsheet though some of these are introductory statements, some are references to the location of the full comment document, and some are multiple rows on a single issue that in retrospect might have been better consolidated.

Written Responses: Provided by City Plan Tucson staff. Responses include recommendations for revision and recommendations for further consideration, as well responses to comments that contain observations, questions, and suggestions and for which no change to the Plan is currently being recommended.

PLEASE NOTE: The “Staff Recommendations re: New and Revised Goals and Policies,” presented as Attachment B to the Planning Commission Memorandum of February 27, 2013, were informed by these written comments and have been referenced throughout the response column of the spreadsheet. Also referenced in the spreadsheet in Attachment C to the Planning Commission Memorandum. This attachment presents the Development Review Guidance recommended for inclusion in Plan Tucson.

Finally, staff would like to thank all those who reviewed the Plan Tucson Draft and shared their written comments. It was clear from the comments a great deal of thought and time went into these contributions.

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Plan Tucson Draft - Comments Received s:/planning/plantucson/public participation/draft plan Tucson nov 2012/comments received & responses/comments received spreadsheet 2-13-13.xls

Responses Key: 1= comment unclear or doesn't request action 2=Recommend change be made per comment 3=Consider possible change after further investigation 4=Issue already addressed in the plan or

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
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 REPORT PROVIDED BY COMMENTER. File located under s:/planning/plantucson/public participation program/comments received/e-mails/PAG - Susanne Cotty - GHG AQ Update.xlsx. Also take a look at http://www.pagnet.org/documents/Air/GreenHouseGas-2012-Inventory.pdf	Susanne Cotty	Pima Association of Governments (PAG)	2	Recommend including new data.
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)	2	Recommend including new data.
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.	Lindriith Cordell		1	Comment noted.
4	Adding new text/goal/policy	Environmental Quality & Safety			I don't find any concern about safety or noise from Davis-Monthan airbase.	Lindriith Cordell		2	Davis Monthan (DM) is referenced in Chapters 2 and 3. Ch. 2 addresses the DM's establishment in the first half of the 20th century. Ch. 3 includes DM in Exhibit PS-2 - "City Partners in Public Safety;" addresses the 2004 Joint Land Use Study under "Noise" in the Environmental Quality section; and references and presents in Exhibit LT-4 the Airport Environs Zone adopted by Mayor and Council to establish boundaries around DM and TIA for compatible land uses.
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.		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
6	General comment	General			A waste of time and money soooooooooooooo sad.	Bill Meyer	Key Group Ltd. (real estate company)	1	Comment noted.
7	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			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)	2	Recommend the inclusion of more detailed Development Review Guidance to provide direction on rezonings and other discretionary land use cases for which specific plans do not exist or existing specific plans do not provide sufficient guidance. (See Development Review Guidance provided to Planning Commission as Attachment C of Memorandum dated February 27, 2013.)
8	Changing language in background text	Land Use, Transportation, & Urban Design	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 (PDSD)	2	Recommend replacing the referenced text to better characterize the status and use of the Design Guideline Manual.
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)	5	Staff has confirmed that the depiction of City boundaries in the draft Opportunities Areas Map is accurate as of Feb. 2013.
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)	5	The draft Opportunity Areas Map is not intended to be boundary specific (see draft policy LT5). Plan Tucson draft policy does not negate the adopted Houghton Area Master Plan (HAMP), but calls for more detailed planning in the future as part of the implementation of Plan Tucson (see draft policies LT6 and LT18, and Chapter 4 on implementation). The Opportunity Areas Map includes "Mixed Use Centers" and "Complete Neighborhoods" (see draft Exhibits LT-5 and LT-6), which are proposed building blocks consistent with the overall intent of the HAMP. In the future, proposed development in the HAMP area will need to conform with both Plan Tucson and the HAMP, but General Plan major amendments are not anticipated. Plan Tucson calls for multi-jurisdictional coordination for short and long-term planning (see draft policy G8). Also, based on multiple comments, staff recommends that the draft Opportunity Areas Map be revised to address issues related to legibility, legend accuracy and clarity, and building block clarity.
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 (OCSA)	2	There were multiple suggestions regarding revisions to Chapter 2 - Tucson Planning Context. Recommend revisions to Chapter 2 taking into account these comments, and keeping in mind commenter's reminder that planning efforts have evolved based on new and improved information and knowledge.

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#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
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)	5	Because "Urban Agriculture" is a term that is used by and resonates with people interested and involved in this area, recommend retaining title.
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		2	See response to Comment #11.
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		3 & 2	Regarding first point, see response to Comment #12. Regarding the second point, "affordability" was a repeated issues in public discussions and has been retained. Regarding remaining references, staff has recommended revisions to all three of the Urban Agriculture draft policies, as well as the inclusion of a new policy. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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	5	The position taken in this paper does not appear to be in conflict with Plan Tucson's draft goals and policies. Staff has made this position paper available to City planners working on the Gateway Redevelopment Plan because the location of Menlo Park and the level of detail appear particularly applicable to that effort.
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 Office of Conservation and Sustainable Development (OCSD)	2	See response to Comment #11.
17	Formatting/spelling/typos/grammar	Headers and Footers			Footers should be as prominent as headers to indicate subsections of the chapter.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making the subsection titles more prominent in the headers or footers of the Plan.
18	Formatting/spelling/typos/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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend adding subheads to show which goals relate to which focus areas on pgs. 2.11 and 2.12. Note this will be consistent with presentation of applicable goals in the three Focus Area introductions in Chapter 3.
19	Formatting/spelling/typos/grammar	Headers and Footers			The section name in the footer should also be included in the header.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #17.
20	Changing language in policy	Economic Development	3.15	ED3	The word "encourage" is too soft.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	After Draft Plan was released, M&C approved "City of Tucson economic development strategic priorities." Staff recommends changes to Ec. Dev. for consistency with priorities and in response to other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Ping. Comm. as Attach. B of Feb. 27, 2013, Memo.) Staff will review policy action verbs, considering City authority / ability to implement a policy and public input.
21	Changing language in policy	Economic Development	3.15	ED4	The word "foster" is too soft.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Staff will review policy action verbs, considering City authority / ability to implement a policy and public input.
22		Economic Development	3.15	ED5	The word "position" is a soft statement.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Staff will review policy action verbs, considering City authority / ability to implement a policy and public input.
23	General comment	Economic Development	3.15	ED6	Arts?	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend adding a policy that addresses the relationship of arts, science, and technology. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
24	Changing language in background text	Economic Development	3.15		Incentives development for attracting corporations and business (tax incentives).	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Staff will consider revisions to text to elaborate on incentives.
25	Changing language in policy	Arts	3.30	AC6	Support arts community as part of economic development.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Ec. Dev. section for consistency with these strategic priorities and in response to other comments re Ec. Dev. Arts venues are referenced in policy revisions. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)

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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 Office of Conservation and Sustainable Development (OCSD)	5	Comment noted.
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 Office of Conservation and Sustainable Development (OCSD)	5	Comment noted.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend suggested change be made.
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 Office of Conservation and Sustainable Development (OCSD)	5 & 2	"Affordable" food addresses concern that healthy food may be provided, but not at prices people most in need can afford. Using "healthy" food because it is commonly used and understood to mean nutritious. Recommend deleting "and" in the policy and substituting a comma between "healthy" and "affordable," so policy cannot be misinterpreted to mean access to "healthy" or "affordable" food.
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 Office of Conservation and Sustainable Development (OCSD)	5	"Support" was selected since such programs may be part of human services programs that the City helps to fund.
31	Adding new text/goal/policy	Public Health	3.33	New Policy PH7	Reduce hunger and food related disease.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	Staff has recommended a new goal that would read, "A community where no one lives in poverty," which is directly related to reducing hunger. The reference to food-related diseases would seem more a Pima County Health Department issue.
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 Office of Conservation and Sustainable Development (OCSD)	5	See response to Comment #12.
33	Adding new text/goal/policy	Urban Agriculture	3.34	Add a Goal #6	A sustainable urban food system.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	4	Proposed Goal #6 is "A sustainable urban food system."
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 Office of Conservation and Sustainable Development (OCSD)	5	Agree.
35	Changing language in background text	Urban Agriculture	3.36		Left column, second paragraph, eliminate first sentence.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making change.
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 Office of Conservation and Sustainable Development (OCSD)	2	"Resiliency" in conjunction with emergency food shortages seems appropriate. Agreed that if a sustainable food system were achieved in the long run, emergency food shortages might not be as big a concern.
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 Office of Conservation and Sustainable Development (OCSD)	5	Draft policy appears consistent with Sustainable Land Use Code Project discussions re urban agriculture. Based on various comments, staff is recommending that AG1 be revised as follows, "Reduce barriers to food production and to food distribution, including home and community gardens, and facilitate access to new markets for small scale farmers and gardeners."
38	Changing language in policy	Urban Agriculture	3.37	AG3	Add "Provide and" promote an equitable...	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	Not clear how the City could "provide" an equitable food system.
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 Office of Conservation and Sustainable Development (OCSD)	4	Believe the commenter's idea is addressed in draft policy PH2 in the Public Health section.

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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 Office of Conservation and Sustainable Development (OCSD)	2	See recommended revisions to draft policy AG1 included in response to Comment #37.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend a new policy that staff believes encompasses commenter's idea. Revised policy to read, "Collaborate with key partners to facilitate new opportunities for urban-scale gardens, farms, gleanings, and distribution systems." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	Since "Education" is often associated with formal education, staff has found it helps to make clear that the City does not have jurisdiction in formal education, but does have roles in other areas that contribute to both formal and informal education.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend possible revisions to text to emphasize the positive, such as the following sentence "Based on local studies of the conditions related to educational attainment and success, the City can have a direct and positive impact on education and its relationship to employment and prosperity."
44	Changing language in policy	Education	3.42	E2	Change the first word from "Support" to "Improve."	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend change be made. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	Draft policy E4 addresses City partnering with organizations to increase and improve education opportunities. Draft policy E7 was intended to focus on educational opportunities offered by and through the City. These programs are much broader than just governance.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend suggested additions. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	1	Not clear - believe word may be missing in comment.
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 Office of Conservation and Sustainable Development (OCSD)	2	Understand this question to be asking why just call out the Planning Commission. Given the Planning Commission's relationship to the General Plan and its use, it seemed a good place to highlight that relationship. However, recommend considering whether some other commissions or committees might be called out and briefly described to expand examples.
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 Office of Conservation and Sustainable Development (OCSD)	5	This sentence was intended as a reminder of what helps in ensuring effective BCCs. All are points brought up in public discussions related to Plan Tucson development.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend making revisions to paragraph for greater clarity, taking into account commenter's question?
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 H20) 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 Office of Conservation and Sustainable Development (OCSD)	5	The focus of the paragraph in question is to highlight ways in which the City can impact its own energy use.
52	Changing language in background text	Energy & Climate Change	3.53		Right column, the paragraph starting with "In 2012 City operations, consumed about 150 million kilowatts or \$15 million worth of electricity per year." Referring to the word operations Ms. Ogata asks "or TW is largest consumer?" Same sentence referring to \$15 million worth of electricity per year. Ms. Ogata asks "compared to what is total for City-wide use (government individual is small)."	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	The focus of the paragraph in question is to highlight ways in which the City can impact its own energy use.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend providing additional information regarding data's significance.

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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." [Arizona Department of Water Resources, Tucson Active Management Areas].	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend including role of ADWR in the text.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change.
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 Office of Conservation and Sustainable Development (OCSD)	5	Comment noted.
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 Office of Conservation and Sustainable Development (OCSD)	5	The text mentions other sources of contamination, which would include the categories listed in the comment.
58	Changing language in policy	Water Resources	3.62	WR3	After the word "conservation" add "and water efficiency" programs...	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change.
59	Changing language in policy	Water Resources	3.62	WR4	Start the sentence with "Provide and" ensure....	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	Tucson Water has indicated it is not in a position to "provide" water for the environment.
60	Changing language in policy	Water Resources	3.62	WR7	Start the sentence with "Collaborate and" support.....	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend replace "support" with "collaborate." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	The Plan provides policy guidance. It does not propose specific legislation. That would be a strategy or action item. Implementation of Plan Tucson policy is discussed in Chapter 4.
62	Changing language in policy	Green Infrastructure	3.68	GI4	After the word tolerant add "low water use"...	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend "urban forest" be included in draft policy G14. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	Recommend revision to draft policy G16 to focus on management of "trees." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.) A focus on the root zone is too specific for the General Plan.
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 Office of Conservation and Sustainable Development (OCSD)	4	Recommend revision to draft policy G13 to reference "urban greenway system." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	4	See draft policy LT15 and proposed new policy LT22 under Land Use, Transportation, and Urban Design. (Latter can be found in "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
67	Changing language in background text	Light Pollution	3.72	Light Pollution	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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
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 Office of Conservation and Sustainable Development (OCSD)	5	Replacing first sentence on page 3.75 with the proposed language does not seem to add clarity. The intention of the original sentence is to communicate to the reader that Plan Tucson is based on a variety of considerations to the existing built environment and all its components.
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 Office of Conservation and Sustainable Development (OCSD)	2	Will correct typographical error noted.
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 Office of Conservation and Sustainable Development (OCSD)	2 & 5	Public infrastructure and facilities are primary responsibilities of government. Recommend deleting "sewer" from the first paragraph of page 3.84 to avoid confusion; City plays a role but the provider is Pima County. One of the responsibilities of the City's Information Technology (IT) Department is the strategic technology investigation, project oversight, and contract administration for the City's telecommunications and cable TV providers. Therefore, "telecommunications" will be left to encompass these responsibilities.
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 Office of Conservation and Sustainable Development (OCSD)	5	The point intended was that although infrastructure and facilities are provided by other entities, all are part of an interconnected system of services provided to a community.
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 Office of Conservation and Sustainable Development (OCSD)	5	The "Adopted Budget, Fiscal Year 2013," from which this information was obtained, does not separate streets from medians. Therefore, it is assumed that medians are part of the components of streets to be maintained.
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 Office of Conservation and Sustainable Development (OCSD)	5	It is the annual miles traveled by transit, which is a better way to measure capacity of the system. The "Adopted Budget, Fiscal Year 2013," from which this information was obtained, does not specify square feet of transit facilities.
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 Office of Conservation and Sustainable Development (OCSD)	5	Gallons of water is a better way to measure water capacity. The "Adopted Budget, Fiscal Year 2013," from which this information was obtained, does not specify square feet of water facilities.
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 Office of Conservation and Sustainable Development (OCSD)	5	Similar response as to that of Comments #73 and #74.
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 Office of Conservation and Sustainable Development (OCSD)	5	Draft policy PI4 was written to suggest large users by example.
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 Office of Conservation and Sustainable Development (OCSD)	5	The intent of this text is to give the reader some historical perspective with the idea that readers' knowledge may vary.
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 Office of Conservation and Sustainable Development (OCSD)	5	See response to Comment #77. Additionally, text provides information on those involved in redevelopment and revitalization efforts.
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 Office of Conservation and Sustainable Development (OCSD)	5	See responses to Comments #77 and #78.
80	Changing language in background text	Redevelopment & Revitalization	3.91		Right column, 6th line, delete the word "dates."	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Will correct typographical error noted.
81	Changing language in background text	Redevelopment & Revitalization	3.92		Left column, delete second paragraph.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	See responses to Comments # 77, #78 and #79 above.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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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 Office of Conservation and Sustainable Development (OCSD)	3	Used Unified Development Code, which was approved by the Mayor and Council on September 19, 2012, because it has replaced the Land Use Code. Recommend putting "formerly Land Use Code" in parentheses after UDC reference.
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 Office of Conservation and Sustainable Development (OCSD)	3	See response to Comment # 82 above.
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 Office of Conservation and Sustainable Development (OCSD)	5	Some examples of tools are already listed. The Stone Avenue Corridor Study was completed in 2001 to provide recommendations for improvements that address vehicular operational issues and to increase alternative mode access, as well as contribute to the livability, aesthetics, safety, and economic vitality of the corridor. The Mercado District Planned Area Development (PAD) was adopted by the Mayor and Council in 2004 and is part of the PAD reference included on page 3.92.
85	Changing language in policy	Redevelopment & Revitalization Policies	3.96	RR1	Change first sentence to "Provide and" encourage....	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend revisions to reflect commenter's point, which is understood to be that the City itself can undertake redevelopment and revitalization. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
86	Changing language in policy	Redevelopment & Revitalization Policies	3.96	RR5	After the word infrastructure insert the word "use."	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Recommend staff review this policy wording again to determine if adding "land" before "use" to distinguish from green infrastructure, which is not a land use, would be helpful.
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 Office of Conservation and Sustainable Development (OCSD)	5	The intent of this text is to give the reader some historical perspective with the idea that readers' knowledge may vary.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend briefly explaining what urban design is in the background text.
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 Office of Conservation and Sustainable Development (OCSD)	5	See response to Comment # 87 above.
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 Office of Conservation and Sustainable Development (OCSD)	5	Tools were developed based on specific situations being faced at different periods of time.
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 Office of Conservation and Sustainable Development (OCSD)	5	State law requires cities to make reference to provisions regarding airports. "Today" could change in the future with potential future legislative requirements.
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 Office of Conservation and Sustainable Development (OCSD)	5	In this case, believe repetition adds clarity for readers.
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 Office of Conservation and Sustainable Development (OCSD)	5	Comment noted.
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 Office of Conservation and Sustainable Development (OCSD)	5	See response to Comment #87.
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 Office of Conservation and Sustainable Development (OCSD)	2	Based on this and other comments regarding the Opportunity Areas Map preparation, legibility, legend accuracy, and building block descriptions, staff recommends revising map and related text to increase readability, to update the legend, and to further refine the building block concepts/descriptions.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
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 Office of Conservation and Sustainable Development (OCSD)	2	See response to Comment #95 above.
97	General comment	Land Use, Transportation, & Urban Design	3.105	Opportunities Map	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 Office of Conservation and Sustainable Development (OCSD)	2	See response to Comment #95. This will include revisions to Opportunity Area Map and legend as appropriate.
98	Changing language in background text	Land Use, Transportation, & Urban Design		Exhibit LT-6	Parks and open space.	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to legend to make it clear that parks and open space are not considered areas of opportunity.
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 Office of Conservation and Sustainable Development (OCSD)	2	See response to Comment #95.
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 Office of Conservation and Sustainable Development (OCSD)	2	See response to Comment #95.
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 Office of Conservation and Sustainable Development (OCSD)	5	Public input provided during Plan Tucson public participation process in preparation of the Plan Tucson Draft was considered in the development of the Opportunity Areas Map.
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 Office of Conservation and Sustainable Development (OCSD)	5	The Plan Tucson draft goals and policies were developed taking into account community values. The Opportunity Map was developed taking into account the draft goals and policies and examples of best practices in the country, as well as comparing outputs of the Opportunity Areas Map with a zoning build out and a regional model.
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 Office of Conservation and Sustainable Development (OCSD)	5	The public input referred to is the input obtained during the Plan Tucson Community Workshops. For more information, go to: http://cms3.tucsonaz.gov/plantucson/public
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 Office of Conservation and Sustainable Development (OCSD)	5	The arrangement, appearance, and functionality of the City.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to draft policy LT2 address intent of comment. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
106	Changing language in policy	Land Use, Transportation, & Urban Design	3.109	LT3 a.	Delete the words "are or."	Irene Ogata	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to draft policy to clarify meaning. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to draft policy LT3 c. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend addition to draft policy LT4 to address "green infrastructure." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	This policy is intended to address both transportation and the environment.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to draft policy LT11 to incorporate suggested change. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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 Office of Conservation and Sustainable Development (OCSD)	5	The emphasis is regional transportation, which is already being handled by the Pima Association of Governments (PAG).
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 Office of Conservation and Sustainable Development (OCSD)	5	Comment noted.
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 Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to draft policy. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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		2	Recommend creating a new policy to create a repository of City policies. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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		2	Recommend a new goal to address reduction of poverty. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
116	General comment	General	Page 1 of Comment Form		Very well done. Thanks for all your intelligent/hard work.	Corky Poster	Poster/Frost		Comment not requiring response.
117	Changing language in policy	Land Use, Transportation, & Urban Design	21/25	LT10	"....surrounding context, <u>and make decisions that encourage people to choose non-automobile transportation choices by making</u> them more convenient, attractive, safe and healthy."	Corky Poster	Poster/Frost	2	The design of streets to make it more convenient for people to use other transportation modes is addressed in Plan Tucson Draft policy. Recommend consideration of a new policy to create a modal shift for alternative modes of transportation to have a comparative advantage in the market over the use of the automobile.
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	2	Recommend revising policy LT3 c. to read "multi-modal transportation choices exist or can be accommodated." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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	5	Already addressed by draft goal #20 and draft policies LT10 and LT11.
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	2	Believe the suggested policy is too prescriptive for a General Plan though it could be incorporated into an action / strategy for the implementation of a policy such as LT3 that reads, with current revision, "Pursue development...where...multi-modal transportation choices exist or can be accommodated." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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	2	Recommend a new goal to address reduction of poverty. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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	5	Draft policy GI6 focuses on caring for the long-term health of trees, which would include tree installation and care. The Plan provides general policy guidance and does not address resource allocation, which is to be determined through yearly action planning.
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	2	Green infrastructure policies have been revised to reflect concern for the City's "urban forest." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
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	5	Policy GI6 focuses on caring for the long-term health of trees, which would include tree installation and care. The Plan provides general policy guidance and does not address resource allocation, which is to be determined through yearly action planning.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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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		Policy G16 focuses on caring for the long-term health of trees, which would include tree installation and care. The Plan provides general policy guidance and does not address resource allocation, which is to be determined through yearly action planning.
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 (PDS)	2	Recommend revisions to text to reflect commenter's clarifications.
127	Changing language in background text	Planning Context & Land Use, Transportation and Urban Design	2.6 and 3.92		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)	2	Recommend revising pages 2.6 and 3.92 to delete dates.
128	Changing language in background text	Land Use, Transportation, & Urban Design	3.990	Exhibit LT-2	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)	2	Will review and make corrections as appropriate.
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)	2	Will make correction.
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)	2	Will make correction.
131	Formatting/spelling/typos/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)	2	See response to Comment #95.
132	Formatting/spelling/typos/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	Brichta Neighborhood Association	2	Recommend providing subheadings or a matrix to show the relationship of goal and policies.
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	2	Recommend adding a new policy re dog facilities in Land Use, Transportation, and Urban Design section. (See "Staff Recommendations re: New and Revised Goals and Policies," to Planning Commission as Attach. B of Feb. 27, 2013, Memo.)
134	Adding new text/goal/policy	Animals			Expand 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		See Comment #133.
135	General comment	Neighborhoods, population growth, schools, neighborhood centers			Due to the length of the comment, SEE COMMENTS # 586-591 BELOW.	Robert Hungate			
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		2	Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
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		2	See response to Comment #136.
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		2	Recommend revising the Opportunity Areas Map and explanatory text based on these and other similar comments, including clearer text regarding "Complete Neighborhoods." The areas of the map that are not depicted as opportunity areas are primarily the developed residential neighborhoods and commercial districts where minimal change is expected over the next ten years. The goal is to maintain the character of these "stable areas," yet accommodate some new development, redevelopment, rebuilding, and reinvestment as permitted. The "areas of stability" will be added to the Opportunity Areas Map legend.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
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	2	The "freeway" labeling was an error; the legend will be corrected. The streetcar route is included on the PAG 2040 Regional Transportation Plan (RTP). Approved transportation plans, such as the RTP, were incorporated into the map. The RTP is different from the Regional Transportation Authority (RTA) Plan, of which Broadway is a funded project. The RTP is a comprehensive transportation network planning tool. The RTP includes RTA plan projects, as well as other improvements planned for the region. PAG must update the RTP at regular intervals to be eligible for federal transportation funding. The most recent 2040 RTP updated was approved in 2012. The 2040 RTP Transit map includes the streetcar route in question. The inclusion of streetcar routes on the long-range planning map will not pre-empt the work of the Broadway Citizens Task Force because the Opportunity Areas Map is a long-range planning tool designed to help inform decisions. The Opportunity Areas Map is different from the Major Streets & Routes Plan map, which is a regulatory tool that has had a significant role on the Broadway corridor to date. There are no definite plans in place for an extension of the streetcar along Broadway. The route depicted is a possibility that has been identified, through the 2009 High Capacity Transit Study process. Detailed planning would need to be undertaken to identify where extensions would go, and funding is the primary catalyst for undertaking any detailed planning.
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 Ethan is preparing those comments.	Bruce Plenk	Office of Conservation & Sustainable Development	2	Recommend adding some additional information about renewables in the background text.
141	Formatting/spelling/typos/grammar	The Natural Environment	3.52	Goal 9	On p 3.52, Goal #9- delete "locally"	Bruce Plenk	Office of Conservation & Sustainable Development	2	Will make change.
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	Office of Conservation & Sustainable Development	5	The suggested text seems more suitable as language for a policy or strategy than for a goal.
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	Office of Conservation & Sustainable Development	2	Recommend making changes suggested.
144	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design		Opportunities Map	Doesn't look like the map you sent in the other email shows major freeways as brown per the legend but grey in the map. It looks to me like Broadway is designated to have BRT on it, as well as a portion with streetcar.	Phil Erickson	AIA President	2	Map legend will be revised.
145	Changing language in background text	Land Use, Transportation, & Urban Design	3.105		I've read through the Plan draft you gave to me and on P 3.105, there is no mention at all of the streetcar - same map as the attached, but no notation of an extended streetcar line at all. However, in the large map found in the rear flap of the binder, the streetcar is mentioned.	Steve		2	Opportunities Areas Map will be revised to address streetcar line. (Note: the modern streetcar is mentioned multiple times prior to pg. 3.105)
146	Changing language in policy	Public Participation, Land Use, Transportation, & Urban Design		Opportunities Map	I as well was taken aback by the Plan Tucson maps. It seemed that the process was operating in ignorance or disregard of the Broadway Citizens Task Force (CTF). Not only were the streetcar presumptions out of place, but the apparent designation of Broadway and other routes as freeways was at least curious. While a street car route may or may not be a good idea, it should be the product of the Broadway considerations, rather than presented apart from them. Please help the City staff work with the CTF. Placing items on the map prematurely raises the possibility that a plan element must be rejected, which, of course, causes difficulties that need not be present. It also raises questions of trust.	Mark Homan		2	See response to Comment #139.
147	Adding new text/goal/policy	Environmental Quality & Safety			Part of the plan should include requirements for noise abatement and quality of life considerations. Davis-Monthan and the Air Guard should not be allowed to constantly increase the number of flights and types on noisy planes that they fly over our beautiful city and county. Tucson and Pima county are beginning to feel like a battleground with the constant noise from these airplanes. Our citizens have a right to peace and quiet and many of our industries, such as tourism, depend on this. Please protect our beautiful city and encourage growth in the proper industries.	John Gibson			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
148	Adding new text/goal/policy	Neighborhoods			I agree with Ruth Beeker's assessment of the plan - it needs a section titled "Neighborhoods" that has a listing of City policies concerning neighborhoods with a chart directing the reader to the location of other related policies pertaining to neighborhood issues.	Sandra Miller	Richland Heights East Neighborhood Association	2	See response to Comment #136.
149	Adding new text/goal/policy	Environmental Quality			Tucson has serious noise pollution problems! My two big beefs are the military jets (getting louder and more frequent all the time, and also flying willy nilly all over downtown out of DM as well as TIA). This is a huge problem facing Tucson's residential, business, and tourist industries. It is unsafe, aggravating, disruptive and polluting. Please work with the military and our other political leaders on County, State and Federal levels to put a stop to this. relevant also to noise problems is the rampant problem with dogs. if the town codes can be so intrusive as to tell people how much "junk" they are allowed to have in their yards, it should also be able to tell them how many dogs they can have also. Some people with one dog barking all the time is something that should be the basis of a complaint that is as serious as a loud party. And there should be a rule setting a limit on how many dogs people can have depending on the zoning. If they have a huge lot perhaps they can have more dogs. but people, for example with a 1/3 acre or less and having five dogs (my neighbors actually), is just bad for the whole neighborhood. They bark incessantly and the people across the street have a herd of Chihuahuas that join the barking. It is maddening, far beyond that of a 9 pm loud party. I know you can't legislate re: the jets, but you can definitely apply pressure and make our voices heard through representation. But you can definitely do something about the neurotic need to house too many dogs and torture neighbors with noise. Please add dog control to the zoning codes.	Kathleen Williamson			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development. Staff believes the issue of dog barking disturbance is a matter addressed by Pima County Animal Control.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
150	Changing language in policy	Economic Development	3.150	ED5	The draft Plan Tucson policies includes a particularly disturbing entry in the Economic Development section (3.15). It states the following: * ED5 - Position the community to be economically competitive regionally, nationally, and globally, with an emphasis on exports. In my view, this is the exact opposite of what we need and it would be quite dangerous and counter productive, if it is implemented. Instead, I suggest something like: * ED-5 - Position the community to become world class in our own back yard, by emphasizing the development and use of skills, capacities, and knowledge that are useful here. To the extent that we do emphasize export industries, one major strategy should be to develop export industries that build on those skills and that are strong, because they have a good customer base here. An example of the type of activities that would be supported under the 1st policy would be Raytheon. And example of the 2nd policy would be everything related to local/regional food production for local consumption. And with this as a base, we could develop other useful capacities. These could range from actually recovering industrial raw materials from our landfills and then making tools from them, to harvesting 10s of thousands of acre-feet of annual (and currently wasted) urban rainwater. It could also involve developing the related, desert-adapted technologies that they require.	Tres English		2	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Economic Development section for consistency with these strategic priorities and in response to other comments re Ec. Dev. Policy ED5 has been removed. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
151	Adding new text/goal/policy	Sustainability, Land Use, Transportation, & Urban Design			I'm highly considering moving to Tucson in a few years. Also, I plan on running a business that focuses on community and local business. With that I also want to start a massive marketing campaign for a Car free Tucson. I'm impressed with your general plan but would like to take it to the next level of sustainability. A car free city would not be overnight change, but take 25-30 years to implement. It would be done in phases so people could slowly adjust. One factor that was never mentioned in your draft was manufacturing and freight movement. With my background in logistics, I see lots of waste and room for improvement. I would love to collaborate with city planners and the Plan Tucson team regarding many of the topics in this draft. I can elaborate more on changing freight and how that would function in a car free city. Feel free to contact me to discuss more details.	Dusty Frizzell		5	Plan Tucson includes policies in support of alternative transportation modes in the Land Use, Transportation, and Urban Design section, as well as policies in support of local business in the Economic Development section. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
152	General comment	Housing	3.5		The first step in creating a sustainable community is implementing a ban any more single family homes to be built in the city limits. Single family homes are a waste of land and resources. It also let's us live in our lives in a bubble and not looking out for our neighbors/community. As areas become blighted, you can tear down the single family homes and rebuilt with dense living. Historical areas would be excluded. You need to focus on dense living that mixes in business, churches, and schools. There are lots of options for housing...stick with multi-story buildings. Businesses on the bottom and residential living on top. Make it a standard 3-4 floors minimum per building. Options could include: lofts, condos, elevated row houses (row house on top of another floor for business use). This dense mixed-use living should not be a "downtown" thing but a plan for the whole city. The more you build the more the price will come down making dense living affordable for everyone.	Dusty Frizzell		5	The City cannot "ban" single family homes, but it can promote mixed use development. See Plan Tucson Goal #1.
153	General comment	Housing	3.8		The Martin Luther King Jr Apts are awesome. This is the type of dense living I want. Although, I would like to see businesses on the bottom. This will create a more walkable city. You need to work a deal with businesses that fit the needs of the residents. For example, senior living apts like this one should have a pharmacy or doctors office. Areas that house college students could have more bars and dance clubs on the bottom. Family areas would be mix of all businesses.	Dusty Frizzell		5	A variety of the Plan policies support mixed use and policy H8 addresses "aging in place," which requires the types of services that seniors need as noted by the commenter.
154	General comment	Economic Development	3.15		Focus on attracting more tourist attractions. This is the biggest problem getting people to move to Tucson. All the talent goes to the Phoenix area because they have more things to do, especially for young professionals.	Dusty Frizzell		2	Recommend adding a policy in the Economic Development that addresses "tourism." A number of the policies in the Arts and Culture section of the Plan if implemented would provide "more things to do."
155	General comment	Urban Agriculture	3.34		Growing urban gardens with soil if not practical for the desert region. 80% of our water supply is used for agriculture. Pushing the same bad farming methods would be worse in the desert. You would use even more water. This is why you need to push aquaponics...this is sustainable farming. I would suggest building greenhouses and placing them on top of buildings. Some buildings may have solar panels, but others can have community aquaponic greenhouses. If you build multi-story buildings it would be easy to build them with a flat roof so you can add greenhouses.	Dusty Frizzell		5	Advocates for aquaponics were represented among those who participated in the Urban Agriculture Policy Working Groups associated with the Plan's development. "Environmental sustainability" is a theme reflected in a number of Plan policies, including the Urban Agriculture Policy #AG3.
156	General comment	Environmental Quality	3.73		You need to push a more aggressive zero waste plan. It seems the city wants to push recycling more than anything. This doesn't help and people should recycle as a last resort. By placing something in the recycle bin doesn't mean I accomplished zero waste....it's still in the waste stream even though it's not in my garbage can.	Dusty Frizzell		5	Policy #1 in the Plan's Environmental Quality section encourages movement toward "net zero energy facilities."
157	General comment	The Built Environment	3.92		Again...STOP allowing single family homes to be built. Also, with redevelopments you need to include more public spaces or public squares.	Dusty Frizzell		5	The Unified Development Code (UDC) allows for single-family residential development. The first policy in the Plan's Land Use, Transportation, and Urban Design section addresses public spaces.
158	General comment	The Built Environment	3.95		Reducing the parking for cars is a great step forward. I would like to see no more streets widened for the use of cars. Narrowing streets and shortening stoplight cycles are ways to get people out of their cars and riding the bus/rail or bike.	Dusty Frizzell		5	The Plan Tucson Draft provides policies that support urban form and multi-modal concepts to reduce auto-dependence. See for example, policies in the Plan's Land Use, Transportation, and Urban Design section.
159	General comment	Sustainability, Land Use, Transportation, & Urban Design	3.100		Zoning changes are crucial to leading to a car free city. Carving the city into districts is a great way to market different parts of town. Plus, this will make it easier to handle freight in a car free city.	Dusty Frizzell		5	See response to Comment #158 above.
160	Formatting/spelling/typos/grammar	Table of Contents	v		Table of Contents, page v, red text, the elements listed indicated a perceived bias that may not be reflective of actual City services. For example, public safety and public health are not included in this list.	Andrew Quigley	City of Tucson Environmental Services Department	3	Will relook at the statement in "red text" for possible revision or relocation.
161	Changing language in background text	Housing	3.7		Chapter 3, Housing, page 3.7, first column, first sentence "The City's Real Estate Division and the Environmental Services Department, and the City of Tucson Historic Preservation also play roles in the provision of housing." While our departments may be involved in the disposition of property that may be developed into housing or any other land use, we do not play a role in the provision of housing.	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend revising sentence so that it does not appear that Environmental Services plays a role in providing housing.
162	Changing language in background text	Public Safety	3.17		Chapter 3, Public Safety, page 3.17, first column, last paragraph, "Other key City departments in the pursuit of public safety include Environmental Services, which handles the disposal of hazardous materials;" should be edited to read "Other key City departments in the pursuit of public safety include Environmental Services, which handles water disposal and hosts the Environmental Management Program (EMP). The EMP ensures that the environmental concerns and regulations are addressed during emergencies."	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend making the change requested, which provides additional and more accurate information about Environmental Services' role in public safety.
163	Adding new text/goal/policy	Public Health	3.3		Chapter 3, Public Health, page 3.3, please include information on Environmental Services Groundwater Protection Program and Fee http://cms3.tucsonaz.gov/es/content/groundwater in this section or in Environmental Quality, Contaminated Sites Section.	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend including information on the Environmental Services Groundwater Protection Program in the Plan's Public Health section as appropriate.
164	Changing language in background text	Environmental Quality	3.69		Chapter 3, Environmental Quality, page 3.69, opening paragraph, third sentence, "The City of Tucson is responsible for waste management and environmental protection services within the City's boundaries" should be edited to read "The City of Tucson along with private haulers and other regulatory authorities are responsible for waste management and environmental protection services within the City's boundaries."	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend making suggested change.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
165	Changing language in background text	Environmental Quality	3.69		Chapter 3, Environmental Quality, page 3.69, first column, first paragraph, "The Environmental Services Department manages the Los Reales Landfill, runs programs for recycling and waste reduction, provides oversight of groundwater cleanup at old landfills, and ensures the City's compliance with air quality and industrial waste discharge requirements;" should be amended to read "The Environmental Services Department manages the Los Reales Landfill, runs programs for recycling and waste reduction, provides oversight of groundwater cleanup and methane controls at old City landfills, and ensures the City's compliance with environmental regulations such as the Clean Air Act and the Clean Water Act."	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend making suggested change.
166	Changing language in background text	Environmental Quality	3.70		Chapter 3, Environmental Quality, page 3.70, Air Quality section, first sentence, "The Environmental Services Department ensures the City's compliance with air quality standards" should be amended to read "The Environmental Services Department ensures City Departments' compliance with air quality standards."	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend making suggested change.
167	Changing language in policy	Environmental Quality	3.73	EQ	Chapter 3, Environmental Quality, page 3.73, Policy EQ, please amend to read "Strive for a "zero waste" model for solid and hazardous waste through integrated waste management and waste reduction in correlation with Environmental Services' financial resources."	Andrew Quigley	City of Tucson Environmental Services Department	5	The full implementation of many policies in Plan Tucson is contingent upon allocation of resources. Staff decided not to include this type of caveat since the Plan's proposed implementation approach (Chapter 4) includes Mayor and Council considering policy priorities and resource allocation as part of developing yearly action plans.
168	Changing language in background text	Environmental Quality	3.73	EQ3	Chapter 3, Environmental Quality, page 3.73, Policy EQ3, how does the City assess and address the impact of governmental and non-governmental operations and actions on air quality when new buildings and equipment are being built and purchased? Who does this assessment and impact analysis? Environmental Services believes that this may not be a City function.	Andrew Quigley	City of Tucson Environmental Services Department	3	Recommend considering the deletion of "non-governmental" as suggested from draft policy EQ3. The City can conduct an assessment of how changes to its operations will affect air quality. It would be up to the City Manager to determine the appropriate department to carry out this function. It is less clear how the City could address non-governmental operations.
169	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design	3.88	Opportunities Map	Chapter 3, The Built Environment, page 3.88, add Los Reales Landfill to the map.	Andrew Quigley	City of Tucson Environmental Services Department	3	While the landfill is not considered an Opportunity Area, will consider adding it to the Opportunity Areas Map as a point of reference.
170	Change language in policy	Redevelopment and Revitalization	3.96	RR3	Chapter 3, The Built Environment, page 3.96, Policy RR3, amend to read "evaluate Brownsfield sites as opportunities for redevelopment.. The draft policy utilizes the word "priority" which given the community-wide budget situation may not be a reality. Many times, these sites are much more expensive to develop than a clean site.	Andrew Quigley	City of Tucson Environmental Services Department	2	Recommend revising Policy RR3 as suggested. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
171	General comment	Inequality, poverty			My primary concerns are related to the way the Draft Plan approaches the city's problems related to poverty and inequality in access to resources and opportunity. I have searched the draft document and find not a single reference to inequality. Disparity is mentioned only once in relation to access to healthy food. References to "equitable" food systems might be clarified to indicate a concern about gaps and disparities. Concerns about inequality extend to concerns about the disabled: despite the fact that the city has a Commission on Disability Issues, disability is not otherwise mentioned in the document. In addition to Tucson's comparatively poor status with regard to access to parks, there is no discussion of the many ways that inequality in access to parks and green spaces might be addressed. The Trust for Public Lands has characterized areas of the city in which the need for access to parks within walking distance are extreme, but the Opportunity Map treats parks like major roads, as fixed resources, rather than opportunities [and goals] for development. I was surprised to note that there were only two explicit references to affordable housing in the document, and one of those times, it was associated with plans for "historic properties." Increasing affordability as a matter of policy needs to be linked explicitly to transportation and employment opportunity. The fact that affordable housing was last studied in 2004, suggests that it no longer receives the attention that it deserves. Perhaps data from the recent Poverty and Urban Stress Report for the city can be used to underscore the severity of the problem in different wards.	Oscar H. Gandy, Jr.		2	Recommend adding a goal that explicitly references poverty. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
172	Adding new text/goal/policy	Environmental Quality, Safety			Why is Davis Monthan AFB and the Air National Guard's Operation Snowbird program not even mentioned in the "Health and Safety" part of the Plan Tucson? Yes, of course the over-flights do have a negative impact on the environment, and that certainly needs addressing. However, the even more serious issues are those directly impacting the health and safety of Tucson's human residents. Allowing single engine jets (all of which have histories of accidents, and some of which have had multiple fairly frequent, and recent crashes) to continue flying over densely populated Midtown Tucson is an accident waiting to happen.... it is insane to continue on this path! One Tucson school has already had to be closed.... the sole reason being the increased accident and health risks from the ever-encroaching flight paths. That was in 2004, and the situation has become even worse since then. How can you not find that worthy of being addressed in the "Health and Safety" component of this plan?!! The serious negative health effects of jet noise is a fact acknowledged by not only the medical profession, but even by the Air Force itself! And the risk to human safety of having single engine fighters fly over a city of one million speaks for itself! What kind of "plan" leaves out such important issues? This omission is particularly distressing in light of the Air Force's plan to greatly increase these over-flights in number, frequency, and hours (to include overnight), and even worse, to replace all current jet fighters with the F-35, which even the AF acknowledges is the loudest fighter ever built! This is truly a scary fact when you realize that it was an aircraft quieter than an F-35, which broke windows and resulted in large number of complaints last year, as it flew over Tucson. Imagine the F-35 flying over Tucson numerous times every day.... that is the Air Force's plan! And yet you do not address this in Plan Tucson!!! Nowhere in Plan Tucson is there any mention of the Operation Noble Eagle F-16's that take off over the central city WITH LIVE ORDNANCE, or that these aircraft are scheduled to be replaced by the EVEN LOUDER F-35s which are still so experimental that they have NO SAFETY RECORD AT ALL. Despite all this, the AF plans to move forward with the F-35 as a replacement for all current fighters. It is unconscionable that Plan Tucson does not take serious issue with the AF plan for 8,000 currently occupied homes to suddenly be declared to be in a zone "incompatible with residential use" in the near future. So far this "Plan Tucson" seems to lack more planning than it encompasses, with regard to the physical and economic health and safety of the majority of Tucson residents! If the AF is allowed to follow through on their own "plan", the F-35 will be coming here, and in addition to the health and safety aspects, our largest sources of income (Eco-tourism, the Hospitality industry, and the UA, will be devastated, along with the property values of all the neighborhoods in and near the Midtown area. I find it unfathomable that Plan Tucson can ignore these enormously important planning issues!	Lee Stanfield			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
173	General comment	Arts and Culture			A point to mention is to connect the arts into all strategies, as the Creative Class can help to facilitate creative solutions. Perhaps a beneficial strategy would be to create an Office of Creative Engagement or partner with Tucson Arts Brigade to hire artists to design and assist in implementing projects and programs in relation to the goals of the City. For example, Tucson Arts Brigade created The Water Festival (now in its 4th year) which integrates arts & culture with science & technology to raise awareness, promote stewardship, and foster creative expression about our water future. (http://www.WaterFestivalTucson.org) (http://www.TucsonArtsBrigade.org)	Jodi Netzer	Tucson Arts Brigade	2	Recommend adding a policy in the Plan's Arts and Culture section to address the connection between the arts, science, and technology, which is a catalyst for innovation. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
174	Changing language in background text	Arts and Culture	3		A technical comment... Looks like some text is not included. In reference to the Pima Cultural Plan, at the end of the first column, it says, "The Plan's 24 strategies are divided into eight categories:", with a colon and no other info. The Pima Cultural Plan has 8 main topics in its index that Plan Tucson may be referring to: • Identity and Distinctiveness • Creative Economy and Enterprise • Arts, Cultural and Natural Spaces and Facilities • Public Art • Capacity Building and Business Development • Arts and Cultural Education • Government Policy • Resources Source: http://tucsonpimaartscouncil.org/culturalplan/pdfs/Pima_Cultural_Plan.pdf	Jodi Netzer	Tucson Arts Brigade	3	Originally had the list in, then removed, but neglected to delete the lead-in sentence. Will reconsider including the list.
175	Adding new text/goal/policy	Arts and Culture	3.57		Why is there not an Arts and Culture policy in association with Water Policy? The same can be asked for the Energy & Climate Change section (page 3.57) and all other sections that could benefit from the brilliance of the Creative Class... there is a lot more potential for innovative solutions here... (See General Comments above) EXAMPLES FROM THE EXPERTS: TUCSON ARTS BRIGADE: Specializes in Arts-Based Solutions to Community Needs and Community Cultural Development through the Arts: http://www.TucsonArtsBrigade.org THE WATER FESTIVAL: Annual community event that raises awareness and promotes stewardship of water and water-related topics through the integration of arts, science, technology, and culture: http://www.WaterFestivalTucson.org	Jodi Netzer	Tucson Arts Brigade	2	See response to Comment #173.
176	Adding new text/goal/policy	Environmental Quality and Safety			I hope the City Plan is to decrease aircraft flights. The safety risks to our city, the increased noise and air pollution, and the economic damage suffered by the neighborhoods under the flight paths of DM and ANG at TIA airports need to be address. Julia Keen lost its school due to aircraft noise and safety in 2004 and continue to suffer greater declining property values. Other flight-path neighborhoods such as Naylor-Roberts, Arroyo Chico, Broadmoor, Sam Hughes and Blenman-Elm can expect to follow suit with any increase of air flights. The airplane noise is already horrendous with the Operation Snowbird and Search and Rescue programs here in Tucson. These programs brought in F-15s, F-16s, F-18s, Harriers, and Tornados flying at low levels over highly populated Tucson neighborhoods. All these aircrafts have a higher accident rates than the normal DM mission aircraft (A-10s and C-130s). Whenever one of these airplanes from the Operation Snowbird and Search and Rescue program flies over our house, my 3 year old son puts his hands over his ears and cries and says, "Too, Loud!" and runs into the house sobbing. I totally agree with him. Davis-Monthan and Tucson International Airport Air Guard continues to have louder, faster with more frequent flights that are just too dangerous and too loud over a highly populated city like Tucson. Having these programs flying over a highly populated urban city is just unreasonable, not smart, and unsafe. I hope the city plan is to decrease all aircraft flights over our city and that Tucson will never get the F-35s. The aircraft noise here is already horrendous!	Judy Ham		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
177	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comment, SEE ATTACHED COMMENT FORM from Ms. Gomez. File located under s:/plan Tucson/comments received/Anne Gomez 1-12-2013 Comment Form Draft Plan Tucson.doc	Anne Gomez	Tucson Forward	2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
178	Adding new text/goal/policy	Environmental Quality and Safety			I agree word for word with Stanfield's critique and call for change in the Plan Tucson. Please add this as my comment for the record and reference her writing below. [See comment # 172]	Kathleen Williamson		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
179	Adding new text/goal/policy	Environmental Quality and Safety			Safety, health and noise are my concerns due to the Air Force's proposed plan one that not only increases the flights over the most populated urban areas of Tucson, but also ignores the affect on the quality of life of people who reside here. The minimal mention of health and safety in the DM plan, a concern that should be listed under its own category, is of great concern. Being that Julia Keen Elementary was closed in 2004 due to safety and noise concerns due to aircraft from DM, it seems all of us are at risk from these planes and future more dangerous planes flying over our city's most vulnerable areas. It is my understanding that there is no mention of the Operation Noble Eagles F-16the that take off over the center of the city fully loaded with live ordinance as well as no mention that these planes are likely to be replaced by the more dangerous F-35's, planes that have no proven safety record. These planes are far noisier, deafening in fact and pose a huge threat to all of us who reside under their path in urban Tucson. There is no mention of the F-35s in the Plan Tucson draft document as well as no mention of "Quiet Neighborhoods". That old established neighborhoods are being designated as "incompatible with residential use" is tragic and unconscionable. There seems to be little concern for the people who reside in urban Tucson, little to none regarding their quality of life, safety and wellbeing. With two military facilities in the center of urban Tucson at DM and TIA that want to expand, we are in serious jeopardy. This thoughtless and reckless expansion will surely impact Tucson negatively. I expect people will leave if they can and fewer will choose to vacation in what will be perceived as and unpleasant, dangerous and unhealthy area. One needs to look to the people who reside here, give a listen to their concerns and take them seriously. Many will be affected and tragedy will take its toll. To be forewarned it to be forearmed. Sadly we may not take advantage of putting safety in front of perceived profits.	Su Egen		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
180	Adding new text/goal/policy	Animals			I saw the plan review this week and spoke to your coordinator and mentioned the lack of vision for the stray dog and feral cats in Tucson. Again approx. 75% of the animal put to death at the Pima Pound (and Humane Society) come from Tucson proper. Also if the City clears out abandoned buildings in the City and takes cat colonies to the pound THIS IS NOT A SUSTAINABLE vision. The city gives money to the pound annually(@million dollars a couple of years ago when i checked). the fact that 14,000 animals are put to death there annually, for decades, then cremated and put in the landfills again is not sustainable. If you are looking at POPULATION additions to the City, this will include domestic pets, backyard breeders, and yes, horse slaughter as well. In keeping with the SUSTAINABLE vision, there must be a section outlining a humane and intelligent system for caring for the natural environment. THANK YOU!	Ellen Rauch	ESAC, volunteer foster, TNR participant, Human Race	2 & 3	Recommend adding a policy to the Plan's Land Use, Transportation, and Urban Design section about dog facilities. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.) Also recommend considering whether some text could be added in Chapter 2 regarding animals in the urban environs.
181	General comment	Water Resources			There has been no incorporation of any resource preservation relating to water, especially run-off from the mountains. Water is an absolutely necessary resource to Tucson, and coming up with a water capture plan seems indispensable.	Scott Gold	Asset Assistance	2	Recommend adding a reference to storm water capture in a policy in the Plan's Water Resources section.
182	General comment	Economic Development			There does not seem to be a focus on sustainability of Tucson as an industrial or corporate center or headquarters to attract companies offering higher paying jobs and an emphasis on making the mean population younger, to end the trend toward school closings and an aged population.	Scott Gold	Asset Assistance	2	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff recommends changes to the Plan's Ec. Dev. policies for consistency with the strategic priorities. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
183	General comment	Historic Preservation			Establishment of historical housing simply based upon the age of the housing, seems to militate against focusing residential growth in the downtown area. Establishing these historical zones, simply based upon age, results in the lowering of the property tax base, and when coupled with the failure to establish a viable plan to attract corporate and industrial resettlement, will ultimately result in the increase of property taxes and increase of sales taxes.	Scott Gold	Asset Assistance	5	To obtain historic designation, residential and commercial properties must meet the criteria of the National Register of Historic Places. Those criteria are not based on age alone, but also on historical significance and architectural integrity. The existing National Register historic districts in the downtown area, such as El Presidio, the Barrio, and Armory Park, were established in the 1970s with the support of the majority of the property owners. Listing in the National Register, by itself, does not preclude demolition, additions, or remodeling. However, in the downtown area there are City-designated Historic Preservation overlay zones that include criteria for demolition approvals, and design guidelines for additions, exterior alterations, and compatibility of new construction. These overlay zones to protect the historic characteristics were also created in the 1970s with the approval of the majority of the property owners. Contrary to what many people believe, statistical data clearly show that historic designations increase property values and the tax base. Data from Tucson and elsewhere shows that property values in historic districts increase between 5 and 35 percent per decade more than property values in similar, undesignated areas. Paying jobs, and boosts the local economy more, including tax revenues.
184	General comment	Land Use, Transportation, & Urban Design			The trolley should have more stops on the north side of Speedway to cut down on automobile usage in the downtown U of A area.	Scott Gold	Asset Assistance	5	Too specific a request for a General Plan; however, the Draft policies LT1 and LT10 support this concept.
185	General and specific comments				See Comments # 394-493 below.	William Altaffer			Comment references comment numbers assigned to commenter.
186	Adding new text/goal/policy	Environmental Quality and Safety			We live in Tucson now and want to live out our lives here, so we feel a deep interest in what happens to the city in general and the sky above us. The economic health of our community also means something to us, but we can't agree to sacrifice the peace of our skies for some ephemeral economic gain. The sounds of the aircraft that fly sorties over Tucson already deeply disturb us. There is one which flies so high we can never spot it physically, but it eats the sky with its sound. We cannot speak and barely think when it devours all the space around us. We understand the F-35 will offer an even greedier sky eating cacophony. Please spare us and our community the degradation of an ever expanding yes-fly zone. We place our comment here because you do not raise the issue of the use and misuse of the local aircraft facilities in our future. It would have been wise and honest to do so. As for the rest, we were not aware of Plan Tucson until Monday, January 14, 2013. We don't have time to read and comment.	Laurence Robert Cohen & Silvia Maria Rayces		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
187	Changing language in policy	Land Use, Transportation, & Urban Design			Looks like the Plan supports big development in mid-town neighborhoods and residents will be silenced (can you say Overlay?) Will vote NO on this document unless major changes to support the neighborhoods are added.	Ann Rose Dichov		2	Recommend the Opportunity Areas Map background text and Exhibits LT-5 and LT-6 be revised to better convey that neighborhoods are depicted as areas of stability and not areas of opportunity. Recommend adding a more in-depth section on Neighborhoods in Chapter 2, providing a matrix of neighborhood-related policies, referencing existing Neighborhoods in Opportunity Areas Map and text, and addressing Neighborhoods in terms of implementation in Chapter 4.
188	Adding new text/goal/policy	Environmental Quality and Safety			Does plan include how Tucson will cope with the loss of millions of lost tourist dollars when folks stop coming due to aircraft noise? Or how Tucson will cope with massive air pollution (1000 pounds per hour per aircraft)? Or cope with the lawsuits from county residents, negatively affected by aircraft invited here by City of Tucson? Or the lawsuits and negative publicity when one or more of these aircraft crash into the city?	James Collins			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
189	Adding new text/goal/policy	Environmental Quality and Safety			My comment addresses the plans for the future of TIA as a Air National Guard facility. What are the specific plans for this facility? Is there a "stealth" plan to turn TIA into a 24/7/365 fighter base for the F-35? If so, it will have a devastating effect on the residential neighborhoods under the flight path. The noise remediation done to homes is not even adequate for the F-16 aircraft, currently flying out of TIA, much less the much louder F-35, which the Air Force is trying to sneak in "under the radar", as it were. The recent EIS completed by the Air Force was totally inadequate, as outlined in a letter by Tucson Forward to the honorable Terry A. Yonkers, assistant secretary of the Air Force, dated December 20, 2012. The recently completed expansion plan for TIA talks at length about expanded civilian and military operations, however it does not even mention the environmental, health, and safety issues which will be encountered when the plan is put into effect. No plan for the greater Tucson area should proceed without specifically acknowledging the effects on the above issues, as they pertain to both TIA and D-M. The two facilities are inextricably linked, and will continue to be as long as they exist, so both must be addressed simultaneously. Any area plan which does not do this, therefore, must be considered invalid, and needs to be redone. Thank you.	Gary Ashberger			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
190	Adding new text/goal/policy	Neighborhoods			Please include a separate section devoted to neighborhoods!	Page Day		2	Recommend adding a more in-depth section on Neighborhoods in Chapter 2, providing a matrix of neighborhood-related policies, referencing existing Neighborhoods in Opportunity Areas Map and text, and addressing Neighborhoods in terms of implementation in Chapter 4.
191	Adding new text/goal/policy	Environmental Quality and Safety			I talked with Bill Du Pont about Plan Tucson. He and the Neighborhood Infill Coalition have given a great deal of thought to the minimal mention of D. M in Plan Tucson. Bill brings up the good point that DM should be referenced under "Health and Safety" and not under "Environment" in Plan Tucson. 1. Noise causes health issues as stated strongly by Dr. Herb Abrams 2. The Julia Keen Elementary was closed in 2004 due to the noise and safety concern of aircraft from Davis Monthan. 3. There is no mention in Plan Tucson of Davis-Monthan being requested to avoid flights over populated areas as mentioned in the Arroyo Chico Area Plan. This is in direct conflict with the A-C Area Plan. 4. There is no mention of Operation Noble Eagle F-16's that take off over the central city with live ordnance or that these aircraft will likely be replaced by F-35s 5. Just passing overlay zoning that results in long-established neighborhoods being designated "incompatible with residential use" isn't enough.	Anne Gomez			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to participate in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development. Staff agrees that many issues, such as noise, are relevant to a number of General Plan elements. This is why every section in Chapter 3 includes an "Other Related Policies" table after the individual policies call out for that section. For instance, draft policy EQ4 in the Environmental Quality section addresses noise, and additionally EQ4 is cited in the "Other Related Policies" table under the Public Health section.
192	General and specific comments	Aggregates			See Comments # 365-378 below.	Steve Trussell	Arizona Rock Products Association		Notes numbers assigned to commenter's comments.
193	Changing language in policy	Redevelopment and Revitalization			I have a brief comment. I recommend that greater emphasis be placed on redevelopment of commercial corridors. Particularly on the south side where there is only a minor bubble. Eg. 12th Avenue this should also include tying the commercial areas back into the abutting neighborhoods. This maybe a future emphasis for investment by the Tucson IDA. At least it has been discussed. [IDA: Industrial Development Authority]	Gary Bachman		5	The Opportunity Areas Map identifies general locations for Business Centers, Mixed-Use Corridors, and Industrial Areas on the south side.
194	Adding new text/goal/policy	Neighborhoods			I received word about the plan too late to both study it and write any thoughtful comments. I can only state that I find myself in complete agreement with the Neighborhood Infill Coalition. You need to reach out to Tucson's neighborhoods and try to preserve their quality of life. One excellent example of failing to do that is the plan for overlay zones that will remove all say about future development from the people who will be forced to live next to it.	J.M. "Mike" Hayes	Campbell/Grant Northeast Neighborhood Association	2	Recommend adding a more in-depth section on Neighborhoods in Chapter 2, providing a matrix of neighborhood-related policies, referencing existing Neighborhoods in Opportunity Areas Map and text, and addressing Neighborhoods in terms of implementation in Chapter 4.
195	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comments, SEE ATTACHED COMMENT FORM FROM Mr. Stein. File located under s:/plan Tucson/comments received/Alan Stein 1-14-2013 Comments-Draft Plan Tucson.doc	Alan Stein			Note on comment location.
196	Adding new text/goal/policy	Neighborhoods			It would be useful for the Plan to have, under Ch 3, a section specifically devoted to "neighborhoods". This section would discuss the City's current and future policies related to maintaining the stability, quality of life, security, property values, access to services (including transportation), land use policies, etc. for neighborhoods. Creating a distinct section on Neighborhoods would highlight the City's concern for and attention to a cornerstone of democracy, economic growth, and caring communities - the neighborhood.	Joan Hall	Jefferson Park Neighborhood Association	2	Recommend adding a more in-depth section on Neighborhoods in Chapter 2, providing a matrix of neighborhood-related policies, referencing existing Neighborhoods in Opportunity Areas Map and text, and addressing Neighborhoods in terms of implementation in Chapter 4.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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197	General comment	Land Use, Transportation, & Urban Design		Opportunities Map	p.25 [of Compendium] There is no mention of the following in having any role. If implied, not apparent. Neighborhood associations, various merchants associations (4th AV, Campbell AV, Lost Barrio)	Armando Vargas		5	Draft policy LT6 includes community participation. It is expected that various types of groups, including neighborhood associations, will want to be part of the process.
198	Formatting/spelling/typo/grammar	Other Related Policies Charts			p.23 [of Compendium] Policy #, a key to the letter abbreviations could be placed on the bottom third of the page for clarity and understanding.	Armando Vargas		2	Recommend providing a key for the letter abbreviations associated the policies in each element.
199	General Comment	Land Use, Transportation, & Urban Design		LT13	p.22 LT13 [of Compendium] , what sort of groups and organizations would be involved in the referenced "refined planning efforts are completed."	Armando Vargas		5	Same groups that were invited to be part of the Plan Tucson process, and any other group or individual that would like to participate, which includes neighborhood associations.
200	General comment	Land Use, Transportation, & Urban Design		LT16	LT16, within the region and ... outside of the region, i.e., COT boundaries, metro-area or what?	Armando Vargas		5	Within the region means Southern Arizona. Outside the region means anywhere else.
201	General comment	Land Use, Transportation, & Urban Design		LT18	LT18, how would neighborhood associations, merchants associations, etc., be included into this planning process?	Armando Vargas		5	A public participation plan will be developed in conjunction with the development of the planning and service areas.
202	General comment	Land Use, Transportation, & Urban Design		LT1	LT 1, "historic" meaning what, exiting structures, markers where a structure once stood or an event took place? What about maintained shrines to commemorate a person's death (by auto or bike accident, killing, etc.), a cultural practice by many in the metro-Tucson area. "increased sensitivity", how is this measureable?	Armando Vargas		5	See page 3.77 of the Plan's Historic Preservation section. Recommend including "historic preservation" in the glossary.
203	General comment	Land Use, Transportation, & Urban Design		LT2	LT 2, "regular communication" meaning open public record and all other forms of communication subject to any applicable Freedom of Information regulations/law?	Armando Vargas		5	"Regular communication" refers to interdepartmental communication.
204	General comment	Land Use, Transportation, & Urban Design		LT3	LT 3, "d" is mislocated, and who determines "potential"? Only the Mayor and Council? Where/when is input from the general public?. "c" and "e" should be combined because frequently development happens and the existing infrastructure is lacking to handle the increased capacity	Armando Vargas		5	Comment re "d" of LT3 being mislocated not clear. "Potential" could include zoning, infrastructure availability, and conformity with general and applicable specific plan policies, etc. Detailed planning and participation for Opportunity Map building blocks are called for in draft policy LT6.
205	General comment	Land Use, Transportation, & Urban Design		LT4	LT 4, "sensitive" how is this measureable?	Armando Vargas		5	As discussed in Ch. 4, policies are to be implemented through actions / strategies, and progress is to be measured. Also there is a new policy recommended for Land Use, Transportation, and Urban Design that reads, "Undertake a comprehensive review of current City design guidance."
206	General comment	Land Use, Transportation, & Urban Design		LT5	LT 5, a. "while ... considering area and site-specific issues. How is this measureable and by whom?"	Armando Vargas		5	Plan Tucson is intended to guide City planning-related actions and decisions. So "issues" would be measured / identified as part of a City planning process, taking into account that draft policies in Governance & Participation call for active public participation in planning efforts.
207	General comment	Land Use, Transportation, & Urban Design		LT6	LT 6, "undertake more detailed planning and related community participation for..." How is this measureable and by whom?	Armando Vargas		5	See Governance & Participation section in terms of some of the suggested indicators for successful participation (e.g., early and throughout, regular communication, interactive, etc.)
208	General comment	Redevelopment and Revitalization		RR6	RR 6, where, how and by whom are neighborhood revitalization efforts identified? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas		5	Chapter 4 discusses the implementation of policies through actions / strategies. Recommend providing a key for the abbreviations used in policy coding (e.g., ED = Economic Development).
209	General comment	Economic Development		ED1	EC 1, how this be measureable across all city departments including City-DOT.	Armando Vargas		5	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff recommends changes to the Plan's Ec. Dev. policies for consistency with the strategic priorities. Policy ED1 will change. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
210	General comment	Governance & Participation		G1	G1, Is this communication one-way or two-way? As written, one-way, i.e., information to the public. What about input from the public?	Armando Vargas		5	Draft policy G1 is about providing information; policy G3 focuses input from the public and feedback on how input was used. Staff has recommended revisions to Gov. & Part. policies. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated Feb. 27, 2013.)
211	General comment	Governance & Participation		G9	G9/110, encourage the creation of a central inter-jurisdictional depository for city planning documents in collaboration with the county, school districts, UA, PCC, other municipalities, state, etc. This depository could be the county library system. A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas		2	Recommend new policy that reflects commenter's idea for a central location for planning documents for public access. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memo dated Feb. 27, 2013.)
212	General comment	Education		E1-E7	E1 through E7, how are these aspirations measureable? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas		5	Assessing goal and policy progress is part of the implementation process as discussed in Chapter 4. Recommended revisions to that chapter include more information on potential approaches to measuring progress. Recommend providing a key for the letter abbreviations associated the policies in each element.
213	General comment	Urban Agriculture		AG1, AG2	AG1 through AG2, how about neighbors who do not see eye to eye on this type of urban agriculture, especially the well-being of livestock within city limits? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas			Recommend providing a key for the letter abbreviations associated the policies in each element.
214	General comment	Public Health		PH1-PH6	PH 1 through 6, how are these policies measureable? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas			See response to Comment #212.
215	General comment	Arts and Culture		AC1-AC6	AC 1 through 6, how are these policies measureable? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas		2	See response to Comment #212.
216	General comment	Parks and Recreation		PR1-PR11	PR 1 through 11, how are these policies measureable? A key to the letter abbreviations under Policy # will be helpful.	Armando Vargas			See response to Comment #212.
217	General comment	Public Safety		PS1-PS9	PS 1 through 9, how are these policies measureable? A key to the letter abbreviations under Policy # will be helpful. Toronto Ontario Canada Police Department has a community based program actively in place. How much of that program could be done here?	Armando Vargas			See response to Comment #212. Staff will share reference to the Toronto Ontario Policy Dept. community based program with TPD.
218	General comment	Economic Development		ED1-ED10	ED 1 through ED 10, how are these policies measureable? A key to the letter abbreviations will be helpful.	Armando Vargas		2	Recommend providing a key for the letter abbreviations associated the policies in each element.
219	General comment	Housing		HI-H8	H1 through H8, how are these policies measureable? A key to the letter abbreviations will be helpful.	Armando Vargas			See response to Comment #218.
220	General comment	Goals			Goals, how are these goals measureable?	Armando Vargas		5	Approach to implementing policies to achieve Plan goals is addressed in Chapter 4 - Implementation.
221	Adding new text/goal/policy	Arts and Culture			See comments # 379-393 below.	Michael B Schwartz			Comment references commenter's number comments.
222	General comment	Legal			The draft does not meet the Arizona State Statutes in many areas	Bill Du Pont		5	The Arizona State Statutes have informed the preparation of the Draft Plan and will continue to inform the process as revisions are recommended.
223	Adding new text/goal/policy	Environmental Quality and Safety			Health and Safety does not address the issues concerning DM as this is an artificial concern with needs for evacuation plan.	Bill Du Pont		1	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
224	Adding new text/goal/policy	Open Space, Parks and Recreation, Land Use/Transportation/Urban Design			Little if any discussion about open space/parks and bike routes.	Bill Du Pont		5	Focus of Parks and Rec. section is largely parks. The section also calls out the Pima Regional Trail System Master Plan, on which City Parks & Rec. Dept. collaborated to further the dept strategic direction to provide greater "connectivity between parks, open space, and recreational facilities." In support of this direction, draft policy PR9 calls for developing "an urban multipurpose path system that provide mobility options...." Mobility options include bicycling. Additionally draft policies LT-1, LT-3, LT11, and LT16 reference mobility options, bicycles, or multi-modal transportation.
225	Changing language in policy	Land Use, Transportation, & Urban Design		Opportunities Map	Opportunity Maps needs to have a more defined key. Concerns for the term Complete Neighborhoods.	Bill Du Pont		2	Map legend will be revised. Recommend revising the Opportunity Areas Map and explanatory text to more clearly explain concept of "Complete Neighborhoods."

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
226	Adding new text/goal/policy	Water Resources			Water for future development not addressed.	Bill Du Pont			Water for future development is addressed through the Water Services Area policy adopted by Mayor and Council.
227	Adding new text/goal/policy	The Built Environment			Cost of growth/development not addressed	Bill Du Pont		2	Recommend additional policies and background text on cost of development.
228	Adding new text/goal/policy	University of Arizona			Impact of University not addressed.	Bill Du Pont		2	Recommend providing some more information about the University of Arizona and its effect within the community.
229	Adding new text/goal/policy	Neighborhoods			No chapter on "neighborhoods"	Bill Du Pont		2	Recommend expanding Ch. 2 to include section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood policies. Recommend revising Opportunity Areas Map and text to address existing Neighborhoods and discussing in Ch. 4 - Implementation.
230	General comment	Imagine Greater Tucson			Concern that the City allowed IGT to be a driving force behind this document without informing the citizen's that this was in the works. Asked at several Plan Tucson Meetings if IGT was a major player the answer was always they would be considered as any other concerned group. At the January 12 th meeting for Plan Tucson, it was clearly stated that the City had partnered with IGT and that they even used the same consultants.	Bill Du Pont			The third-party IGT regionally based planning effort was happening simultaneous to prep. of Plan Tucson. Staff met periodically with IGT representatives to obtain information on that effort and invited IGT as one of many nongovernmental organizations to participate in the public involvement program. Staff did review and compare information IGT gathered on community values along with information from other value identification efforts. Staff did retain Fregonese consultants to assist with map development and modeling because the firm has a national reputation for working on general plans and for its scenario modeling approach. Also, the background data the consultant had collected regarding the region in conjunction with IGT work had cost benefits, and the regional model provided a point of comparison along with a zoning build-out model. Ultimately, however, the consultant's relatively limited role was directed by City staff and work focused on City data and use of public input from stakeholders in the Plan Tucson process.
231	Adding new text/goal/policy	Land Use, Transportation & Urban Design			The draft General Plan (11/28/2012) entirely deletes the specific policies and sub policies in the current General Plan related to improving community appearance through signage controls. These policies represent the culmination of decades of development in various public for and cannot be summarily deleted without any due public consideration. At a bare minimum, the following need to be reinserted: General Plan Element 4, Community Character & Design Policy 4. Design and maintain streets to enhance their overall functional and aesthetic quality. Supporting Policy 4.7. Improve the quality and effectiveness of sign regulation, standards, and administration. Action 4.7A. Provide more support and resources to enable enforcement officers to routinely monitor, investigate, take enforcement action, and remove illegal signs. Action 4.7C. Require non-conforming signs to be removed or brought into conformance as a condition of rezoning, development plan approval, or change of land use. Action 4.7C. Develop incentives and other programs that remove or bring into conformance non-conforming signs, particularly in conjunction with roadway and public works improvements. Action 4.7E. Prohibit the relocation of non-conforming signs that have been removed due to construction of roadway and other public works projects. The entire Element 4 of the existing General Plan (Community Character & design) needs to be reviewed for other key policies that need to be retained, particularly as to control of visual blight, preservation of scenic views, tree planting and protection, and billboard removal.	Mark Mayer		2	Recommend including Development Review Guidance to be used for rezonings and other discretionary land use cases in geographic areas not covered by existing specific plans or for cases in which existing specific plans don't address particular conditions of a case.
232	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comments, SEE ATTACHED COMMENT FORM FROM Ms. Gomez. File located under s:/plan Tucson/comments received/Robin Gomez 1-15-2013 Comments-Draft Plan Tucson.PDF	Robin Gomez			Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues.
233	General comment				Over bright graphics... even the pastels overact. Your selection of people photos does not jibe with the demographics... they really should approximate... The word content is so sanitary.... Should not the document reflect where we wish to be as projected from a recognizable now? And the short shrift given neighborhoods and associations... Sanitary may be the wrong word... bland and too politically cautious (PC)? The document shows careful planning and attention to detail... some of the care might be focused on reality projection	nandozz@aol.com		5	Effort was made to select photos that reflected Tucson's diversity - something that has been reiterated through Plan Tucson public meetings, as well as through other value identification efforts, as an important community value.
234	Formatting/spelling/typos/grammar				The draft is very long and takes a long time to read. Possibly this will be partially mitigated by the inclusion of an Executive Summary, but for those wanting to get into the guts of the document, it can be quite daunting.	Marc Fink		2	An Executive Summary will be prepared when Plan is finalized.
235	Formatting/spelling/typos/grammar			Opportunities Map	Exhibit LT-5 (Opportunities Areas Map) is possibly the most important single exhibit. As such it needs to be much easier to interpret. Not only should the map be larger, but those areas that are not considered opportunities areas need to be better identified and described. Further, the map needs to do a better job of showing the particular designations where there is more than one designation in an area. For example, the stretch of Broadway between Campbell and Country Club is designated as both a Mixed Use Corridor and a bus route. However, I only discerned that it was a Mixed Use Corridor by zooming in on the area when looking at a PDF.	Marc Fink		2	Based on this and other comments regarding the Opportunity Areas Map preparation, legibility, legend accuracy, and building block descriptions, staff recommends revising map and related text to increase readability, to update the legend, and to further refine the building block concepts/descriptions.
236	Adding new text/goal/policy	Goals			There is no overall goal for the plan; nothing to indicate what we are ultimately striving for. For example, the overriding goal of the Imagine Greater Tucson vision is to create a place where both we and our children and grandchildren will want to live. Something like this could provide something that people can respond to and to which the rest of the document and subsequent City actions could be evaluated from.	Marc Fink		5	Intent was that together the goals provide the vision.
237	Adding new text/goal/policy	Goals			Similarly, there is nothing in the document about place making. This should be the number one goal in the list of goals presented at the beginning of the plan. Neighborhoods and communities are all about place making; creating places where people want to go and interact. It is places where the community interacts. One could implement most, if not all, of the plan policies and still not create vibrant places. On the other hand, if place-making is a paramount goal, it provides a framework in which to evaluate subsequent actions.	Marc Fink		2	While the term "place making" may not be used in Plan Tucson, believe that "place making" would be the outcome of implementing many of the proposed policies.
238	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			The document mentions that the City has not approved a required design guidelines document (it is only an advisory document). However, much of the dissatisfaction with recent development is not due to density per se, but with how it looks and functions. This is a function of design. There needs to be mandatory design guidelines, probably different sets for different locations, to insure that what is built creates the type of urban environment desired (this also relates to the need to make place making a goal). Density without good design, for example, is as bad as a lack of density in the central city.	Marc Fink		2	Recommend revising the explanation regarding use of the Design Guidelines Manual to make it clear that it has been used officially by the Planning and Development Services Department since it was referenced in the current, 2001 General Plan.
239	Changing language in goal	Land Use, Transportation, & Urban Design			The transportation goal relating to providing access needs to be changed from providing access to multiple modes to insuring that people have easy and convenient access to desired destinations. This change incorporates the goal of providing multiple modes (as easy and convenient access will be different for different populations), but more importantly, makes it clear that the purpose of the transportation system is to provide access to the places that people want and need to go. Access to transportation divorced from place does not accomplish anything. People should be able to easily and conveniently get to where they want to go.	Marc Fink		5	Goal 20 includes the provision of an interconnected multi-modal transportation system to enhance the mobility of people and goods.
240	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comments, SEE ATTACHED COMMENTS FROM Ms. Birnie. File located under s:/plan Tucson/comments received/Pat Birnie 1-15-2013 Comments-Draft Plan Tucson.doc	Pat Birnie			

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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241	General comment	Arts and Culture			Arts and culture are critical components for Tucson that increase tourism, support the local economy, and help to improve our quality of life. It is essential that civic and business leaders redouble their support of local nonprofit arts and education initiatives. .	Susan Silverman	G.A.R.D.E.N. Inc. (Growing Alternative Resource and Enterprise Network)	3	Recommend reviewing references in the Plan Tucson Draft to the role of not-for-profit organizations working in the areas of art and education and considering whether additional information should be provided.
242	General comment	Environmental Quality and Safety			To support business and livability, it is essential to protect central Tucson from loud noise (from airplane fly-overs directly over the city).	Susan Silverman	G.A.R.D.E.N. Inc. (Growing Alternative Resource and Enterprise Network)	5	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to participate in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
243	General comment	Urban Agriculture			More integrated local food system supports are needed - more community gardens and farmers markets, please	Susan Silverman	G.A.R.D.E.N. Inc. (Growing Alternative Resource and Enterprise Network)	2	Recommend reviewing policies in the Plan's Urban Agriculture section to determine whether additional language would be useful to emphasize support for "local food system supports."
244	General and specific comments				Due to the length of the comments, SEE ATTACHED COMMENT FORM FROM Ms. Barr. File located under s:/plan Tucson/comments received/LuAnn Barr 1-15-2013 Comment Form-Draft Plan Tucson.doc	LuAnn Barr	Sam Hughes Neighborhood Association		
245	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comments, SEE ATTACHED COMMENTS FROM Mr. Crosby. File located under s:/plan tucson/comments received/William Crosby 1-15-2013 Comments-Draft Plan Tucson.rtf	William Crosby	Environmental and Cultural Conservation Organization		
246	Adding new text/goal/policy	Environmental Quality and Safety			Due to the length of the comments, SEE ATTACHED COMMENTS FROM Ms. Jong. File located under s:/plan tucson/comments received/Jean de Jong 1-16-2013 Comments-Draft Plan Tucson.rtf	Jean de Jong			Note on location of comments.
247	Changing language in policy	Land Use, Transportation, & Urban Design		Opportunities Map	Understanding that the Opportunities Map is neither or current land use map nor a zoning map, the Department has concern with the delineation of "parks/open space" within the area of HAMP known as "Fantasy Island". The delineation of this area is very distinct in comparison to other opportunity areas shown on the map. Further, this opportunity area does not reflect the land uses designated on the HAMP Land Use Plan in that the HAMP identifies this area as residential with a recreational overlay. It seems more practical to identify the whole area as "Complete Neighborhood".	Tim Bolton	Arizona State Land Department (ASLD)	5	The Mixed-Use Centers designation in the Opportunity Areas Map is the equivalent of the Town and Village Center concepts presented in the HAMP. Mixed-use centers provide for both residents and workers of the center and the surrounding neighborhoods with access to goods and services. "Complete Neighborhoods," as they have been defined in the Plan Tucson Draft, work at a different scale, providing access to goods and services at a neighborhood level. Staff believes the Complete Neighborhood concept is comparable to the Neighborhood concept presented in the Houghton Area Master Plan (HAMP). About Fantasy Island: Pima County shape files show this parcel as park/open space. The HAMP identifies a not-boundary specific area as Recreation Area. ASLD has confirmed that the parcel is a vacant parcel of State Trust Land classified as Commercial and is permitted for grazing via Special Land Use Permit (SLUP). The SLUP is not a lease but rather a permit that authorizes the grazing use on State Land classified as Commercial. Will revise Opportunities map appropriately.
248	Changing language in policy	Implementation		Opportunities Map	To what extent will modifying anyone of the delineated Opportunity Area Building Blocks within the HAMP trigger a major amendment as per the policy statements listed on page 5.2. Some blocks appear to be more vulnerable to modification due to proximity to arterials and sheer size.	Tim Bolton	Arizona State Land Department (ASLD)	5	In the future, proposed development in the area to which the Houghton Area Master Plan (HAMP) applies will need to conform with both Plan Tucson, if adopted as the new General Plan, and the HAMP. However, it is not anticipated that General Plan amendments will be necessary. It is more likely that amendments would be necessary to the HAMP as the applicable specific plan. The City anticipates continuing working with ASLD on future plans for this area.
249	Formatting/spelling/typos/grammar				The preparation, meetings, the formatting of the GP required elements into three focus areas, the AMAZING job a very small team has done to make a cohesive group of all of our visioning, goals/policies, and then tying them all to other related policies is incredible. The city was bold in choosing to move away from the standard GP elements, but I believe it needs to be even more innovative regarding the text. The draft is exceptional, yet it reads as the traditional, sometimes page flipping/skipping document (such as page 3.5) and many times it seems more like a study and list of all agencies, and less of a vision. In fact, the current 2001 GP Housing section reads better and it is easier to understand. You can have all that dry stuff that reads like a report, but the really "good stuff" needs to be upfront, plain and beautiful, and very much part of this document. Why? Because the passion for this community seen at the meetings are not translated into this document, missing are the words that reaffirm our pride in community, its roots, strengths and diversity. Lets be bold, this document should read a little more like a vision. A short preface in the beginning of each section could introduce the reader to every aspect of Tucson as story telling, showing off some achievements. Right now, someone reading this document would never guess how important this community is and why our city leaders, staff, and residents took so much time to participate to create a vision for a better and unique Tucson in the future.	Vania Fletcher		3	Staff will consider the commenters suggestions regarding the current "study-like" tone of the document and the possibility of adding some introductory material to sections that would better capture the special qualities and characteristics of the community.
250	Formatting/spelling/typos/grammar	Planning Context	2.1, 2.2		Consider moving the sentence "Thirty-two years later, in 1912, Arizona became the 48th State in the Union" to the next page, before "In 1919...". If fits better with the progression of time.	Vania Fletcher		2	Staff will consider this editorial suggestion.
251	Changing background text	Planning Context	2.2		Could we have the most recent enrollment date instead of 2001? The date for the Davis-Mountain personnel is given "As of 2011..." (last sentence of column 1)	Vania Fletcher		3	Recommend revising with suggested data if available.
252	Changing background text	Planning Context	2.2, Exhibit T1		Throughout page 2.2 there are references to growth, including the post war years, yet the table only has numbers for 3 decades - it seems out of place, not part of the conversation on the page. I read about the post war boom and my first thought was to see how many people were in Tucson before the post war boom, but it wasn't there. The table could be data but also story telling, making it interesting to see the changes over time. As it is, I don't think it is needed, all it tells the reader is that time frames are missing.	Vania Fletcher		3	Recommend revising with suggested data if available.
253	Changing background text	Planning Context	2.4		The two events listed (Tucson Gem and Mineral Show and El Tour de Tucson) receive international acclaim (how many years for the Gem Show?), consider rephrasing the sentence with something like: "Events such as the Tucson Gem and Mineral Show and the El Tour de Tucson bicycle race are well known nationally and internationally, bringing visitors from all over the world and its associated revenues to Tucson." Perhaps you could add a photo or two.	Vania Fletcher		3	Staff will consider this editorial suggestion.
254	Changing background text	Planning Context	2.4		Second Column, 2nd paragraph about the recession and incomes I understand the income situation is not pretty, but the GP update will last for at least 10 years, and conditions will change, consider moving the 2 tables with the hard core numbers to an appendix -that should not be the focus. The text already refers to income/national average in page 2.3, so you can definitely move those tables. Even when describing conditions that are less than perfect (it feels a little gloomy), there is a need to balance it out with current efforts/outcomes/achievements to date (For instance, you could add text regarding the city's and private employers efforts to assist during this time) .	Vania Fletcher		5	Tables provide data against which to measure progress/success as discussed in Chapter 4 - Implementation.
255	Changing background text	Planning Context	2.5		Activities, column 1, 1st paragraph 732 miles of bikeways! Please consider adding info on how the city attained its Gold bicycle friendly status and ongoing efforts to reflect our policies. (And it is not stated on page 3.103 under Pima Regional Trail Master Plan either)	Vania Fletcher		3	Staff will consider the addition of information on the City's Gold bicycle friendly status.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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256	Formatting/spelling/typos/grammar	Planning Context	2.5		Aerial view of the University Could you ask the UA or find a photo that does the campus justice, with a great view of the mall? I couldn't tell it was the UA without the legend.	Vania Fletcher		3	Recommend seeing if a better aerial is available.
257	Changing background text	Planning Context	2.10		1st column, 2nd paragraph: instead of "These" visioning efforts provided a starting place for Plan Tucson, consider "All of the" visioning efforts provided the starting place for Plan Tucson. 2nd column, 1st paragraph: Consider changing the sentence to read: "Perhaps not surprisingly, this visioning approach revealed a remarkable consistency.... (It is just that there seems to be too many sentences beginning with "these, this")"	Vania Fletcher		2	Recommend revising to address copy editing issue identified.
258	Change language in policy	Goals	2.11	5	Consider changing the goal to read like the others, this one doesn't read right, it could be re-written to say: "A community that is physically, mentally and environmentally healthy"	Vania Fletcher		2	Recommend revising goal wording per commenter's suggestions. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
259	Adding new text/goal/policy	Housing	3.8		Somehow, Tucson's housing/character is missing from the housing chapter, especially if you look at policies H-1, H-3 and H-4. Here is a great opportunity to tie the policies with text that reflect the policies. Something on our great stock of older homes and the importance in retaining them as an asset that assists not only low income residents and the rehabilitation of housing, but of the potential for neighborhood rehabilitation as well, it is more than just housing, it can be a cohesive effort that incorporates housing, HP properties, neighborhood and character all in one.	Vania Fletcher		2	Recommend adding language about Tucson's housing character.
260	Changing background text	Economic Development	3.13	Exhibit ED3	Do we need this table? I don't see it as adding to the conversation and it doesn't help place Tucson in contention to get businesses looking to relocate in up & coming cities. We don't have to compare to anything, just show the increase and add new text that reflects the policies. If you are going to talk about the creative classes, here is the opportunity to show how the city/developers and partners efforts has resulted in the revitalization of a great "boutique" downtown (as Corky Poster puts it so beautifully), even during hard times, point out how many businesses have opened up, rehab of HP properties, etc... etc.. We have all that text on creative classes, Treo, the city's role on future economic development, a list of city partners, etc..., but nothing on current city's efforts.	Vania Fletcher		5	Table information provides another way to measure progress/success. Interest in comparative measurement has been express and would be consistent with the Star System, which is a national system of indicators that communities can use to determine how they are doing in relation to "sustainability" goals and in comparison to how other communities are doing in achieving such goals.
261	Adding new text/goal/policy	Public Safety	3.18	Exhibit PS2	Would it be appropriate to add Neighborhood Watch programs as partners and perhaps others that make a big difference in our town?	Vania Fletcher		1	Neighborhood Watch is noted in PS-1. Perhaps not understanding comment.
262	Formatting/spelling/typos/grammar	Energy & Climate Change	3.5		OUTSTANDING JOB!!!! Please consider adding a photo of the Solar City sign! We won that fair and square!	Vania Fletcher		3	Will consider.
263	Formatting/spelling/typos/grammar	Economic Development	3.7		The legend reads "Old paint is dropped off at a household hazardous waste collection site." I much rather read that "the city has implemented a program of collection sites throughout the city so residents can drop off household hazardous waste" (or something like it)	Vania Fletcher		2	Recommend making suggested revision to photo caption.
264	Changing background text	Historic Preservation	3.77		I would like to see a preface that really shows how HP is important to us and a means to preserve our heritage/diversity. Do you know that the word Barrio is only listed in this section as part of the district name and once in the table that states that barrios were destroyed in 1969? What about a preface that introduces the barrios to the reader and a couple of photos of the barrios revitalization, even in these difficult times?	Vania Fletcher		3	The photograph of Barrio Viejo houses in the Historic Preservation section was intended to pay tribute to the barrios and their importance. Staff's challenge was to provide lots of information without making the document too long.
265	Changing background text	Historic Preservation	3.80		How many properties (not just districts) residential and commercial have been designated? That is a great number to add, it reinforces the effort.	Vania Fletcher		2	Recommend adding this information if reliable data is available.
266	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design		Exhibit LT2	Best exhibit/table, it is more than just data, it is really story telling, but it is the only one set up like that, I would love to see something like that in other sections, especially in Chapter two.	Vania Fletcher		5	This timeline information presented in Exhibit LT-2 lent itself well to this format.
267	Formatting/spelling/typos/grammar	Plan Adoption, Amendment and Administration	5.0		If you know who the artist who created the tile panel, please acknowledge.	Vania Fletcher		3	Staff will see if information can be obtained.
268	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design		Opportunities Map	Need bigger "opportunity areas" map and especially 'blown-up' map with more detail of downtown and other areas where categories overlap. Define beige/white area on map; add to key.	Mike Byers		2	Based on this and other comments regarding the Opportunity Areas Map preparation, legibility, legend accuracy, and building block descriptions, staff recommends revising map and related text to increase readability, to update the legend, and to further refine the building block concepts/descriptions.
269	Formatting/spelling/typos/grammar	Land Use, Transportation & Urban Design	3.104 & 3.108	Opportunities Map	Not clear on stated if infrastructure capacity was one of constraints used to develop map. Also, you might put in some general statement like "...some areas shown may already be built-out as portrayed on the opportunities map."	Mike Byers		2	Access to existing infrastructure was considered. Based on these and other comments, the Opportunity Areas Map background text, and Exhibits LT-5 and LT-6 will be revised.
270	Adding new text/goal/policy	Neighborhoods			I can't think of any better recommendations than what Ruth Beeker and Colette Altaffer are making. Please consider implementing their comments.	Barbara Lehmann		2	Staff has considered and responded to the comments referenced. Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
271	Formatting/spelling/typos/grammar	New Parks/Open Spaces	3.105	Opportunities Map	On Plan Tucson Opportunity Areas-map. Identify areas for new parks/open space which will be set aside so city gets better stats on amount of land devoted to parks/open spaces.	Ruth Beeker		2	Parks and open space as shown on the Opportunity Areas Map are those that exist now. Map legend will be revised. Future parks, open space and recreational facilities will potentially be identified through new Planning and Service Areas planning process as proposed by draft policy LT18.
272	Adding new text/goal/policy	Neighborhoods			Due to the length of the comments, SEE ATTACHED COMMENTS FROM Neighborhood Infill Coalition. File located under s:/plan tucson/comments received/Neighborhood Infill Coalition 1-12-2013 Comments-Draft Plan Tucson.pdf	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		
273	General comment	Governance & Participation	3.48	G1	Provide the public with regular communication ... (no change).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No change requested.
274	Changing language in policy	Governance & Participation	3.48	G2	Require productive public engagement in City policy.	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	5	While staff believes "productivity" should be goal of public engagement, not sure how City could "require" this outcome. Staff, however, is recommending a policy revisions and new goals to the Governance section that may achieve more productive public engagement efforts from making information more easily available, to providing regular communication, to sharing how public input was used.
275	Changing language in policy	Governance & Participation	3.48	G3	Emphasize interactive participation methods that solicit input from the public, provide feedback to the public and utilize this input in public policy making.	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	2	Recommend revisions to policy to reflect ideas in commenters' suggestion. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
276	Changing language in policy	Governance & Participation	3.48	G4	Increase participation of the traditionally... (no changes).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No change requested.
277	Changing language in policy	Governance & Participation	3.48	G5	Ensure that all policy decisions are made in accordance with open meeting laws and that all correspondence (i.e. emails, phone calls, tweets) is part of the public record. (New policy.)	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	5	There should not be need for a policy to uphold the law.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
278	Changing language in policy	Governance & Participation	3.48	G6	(Previously G5) Address location, transportation, schedule.... (no change).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No change requested.
279	Changing language in policy	Governance & Participation	3.48	G7	(Previously G6) Coordinate and collaborate... (no change).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No change requested.
280	Changing language in policy	Governance & Participation	3.48	G8	(Previously G7) Develop and maintain strong partnerships.... (no changes).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No changes requested.
281	Changing language in policy	Governance & Participation	3.48	G9	(Previously G8) <u>Ensure that multi-jurisdictional, regional approaches to short-term and long-term planning are fair and equitable to all jurisdictions.</u>	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	2	Recommend revising the policy to reflect what is interpreted to be an issue of representation. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
282	Changing language in policy	Governance & Participation	3.48	G10	(Previously G9) Coordinate consistent policy, program and project planning.... (no changes).	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)		No change requested.
283	Changing language in policy	Governance & Participation	3.48	G11	Public policy must be cooperatively developed and not imposed on those who are most impacted by the policies. (New policy.)	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	5	The wording suggested seems more a principle than a policy. Policies - including revised and new policies - are intended to promote public involvement that is cooperative and inclusive. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
284	Changing language in policy	Governance & Participation	3.48	G12	Provide all interested parties with opportunities to meet together to reach consensus on critical policies. (New policy.)	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	2	Recommend adding a policy that reflects this suggestion. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
285	Changing language in policy	Governance & Participation	3.48	G13	Input into policy decisions must be publically documented and made accessible in a timely manner prior to scheduled action on a policy decision. (New policy.)	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	5	Staff recommends a new goal regarding a repository of planning and policy documents that can be accessed by the public. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
286	General comment				How is "Public" defined? If policies impact city residents, then these residents must be the deciding factor in crafting public policy.	Colette Altaffer, Ruth Beeker, Bill DuPont & Bonnie Poulos	Neighborhood Infill Coalition (NIC)	5	"Who is the "public" in "public policy" is a big question. Public policy may affect many people beyond City residents, but ultimately the effect of policies on non-residents also affects the residents. Staff is recommending policy revisions to the Governance section with the intent of increasing involvement of the public, which it doesn't restrict to residents. However, residents ultimately have the vote.
287	Adding new text/goal/policy	Environmental Quality and Safety			The doubling of DMAFB & TIA-ANG and bringing of F35 to Tucson will severely negatively impact Tucson and future plans. It hurts housing, economic development, recreation, eco-tourism, local businesses, small business, public safety, all outdoor recreation and transportation (bicycling, walking). Most military flights are over downtown and historic neighborhoods. Arts and culture will not find a conducive environment here. Air QUALITY (the jets pollute the air!); water quality (we already have a history of DMAFB poisoning ground water); and education (jets have always disrupted classes at schools and universities). The environmental quality in Tucson is hurt in every way by the City officials not requiring all bureaucrats-local, federal, and county to take damage caused by DMAFB into account. Add goal to have military over flights impact taken into consideration in every single facet of this plan. The only mention in the AEZ zone was acoustical treatment of buildings. This is completely incompetent and insufficient way to deal with a real current problem and future increased problem. DM flight pattern is 1/4-1/3 of the city. AZ national guard activities are another big area over the downtown, south, west, and South Tucson areas. Tucson needs to address this reality-encourage DMAFB and TIA-ANG to work with Tucson to reduce the number of flights over urban areas-impacts air safety, noise, and enjoyment.	Kathleen Williamson	Member of the Military/Community Relations Committee (MCRC)	2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
288	General comment	Economic Development	3		The Town of Marana hosts the Accenture Match Play Golf Championship.	Cynthia Ross	Town of Marana	3	Staff will consider including reference to events that serve multiple jurisdictions economically.
289	General comment	Land Use, Transportation, & Urban Design	3		Second column, second paragraph, what about discussion(s) with Pima Association of Governments regarding the RTA?	Cynthia Ross	Town of Marana	5	PAG is one of the organizations that has participated in the Plan Tucson public process. RTA, RTP and other transportation planning tools were discussed.
290	General comment	Public Health			1. The Arcadia Wash does not drain in many sections south of Speedway Boulevard. Large surface areas of stagnant water stay for up to a week or longer after a typical afternoon monsoon rain. Mosquitoes are abundant from May through late October and force residents to stay inside. In 2006, the area of the Arcadia Wash south of Speedway was the epicenter of the West Nile virus outbreak in Tucson. Proper drainage of Tucson's washes needs to be a priority before another deadly West Nile epidemic.	Katalin Scherer		3	Staff will review the policies in the Environmental Quality section to determine whether the policies that address contamination encompass the issue commenter raises. If not, staff will determine how this issue might be addressed in the Plan.
291	General comment	Land Use, Transportation, & Urban Design			2. Need more pedestrian crossing lights on the major streets in-between the major corners, which are 1/2 mile apart. A pedestrian should not have to take a 1/2 mile detour to cross at a light. This is a major safety problem, and is the primary reason for people jaywalking.	Katalin Scherer		5	Traffic light locations are too specific for Plan Tucson, which focuses on general policies. "Reducing potential harm to life and property...from hazards resulting from human activities and development through preventive measures" is a proposed policy. Implementing this policy could include an action such as installing a stoplight (see Chapter 4).
292	General comment	Housing	3.6		The map is "turn page."	Kashka Stitt		3	As explained in the text, the age of housing has a variety of implications in terms of health, potential tax breaks, rehabilitation needs, sustainability, etc. The map alone does not make that point, but the map with text should. Staff will review the text.
293	Formatting/spelling/typos/grammar	Housing	3.79		Athens, GA is misspelled.	Kashka Stitt		2	Will correct spelling.
294	General comment				"Whatever you do may seem insignificant, but it is most important that you do it." M. Gandhi	Kashka Stitt		5	Quotation noted.
295	General & specific comments				See Comments # 495-585 below. File located under s:/plan tucson/comments received/Pima County 1-17-2013 Comments-Draft Plan Tucson.pdf	Arlan M. Colton	Pima County Development Services	5	See responses to comments provided by Arlan Colton on behalf of Pima County.
296	Adding new text/goal/policy	Neighborhoods			Much of what has been submitted by Colette Altaffer, Ruth Beeker and LuAnn Barr I agree with and does not need further input.	Chris Gans	West University Neighborhood Association		See responses to comments provided by other commenters referenced.
297	Change language in policy	Governance & Participation	3.44		Areas that need more clarification or changes are: Commitment to an inclusive, informed process for development that engages neighborhoods and other stakeholders that begins within 14 days from when a developer/builder contacts the City of Tucson. No decisions, agreements to be made until all parties have appropriate time in input.	Chris Gans	West University Neighborhood Association	5	The Governance and Participation section was intended to provide policies regarding both "inclusive" and "informed" public processes regarding planning, policy, and project development. Referencing a particular timeframe is too specific for a general plan, but could be considered in strategies to implement policy.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
298	Adding new text/goal/policy	Governance & Participation	3.2		Require training for all board and commission members whose decisions impact development and building in or near residential neighborhoods. (Often I have been at meetings of boards and commissions that don't have a clue or have not taken the time to study about what they are reviewing/making recommendations on. The Planning Commission during the Main Gate Overlay is an example of how unprepared they were for this process.)	Chris Gans	West University Neighborhood Association	2	Recommend new policy regarding training for BBC members. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
299	Change language in policy	Green Infrastructure	3.50		Don't use incentives (greater IID is an example) that reduce the requirement for vegetation/green space in projects in and near residential neighborhoods. Require open green, public space in development in residential neighborhoods and infill projects. Balconies and other non-public spaces should not be counted as open space. Require all infill projects to mitigate heat island effects and increased traffic impacts. The District is an example of using minimal vegetation in a residential neighborhood. The Main Gate District projects have little open public/green space when balconies are not counted. These projects contribute to the heat island effect and contribute little to enjoyable usable public space to surrounding residential neighborhoods. Many people that are supporting more density in the city core are not going to live in the heat island and traffic jumble that will be created.	Chris Gans	West University Neighborhood Association	5	Comment noted. Effort has been made in the Green Infrastructure section to emphasize the importance of inclusion of green infrastructure in both public and private development.
300	Adding new text/goal/policy	Land Use, Transportation, & Urban Design	3.74		I suggest a secondary heading called The Neighborhood Environment-Preservation and Support . This section would include what's in the Built Environment but also all material scattered throughout Plan Tucson so it's easier to access. Suggestions for additions to the Built Environment: Don't use overlays that override neighborhood plans, HPZ's and NPZ's. Develop a hybrid PAD/overlay process that will shorten the rezoning process, gives flexibility to all stakeholders, encourages participation and creates projects that work for neighborhoods and builders/developers. Implement cost sharing programs (Tucson has had these in the past when money was available) for lower/mid-income homeowners to maintain the exterior of their homes. Require impact fees to go directly into neighborhoods to be used by neighborhoods for improvements. Require developers to pay for the costs of traffic mitigation/street repair related to their projects. Encourage long-term neighborhood reinvestment from developers that build in older neighborhoods for infrastructure use including sidewalks, lighting, parks, etc.	Chris Gans	West University Neighborhood Association	2	Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
301	Change language in policy	Policies			If the Tucson General Plan is a guiding document that informs policy but is not in and of itself to be used as a regulatory document, the language should be kept open and not narrow or definitive. This enables the final details of a general plan policy to be refined through a specific regulatory document, with additional topic specific public input and greater transparency as to how the policy will ultimately be applied. Broad but definitive statements, no matter how well intentioned, can paint citizens and regulators in unexpected corners. For example: EC2 "Require best energy efficiency technologies in all new private buildings..." could be interpreted to mean that building a home to the city's pending new energy efficiency code (IECC 2012) or Energy Star V3's above code standard is not adequate and more is required to demonstrate the "best" technology was used. There are compelling reasons to make all structures as efficient as they can be, but there are times that resources, funding and/or programming do not make it feasible for all projects to exceed contemporary energy efficiency code standards. It is ideal to avoid scenarios like this in a long-term advisory document and leave the details flexible for refinement under the policies, regulations and codes that are the apparent enforcement mechanisms of the general plan policies.	Mike Baruch	Former Tucson Code Committee participant	2	Staff agrees that language should be open, and leading verbs in policies should be consistent with the City's authority /jurisdiction in an area. In the case of draft policy EC2, it has been revised to "Require increased energy efficiency" vs. "best energy efficiency technologies." (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
302	Adding new text/goal/policy	Sustainability Framework			Due to the length of the comments, SEE ATTACHED Leslie Ethen's memo dated January 17, 2013. File located under s:/plan tucson/comments received/Leslie Ethen- Memo to Plan Tucson 1-17-13.docx	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		
303	Adding new text/goal/policy	Sustainability Framework			Due to the length of the Appendix, SEE ATTACHED APPENDIX X Tucson Sustainability Framework. File located under s:/plan tucson/comments received/Leslie Ethen - Draft Sustainability Appendix for Plan Tucson 1-16-13.docx	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		Leslie Ethen, head of City of Tucson Office of Conservation and Sustainable Development (OCSD), provided a series of comments that focus on sustainability principles from City's Sustainability Framework. OCSD and Plan staff have worked together to integrate framework and Plan to become City's General & Sustainability Plan. This effort is reflected in the "Staff Recommendations re: New and Revised Goals and Policies," Attach. B of Feb. 27, 2013, Memo to Plng. Comm.)
304	Suggested Additional Policies and Policy Revisions	Policies			These policies are intended to (1) address gaps between the current set of Plan Tucson and the STAR rating system, (2) incorporate new policies that pertain to current priorities (Open Government, poverty, etc.) that have not yet been addressed, and (3) suggest policies to cover the roles and responsibilities of City boards and committees and City Departments that are not represented.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
305	Adding new text/goal/policy	Housing			<ul style="list-style-type: none"> Policy: Collaborate with key partners to provide education, counseling, and other assistance to at-risk homebuyers and renters. Some reference to proximity to transit such as - Policy: Encourage creation of affordable housing in transit-served areas and areas identified for compact, mixed use development. Also, the policies make no reference to land use regulation as a tool. It is covered under Land Use and Transportation, but a direct statement of how land use regulation can influence housing would be good here so that people aren't required to look through all of the supporting policies to make that connection. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
306	Adding new text/goal/policy	Economic Development			<ul style="list-style-type: none"> Policy: Support programs or campaigns to promote the purchase of goods and services produced locally and from small and independent businesses. Policy: Support living wage campaigns in the community. Policy: Develop outreach and education programs to inform businesses about available incentives, technical assistance, and other resources to help them continue to develop. Policy: Reduce barriers to small, minority and women-owned businesses. (Related to function of Small, Minority, and Women-owned Business Commission). 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
307	Adding new text/goal/policy	Public Safety			<ul style="list-style-type: none"> Policy: Focus on intervention programs/strategies to support at-risk families and youth. Policy: Conduct ongoing emergency operations planning, training, and drilling to promote continual readiness. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
308	Adding new text/goal/policy	Arts and Culture			<ul style="list-style-type: none"> Policy: Collaborate with key partners to increase access to and participation in the arts. Policy: Promote events and programs that recognize and celebrate social and cultural diversity in the community. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
309	Adding new text/goal/policy	Public Health			<ul style="list-style-type: none"> A policy that covers the role of Pima County-City of Tucson Commission on Addiction, Prevention, and Treatment? 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
310	Adding new text/goal/policy	Urban Agriculture			<p>(I worked with Irene on these, and she is comfortable with these taking the place of the additional policies she recommended previously.)</p> <ul style="list-style-type: none"> Policy: Facilitate the preservation of existing local and regional urban agricultural systems. Policy: Collaborate with key partners to facilitate new opportunities for urban-scale garden and farms and distribution systems. Policy: Explore the utilization of city services and resources can reduce costs and build capacity for urban gardening and farming. Policy: Support comprehensive food planning process at the community and regional levels. Policy: Promote local and regional food systems to support the strengthening of the local economy. Policy: Support local and regional value-added food production and related infrastructure involved in the processing, packaging, and distribution of food. Policy: Facilitate community food security by fostering equitable physical and economic access to safe, nutritious, culturally appropriate, and sustainably grown food at all times, especially among vulnerable populations. Policy: Promote good nutrition and health. Policy: Facilitate the reduction of solid food-related waste. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
311	Adding new text/goal/policy	Education			<ul style="list-style-type: none"> Policy: Support efforts to improve civic, financial, health, environmental, and other forms of literacy to help members of the public fully participate in the community. Policy: Support programs that focus on development of positive, strong leaders, particularly youth. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
312	Adding new text/goal/policy	Governance & Participation			<ul style="list-style-type: none"> Policy: Develop practices to reduce utility, fuel, and procurement costs and improve environmental performance through process, technological, and behavioral changes in order to demonstrate City leadership and improve operational efficiency. (This one is particularly important, especially in light on conversations I have had with Albert and the Mayor's Office regarding establishing formal, internal "green teams." I put it in governance because Energy, Water Resources, and Environmental Quality are not expansive enough to cover this.) Policy(ies) related to transparency, i.e., Open Government Initiative, such as: Expand access to public information by making it available in formats that facilitate access to and reuse of information. Policy(ies) related to accountability/fiscal sustainability, such as: Pursue increasingly efficient means to maintain and improve levels of City service. (Also related to role of Independent Audit and Performance Commission.) Policy: Ensure equitable delivery of services and initiate new ones that benefit the individuals with disabilities. (From ordinance for Commission on Disability Issues.) 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
313	Adding new text/goal/policy	Human Services/ Neighborhoods/ Other			<p>(Not a section in Plan Tucson, but an important area of policy.)</p> <ul style="list-style-type: none"> Policy: Promote and protect civil and human rights for all residents in the community. (This seems especially relevant after SB1070 also pertains to Human Relations Commission and GLBT Commission.) Policy: Offer capacity-building programs to enable community leaders and groups to self-organize, resolve issues, and cultivate leadership. Policy: Work with key partners to identify and address neighborhood-specific needs. Policy: Encourage diversity in appointments to Boards, Commissions, and Committees. Policy: Work with key partners to increase ongoing civic engagement, including voter registration and turnout. Policy: Offer volunteer opportunities for residents to assist in City events, services, or operations. Policy: Provide child development programs for children living at or near the poverty line (ex. KIDCO). Policy: Establish/support programs that reduce the costs of basic needs for low-income households (low-income subsidies for water, trash, etc. + what others offer). Policy: Coordinate with key partners to provide high-quality human services and reduce poverty. Policy: Coordinate with key partners on human services planning (ex. plan to end homelessness). Policy: Develop outreach and education programs to inform residents about available service programs to meet basic needs. A policy that covers role of Veterans' Affairs Committee? (Especially with DM here, and the national dialogue about veterans. Maybe couched as a general support for the value DM brings and the need to ensure veterans receive fair treatment?) 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
314	Adding new text/goal/policy	Energy & Climate Change			<ul style="list-style-type: none"> Policy: Reduce carbon dioxide, methane, and other greenhouse gas emissions community-wide and in City operations in order to reduce air pollution, energy costs, and the vulnerability of residents to climate change. Policy: Develop assurances that vulnerable and disadvantaged populations are not disproportionately impacted by climate change. Policy: Facilitate the transition of new private construction toward net-zero energy buildings. Policy: Ensure that urban design standards, transportation projects, and building standards reflect desert-adapted concepts. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
315	Adding new text/goal/policy	Water Resources			<ul style="list-style-type: none"> Policy: Require best water efficiency technologies in all new private building construction and when remodeling existing buildings. Policy: Provide water management practices so that, in times of drought, water supplies will be available for essential uses. Policy: Manage and upgrade water infrastructure to supply water more cost-effectively, with fewer system losses, and to maximize the conversion of non-potable water uses to non-potable water supplies. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
316	Adding new text/goal/policy	Green Infrastructure			<ul style="list-style-type: none"> Policy: Develop management practices to eradicate invasive species that threaten natural ecosystems or pose a danger to property and human safety. Policy: Increase connectivity of green infrastructure for public access to open space and to improve wildlife corridors. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
317	Adding new text/goal/policy	Environmental Quality			<ul style="list-style-type: none"> Policy: Connect land use and transportation decisions to minimize impacts to air quality and reduce disparities in exposure to pollutants. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
318	Adding new text/goal/policy	Public Infrastructure & Facilities			<ul style="list-style-type: none"> Policy: Reduce disparities in access to high-quality public infrastructure and facilities. 	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
319	Formatting/spelling/typo/grammar	Introduction	1.3		First line under Mandated Elements: Economic is missing from "Social and <u>Economic</u> Environment"	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		Will correct typographical error.
320	Changing language in background text		2.6 (and 3.11, 3.15, 3.47, 3.92)		Michael Graham has said we are now officially to use "Sunlink" rather than "Modern Streetcar." For consistency moving forward, this should be changed (throughout the Plan) to be Sunlink. Also, the Streetcar is not on schedule for late 2013, but rather early 2014.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		Staff will touch base with Michael Graham. For purposes of Plan Tucson, term "Modern Streetcar" would be preferred because it quickly identifies the type of alternative transportation.
321	Adding new text/goal/policy	The Natural Environment	2.11-2.12		An additional goal is needed to reflect the "a protected natural environment" bullet at the end of page 2.10. "A network of healthy, natural open space managed for multiple benefits" does not adequately capture the need for strict preservation of some areas (rather than multiple use) that is reflected in both the SDCP and in the City's HCPs. Perhaps an additional goal of "Protection of key natural habitats that are necessary to preserve ecosystem functions, support vulnerable plants and animals, and maintain the iconic nature of the surrounding desert."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
322	Adding new text/goal/policy	Equity	2.11-2.12		There are no goals that capture equity, diversity, human services, civil and human rights, etc. I would suggest something like "A community where social and cultural diversity, civil and human rights, and fairness are embraced and protected." And, "a community where all residents have access to the means for a secure standard of living and meaningful participation in community life."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
323	Adding new text/goal/policy	Governance & Participation	2.11-2.12		There are no goals relating to the City's responsibility to be transparent, accountable, etc. (as well as the public's role to actually participate). I would suggest something like "A community where the City and the public share fully in a robust policy-making process, where City decisions and actions are transparent and the City is responsive to public values, and the public participates actively and openly in public policy dialogue."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
324	Adding new text/goal/policy	The Social and Economic Environment	3.4		See two items above suggestion for additional goals.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		
325	Formatting/spelling/typo/grammar	Housing	3.5		Last sentence, first column: "with" is missing in "The City leverages local, state, and federal resources in partnership with other governmental agencies..."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Typographical error will be corrected.
326	Formatting/spelling/typo/grammar	Economic Development	3.10		Introduction paragraph is redundant (see bold): Economic development activities are designed to make a positive impact on the standard of living in a community. Standard of living is typically measured by a series of indicators that include but are not limited to educational achievement, housing and neighborhood conditions, general health and safety, employment opportunities, wages , household income, and poverty rates and wages of its citizens .	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Staff will review text referenced and consider revisions based on commenter's suggestions.
327	Formatting/spelling/typo/grammar	Economic Development	3.14		Punctuation is missing. I think this should be: "The City will continue to contract with its economic development partners (Exhibit ED-4) to implement a broad range of activities related to economic development such as community messaging, business incentives and financing tools; real estate development (add ";") business training and technical assistance(add ";") additional infrastructure improvements and transportation enhancements (add ";") and planning and research."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Typographical error will be corrected.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
328	Formatting/spelling/typos/grammar	Parks and Recreation	3.22		I don't find the "Program Determinant" column in Exhibit PR-2 to be at all useful. Not exactly sure what it even means, and since everything has all 5 determinants except one, it would be better addressed in the text, if at all.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Staff will review the exhibit to determine if point of information could be made clearer or if it would be better integrated in text.
329	Formatting/spelling/typos/grammar	Arts and Culture	3.27		In Chapter 2, it is referred to as just the "Gem and Mineral Show" while on this page it is "Gem, Mineral and Fossil Show."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Inconsistency will be addressed.
330	Changing language in background text	Public Health	3.32		In Exhibit PH-1, suicide and chronic liver disease are shown as having no environmental interventions, yet they are both influenced by mental health (alcoholism in the case of liver disease) and in the text it states: "the City can also contribute to improved mental health by combatting isolation and reducing stress through planning for..." There should be some acknowledgement of this in the Exhibit.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Staff will review this point with the public health specialist who assisted with information provided in the Public Health section.
331	Formatting/spelling/typos/grammar	Urban Agriculture	3.35		"are" needs to be removed: "in 2012 there were 43 community gardens are available to the public."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Typographical error will be corrected.
332	Changing language in background text	Governance & Participation	3.44		This section should at least mention IT, Procurement, Clerk's Office, Budget/IA, and perhaps OEOP and Attorney's Office for their role in government accountability, transparency, etc.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Staff will consider these additions.
333	Formatting/spelling/typos/grammar	Governance & Participation	3.45		Edits needed (highlighted): "Public participation efforts are generally designed to reach both the general public and stakeholder groups, including non-governmental organizations that have interests for which they advocate and members with whom they regularly communicate. These organizations, which may include neighborhood associations, Chambers of Commerce, business associations, ..."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Typographical error will be corrected.
334	Formatting/spelling/typos/grammar	The Natural Environment	3.52		See comment #3 above.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		Comment refers to another suggestion.
335	Formatting/spelling/typos/grammar	Energy & Climate Change	3.53		I would recommend that this be retitled to "Energy & Climate Readiness."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making title change requested.
336	Changing background text	Energy & Climate Change	3.53		Additions to intro paragraph (highlighted): "While the City of Tucson does not regulate or manage energy utilities, it is a major consumer of electricity, natural gas, and fuels, and a contributor to greenhouse gas emissions."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making change suggested to introductory paragraph.
337	Changing background text	Energy & Climate Change	3.53		Impacts WILL happen, just scope is uncertain, so it should be "anticipated" not "potential": ...understand how climate change may affect the region and to plan for anticipated potential impacts.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change.
338	Changing background text	Energy & Climate Change	3.54		The source of the data in Exhibit EC-2 should be noted.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		Source will be provided.
339	Changing background text	Energy & Climate Change	3.53-3.56		OCSD should be noted as this is a major part of our work. Also General Services' role should probably be noted as well.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend referencing the Office of Conservation and Sustainable Development and General Services as suggested.
340	Changing language in policy	Energy & Climate Change	3.57		EC4 - "Increase the use of low carbon and renewable energy sources, high fuel efficiency and alternative fuel vehicles, and non-motorized transportation."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
341	Changing language in policy	Water Resources	3.62 & 3.68		WR8 and G11 have inconsistent language: "WR8 Provide incentives for the use of green infrastructure for Storm water management in public and private development and redevelopment projects." and "G11 Require green infrastructure for storm water management in public and private new development and redevelopment, and in roadway projects."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Both policies have been revised based on this and other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
342	Changing background text	Green Infrastructure	3.63		Revisions to OCSD's role "and the Office of Conservation and Sustainable Development, which develops habitat conservation plans and prepares environmental policy, assists with riparian habitat restoration, and administers the urban landscape program."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making change requested regarding OCSD's role.
343	Changing background text	Green Infrastructure	3.63		LAC should be mentioned in this section.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend referencing the Landscape Advisory Committee (LAC) in the Green Infrastructure section as requested.
344	Changing background text	Green Infrastructure	3.66		Edits needed (highlighted): "...describing conservation strategies to mitigate possible future development native impacts to those species. The Office also participated in the Lee Moore Watershed Basin Management Study to ensure that land use planning, development, water resource, public infrastructure and habitat preservation needs were identified before development occurs in the Lee Moore Watershed."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making changes requested to left-hand column of pg. 3.66 of the Plan Tucson Draft.
345	Changing background text	Green Infrastructure	3.67		Map should be revised to also include the Lee Moore Watershed. Otherwise, no one will know where it is.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Will add the Lee Moore Watershed to the map, Habitat Conversation Plan Areas, on pg. 3.67 of the Plan Tucson Draft.
346	Changing background text	Public Infrastructure & Facilities	3.87		Says that there are 26 municipal swimming pools but on page 2.5 it says "10 year-round and 6 seasonal swimming pools."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Staff will check the conflicting data regarding the number of municipal swimming pools and correct as necessary.
347	Formatting/spelling/typos/grammar	Public Infrastructure & Facilities	3.89		PI4 is mislabeled as PI1.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Will correct policy numbering error.
348	Formatting/spelling/typos/grammar	Redevelopment and Revitalization	3.91		Edit needed (highlighted): "U.S. Housing and Urban Development Department, successfully dates revitalized the South Park Neighborhood and Barrio Santa Rosa and constructed the Martin Luther King public housing downtown."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Will correct typographical error.
349	Changing background text	Redevelopment and Revitalization	3.91		Since I am sure there will ultimately be more than just 3 projects: "As of 2012, the planning phases of two of these projects were well underway and a third project was under construction."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested change.
350	Changing language in policy	Redevelopment and Revitalization	3.96		I have seen this phrase used elsewhere and I think it works better: RR5 "Pursue interim temporary, creative neighborhood uses and/or green infrastructure on vacant and financially distressed properties."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	Left wording as is. Allows flexibility for an interim use in properties not in vicinity of a neighborhood and for which a "neighborhood" use would not be as important, therefore.
351	Changing background text	Land Use, Transportation, & Urban Design	3.100		This text in Exhibit LU-2 didn't make sense to me in first read, could be tweaked for better clarity: "During this period, Tucson adopts 75% of Area and Neighborhood Plans still in use in 2012."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend change to sentence for clarity.
352	Changing background text	Land Use, Transportation, & Urban Design	3.101		The section on MS&R notes it was adopted in 1982, but does not note that it has since been updated. Should include that date.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend noting that MS&R has been amended twenty-six (26) times between its adoption and 19__.
353	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design	3.105	Opportunities Map	The colors (esp. MU Centers and Neighborhood Centers) are too hard to distinguish from each other.	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Based on this and other comments regarding the Opportunity Areas Map legibility, legend accuracy, and building block concepts/descriptions, staff recommends revising map to make it more readable, to correct the legend, and to further refine the building block concepts/descriptions.
354	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design	3.110		Edit to LT14: "Pursue annexation of vacant, underdeveloped, and developed land that is within both the adopted Water Service Area and the Municipal Planning Area, taking into consideration the development/growth potential, projected revenues to be received, and projected costs and capability to serve the area, and the strategic importance of the location."	Leslie Ethan	City of Tucson Office of Conservation and Sustainable Development (OCSD)	5	Will remove extra "and."
355	Change language in policy	The Natural Environment	3.52		Goal #9 - Delete "locally." Goal #10 - "...by facilitating, financing and enhancing the climate for local renewable energy production."	Bruce Plenk	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	This is a repetition of Comment #141 and #142.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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356	Changing background text	Energy & Climate Change	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." Second column after bullets, delete "and wind power." Caption to photo should read: "The Tucson Convention Center solar project, completed in May 2012, place 591.4 kw of solar panels on the roof and generates approximately 920,604 kWh/year, enough to power about 85 Tucson homes."	Bruce Plenk	City of Tucson Office of Conservation and Sustainable Development (OCSD)	2	Recommend making suggested changes to text and photo caption on pg. 3.53.
357	Changing background text	Energy & Climate Change	3.55		Column 2 - Need to expand and modify "increased water demand" section.	Bruce Plenk	City of Tucson Office of Conservation and Sustainable Development (OCSD)	3	Recommend considering revisions to text referenced.
358	Change language in policy	Energy & Climate Change	3.57		EC1 - Delete "buildings." EC5 - "Develop AND FINANCE.....AND SOLAR INSTALLATION PROGRAMS." Add EC10 - Assure solar access for all new buildings. Add EC11 - Develop city permitting and zoning regulations to facilitate energy efficiency and solar installations. Add EC11 - Require all new and remodeled commercial buildings be solar ready. Add EC12 - Assure that energy efficiency and solar policies take precedence over other conflicting policies in the event of a conflict.	Bruce Plenk	City of Tucson Office of Conservation and Sustainable Development (OCSD)		See response to Comment #303.
359	Adding new text/goal/policy	Vision Statement for Sustainable Community			(From Letter Dated 12/13/12) In April 2012, the Climate Change Committee and the Office of Conservation and Sustainable Development were tasked with updating the City's sustainability framework. The committee, with support from staff, has developed a set of vision statements for a more sustainable community. These statements reflect community values and goals that have been articulated through various venues over the last couple of decades. They are also informed by national sustainability priorities that have been expressed through emerging sustainability rating systems. Many members of the Committee have, as individuals, provided input regarding the goals and policies in Plan Tucson, the City's proposed new General Plan. Now that we have had an opportunity as a Committee to review the recently released draft of Plan Tucson, we would like to make the following recommendations:	Members of the Climate Change Committee		2	See response to Comment #303.
360	Adding new text/goal/policy	Vision Statement for Sustainable Community			(From Letter Dated 12/13/12) • First, since improving quality of life and sustainability of the community is the ultimate role of the City, and Plan Tucson outlines the goals and policies that will guide how the City fulfills that role, that the sustainability vision statements be compared to the Plan Tucson goals to assess consistency and to integrate any ideas included in the vision statements that may not be included in the Plan goals currently.	Members of the Climate Change Committee		2	See response to Comment #303.
361	Adding new text/goal/policy	Vision Statement for Sustainable Community			(From Letter Dated 12/13/12) • Second, that staff conduct an assessment to determine how well the policies in the draft Plan reflect these sustainability vision statements and include this assessment, as well as the sustainability vision statements, in an appendix of the Plan.	Members of the Climate Change Committee		2	See response to Comment #303.
362	Adding new text/goal/policy	Vision Statement for Sustainable Community			(From Letter Dated 12/13/12) • Third, that along with any locally derived indicators that may be developed to evaluate the City's progress is meeting citywide goals, that there also be an evaluation of how the City of Tucson is progressing relative to other communities. National sustainability indicators and rating systems provide a platform for the City to communicate the progress that is being made to improve quality of life to prospective new businesses, new residents, and prospective tourists.	Members of the Climate Change Committee		2	See response to Comment #303.
363	Adding new text/goal/policy	Vision Statement for Sustainable Community			(From Letter Dated 12/13/12) As a Committee that is focused on climate change, as well as sustainability, we support the idea of integrating these principles into Plan Tucson, and emphasize that long-term sustainability requires that we reduce our carbon footprint and improve our ability to adapt to our already changing climate, as well as seek opportunities climate change may bring the City.	Members of the Climate Change Committee		2	See response to Comment #303.
364	Adding new text/goal/policy	Sustainability Framework			(From Letter Dated 1/15/13) At the January 10, 2013 Climate Change Committee meeting, the following motion was unanimously passed: We request that the following statement of sustainability be included in either the current Section 1 or Section 2 of Plan Tucson: "Sustainability refers to a state in which human activities enhance economic development and social equity while remaining within the carrying capacity of the natural environment." We also recommend the following changes to Policy ED10: Emphasize the role of the natural environment in economic development opportunities, including the expansion of solar technology and carbon-free energy production, eco-tourism, scientific research, heritage tourism, and recreation.	Members of the Climate Change Committee		2	See response to Comment #303.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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365	General comment	Aggregates			<p>ARPA suggests thoughtful compliance with ARS 9-461.05 and consideration of aggregate materials for future infrastructure and materials needs of the City of Tucson. This would clearly have environmental and cost savings benefits for the City. See the Distance Matters information also provided below.</p> <p>ARS 9-461.05. General plans; authority; scope (g) Includes sources of currently identified aggregates from maps that are available from state agencies, policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses.</p> <p>Distance Matters: Aggregates are a vital natural resource. They are essential to our quality of life in Arizona and needed to build and maintain all roads, bridges, homes, hospitals, schools and public and private construction. Historically, Arizona communities have relied on local supplies of aggregates as the most efficient and effective way to supply materials. Today, we mainly transport aggregates by truck but, because it is a high bulk, heavy weight commodity, it is very costly to transport long distances and distance adds to environmental impacts. By supporting and obtaining locally produced materials, a community can help reduce consumer costs (fuel and energy costs), and reduce environmental impacts (specifically air quality emissions and greenhouse gases).</p> <p>Shorter Distances are Better for the Environment: If truck trip length can be reduced by even 15 miles, then total transport distances could be reduced by 282 million miles per year. It would have these benefits:</p> <ul style="list-style-type: none"> • Reduce fuel consumption by 44 million gallons annually. • Reduce tail pipe emissions by 835 tons a year. • Remove over 400,000 metric tons of greenhouse gases. <p>Shorter Distances Reduce Congestion and Safety Exposure</p> <ul style="list-style-type: none"> • Local aggregates can reduce transport of materials through congested urban areas. <p>Shorter Distances Mean More Money to Build Roads and Generates Tax Revenues: If transportation distances were reduced by an average of 15 miles, Caltrans estimates these benefits:</p> <ul style="list-style-type: none"> • 42% savings in material costs. • Reduce road wear and tear costs by \$12-18 million per year. • Fewer delays in the supply of materials to road and other construction projects, saving about \$9 million a year. <p>Local Materials Create Local Jobs: • Creating local jobs is a sustainable practice – especially when both jobs and the products produced will benefit the local community.</p>	Steve Trussell	Arizona Rock Products Association	2	Recommend consideration of revisions to text to further address aggregates as appropriate.
366	General comment	Aggregates			<p>Distance Matters - Aggregates are a vital natural resource. They are essential to our quality of life in Arizona and needed to build and maintain all roads, bridges, homes, hospitals, schools and public and private construction. Historically, Arizona communities have relied on local supplies of aggregates as the most efficient and effective way to supply materials. Today, we mainly transport aggregates by truck but, because it is a high bulk, heavy weight commodity, it is very costly to transport long distances and distance adds to environmental impacts. By supporting and obtaining locally produced materials, a community can help reduce consumer costs (fuel and energy costs), and reduce environmental impacts (specifically air quality emissions and greenhouse gases).</p>	Steve Trussell	Arizona Rock Products Association		See response to Comment #365.
367	General comment	Aggregates			<p>Shorter Distances are Better for the Environment - If truck trip length can be reduced by even 15 miles, then total transport distances could be reduced by 282 million miles per year. It would have these benefits:</p> <ul style="list-style-type: none"> • Reduce fuel consumption by 44 million gallons annually. • Reduce tail pipe emissions by 835 tons a year. • Remove over 400,000 metric tons of greenhouse gases. 	Steve Trussell	Arizona Rock Products Association		See response to Comment #365.
368	General comment	Aggregates			<p>Shorter Distances Reduce Congestion and Safety Exposure</p> <ul style="list-style-type: none"> • Local aggregates can reduce transport of materials through congested urban areas. 	Steve Trussell	Arizona Rock Products Association		See response to Comment #365.
369	General comment	Aggregates			<p>Shorter Distances Mean More Money to Build Roads and Generates Tax Revenues - If transportation distances were reduced by an average of 15 miles, Caltrans estimates these benefits:</p> <ul style="list-style-type: none"> • 42% savings in material costs. • Reduce road wear and tear costs by \$12-18 million per year. • Fewer delays in the supply of materials to road and other construction projects, saving about \$9 million a year. 	Steve Trussell	Arizona Rock Products Association		See response to Comment #365.
370	Adding new text/goal/policy	Goals / Aggregates	2.12		<p>Goal 20 – Does not address natural resource development, only conservation. In fact, none of the goals address where materials necessary for infrastructure or facilities will come from. Based on the Distance Matters information provided previously and in light of ARS 9-461.05, how is that considered sustainable? Natural resources such as sand and gravel also add to the economic vibrancy, welfare and quality of life in the City and rock products facilities could be instrumental in providing amenities that would create recreational opportunities for the community in the future consistent with Tucson's general planning.</p>	Steve Trussell	Arizona Rock Products Association	5	Goals were based on community values identified through various efforts as described in Chapter 2 of the Plan Tucson Draft.
371	Adding new text/goal/policy	Goals / Aggregates	3.4		<p>Included in the Goals the City Strives for should be recognition of the nexus between the built environment and natural resource development. ARPA members are willing to partner with the City to help the community realize its vision and requests that partnership potential be recognized. In fact, public-private efforts like this are underway in Pima County. Protection of the environment is of paramount concern to our members and we have stringent regulatory requirements that ensure we operate in a safe and responsible way as well as respectful of the environment.</p>	Steve Trussell	Arizona Rock Products Association	5	Staff will think further about the nexus between the built environment and natural resource development as referenced by the commenter.
372	Change language in policy	Economic Development / Aggregates	3.15		<p>ED10 – Recognizing the natural environment for resource development is an excellent way to stimulate economic development and the region is blessed with minerals and aggregate materials. There should be recognition of how natural resource development positively contributes to economic development in the same way other industries are listed in this section.</p>	Steve Trussell	Arizona Rock Products Association		After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff recommends changes to the Plan's Ec. Dev. policies for consistency with the strategic priorities. Policy ED1 will change. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
373	Adding new text/goal/policy	The Natural Environment / Aggregates	3.52		<p>Recognizing local materials extraction operations as an environmentally-sensitive industry is an environmental and economic benefit to the community. Increasing the distance materials have to travel creates more dust, tailpipe emissions, cost to the consumer or taxpayers for public works projects, congestion, safety exposure on roads. Additionally, ARPA member companies are responsible operators with EPA recognition for energy savings, reuse of water, environmental initiatives which include more environmentally friendly products and post mining use reclamation plans as required by the State Mine Inspector's Office. ARPA would like to know what criteria constitutes an environmentally sensitive industry and what does not.</p>	Steve Trussell	Arizona Rock Products Association	5	Question regarding what constitutes an "environmentally-industry" acknowledged.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
374	Change language in policy	Environmental Quality / Aggregates	3.73		EQ4 – ARPA agrees that measures should be taken to avoid incompatible land uses to the extent possible consistent with ARS 9-461.05. General plans; authority; scope policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses. People must also recognize that materials can only be mined where they are located and not all aggregates will meet the necessary specifications necessary to be included in City, County or State projects.	Steve Trussell	Arizona Rock Products Association	5	Comment noted.
375	Adding new text/goal/policy	The Natural Environment / Aggregates	3.76		One of the key components in providing cost effective public facilities is to identify where vital construction materials are located within the City's boundaries and by promoting expeditious permitting processes that are necessary for the operations to exist. Local sources mean local jobs and cheaper materials. It also addresses air quality by reducing emissions and congestion issues. Nothing in the document seems to recognize the uses of the City's natural resources.	Steve Trussell	Arizona Rock Products Association	5	Comment noted.
376	Change language in policy	Land Use, Transportation, & Urban Design / Aggregates	3.109		ARPA agrees with this statement and suggests the addition of, "to planning and beneficial use of natural resources." after the word historic.	Steve Trussell	Arizona Rock Products Association	1	Comment unclear. If comment refers to draft policy LT1, the intent is for development to take into consideration existing historic and natural resources.
377	General comment	Land Use, Transportation, & Urban Design / Aggregates	3.110		LT17 - ARPA appreciates the inclusion of the following language: Ensure that proposed land uses are compatible with adjacent military operation and aggregate resources. Identification of these resources is also very important and ARPA has created a helpful guidance document in order to assist in that effort.	Steve Trussell	Arizona Rock Products Association	5	Comment noted.
378	General comment	Governance & Participation			The Arizona Rock Products Association (ARPA) appreciates the opportunity to partner with the City of Tucson to help realize its vision for the area. The Association is especially grateful for staff reaching out to us in an effort to solicit comment on general plan amendments and participation in the planning process. As you know, natural resources such as sand and gravel add to the economic vibrancy, welfare, and quality of life. Additionally, ARPA members pride themselves in attention to environment, health and safety. These matters are of paramount importance and we operate under stringent regulatory requirements that ensure safety and environmental stewardship. Thank you for allowing ARPA to comment on this important document as we explore ways to continue providing affordable materials for critical infrastructure in line with the City's goals. We appreciate being considered a partner in future planning and look forward to commenting on other policy related efforts in the future.	Steve Trussell	Arizona Rock Products Association	5	Comment noted.
379	Adding new text/goal/policy	Arts and Culture			1) Brand Tucson as a vibrant Arts, Ecology and Culture city. Convene a Task Force of Gallery owners, Arts organization, environmental group, Hotels, Resorts, Restaurants, tourism agencies, fine art collectors and others tasked with establishing a period of time during which hand made original works of art can be sold "tax free" at galleries within the city limits. These taxes would be more than made up when every hotel room, restaurant, theater, tourism attraction and bus is filled with art patrons from around the world. 2) Establish a system of (tax credits) and to attract the film industry back to Tucson. 3) Strengthen the overall state of Arts Education and Teaching Arts in Tucson by increasing funding for our local arts agency, Tucson Pima Arts Council. The state of Arts Education in Tucson is very weak, despite an abundance of evidence based research indicating a critical need for arts education in preparing students for the contemporary work force. Simply stated, the arts are the glue that ties education together and promotes critical, holistic and divergent problem solving. - 98% of people surveyed said they support Arts Education. - Behavioral Outcomes demonstrate increased confidence and creativity when expressing themselves, students continue to practice what they have learned outside of the program and interact more cohesively with peers during group work. 80% of students surveyed report being able to focus for longer periods of time on a single subject without being distracted, resulting in higher test scores and knowledge retention across the curriculum. - Tucson has an underutilized workforce of highly qualified, well trained, professional Teaching Artists and Arts Educators, many of who are forced to relocate, or commute to other cities for work resulting in "brain drain" and "diminishing cultural capital". (Based on 2011-13 data gathered by the Tucson Arts Brigade on the state of Arts Education in Pima County).	Michael B. Schwartz		5	The commenter's suggestions are strategies that could be considered in the implementation of Plan Tucson policies. Chapter 4 of the Plan Tucson Draft addresses implementation of the Plan.
380	Adding new text/goal/policy	Public Safety	3.19		Public Safety Under Other Related Policies Add to Arts: AC 4, AC 5 and AC7 □	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
381	Adding new text/goal/policy	Parks and Recreation	3.24		Parks and Recreation Under Other Related Policies Add to Arts: AC4 In regards to PR 10 and 11; Consider It has become critical for Parks and Recreation to collaborate with NGO's to provide Out of School time, neighborhood and Summer Arts Education opportunities. Parks and Recreation collaborations with non-profits to deliver services, develop new programs, sources of revenue, participation and neighborhood leadership is critical. Doing so will fill a gap in services and assist in our collective ability to address social needs.	Michael B. Schwartz		3	See response to Comment directly above. Also, recommend reviewing commenter's input regarding Parks and Recreational policies and determining whether revisions are appropriate.
382	Adding new text/goal/policy	Arts and Culture	3.26		Arts: "The function and potential of the Arts and Culture sector could be expanded. Community Cultural Development practices are an underdeveloped resource. Programs, projects, initiatives and "demonstration projects" that illustrate the holistic impact of the arts allow us to expand the Arts to all areas of this report. Implementing these suggestions will assist in increasing the overall standard of living, quality of life and utilization of public resources."	Michael B. Schwartz		5	Comment noted.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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383	Adding new text/goal/policy	Arts and Culture	3.27		Arts: "It is critical that COT support the long-term survival of the All Souls procession, Tucson Meet Yourself and other festivals by providing necessary logistical and financial support because these events builds our collective cultural, social and economic capacity.	Michael B. Schwartz		5	Plan Tucson includes policy that recognizes and supports the importance of various events. The specific of how such support is provided would be addressed through specific actions or strategies to implement Plan policies.
384	Adding new text/goal/policy	Arts and Culture	3.30		Arts Under Polices; 1) AC3: insert the words "health" and "environment" to read; Implement site specific and neighborhood-scaled development strategies that incorporate heritage, arts, "health, environment" and culture. 2) AC4 insert the word "equitable" to read; Increase the capacity of and "equitable" access to buildings and open spaces to expand arts-related activities throughout the community. 3) AC 6 insert the words "lifelong arts education" to read; Target public investment to leverage additional capital for "lifelong arts education", heritage, arts, and cultural activities. ADD/Incorporate: AC7 : "Support, encourage and foster cross-agency and cross sector collaboration with Professional Artists to develop and implement Community Cultural Development strategies and policies."	Michael B. Schwartz		2	While staff review the commenter's suggestions regarding revisions to draft policy in the Arts & Culture section, and will consider possible additional revisions to those already recommended by staff in Attachment B to the Planning Commission Memo of February 27, 2013.
385	Adding new text/goal/policy	Arts and Culture	3.30		Under Other Related Policy Add; Housing Policy: H5, H8 Public Safety: PS6, PS7, PS8, PS9 Public Health Policy: PH2, PH3, PH 5 Urban Agriculture Policy: AG3 Governance and Participation Policy No: G6, G7, G8, G9 Energy and Climate Change Policy No: EC5, EC7, EC8 ,EC9 Water Resources Policy No: WR2, WR3 Green Infrastructure Policy: GI3, GI4 Environmental Quality Policy: EQ2, EQ3, EQ4 For supporting documents, studies, and information please contact Mr. Schwartz	Michael B. Schwartz		3	Staff appreciates the commenters review of the "Other Related Policies" tables and interest in integrating "Arts and Culture" more fully across the elements. Staff will review the commenters suggestions for Arts and Culture policies that should included in the "Other Related Policies" table associated with each element and will revise as appropriate.
386	Adding new text/goal/policy	Urban Agriculture	3.37		<u>Urban Agriculture</u> Under Other Related Polices Add to Arts; AC 3 and AC5 Artists working in collaboration with landscape architects, urban planners and neighborhoods. Example: Village of Arts and Humanities, Philadelphia	Michael B. Schwartz			Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
387	Adding new text/goal/policy	Education	3.42		<u>Under E7: insert the sentence:</u> Suggested subjects should include, but not be limited to: "Local Culture, Society and Folklore."	Michael B. Schwartz		5	Examples of "suggested subjects" in E7 are more specific than those suggested and more consistent with particular programs in which City is involved and for which City has resources, including knowledgeable staff.
388	Adding new text/goal/policy	Governance & Participation	3.48		<u>Governance and Participation</u> Under Other Related Polices Add to Arts; AC2, AC3, AC4, AC-7 Examples: 2010 "Arts and the Economy: Using Arts and Culture to Stimulate State Economic Development", http://www.nga.org/cms/home/nga-center-for-best-practices/center-issues/page-ehsw-issues/col2-content/main-content-list/arts--the-economy.html 2011 "Arts & the Economy: Using Arts and Culture to Stimulate State Economic Development" http://www.nga.org/cms/home/nga-center-for-best-practices/center-publications/page-ehsw-publications/col2-content/main-content-list/arts--the-economy-using-arts-and.html 2012 "New Engines of Growth: Five Roles for Arts, Culture, and Design" http://www.nga.org/cms/home/nga-center-for-best-practices/center-publications/page-ehsw-publications/col2-content/main-content-list/new-engines-of-growth-five-roles.html National Governors Association and Center for Best Practices	Michael B. Schwartz			Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
389	Adding new text/goal/policy	Energy & Climate Change	3.57		<u>Energy and Climate Change</u> Under Other Related Polices Add to Arts; AC1, AC2, AC3, AC5, AC7 Examples: Conservation of Public Works of Art and Artist and Scientist collaborations: http://www.sustainablepractice.org/	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
390	Adding new text/goal/policy	Water Resources	3.62		<u>Water Resources</u> Under Other Related Polices Add to Arts; Examples: Tucson Arts Brigade's Water Festival http://www.waterfestivaltucson.org/ Keepers of the Water: http://www.keepersofthewaters.org/	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
391	Adding new text/goal/policy	Green Infrastructure	3.68		<u>Green Infrastructure</u> Under Other Related Polices Add to Arts; AC1, AC2, AC3, AC4, AC7	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
392	Adding new text/goal/policy	Environmental Quality	3.73		<u>Environmental Quality</u> Under Other Related Polices Add to Arts; AC5, AC7 Examples: Disposal, Storage and Creation of Art Supplies Nine Mile Run Greenway: http://nrm.collinsandgoto.com/	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.
393	Adding new text/goal/policy	Housing	3.90		<u>Housing</u> Under Other Related Polices Add: AC1, AC 4, AC5, AC7 Example: Peoples Row Houses: http://projectrowhouses.org/	Michael B. Schwartz		3	Appreciate commenter's understanding of emphasis on the integrative nature of elements as suggested by the "Other Related Policies" tables. Staff will review commenter's suggestions for additions to tables and revise as appropriate.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
394	General comment				This Plan Tucson is generally a well-organized document that any layperson could read and understand. While it contains a wealth of information, there were some areas that were short on information or completely missing some crucial elements altogether. What is most troubling is the over reliance on a single consultant, Fregonese and Associates. Several of the main contributors to this document, including the City and IGT, utilized this same consultant. The resulting document is narrow in its vision, and is written in a way that serves the interests of a select group of individuals, often at the expense of the majority of the residents. With the impacts of climate change, Tucson will be facing difficult challenges in the coming years. Tucson's residents would be better served by utilizing a wider array of experts, particularly those who have the ability to link all components of planning into a more comprehensive vision for our community. What follows are suggestions for changes to this document which I hope will help to expand our understanding of the economic, social, environmental and physical environment of Tucson as we move forward for the next ten years.	William Altaffer			Plan Tucson was developed based on a Public Participation Program adopted by Mayor and Council. The Plan Tucson Draft was largely prepared by City staff, including conduct of the public participation, research, analysis, and writing, and editing of all chapters of the document. Two consultants provided assistance in two specialized areas: one was a graphic designer to work with staff on the layout of the document to enhance its readability, the second was a consultant with experience with concept map preparation and scenario modeling for general plans. Regarding the commenter's reference to the nongovernmental IGT effort, please see response to Comment #230.
395	Changing background text	Planning Context	2.3		Page 2.3, subheading "Economy" : This section notes the two largest employers in the region. However, if we think about it, much of the wealth of these two employers originates with the taxpayer. The University gets taxpayer funding, it utilizes the infrastructure that is provided by the taxpayer, and it has access to the resources provided by the taxpayer, such as the police who assist with traffic management during games and the fire department, who would be called to assist in the case of an emergency. Raytheon relies on government contracts, which originate with taxpayer dollars. In fact, if you look at the list of top employers on page 3.10, you will find that the vast majority depend heavily on taxpayer monies. Therefore, I think it only fitting that we acknowledge the people who make much of this employment possible by inserting the following words at the beginning of this paragraph.	William Altaffer			Comment is background for comments that follow from the commenter.
396	Changing background text	Planning Context	2.3		Second paragraph, under economy heading : "Tucson's economy is heavily dependent on the taxpayers, whose monies help support a number of our region's largest employers. These employers include the University of Arizona, which plays ..."	William Altaffer		3	Recommend considering references to role of taxes in funding public institutions within the City.
397	Changing background text	Planning Context	2.10		Community Values & Visions : A reference is made in this section to the Livable Tucson Vision Program, which was utilized as a guiding force for the 2001 General Plan. The section goes on to include references to additional efforts that were made to understand and integrate the community vision, including Town Halls and Imagine Greater Tucson (IGT). For those of us who participated in the Livable Tucson Vision Program and attempted to participate in the Town Halls and IGT, there is an enormous difference between Livable Tucson and the latter two. Livable Tucson was a series of meetings held throughout the city over an extended period of time. Participants were assembled and allowed to freely discuss, argue and otherwise contribute to the resulting document, free from the rigid confines of a preconceived conclusion. By contrast, both the Town Halls and IGT are limited in their value, largely because they limited input. The Town Hall that was held in Tucson several years ago consisted of an exclusive list of participants, many of whom were related to each other or who lived outside of Tucson. The final report from the Town Hall was available almost before the participants got out the door, indicating a preconceived conclusion was its basis. IGT refused to allow any discussions of water to be included in its public workshops, and participants with no training or understanding of planning, resource depletion, or infrastructure, were expected to place colored dots on a map to indicate their preference for where growth should go. The end product can hardly be called "planning." Therefore, I would like to suggest the following changes:	William Altaffer		2	In looking at the previous efforts referenced, staff was focusing in particular on the contributions those efforts made to identifying community values. In considering this question, staff found a great deal of consistency in values identified. Given the consistency, staff felt comfortable using common values as the foundational values for Plan Tucson. Recommend making revisions based on suggestions regarding the "first paragraph, after second sentence."
398	Changing background text	Planning Context	2.10		First paragraph, after second sentence : "...forums and workshops. Although written in 1997, many of the elements of the Livable Tucson Vision Program are still relevant today, and this document still has much to contribute to the 2013 General Plan." First paragraph, after the fourth sentence : "... Eastern Pima County region. These efforts are not without concerns, since the Town Hall allowed limited community participation and the IGT did not permit a discussion of water resources and supply by members of the public who participated in its workshops."	William Altaffer		3	Recommend reviewing and considering references to Livable Tucson Vision Program.
399	Changing background text	Planning Context	2.11		Goals : Given the recent history of the city to engage in policies that have been destructive to existing neighborhoods, I would suggest the addition of the following goals: 1. "A community that values its existing neighborhoods and their residents and works to preserve and enhance the unique and varied qualities of all neighborhoods." 2. "A government that earns the trust of its citizens by valuing and creating open, participatory, meaningful processes for citizen input into public policy." Citizen input into policies has been weakened over time, and this has contributed to destructive policy decisions for neighborhoods and a lack of trust in our local government. To turn this around, Tucson needs to commit to processes that enhance and elevate citizen input into decision-making, particularly when those decisions directly impact those citizens. Therefore, I would like to suggest the following addition.	William Altaffer		2	Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
400	Changing background text	The Social and Economic Environment	3.3		Introduction: First column, second paragraph : "The City's role in meeting residents' needs is threefold: the first is...the second is..., and the third is to institute a new mechanism whereby citizen input into public policy-making is facilitated, valued, and included." I would then strengthen Goal # 8, on page 3.4, with the following:	William Altaffer		5	The intent of the Governance & Participation section was to provide policy that would emphasize the value of public input and its use. An action or strategy for implementation of policy could be the creation of "a new mechanism."
401	Change language in policy	The Social and Economic Environment	3.4	8	"Timely, accessible and inclusive processes that are designed to include the input of government's primary constituency, its residents, in City policy, program, and project planning." The unfortunate aspect of taking the Social and Economic Environment and individually addressing its various components is that the interconnectedness of those elements can get lost. Under housing, for example, government plays a crucial role in addressing the needs of lower income, elderly and disabled residents. However, government fails to acknowledge how its approach to regulations, its development policies, and its provision of "incentives" to the development community, can be more destructive and exacerbate our housing problem. In the past few years, some of the more affordable housing has been constructed on the outskirts of our community, where land prices were relatively low. Developers relied on the taxpayer to provide much of the needed infrastructure to serve these new developments. The end result was two-fold; existing residents who tried to retain inner-city properties found themselves having to subsidize newer subdivisions. Lower income residents found that they could afford the housing in these far-flung subdivisions, but much of their savings were eaten up by transportation expenses.	William Altaffer		3	Staff agrees that the interconnectedness of elements is very important. Effort was made to emphasize that point through "Other Related Policies." Also there is an opportunity to stress the integrative nature of elements through the approach to policy implementation. Staff will consider whether there might be additional ways to make this clearer within the Plan format. Staff recommends the addition to the Plan of some type of matrix of goals and policies, showing their relationship.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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402	Change language in policy	The Social and Economic Environment	3.4	8	In addition, recent government use of overlay zones has had a number of consequences for existing neighborhoods. Those include weakened neighborhood protections; ensured that new construction is more expensive and less affordable; severely taxed the limited capacity of existing infrastructure; destroyed the quality of life for current residents, making it more likely that they will move further away to escape those impacts; reduced landscaping and open space requirements, increasing heat island effects, and limiting our ability to incorporate food security into our environment; and allowed for more hardscape, which limits our ability to harvest rainwater and increased the likelihood of street flooding.	William Altaffer		5	Comment noted. Some of the issues addressed are active topics both with the City's Office of Conservation and Sustainable Development and in work that Office is doing with the Planning and Development Services to develop Sustainable Land Use Codes. Work is going on between the Plan Tucson team and the OCS staff and its advisory Climate Change Committee to integrate the City's Sustainability Framework into Plan Tucson, so that it can become both the City's General and its Sustainability Plan.
403	Change language in policy	The Social and Economic Environment	3.4	8	One other aspect that is troubling is the disconnect between transportation and the ability of the elderly and disabled to access that transportation. Many of the elderly we have in our neighborhoods have trouble getting out of bed and preparing breakfast. These are not the people who can board a bus, ride to a destination, disembark, conduct their business, re-board and walk home at the end of their trip. The assumption that is being made by the supporters of greater density is that the elderly can manage if we just cram them together like sardines.	William Altaffer			Planning staff has heard in a variety of projects about some of the transportation challenges of the elderly, including use of the bus. There are a range of needs to be met. Some density in the form of mixed uses can be useful if those uses are within walking distance, providing both an opportunity for exercise and an a car-free option if driving is no longer an option, but walking is.
404	Change language in policy	The Social and Economic Environment	3.4	8	Another aspect that doesn't get addressed is TUSD and its role in the housing decisions that families make. For example, when we talk to some of the major employers, they speak of the difficulty in convincing employees to locate in close proximity to their places of employment because of the perception that TUSD is a lackluster educational establishment. Tucson can't begin to properly address education without being aware of this issue. Therefore, the following suggestions attempt to create some elements of interconnectedness in the sections.	William Altaffer			Staff heard many comments in Plan Tucson-related dialogue, which included educators from a variety of Tucson-based educational institutions, about the connection between education and overall quality of life and looked at a variety of studies regarding this connection. That was a key reason for including an "Education" section in Plan Tucson recognizing that the City doesn't have jurisdiction over formal education, but has roles it can play in support of such education.
405	Changing background text	Housing	3.8		Second paragraph: There is a sentence in this paragraph that discusses the focus of future residential development, and it cites demographic trends and preferences. Given what we have seen to date, coupled with the claims of the development community, this appears to be a bit of a manufactured excuse for promoting greater density. So far, the only ones who appear willing to tolerate the crowded conditions created by some of the most intense density are students. We have yet to see a rush by the elderly or families to live in the same crowded structures that are currently under construction along the streetcar line. As long as the city is not willing to pursue growth boundaries, those with means and opportunity will continue to live in quiet, HOA-protected subdivisions. Therefore, I suggest the following language:	William Altaffer		5	Comment noted.
406	Changing background text	Housing	3.8		Second paragraph. "...housing rehabilitation and neighborhood preservation and revitalization. In addition, the City will pursue a thoughtful approach to new housing options, such as new mixed-use development, remaining cognizant of scale, proportion, infrastructure capacity, and services availability and the potential impact such housing can have on existing neighborhoods."	William Altaffer		3	Ideas incorporated in this commenter's suggestion are consistent with ideas in draft policies in Chapter 3 section, including for example draft policy H-1, and draft policies LT-4 and LT-7 in the Land Use, Transportation, and Urban Design section. Recommend consideration be given to incorporating ideas in Housing background text. Staff planners will continue to review housing trend information balanced with data regarding local housing data.
407	Changing background text	Housing	3.9		I would suggest the following changes: H3 "Improve housing...neighborhoods, through preservation and refurbishment of older structures." H6 "Increase access...choice, with an emphasis on refurbishing and retaining well-built older housing stock." H8 "Promote housing...in place, being mindful of the need for easy access to special needs and services that this population requires." H9 "Implement additional policies that promote accessible design features in all new residential housing."	William Altaffer		5	The ideas suggested were ones heard during Plan Tucson discussion about housing policy. Ideas seem as if they may be more appropriate as actions / strategies that suggest how, for instance, to "improve housing conditions in aging neighborhoods."
408	Changing background text	Economic Development	3.10		The section on Economic Development could be strengthened by acknowledging several things, including that taxpayers are the initial source of funding for the largest employers and that regulations, which are always viewed as an impediment by businesses, are regarded as a necessity by the residents who are most impacted by unregulated or poorly regulated businesses activity. What follows are some suggestions on how to modify this section:	William Altaffer			Lead-comment for commenter's ideas regarding Economic Development section. After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Note that staff has recommended changes to the Plan's Ec. Dev. draft policies for consistency with the strategic priorities. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
409	Changing background text	Economic Development	3.10		First column, second paragraph: "To create and sustain...its unique strength, including its residents and built environment, and facilitate cooperation and partnership between the business community and its residents." (Remove "...mitigate those market conditions that businesses find challenging.")	William Altaffer		3	Recommend considering whether the idea of "facilitating cooperation and partnership between the business community and residents" can be incorporated in the Economic Development back ground text.
410	Changing background text	Economic Development	3.10		Second column, second sentence: "The challenges include developing and keeping a well-trained workforce, and judiciously expanding public infrastructure, and fostering a regulatory environment that facilitates new development while protecting valuable community assets such as the natural environment, established neighborhoods and historical features."	William Altaffer		3	Recommend considering suggestions for revisions to second column, second sentence.
411	Changing background text	Economic Development	3.11		First column, first paragraph: "...classifications in 2012. It should be noted that of the top ten employers listed in Exhibit ED-1, almost all are supported by taxpayer monies.	William Altaffer			Comment noted.
412	Changing background text	Economic Development	3.11		First column, third paragraph: "New development and revitalization ...inexpensive land prices. Therefore, it is essential to sound government policy-making that the City require a two-sided balance sheet approach when considering public investment in any new project or business to ensure that taxpayers are getting an equitable return on their investment."	William Altaffer			Comment noted.
413	Changing background text	Economic Development	3.11		Second column, first paragraph following the bullets: While some might claim that the recent City actions "strengthened" our urban core, others will argue that overlay zones, the modern streetcar, and the unbalanced relationship with the University have come at the expense of the urban core. In fact, citing the recession may provide government and business an excuse for any shortcomings that result from the City's actions. Therefore, I would like to suggest that sentence be modified to read:	William Altaffer			Lead in to comments below.
414	Changing background text	Economic Development	3.11		"Since the days of urban renewal, there have been multiple efforts over the years to rebuild and strengthen the City's urban core, with the latest being Rio Nuevo, passed by the voters in ___ and the construction of the modern streetcar line. The City recognizes that these have not been without their controversies, and the impacts on adjoining historic neighborhoods and their residents are not yet fully known. Over a five-year period, between 2008 and 2013, public investments, in the form of incentives, tax breaks, infrastructure improvements, etc., worth \$___, have been made. In addition, private investment exceeded \$200 million. While the Modern Streetcar line has spurred additional private sector investment, much of the housing that is currently under construction is targeted for UA student occupants. This has led to an increased number of vacant housing units within central neighborhoods. Concerns have also been raised about the long-term costs of the Operation and Maintenance (O&M) of the modern streetcar and whether the taxpayers can support this system for the long haul."	William Altaffer			Comment noted.
415	Changing background text	Economic Development	3.13		Second column, first paragraph: Richard Florida is cited several times. As you can see from this link, his approach to creativity may be too narrow. http://www.metropolismag.com/story/20050222/why-i-dont-love-richard-florida	William Altaffer		3	Recommend review of the Internet link provided and consideration of the information provided in terms of Plan Tucson references to "creative class" concept.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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416	Changing background text	Economic Development	3.13		I'm concerned that, by relying heavily on "experts" like Florida, we may actually be limiting our options. Part of what Tucson has going for it is its unique character. It may not always be glamorous or glitzy, but many small, local businesses are successful in refurbished older buildings. Just look at Fourth Avenue. Trying to limit the term "creativity" to a small segment of our society limits the potential of our population. A good teacher discovers and nourishes the best in their student, and I would hope that Tucson will do the same. If we insist on keeping Florida as a reference, then please consider qualifying that reference with the following language.	William Altaffer			See response to Comment #415.
417	Changing background text	Economic Development	3.13		Second column, end of second paragraph: "Tucson has a wealth of creative individuals, people who have had to learn to create "miracles" on very little. Diverse groups, from artists to neighbors to historic preservationists to small business owners, have found creative ways to organize and work together to find ways to address the issues and concerns that face our community."	William Altaffer		3	Recommend incorporating text about creativity that already exists in Tucson into the Economic Development section background text.
418	Changing background text	Economic Development	3.14		This section on Economic Development has focused exclusively on ways to further assist the City's economic "partners". Unfortunately, it follows a narrow thread as to who will be supported by the City. We have focused so much attention on the downtown area that we leave the rest of the business community to struggle on its own. This may be the time to push the city out of the tiny box it has confined itself to. It might also be a good time to acknowledge the role of the customer in economic development. Therefore, I'd like to suggest the following language:	William Altaffer		5	A review of the revised Economic Development policies presented in Attachment B to the Planning Commission Memorandum dated February 27, 2013, don't appear to be focused primarily on the downtown. There are two references to the downtown, along with references to institutions, neighborhoods, etc.
419	Changing background text	Economic Development	3.14		Add to last bullet: "Expansion of local businesses through methods similar to those utilized in the downtown area, including support for improvements of building facades and landscaping, as well as developing strategies for increasing purchasing power and reducing costs." (I'm thinking of the Tucson Originals model here.)	William Altaffer		5	These ideas might be better considered as actions / strategies for implementing a policy such as the revised ED-2 policy (see reference to revised Economic Development policies above).
420	Changing background text	Economic Development	3.14		Second column, above last paragraph: "The City will continue to contract ...businesses incentives and...planning and research. However, these methods need to be pursued in a "balance sheet" approach to ensure that the customer, who is also the taxpayer who will have to financially support incentives and infrastructure improvements, is getting a balanced return on their investment."	William Altaffer		5	Comment noted.
421	Change language in policy	Economic Development	3.15		Policies; Economic Development: Since it wasn't apparent from the supporting section, could you explain what "exports" we are referring to on policy # ED5?	William Altaffer		4	Staff has recommended deleting draft policy ED5, including the reference to "exports." (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
422	Adding new text/goal/policy	Economic Development	3.15		Add a new policy: "ED11 Incorporate neighborhood quality-of life elements in all zoning and development issues to protect the investments of the residents, who make up a large percentage of the consumers."	William Altaffer		5	Not fully understanding. One might argue that zoning came about to address quality of life issues.
423	Changing background text	Public Safety	3.17		First column, second paragraph: There is a reference to public spaces and elements such as sidewalks and shade that discourage criminal activity. You might want to cite some of the studies that have been done, such as the one done recently in Baltimore, which indicate that areas with large shade trees actually have less crime. (See link below) http://switchboard.nrdc.org/blogs/kbenfield/new_evidence_that_trees_reduce.html This could be included with the following language:	William Altaffer		3	Recommend reviewing information referenced regarding shade trees and crime and considering inclusion of reference in Public Safety background text.
424	Changing background text	Public Safety	3.17		First column, end of second paragraph: "Several recent studies point to the importance of landscaping, especially the use of shade trees, and the role these trees play in reducing levels of crime."	William Altaffer			See response to Comment #423 above.
425	Changing background text	Public Safety	3.18		Exhibit PS-2: This lists the City partners in Public Safety. It should include Neighborhood Associations, since there are a variety of ways that neighbors work with the city to help ensure the safety of residents.	William Altaffer		2	Recommend addition of "neighborhood associations" as suggested.
426	Adding new text/goal/policy	Public Safety	3.19		Policies; Public Safety: Two key elements for reducing crime in our community are the use of Defensible Space and owner-occupancy. Those two elements could be incorporated into this policy section with the following language: "PS10 - Reduce opportunities for criminal activity by employing the strategies of Defensible Space, advocated by the architect Oscar Newman." "PS11 - Reduce the incidence of criminal activity by protecting the quality of life in existing neighborhoods to encourage greater owner-occupancy"	William Altaffer		2	Recommend adding a policy that acknowledges defensible space principles. It should be noted the TPD does plan reviews using these types of principles. Sometimes there are challenges between the desire for clear lines of sight and the desire for landscaping offering a variety of benefits. However, many policies in the Plan Tucson Draft have as one objective activating our public spaces, which results in "eyes on the street," which along with lighting at night is considered one of the better ways to address criminal activity.
427	Changing background text	Parks and Recreation	3.21		Map: It was puzzling to see both TIA and DM listed in a map designated as "Parks and Recreation Facilities in Tucson", since I can't envision having a picnic in the middle of a runway. Can this be explained? Also missing from the map is the UA, which celebrates its arboretum and is often used by citizens as a place to walk or take the dog for a game of Frisbee. If we are going to state on Page 3.22, 1st paragraph, that the facilities shown on this map "...provide lifelong and healthy living opportunities.", when the noise and pollution from airfields are detrimental to health, then maybe this map needs to be modified.	William Altaffer			The intention was to make it clear what these large tracts of land were in case people not used to looking at a map of the City wondered about the possibility of these areas for future parks.
428	Changing background text	Parks and Recreation	3.22		Second column, end of last paragraph: It is important to acknowledge the role of citizen volunteers in helping to maintain our parks. That can be done with the following language: "...services to the community. In addition, a number of organizations, including ___ neighborhood associations, have formally adopted neighborhood parks through Tucson's Clean and Beautiful program, helping to keep our parks facilities clean and well-maintained."	William Altaffer		2	Recommend reflecting this suggestion in the Parks and Recreation text.
429	Adding new text/goal/policy	Parks and Recreation	3.24		Policies; Parks and Recreation: Add the following policy: PR12 Expand outreach and partnership with neighborhoods to facilitate the adoption and care of existing neighborhood parks.	William Altaffer		2	Recommend a new policy that reflects the commenter's suggestion. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
430	Changing background text	Arts and Culture	3.27		Second column, first paragraph: I am having real trouble with including Davis Monthan Air Base as being either arts or culture. I would suggest removing it from this list.	William Altaffer		3	Staff will review the inclusion of Davis Monthan in the list referenced and revise or clarify as appropriate.
431	Change language in policy	Arts and Culture	3.30		Policies; Arts & Culture: The third recommendation isn't quite clear as to intent. Perhaps we need to reword this to the following: AC3 Implement procedures that protect existing heritage, arts and culture while encouraging the addition of these elements in new development.	William Altaffer		3	Review again draft policy AC3 language for clarity. Revise if needed.
432	Changing background text	Public Health	3.31		Second column, last sentence: Add the following language. "...prevent heat-related illness. In addition, studies have documented a reduction in crime in those areas that are landscaped with large shade trees."	William Altaffer		3	Multiple comments have been raised about noise, particularly in reference to Davis Monthan and TIA, and whether noise should be referenced in Public Health along with its reference in Environmental Quality. Staff will consider this further in consultation public health specialists who have participated in Plan Tucson discussions. Isolation, particularly among an aging population, can contribute to mental health issues (e.g., depression) as suggested.
433	Changing background text	Public Health	3.32		Second column, second paragraph: We mention stress and mental health and actions the city can take to improve both conditions. However one of the biggest factors for inducing stress is noise, which isn't mentioned at all. Therefore, I'd like to suggest the following changes to this paragraph to try and address isolation and noise-induced stress.	William Altaffer			Lead in to comment below.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
434	Changing background text	Public Health	3.32		<p>"Along with physical health, the City can also contribute to improved mental health. Isolation, particularly in the older population, can be addressed through a number of strategies, including expanding and supporting the local neighborhood volunteer efforts that team older residents with a support network of younger residents; assisting in programs that make simple modifications to the homes of older residents to facilitate accessibility and their desire to age in their own homes; and support those programs that provide nurse or physician home visits to older residents....interactions for people of all ages.</p> <p>The link between noise, stress and disease is well-documented. Cities are, by their design, inherently noisy environments. While Tucson can't eliminate all sources of noise, there are strategies the City can employ to reduce or minimize its impacts on the population. Careful consideration can be given to building design, zoning conditions and compatibility of uses as one way to mitigate the negative effects of noise. Elements such as repair shops, bars and student housing, which typically account for noise generation and complaints, can be located so as to provide sufficient separation and buffering from residential areas to reduce their impact on residents. Consistent enforcement of current noise regulations should also be a priority for the city. Careful attention to environmental impact studies, and strong leadership from elected leaders, will be necessary to address the conflicts between land use, residents and air traffic."</p>	William Altaffer		2	Recommend reflecting the point that alternative transportation won't solve all problems regarding access. However, more opportunities to walk safely and comfortably to shop, to services, and/or to visit could help alleviate some isolation and could serve those people who need to give up driving or would prefer to drive less, but are still mobile.
435	Changing background text	Public Health	3.32		<p>Second column, third paragraph: This addresses transportation challenges for some residents, without acknowledging that many older residents are beyond the ability to utilize public transportation as an alternative. For many of those residents, getting them out of their homes is a challenge. That means someone, whether a family, friend or neighbor, takes on the responsibility of bringing in supplies, such as groceries. Trips outside of the home are limited to necessities, such as doctor's visits. Greater density and public transportation will not address these problems. Therefore, I would suggest the addition of the following language.</p>	William Altaffer		2	Recommend incorporating suggestion re accessible at home healthcare in draft policy PH3. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
436	Changing background text	Public Health	3.32		<p>Second column, end of third paragraph: "...with low rates of car ownership. The City recognizes that the needs of an aging population are complex, and simply providing more transportation options will not address this complexity. Additional strategies, from community support services, neighborhood assistance, partnerships with health providers, etc., will be necessary to ensure the health and wellbeing of an aging population."</p>	William Altaffer		5	Support for a sustainable local food system, including community and backyard gardens, was raised in many Plan Tucson discussions and is consistent with the City's Sustainable Framework. The draft policies in the Urban Agriculture section are intended to acknowledge the merits of a more sustainable local food system. There are a variety of issues that will need to be addressed to implement these policies and they will involve zoning regulations, public health regulations, etc.
437	Adding new text/goal/policy	Public Health	3.33		<p>Policies; Public Health: To address the complexity of caring for an aging population, and to address noise as a known stressor, I would suggest the addition of the following language: PH3 - Coordinate with...and in-need populations, including finding new ways to provide access to healthcare at home. PH7 - Incorporate open space features, and landscaping that includes shade trees, in all new development requirements, to provide healthy, attractive environments that encourage physical activity by Tucson's citizens. PH8 - Enforce all existing noise regulations, incorporate new ones as needed, and work with various governmental agencies to address broader community noise issues.</p>	William Altaffer			Lead in to following comment.
438	Changing background text	Urban Agriculture	3.34		<p>Second column, first paragraph: While this paragraph supports the sale of food raised in backyard gardens, this should be approached with caution. Tucson needs to contemplate the possibility of contamination of food at its source and how we will be able to isolate that source in a largely unregulated, uncontrolled environment. In addition, encouraging the sale of produce in a residential setting undermines the expectation of many residents that their homes will not be subjected to the traffic, noise, etc. that come with such activity.</p>	William Altaffer		3	Recommend reviewing text with this cautionary comment in mind.
439	Changing background text	Urban Agriculture	3.34		<p>Further down in the second column, the last sentence refers to the possibility of raising animals for sale and/or personal consumption. While urban agriculture will ultimately be addressed with a formal code, it would be helpful to include a cautionary note regarding this subject. The majority of our population is vastly removed from the farm, and animal husbandry is not something to enter into lightly. Waste disposal, smell, flies, proper processing of the animal, etc., are all issues that need to be approached with great care. The increasing propensity for animal diseases to cross over into the human population is something that must also be considered. Therefore, I would suggest the addition of the following language to ensure that these concerns are not forgotten as we move forward with the creation of a sustainability code.</p>	William Altaffer		3	Recommend reviewing text with this cautionary comment in mind.
440	Changing background text	Urban Agriculture	3.35		<p>First column, end of first paragraph: "...milk, and honey. These activities, however, should be addressed carefully to ensure the safety of the food supply as well as the public."</p>	William Altaffer		3	Recommend reviewing text with this cautionary comment in mind.
441	Changing background text	Urban Agriculture	3.35		<p>Second column, third bullet: How did reviving parks get into community gardens? Do we intend to turn portions of our parks into gardens?</p>	William Altaffer		5	Community gardens can provide some amenities of a small park allowing people who may not be able to or want to garden to still be able to use the space. Example is Blue Moon Community Garden at Tucson House.
442	Changing background text	Urban Agriculture	3.35		<p>Second column, fifth bullet: What steps do we intend to take to ensure any gardens which are constructed in industrialized areas are not planted in potentially contaminated soil? How can we ensure that the food grown in these areas will not contain unacceptable levels of lead or other heavy metals?</p>	William Altaffer		5	Such steps would need to be considered in conjunction with policy implementation and in compliance with applicable codes and regulations. One approach that has been used in Tucson is to provide raised garden beds with "clean" soil.
443	Adding new text/goal/policy	Urban Agriculture	3.37		<p>Policies; Urban Agriculture: There are two suggestion I would make to the policies to address the concerns about food safety as well as the long-term issues with water availability: AG2 "Adopt zoning and land use codes that promote and facilitate the safe, equitable growth...produced food." AG4 Encourage and facilitate the inclusion of rainwater harvesting systems and techniques in urban agriculture."</p>	William Altaffer		5	Concern regarding rainwater use for gardens is possible pollutants. Recommended revision to draft policy WR-2 addresses use of alternative water sources. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B, PC Memo, Feb. 27, 2013.
444	Adding new text/goal/policy	Education	3.38		<p>Education: I am not certain of how to approach this subject in a politic manner. When we speak to representatives of some of the major employers about working with the community to encourage their employees to purchase homes in central neighborhoods, we keep hearing a similar reply. Employees research the various school systems, discover problems with TUSD, and decide to move to the foothills or Vail, since they want their children to attend the best public schools. TUSD is a big impediment to increasing owner-occupancy in the city's core, and we don't know if there is a way for Tucson, in partnership with some of the major employers, to apply pressure for change within TUSD's administration. One aspect that Tucson does have some control over is the quality of life in our neighborhoods. If Tucson recognizes the importance of using zoning to protect neighborhoods, rather than just simply as a tool to increase density, they can help to contribute to a desire on the part of future residents to want to live here and work to improve the school system. Therefore, I would suggest the following addition to the policies:</p>	William Altaffer			Lead-in comment to Comment #445.
445	Adding new text/goal/policy	Education	3.42		<p>Policies; Education: E8 Strengthen zoning protections for existing neighborhoods to protect their quality of life and encourage a desire to live in these neighborhoods.</p>	William Altaffer		5	Possibly an action or strategy for implementing draft policy E6. Chapter 4 discusses policy implementation.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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446	Changing background text	Governance & Participation	3.42		The section on Governance & Participation is particularly important. Government derives its legitimacy from its citizens. Those citizens are its major constituency. Therefore, I would suggest the following language be added.	William Altaffer			Lead in to comments below.
447	Changing background text	Governance & Participation	3.44		Top of first column: "The City government derives its legitimacy from its citizens. Those citizens are its major constituency. To effectively determine...here as the public."	William Altaffer			Comment noted.
448	Change language in policy	Governance & Participation	3.48	G1	Policies; Governance & Participation: Add one word to G1. "Provide the public with regular communication and sufficient information..."	William Altaffer		2	Recommend making change as suggested. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B to Feb. 27, 2013, Memo.)
449	Change language in policy	Governance & Participation		G8	I have a real problem with this policy. Unless we can guarantee that future joint efforts don't end up looking like the RTA, I would like to see this policy removed.	William Altaffer		2	Recommend revisions to draft policy. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B to Feb. 27, 2013, Memo.)
450	Adding new text/goal/policy	Governance & Participation		G10	Require all City departments to hold regular joint meetings to ensure the free flow of information and communication between departments.	William Altaffer		2	Recommend revisions to draft policy. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B to Feb. 27, 2013, Memo.)
451	Adding new text/goal/policy	Governance & Participation		G11	Require all City departments to put all City policies in writing and create a system for easy public access to those policies.	William Altaffer		2	Recommend new policy regarding plng. doc. repository. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B to Feb. 27, 2013, Memo.)
452	Adding new text/goal/policy	The Natural Environment	3.52		Goals; Natural Environment: Since the City's push for greater density is in conflict with some of these goals, perhaps we need to pursue balance as one of our goals. Therefore, the following language could be inserted: 17 - A reasonable balance between density in the built environment and the need for the elements of a natural environment that promote shade, reduce heat and aid in the harvesting of rainwater.	William Altaffer		5	Believe that greater density and improvements to green infrastructure can coexist.
453	Adding new text/goal/policy	Energy & Climate Change	3.57		Policies; Energy & Climate Change: One thing is very evident throughout this section. Tucson is already changing as a result of both climate change and our built environment. While this section attempts to address heat island effect, reduced water supplies, and more intense, shorter rainfall events, it completely ignores how greater density exacerbates all of these elements. If we are going to be truly honest in how we approach planning, we cannot ignore this. Therefore, I would like to suggest the following items be included in the policies section:	William Altaffer		5	First policy suggestion - EC3 - lists specific ways to reduce the urban heat island. The Plan does not provide specific strategies or actions. Other suggested policies are addressed in the Water Resources section in policies WR2 and WR3 and in the Green Infrastructure in policies G11 and G14.
454	Adding new text/goal/policy	Energy & Climate Change	3.57		EC3 "Reduce the urban heat island effect by requiring greater open space, trees and landscaping in all new development." EC10 "Facilitate capture of storm water through additional landscaping design requirements in new development." EC11 "Assist property owners with achieving ways to increase rainwater harvesting." EC12 "Partner with neighborhoods to encourage and facilitate the planting of trees along streets and on private property to help reduce the heat island effect."	William Altaffer			This comment provides background text for Comments #457 and #458 below.
455	Changing background text	Water Resources	3.57		The section that addresses water has several ironic elements in it. If we are going to be honest about planning for our future, we can't shy away from pointing out these ironies and inconsistencies. Therefore, I would include the following language.	William Altaffer		5	Tucson Water is obligated to provide water service within City limits.
456	Changing background text	Water Resources	3.59		First column, last paragraph: "...growth in places that lack adequate water infrastructure and other public infrastructure and services. Ironically, the Water and Wastewater Study recommends that new growth be encouraged in the southeast, an area of our community that is severely lacking in water infrastructure and public infrastructure."	William Altaffer			This comment provides background text for Comment #459.
457	Adding new text/goal/policy	Water Resources	3.62		Policies; Water Resources: Since our sewer system is currently running at a water deficit, I would remove the reference to gray water in this policy. In addition, we haven't addressed the energy costs associated with the use of effluent and reclaimed water, nor have we pointed out that all water users are subsidizing those customers who are currently using reclaimed water. Therefore, I would create two policy statements out of this one. They could read as follows:	William Altaffer			Lead in to following comment.
458	Adding new text/goal/policy	Water Resources	3.62		WR2 "Expand the use of alternative sources of water for non-potable uses, including rainwater and storm water." WR9 "Explore ways to capture storm water to use as a substitute for the potable water that is currently injected into our water-deficient sewer system." WR10 "Examine ways to reduce the cost of reclaimed water to reduce the current subsidization of this water source."	William Altaffer		2	Recommend adding "storm water" to list of "alternative sources of water for potable and non-potable uses" in Policy WR2. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
459	Adding new text/goal/policy	Green Infrastructure	3.62		The section on green infrastructure sounds great, but without an acknowledgement that greater density undermines the goals of this section, we can never hope to achieve these goals. Therefore, I would to see the following language inserted:	William Altaffer			Believe that greater density and improvements to green infrastructure can coexist.
460	Adding new text/goal/policy	Green Infrastructure	3.64		Second column, first paragraph: Insert one word to read, "Unchanneled washes are often..."	William Altaffer		2	Recommend making change suggested.
461	Adding new text/goal/policy	Green Infrastructure	3.66		Second column, near the bottom: "A second challenge faced...natural open space. This is especially true with the City's greater reliance on the use of overlay zones to promote density. Overlay zones, such as the one used in West University, required less than 4% of the land be devoted to landscaping, and it allowed balconies and rooftops to be counted as open space. The overlay zone proposed for Grant Road places much of the landscaping in the public realm, requiring a long-term financial commitment from the community's taxpayers."	William Altaffer			Lead in to comments below.
462	Adding new text/goal/policy	Green Infrastructure	3.68		Policies; Green Infrastructure: Add the following language. G17 "Explore the possibility of restoring channeled washes to their natural state to increase groundwater recharge opportunities." G18 "Carefully consider any proposed zoning changes to ensure the inclusion of meaningful green space."	William Altaffer		2	Recommend revising draft policy G1 5 to reflect inclusion of "washes."
463	Changing background text	Environmental Quality	3.9		Second column. Noise is not just an issue with TIA. It is also an issue with DM. Therefore, the following needs to be added: "... development plans consider high noise areas around the airport and Davis Monthan."	William Altaffer		2	Recommend making the change suggested.
464	Changing background text	Environmental Quality	3.71		Second column, end of second paragraph: Include the following language: "The AEZ establishes a boundary...to high levels of airport noise. The properties currently located in the AEZ did not suddenly become compatible with aircraft noise simply because they were placed in this zone. This leaves the City with the long-term and expensive issue of how to address noise abatement for those properties. When noise abatement was done for properties located near TIA, the cost averaged \$30 per square foot, so noise abatement for structures currently located within the AEZ will be extremely costly. The AEZ was also narrowly defined, so it does not cover areas, such as UMC and the UA, where military flights routinely occur."	William Altaffer		2	Staff had recommended additional text be provided on City's jurisdiction regarding airports within its boundaries - that is, DM and TIA. It is anticipated that discussion will further address the AEZ adopted by Mayor and Council.
465	Adding new text/goal/policy	Environmental Quality	3.73		Policies; Environmental Quality: Add a new policy: EQ6 "Ensure that all Environmental Assessment Studies are accurately conducted to properly determine the potential impacts of aircraft activity on our city's residents." We cannot properly address the built environment without being honest about what drives development decisions. Developers build a variety of things for a variety of reasons, but underpinning all of their decisions is money. They build if they have the financing and can hope to recoup their investment. Therefore, I suggest the following language.	William Altaffer		1	Not clear what Environmental Assessment Studies are being referred to? Is this about the City preparation or City review of EAs?

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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466	Changing background text	The Built Environment	3.75		First column: Change to the following language: "Development decisions are economically driven. In the past, cheap, plentiful land and the consumer's desire for open space and beautiful mountain views helped to fuel Tucson's spread across the valley. As land has become increasingly expensive, and infrastructure extensions costly, developers are now turning inward, promoting density under the banner of sustainability. Sustainability is promoted as an approach that includes more efficient and effective use of existing infrastructure ... variety of needs."	William Altaffer		3	Comment noted.
467	Changing background text	The Built Environment	3.75		"However, the City recognizes that without holistic planning that includes accurate cost figures, greater density can lead to increased heat island effect, reduced open space and landscaping, breakdowns in overused, aging infrastructure, increased street flooding, destruction of historic structures, and negative impacts on the quality of life for city residents. These negative aspects can encourage sprawl, as residents abandon the city for more protected, outlying neighborhoods. Without careful attention to the costs associated with the replacement of aging infrastructure, they can dramatically increase the cost of living within the city, making it difficult to encourage owner occupancy."	William Altaffer		2	Recommend additional text on cost of development issues is appropriate in Plan Tucson. Recommend new policy be added to Public Infrastructure & Facilities regarding development paying "its fair share of the cost of growth." (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B to Feb. 27, 2013, Memo.)
468	Changing background text	The Built Environment	3.75		First column, third paragraph: This sentence reads, "A sustainable approach to the built environment should result in the realization of goals and the fulfillment of policies introduced in the previous chapters of the Plan." This is true ONLY if we incorporate the suggested changes that have been made throughout this document. Otherwise, this Plan is little more than a roadmap for the development community to destroy our existing neighborhoods through the use of overlay zones, all without having to pay the costs that come with greater density. As is pointed out in column two of this page, the Arizona Revised Statute requirements include calculating the cost of development. That factor is essential to a fair, honest, and meaningful assessment of our community.	William Altaffer		3	See response to Comment #467 above.
469	Adding new text/goal/policy	The Built Environment	3.76		Goals: Include the following goals: "21 An honest assessment of the true costs of development, including current infrastructure capacity and projected needs, costs for upgrading and replacing old and inadequate infrastructure, and open, publically-accessible proposals for how the community will pay these costs." "22 Recognition of the value of older, existing neighborhoods and a willingness to work to protect and enhance the unique features of these neighborhoods."	William Altaffer		3	These suggested goals seem more policy-like than long-term outputs for which the City strives.
470	Changing background text	Historic Preservation	3.76		The section on historic preservation accurately recognizes the benefits of historic preservation, especially as it pertains to increasing property values and the desirability of older neighborhoods. However, Tucson has many older neighborhoods that, for a variety of reasons, will not be able to claim historic status. Many of those neighborhoods contain unique features, are well kept-up and are desirable places to live. As the pressures of "compaction" increase on existing neighborhoods, these are places that will naturally increase in value, as potential owners look for homes that are centrally located but are not built on top of each other. Therefore, we need to recognize that Tucson's neighborhoods have value beyond their historic status by adding the following language to this section.	William Altaffer			See responses to Comments #471 and #472 below.
471	Changing background text	Historic Preservation	3.82		Second column, first paragraph: "Another challenge ... tax break incentives." What cannot be overlooked, however, is the importance of all of Tucson's neighborhoods. For a variety of reasons, many of these neighborhoods will never be able to achieve historic status. These neighborhoods, however, contain a number of unique features, both architectural and otherwise, and the City would be remiss if it did not acknowledge the value of these neighborhoods or the need to protect and enhance them.	William Altaffer		4	Believe this is addressed in existing draft policies HP7, LT1, and LT4 reads.
472	Adding new text/goal/policy	Historic Preservation	3.83		Policies; Historic Preservation: Add the following language to this section: "HP9 Ensure that all new development located adjacent to, or in, older or historic neighborhoods, is sensitive to, compatible with, and protective of, those neighborhoods."	William Altaffer		4	See response to Comment #471 above.
473	Changing background text	Public Infrastructure & Facilities	3.85		Addresses some of the studies that have been done recently to address the costs of infrastructure and providing services such as water and sewer. Several of these have been conducted with assistance of the County. One important study that is missing from this list is the Southwest Infrastructure Plan (SWIP), conducted in 2007. This was a timely study with realistic cost figures, and it is a valuable document that helps to inform this section. Therefore, I would suggest the following language be added to the Public Infrastructure section:	William Altaffer		5	Staff will review the Southwest Infrastructure Plan as suggested by commenter and consider referencing.
474	Changing background text	Public Infrastructure & Facilities	3.85		Second column, above Water/Wastewater: The Southwest Infrastructure Plan, prepared in 2007, is a well-researched study commissioned by Pima County that addresses the true costs associated with growth. Although its specific target area is Avra Valley, it provides a sound basis for how infrastructure costs should be calculated, with honest acknowledgement of how those costs impact taxpayers and potential buyers of newly-developed properties.	William Altaffer		3	See response to comment above.
475	Adding new text/goal/policy	Public Infrastructure & Facilities	3.89		Policies; Public Infrastructure & Facilities: Add the following language: PI4 "Identify reclaimed water users...reclaimed water system, and accurately determine the costs of delivery to ensure that this will not create an unfair burden for the City's water users." "PI6 Commission thorough studies on the costs of upgrading aging, under capacity infrastructure and provide the public with an honest proposal for how we will pay for repairs and upgrades."	William Altaffer		3	Comment noted. Revisions that have been made to Public Infrastructure & Facilities are presented in "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.
476	Changing background text	Redevelopment and Revitalization	3.90		Second column, first paragraph: The statement that, "The use of revitalization in Tucson has been associated with efforts to enhance community life and economic activities in an existing neighborhood, area, or business district with sensitivity to its existing residents businesses and is historic and cultural resources.", is one that will raise the hackles on many residents, including those displaced by the destruction of the Barrio and the West University residents. Therefore, I would suggest that statement be tempered with the following language:	William Altaffer		3	Recommend reviewing language and determining whether revisions would help clarify.
477	Changing background text	Redevelopment and Revitalization	3.90		"The use of revitalization in Tucson has not been without controversy. There are many residents in our community who remember the "revitalization" of downtown or who have experienced the "revitalization" of West University. Neighbors living near Grant Road are leery of the claim that the proposed overlay zone will "revitalize" their neighborhoods. Therefore, it is essential for the City to clearly define the term "revitalization" and ensure that it is not used interchangeably with the word "redevelopment."	William Altaffer			See response to comment above.
478	Changing background text	Redevelopment and Revitalization	3.92		First column, end of first paragraph. Include the following language: "... constructed redevelopment projects along the transit route. It should be noted, however, that these projects are not without controversy, as adjoining neighborhoods have either experienced the negative impacts of some of these measures, or have legitimate concerns about the absence of protections in some of the proposed overlay zones."	William Altaffer		5	Comment noted.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
479	Changing background text	Redevelopment and Revitalization	3.95		Second column, second paragraph: Change this sentence to read: "Ultimately, successful redevelopment and revitalization requires an open, honest and inclusive process. Coordinated and comprehensive strategies, in and of themselves, do not ensure "buy-in" by the general public, and may have the unintended consequence of increasing the public's mistrust of government and drive owner-occupants to abandon the city for more remote, protected neighborhoods. A combination of public and private sector investment, honest analysis of the costs, and inclusion of ALL affected parties in meaningful planning processes, are essential."	William Altaffer		5	Comment noted.
480	Adding new text/goal/policy	Redevelopment and Revitalization	3.96		Policies; Redevelopment & Revitalization: The following policies need to be included: "RR1 Respect and protect existing neighborhoods during any development, redevelopment or revitalization process." "RR2 Include all citizens in shaping and implementing redevelopment, development and revitalization policies." "RR7 Protect residents and their properties from the potential negative effects of redevelopment, development and revitalization."	William Altaffer		2	Based on this other comments, staff recommends revising the Policy RR3, in the Redevelopment & Revitalization section to address other potential types of sites for redevelopment and revitalization and to emphasize the use of a multidisciplinary approach that consider both new assets and strengthening of existing assets. Staff also recommends inclusion of a new policy that stresses the need for "an inclusive participation process for redevelopment and revitalization" efforts. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
481	General comment	Land Use, Transportation, & Urban Design		Chapter 3	By far, this is the most troubling chapter. Here are some of my main concerns: Transportation and Land Use are linked, which marginalizes the other crucial elements that should be part of any holistic, honest planning process. If we are truly serious about planning, then we cannot make water, food, climate change, heat island effect, and quality of life subservient to density.	William Altaffer		3	It was not the intent to marginalize the other elements, but rather that the Land Use, Transportation, and Urban Design approach and related policies be informed and shaped by other element policies. That was the point intended to be conveyed in the sentence, "A sustainable approach to the built environment should result in the realization of goals and the fulfillment of policies introduced in the previous chapters [should be "sections"] of this Plan [should be "Chapter 3"]". Recommend staff review this section and consider whether the text can be made clearer regarding this point.
482	General comment	Public Infrastructure & Facilities		Chapter 3	The "Opportunity Areas" map is full of problems. It undermines the claim that central neighborhoods must accept greater density to alleviate sprawl. "Complete" neighborhoods are proposed for the outermost reaches of our community, yet there is no section in this proposed General Plan that addresses the cost of providing the infrastructure for these neighborhoods. Given the deception of the RTA vote, and its failure to inform ratepayers that their water and sewer bills would increase to pay for the relocation and upgrading of these lines during road projects, our citizens cannot afford more dishonesty.	William Altaffer		2	Recommend adding a new policy regarding "new development paying its fair share of the cost of growth."
483	Formatting/spelling/typo/grammar	Land Use, Transportation, & Urban Design	Opportunities Map	Chapter 3	The "Opportunity Areas" map shows the location of all our parks and Federal recreation areas. Is the city proposing these as areas for future development?	William Altaffer		2	Opportunity Areas Map legend will be revised to clarify that parks are NOT "opportunity areas."
484	Formatting/spelling/typo/grammar	Land Use, Transportation, & Urban Design	Opportunities Map	Chapter 3	If, as staff indicated, established neighborhoods shown in white are not recommended for redevelopment, then that needs to appear as part of the key to the map.	William Altaffer		2	This comment has been reiterated by multiple commenters. Recommend revising the Opportunities Areas Map legend and related descriptive text to explicitly address existing neighborhoods.
485	Formatting/spelling/typo/grammar	Land Use, Transportation, & Urban Design	Opportunities Map	Chapter 3	The Map needs to be a minimum of 11 x 17, and preferably larger, so there is no second guessing as to what the various elements are or where they are proposed to go.	William Altaffer		3	Staff intended the map to be formatted so that it could be printed at several sizes or so that viewers could look at it online with the ability to enlarge areas of the map for greater readability. Staff will review the map formatting as it undertakes a variety of revisions based on this and other comments.
486	Changing background text	Land Use, Transportation, & Urban Design		Chapter 3	The list of overlay zones on page 3.101 needs to be accurately explained. The early overlay zones were intended to be protective of the areas they were placed over. The later overlay zones, including the Downtown Infill Incentive District and the Urban Overlay District, are meant to benefit the development community at the expense of the adjoining residential communities.	William Altaffer		2	See responses to comment # 126. Re-word the UDC bullet of page 3.100 with some of this text: Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. The City adopted the Infill Incentive District to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed 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.
487	General comment	Land Use, Transportation, & Urban Design		Chapter 3	Without mandatory growth boundaries, these proposals will not stop sprawl.	William Altaffer		3	Comment noted.
488	General comment	Land Use, Transportation, & Urban Design		Chapter 3	There is no requirement for an honest examination of the state of our current infrastructure, including a system-wide capacity analysis.	William Altaffer		3	Policies regarding cost of development revised/added in Public Infrastructure & Facilities. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
489	General comment	Land Use, Transportation, & Urban Design		Chapter 3	There is no requirement for an honest analysis of our projected infrastructure needs, including costs for repair, replacement and needed capacity increases. As with the RTA and projects like the modern streetcar, that leaves the citizens to wonder if the increases in their water bills aren't designed to pay the costs of upgrading our water and sewer lines as these projects are built.	William Altaffer		3	See response to previous comment.
490	Adding new text/goal/policy	Public Infrastructure & Facilities		Chapter 3	There is no attempt to inform the public as to whom, and how, we will pay for our future infrastructure needs.	William Altaffer		3	Recommend reviewing and revising Plan Tucson Draft text as appropriate to further address cost of development.
491	Adding new text/goal/policy	Chapter 3		Chapter 3	I would like to see this chapter entirely rewritten, and the above items addressed in that rewrite. Given the requirements on page 5.2, both this chapter, and the "Opportunities" map are the only elements that require voter approval for amendments throughout its 10-year life. That means the residents will most likely live with anything that ends up in this chapter. Therefore, we must be extremely mindful of the unintended consequences of language that does not honestly address the future issues that our community faces.	William Altaffer		2	Chapter 3 in the Plan Tucson Draft will be revised taking into accounts comments received regarding content, clarity, readability, typographical errors, and visual formatting. Revised goals and policies as presented in Attachment B of the Feb. 27, 2013, Memo to Planning Commission will be included in the Chapter 3 revisions.
492	Adding new text/goal/policy	Plan Adoption, Amendment and Administration		Chapter 5	Since experience has taught us an unfortunate lesson regarding the use of terms like "minor" and "major," I would also like to suggest the following language be added to this Plan.	William Altaffer			See response to comment below
493	Adding new text/goal/policy	Plan Adoption, Amendment and Administration		Chapter 5	All elements of this Plan will be treated equally, and the use of terms like "minor" and "major" are only intended to indicate which parts may be amended by a two-thirds vote of Mayor and Council and which parts must be submitted to the voters for amendment.	William Altaffer		3	Recommend further consideration of amendment criteria as part of revisions to a consolidated Chapter 4 and 5 on Administration and Implementation. Also, note that 2/3 vote by Mayor and Council for a major amendment is required by State Statutes. The statement in the Plan Tucson Draft that a minor amendment would require a 2/3 vote is incorrect and will be corrected.
494	General comment	Arts and Culture			98% of all corporations consider Public Art when looking at relocating their corporate headquarters. Tucson needs more corporate headquarters. We must consider Public Art as not only a tourist and local revenue generator but as an attraction for new businesses.	Randy Hansen		5	Comment noted.
495	General comment	Website			It has come to our attention that Pima County's comments on the Plan Tucson General Plan Update Draft published on your website is missing Page 4 and that an error message on Page 3 of the indicates that there may be a problem with the Adobe document. Attached is another copy of the comments in the hope that the errors can be corrected. Please advise us if there is anything else we can do on our end.	Daniel Signor	Pima County Development Services	2	Staff has revised the Plan Tucson website to include page 4 of the Pima County comments inadvertently left out of the original posting.
496	General comment				This memo contains comments from a number of Pima County Departments on Plan Tucson, the City of Tucson's General Plan update Draft for Review after circulating it internally. We received and are passing on comments from the Departments of Transportation, Flood Control, Public Health, and from our own Department. The County appreciates the opportunity to comment. We hope you find these comments to be helpful in further shaping the General Plan.	Arlan M. Colton	Pima County Development Services	5	Comment is introduction to comments provided by Arlan Colton on behalf of Pima County.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
497	General comment	Land Use, Transportation, & Urban Design			Plan Tucson is a visually attractive, innovatively formatted document, containing general Goals and Policies that, if they can be incorporated into the City's land use decisions at a more specific level will help to build an attractive, economically successful, safe, and enjoyable City and region that provide high quality services and amenities to residents and visitors.	Arlan M. Colton	Pima County Development Services	2	Recommend including more detailed development review guidance to provide direction on rezoning and other discretionary land use cases for which specific plans do not exist or where specific plans do not have sufficient guidance.
498	General comment	Imagine Greater Tucson			We were pleased to see the references to the work of Imagine Greater Tucson and the community's values reflected in the planning document. This helps give all the jurisdictions a similar basis for each of our planning efforts; it is the County's intent to follow suit to the extent possible given the less dense or rural aspect of much of the unincorporated area.	Arlan M. Colton	Pima County Development Services	5	Comment noted. See response to Comment #230 also.
499	Adding new text/goal/policy	Implementation			We recognize that in reviewing the Plan Tucson draft as part of the 60 day review that we were not privy to the implementation strategy component which might have answered some questions we've raised, and similarly we understand that additional goal and policy direction is to be added that should lead to a more well-rounded, healthy community. We assume that there will be explanatory text that supports the additional policy language as well.	Arlan M. Colton	Pima County Development Services	2	Chapter 4 provides information on implementation approach; this approach will be further elaborated on in the Revised Plan Tucson Draft.
500	Changing background text	Introduction			We were having some difficulty reconciling the planning time horizon reflected in Plan Tucson. We think based on page 3.107 that it is 2040, but elsewhere there is implication that the plan is really a ten year plan. We hope it is the former, but this should be expressly clear. It is also important to understand given the large amount of white area on the Opportunities map, which suggests a phasing approach that this area is looked at in more depth after 10 years or 30 ears. That may not have been what was intended, but it is difficult to know otherwise without some additional direction in the text.	Arlan M. Colton	Pima County Development Services	2	The General Plan is a long-range planning document that State Statutes require be revisited every ten years. The Opportunity Areas Map was developed using PAG 2040 projections. If ratified by the voters, Plan Tucson would be revisited in 10 years at which time consideration would be given to how development is progressing in relation to Opportunity Areas. The map's white areas consist of stable developed areas and other areas that will require extensive new infrastructure. Staff recommends revisions to the map for further clarity, as well as relooking at references in Plan to the 10-year timeframe and the 2040 projections and to clarify as needed.
501	Changing background text	Housing			Similarly, we had some trouble rectifying comparative statistics for housing units on pages 3.107 and 3.5 and elsewhere which staff might want to check into. There may be an explanation for these differences but none is given.	Arlan M. Colton	Pima County Development Services	2	Recommend clarifying data used and different (i.e., American Community Survey data and Balanced Housing Model)
502	Changing background text	Planning Context			The last overall comment is that the supporting text leading to goals and policies is heavily weighted first to the history of the area and then to current conditions. There is little in the way of projections into the future, with a few notable exceptions as in the aforementioned scenario modeling leading to housing needs by housing type. This might not be able to be addressed at this stage of the process, but if there is additional available data on projections for community needs, or expectations based on clearly changing demographics, we would think the document would be improved by including them.	Arlan M. Colton	Pima County Development Services	3	Recommend determining whether there is additional projection data that could be used to provide some "future context."
503	Changing background text	Planning Context			Plan Tucson does an excellent job of presenting many of the positive benefits that the City provides to current and prospective residents and businesses. Typically, General Plans should list impediments that may prevent the full realization of a municipality's potential, along with recommended policies to prevent, remove, or mitigate those problems. Plan Tucson contains a large number of Policies that can do a very good job of problem mitigation or prevention as may be necessary, but the narrative does not always include a full enough discussion showing how the policy was arrived at, which could lead to confusion over the purpose and intent of the Policies when decision makers are determining whether or not to apply them. Examples are public health and how it is affected by urban design, the land use/transportation connection, the effect of urban design on global warming and water and energy conservation. The City may find it helpful to expand the discussion of these items and more fully describe the benefits that applying the Policies related to them will provide.	Arlan M. Colton	Pima County Development Services	3	Recommend reviewing background text that precedes policies in each section to determine if revisions to the current text or additional text would strengthen the case for the policies.
504	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			One of the outcomes of Imagine Greater Tucson was a consensus that it is beneficial to encourage the use of existing infrastructure and to encourage growth close to existing development. The County supports that type of development and would like to work in partnership with the City to encourage it. The "Opportunities Map" is the closest graphic exhibit in the Plan to a future land use map but it stops at the City's current boundary. Possible areas under consideration for annexation may be inferred by the Tucson Water Service Areas Map and the Habitat Conservation Plan map, but the Plan narrative does not directly address annexation. The City may wish to add specific annexation Goals and Policies that would identify target areas and that includes coordinating land use planning, zoning, and infrastructure improvements with County land uses implementing these types of Policies may assist both the City and County when evaluating land use proposals within their respective jurisdictions.	Arlan M. Colton	Pima County Development Services	2	Recommend revising Opportunity Areas Map to include annexation areas for consideration in the upcoming years. Policies LT14 and LT15 in the Land Use, Transportation, and Urban Design section address annexation.
505	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			An additional comment about the Opportunities Map is that it contains a statement that that is not a Future Land Use Map. The document should probably include some language as to how the statutory mapping requirement is met. The City may wish to consider mapping areas in which it may be desirable to encourage or discourage levels of residential density, open space, commercial, and industrial; as deemed appropriate by the City's analysis.	Arlan M. Colton	Pima County Development Services	3	The State Statutes were consulted through the drafting of the Plan. Staff will review the statutes again with this comment in mind.
506	Changing background text	Planning Context	2.1		This section states that Tucson is 2000 years old. The Center for Desert Archaeology has pushed irrigated agriculture back to 4,000 years. Please see the following website: http://www.archaeologysouthwest.org/what-we-do/investigations/chorography/ This section also mentions the founding of the Tucson Presidio, but the City may want to mention that it was Spanish at the time, and could mention the Gadsden Purchase (1854) as the transition from Mexico (1836) to US. The description of TIA is interesting but it may be too much detail that the first location of airport was at the present-day Rodeo Grounds on S. 6th. The mention of post-war population growth in the 1940's (p.2.2) may not be clear because it states that the population tripled during WWII but then states reasons for post-war growth.	Arlan M. Colton	Pima County Development Services	2	Staff will review commenters' suggestions and questions regarding Chapter 2 and make changes as appropriate.
507	Changing background text	Planning Context	2.5		Tour de Tucson might be added to the list of prominent athletic events. (alternatively add to Page 2.7, Cultural Events). The discussion of railroad history might be added to the discussion about urban form shapers and transportation features.	Arlan M. Colton	Pima County Development Services	2	Recommend revising text to take account of commenter's suggestions.
508	General comment	Website	2.8		The list of recent planning projects is excellent. The final web version would benefit from live links.	Arlan M. Colton	Pima County Development Services		Staff hopes to be able to provide live links to the listed plans.
509	Changing background text	Public Health		Chapter 3	The City may wish to provide descriptions and definitions of the "the land use patterns and transportation systems" that "encourage physical activity, promote healthy living, and reduce chronic illness" (such as urban design elements) from Public Health Policy PH1 so that those unfamiliar with the possible options can understand what options are available.	Arlan M. Colton	Pima County Development Services	3	Urban patterns and transportation systems that would contribute to a healthier lifestyle are referenced in various places within the document and also promoted through policy. Recommend considering whether revisions or additional text or graphics may be useful.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
510	Adding new text/goal/policy	Housing		Chapter 3	The City may wish to further consider Goals and Policies that would address the homeless population: Pima County (and by implication, the City of Tucson) accounts for 15 percent of the state's total population and 27 percent of the state's homeless population (7,812 in 2010 according to the City/County Homeless Management Information System). One of every 145 residents has experienced homelessness in Pima County during SFY 2011. The frequency of homelessness in the population of Pima County is 27.5 percent higher than the national average of 1 in 200 and 42 percent higher than the Arizona average of 1 in 250.	Arlan M. Colton	Pima County Development Services	2	Recommend including a new policy in the Housing section that addresses the provision of housing, human services, public facilities, and economic development programs to end homelessness.
511	Changing background text	Land Use, Transportation, & Urban Design	3.101		The description suggests regulation through overlay zones went away with Proposition 207. The Claims for diminution of property value portions of 207 is an issue when considering new regulations and the City has been creative in its approaches to new overlays. However, modification of this sentence reflecting that it is basic land use restriction that is covered by Prop 207, and not everything in an overlay necessarily causes an additional regulation of land use. Also, there are specific exceptions listed in the Proposition like those impacting transportation.	Arlan M. Colton	Pima County Development Services	2	Recommend rewording the bullet regarding the Unified Development Code (UDC) to reflect language proposed by commenter in Comment #126 regarding overlays. That is - "Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. The City adopted the Infill Incentive District to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed 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."
512	Adding new text/goal/policy	Land Use, Transportation, & Urban Design	3.101		A recent report by the Robert Wood Johnson Foundation and the Trust for America's Health found that 25% of the population of Arizona is obese as of 2011 and that by 2030 the rate will reach 59%. The City may wish to consider Goals and Policies for urban design incorporating Smart Growth principles so that new development will contain specific design elements, such as pedestrian and bike trails and connections and will locate land uses locating residential, job centers, and that will encourage pedestrian use and minimize automobile use.	Arlan M. Colton	Pima County Development Services	4	The points made by the commenter regarding the relationship of urban design and health were articulated in a number of the Plan Tucson Policy Working Groups and were in part the intent behind Policies #LT3, LT4, LT7, and LT10 in the Land Use, Transportation, and Urban Design section.
513	Adding new text/goal/policy	Land Use, Transportation, & Urban Design	3.101		Cities, such as Nashville have been successful in realizing economic benefits through adopting urban design improvement methods that address public health and transportation issues. It may be beneficial to the City add additional Goals or adopting strategies, such as Smart Codes, that would guide decision makers to apply the Policies into the Annual Plans and CIP project budgets.	Arlan M. Colton	Pima County Development Services		Actions / strategies that would lead to alternative transportation systems and potential public health benefits would be part of the process to implement Plan Tucson policy related to these issues, such as LT1, LT3, and LT4 in the Land Use, Transportation, and Urban Design element.
514	Changing background text	Public Infrastructure & Facilities	3.86		Note that the RTP was amended in 2012, not updated.	Arlan M. Colton	Pima County Development Services	5	PAG calls it an "update": http://www.pagnet.org/documents/rtp/rtp2040/RTP-2040-Update-2012-06-29.pdf
515	Changing background text	Land Use, Transportation, & Urban Design	3.103		Note that the RTP was amended in 2012, not updated.	Arlan M. Colton	Pima County Development Services	5	PAG calls it an "update": http://www.pagnet.org/documents/rtp/rtp2040/RTP-2040-Update-2012-06-29.pdf
516	Changing background text	Redevelopment and Revitalization	3.91		Note that the Barraza-Aviation Highway already connects to 22nd Street.	Arlan M. Colton	Pima County Development Services	2	Correction will be made to text.
517	Changing background text	Planning Context			Consideration should be given to providing maps of current and future alternative modes of transportation networks, such as the Sun Tran bus system, pedestrian corridors, bike paths, linkages to current and future neighborhood centers, hospitals, job centers, commercial and service centers and educational centers so that those areas can be linked through public and private development projects. The City may find it helpful to identify and map vacant and underutilized land and create stabilization and utilization strategy Goals and Plans to develop those properties using existing infrastructure. If this can't be done in the plan itself, it should be an implementation strategy which would further refine the plan perhaps in terms of a future amendment.	Arlan M. Colton	Pima County Development Services	5	Regional Transportation Plan projects are shown on the Opportunity Areas Map. Staff agrees there are lots of potential future connection, but believes should be studied and mapped as part of more specific planning efforts as discussed in Chapter 4, Implementation.
518	Adding new text/goal/policy	Economic Development			It may be desirable to identify geographical areas of poverty and develop Goals and Policies to address those areas, recognizing that the prosperity of the entire region is linked to the well-being of all areas of the City.	Arlan M. Colton	Pima County Development Services	3	In response to this and other comments, recommend including a goal explicitly referencing poverty.
519	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			A report titled "Pima County's New Main Street: The Loop" and subtitled "Updated Policies to Encourage Development Oriented Toward Loop Users" was presented to the Board of Supervisors late last year to encourage continued development of the Bike Loop trail infrastructure and to identify land use policies that would be consistent with and complementary to the Loop for both recreational use and regional economic development. The following are recommended Goals, Objectives and Policy Direction presented in Appendix B of the report. Some of these policies will be incorporated into the Policy Plan component of the Comprehensive Plan update. They are presented here so that the City may be aware of the County's direction and incorporate them into Plan Tucson as the City feels may be appropriate.	Arlan M. Colton	Pima County Development Services	4	Lead in to comments below related to County's proposed Bike Loop and suggestion that consideration be given to including policies that would support the development of the Bike Loop. In general, these policies are more specific than the more general policies proposed for Plan Tucson. However, there are general policies in Plan Tucson that support the development of alternative modes of transportation, which could include a Bike Loop.
520	Adding new text/goal/policy	Land Use, Transportation, & Urban Design			The following Goals are adapted from the 2006 RTA Plan bikeway criteria and are echoed in the Pima County Regional Trail System Master Plan. They have the dual objectives of setting Goals for the River Park and consistency with the RTA (The RTA criteria is highlighted in bold font) and have been adapted for consideration with new development or private parcels:	Arlan M. Colton	Pima County Development Services	4	Lead in to comments below.
521	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		Goal 1	Serve the population by providing recreational activities and reducing automobile use for shopping, entertainment or commuting.	Arlan M. Colton	Pima County Development Services	4	Believe the suggested more specific policies regarding the County proposed Bike Loop would be supported by general Policies #LT4, LT7, and LT10 in the Land Use, Transportation, and Urban Design section.
522	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.1	Adopt a policy statement similar to the USDOT/FHWA Policy Statement that directs agencies to develop a policy statement that affirms their commitment to improving conditions for bicycling and walking, and to go beyond minimum design standards. As recommended by ADOT, it should affirm that local transportation agencies and communities shall go beyond minimum design standards and requirements to create safe, attractive, sustainable, accessible, and convenient bicycling and walking networks.	Arlan M. Colton	Pima County Development Services	3	Staff will discuss this comment with City Transportation Department and consider revisions if and as appropriate.
523	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.2	Conduct public outreach and encourage adjacent employers to increase bike usage by employees.	Arlan M. Colton	Pima County Development Services	4	Included in Land Use, Transportation, and Urban Design are policies to improve bicycle facilities and encourage this alternative mode. Public education about benefits could be added to policy E7 list.
524	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.3	Encourage development standards to require facilities for commuters to securely store their bikes and have access to shower and locker facilities.	Arlan M. Colton	Pima County Development Services	2	Recommend new policy, which reflects commenter's suggestion. (See "Staff Recommendations re: New and Revised Goals and Policies" provided to Planning Commission as Attachment B of Memorandum dated February 27, 2013.)
525	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.4	When considering transportation improvements, private or public, encourage bike friendly connections across obstacles, such as train tracks and I-10, installing bike signals at busy street crossings and signage.	Arlan M. Colton	Pima County Development Services	4	Believe this idea is addressed already in draft policy LT11 in the Land Use, Transportation, and Urban Design section.
526	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.5	Ensure bicycle access to adjacent employment centers (ex: Veterans Hospital), recreational centers (ex. County Parks), and commercial centers, (ex: retail shopping centers).	Arlan M. Colton	Pima County Development Services	4	Believe this idea is addressed already by draft Policies LT4, LT7, and LT10 in the Land Use, Transportation, and Urban Design section.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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527	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.6	Support the development of bicycle/pedestrian connections to adjacent commercial sites, such as retail shopping centers, whenever possible.	Arlan M. Colton	Pima County Development Services	4	See response to previous comment.
528	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		1.7	Install bicycle signage along bikeways where needed to define the route and/or direct bicyclists to a destination or other bikeway. (City of Portland Comprehensive Plan).	Arlan M. Colton	Pima County Development Services	4	Believe this idea is already addressed by draft Policy LT10 and LT11 in the Land Use, Transportation, and Urban Design section.
529	Adding new text/goal/policy	Economic Development		Goal 2	Provide economic benefits by allowing adjacent properties to benefit from River Park connectivity and activity.	Arlan M. Colton	Pima County Development Services	4	Suggestion is considered too specific for General Plan. Believe Policy ED6 in the Economic Development supports the commenter's idea. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
530	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		2.1	Remove zoning barriers that prohibit bike park-oriented businesses.	Arlan M. Colton	Pima County Development Services	3	Staff is reviewing policies to determine whether any preclude this more specific idea.
531	Adding new text/goal/policy	Public Participation		2.2	Provide public information venues for services and amenities that are available along the River Park.	Arlan M. Colton	Pima County Development Services		Suggestion is considered too specific for General Plan. Believe action suggested would be consistent with draft policy E7. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
532	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		2.3	Require bicycle access to adjacent employment (ex: Veterans Hospital), recreational centers (ex. County Parks), and commercial centers, (ex: retail shopping centers).	Arlan M. Colton	Pima County Development Services	4	Already addressed by draft policies LT4, LT7.
533	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		2.4	Reduce required parking areas with increased bike facilities, thereby reducing costs, use of resource materials, and heat island effect. (From L.A. County Healthy Design Ordinance and APA PAS Report 556 Smart Codes: Model Land Development Ordinances.)	Arlan M. Colton	Pima County Development Services	4	Staff believe draft policy LT3f could help realize the commenter's objective of more bicycle facilities.
534	Adding new text/goal/policy	Public Participation		2.5	Initiate contact with adjacent municipalities to consider and adopt similar coordinated River Park Overlay Zone districts for each municipality to include development regulations and guidelines to guide future development adjacent to the River Park.	Arlan M. Colton	Pima County Development Services	4	Believe draft policy G8 would support the more specific type of action suggested by the commenter.
535	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		2.6	Allow mixed uses by right for uses that provide bike infrastructure and connectivity within the Overlay Zone to encourage reasonable access to the River Park from residential, commercial, and employment centers. Neighborhoods should be studied to determine an appropriate mix of types of uses to insure that development is truly mixed use type and not dominated by one use.	Arlan M. Colton	Pima County Development Services	4	Already addressed by draft policy LT5.
536	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		2.7	Reduce vehicular parking requirements for developments providing access to the Loop.	Arlan M. Colton	Pima County Development Services		
537	Adding new text/goal/policy	Public Participation		2.8	Promote development of bike ride-mapping websites and smartphone applications to list adjacent private and public services and amenities.	Arlan M. Colton	Pima County Development Services	4	Suggestion too specific for General Plan. Believe such an action would be consistent with policies LT11 and E7. (See "Staff Recommendations re: New and Rev. Goals and Policies, Attach. B to PC Memo, 2-27-13)
538	Adding new text/goal/policy	Energy & Climate Change		2.9	Encourage the use of alternative paving materials and permeable surfaces and use shade and landscaping to reduce the heat island effect.	Arlan M. Colton	Pima County Development Services	4	Suggestion is considered too specific for General Plan. Believe action suggested would be consistent with draft policy EC3. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
539	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		Goal 3	Establish and maintain connectivity to employment centers, offices, commercial and services, recreational centers, transportation centers, neighborhood public gathering places, and existing and planned bikeways.	Arlan M. Colton	Pima County Development Services	4	Goal or a revised or new policy? Believe the need for connections between different types of land uses is addressed in Land Use, Transportation, and Urban Design draft policies, including LT4, LT7, LT11, and LT16. (See "Staff Recommendations re: New and Revised Goals and Policies, Attach. B of Plng. Comm. Memo, Feb. 27, 2013.)
540	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		3.1	Integrate the River Park with existing multi-modal transportation routes (transit centers, Park and Ride parking lots, etc.).	Arlan M. Colton	Pima County Development Services	4	Suggestion is considered too specific for General Plan. Believe action suggested would be consistent with policies PR9, LT4, and LT11. (See "Staff Recommendations re: New and Rev. Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
541	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		3.2	Provide secure bike parking at transit centers such as the Tohono Transit Center adjacent to the Rillito River bike paths.	Arlan M. Colton	Pima County Development Services	4	Suggestion is considered too specific for General Plan. Believe action suggested would be consistent with draft policy LT21. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
542	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		3.3	Utilize design features such as those specified for the 2004 Pantano River Park segment between Broadway and Fifth St that connected a major arterial roadway, shopping areas and neighborhoods using the Pima County Divided Urban Pathway separated bicycle and pedestrian paths. (www.wheatscharf.com/projects/parks-redcreation/pantano-river.park/)	Arlan M. Colton	Pima County Development Services	1	Not clear what these design features are to be utilized for?
543	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		3.4	Seek opportunities to connect to multi-modal transportation facilities, such as the Greyhound bus station and the Amtrak train station.	Arlan M. Colton	Pima County Development Services	4	Believe idea suggested is addressed by draft policies LT1, LT3, LT4, and LT11. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
544	Adding new text/goal/policy	Public Safety		Goal 4	Protect the Safety of Park users and adjacent properties.	Arlan M. Colton	Pima County Development Services	4	Believe safety for specific users and properties is encompassed in more general draft policy provided in the Public Safety element.
545	Adding new text/goal/policy	Public Safety		4.1	Establish police and neighborhood watch crime prevention patrols.	Arlan M. Colton	Pima County Development Services	2	Recommend reference to "Neighborhood Watch" to be added to policy PS6. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
546	Adding new text/goal/policy	Public Safety		4.2	Establish graffiti abatement protocol.	Arlan M. Colton	Pima County Development Services	4	Suggestion is considered too specific for General Plan. Believe action suggested would be consistent with draft policy PS4.
547	Adding new text/goal/policy	Environmental Quality		4.3	Create trash control procedures.	Arlan M. Colton	Pima County Development Services	3	Based on this and other comments, staff is considering some further revisions to Environmental Quality section
548	Adding new text/goal/policy	Public Safety		4.4	Use Crime Prevention Consideration for Landscaping and Lighting (CEPTD) design guidelines within the River Park and on adjacent properties.	Arlan M. Colton	Pima County Development Services	2	Recommend a new policy in Public Safety that considers defensible space design principles. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.) See also response to Comment #426.
549	Adding new text/goal/policy	Implementation		Goal 5	Identify opportunities relatively easy to implement .	Arlan M. Colton	Pima County Development Services	5	See Chapter 4 - Implementation. Approach is to determine policy priorities on a yearly basis and identify actions that can be undertaken to implement policy. The Action Plan would be tied to the budget.
550	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		5.1	Require connectivity to Bike Loop for all new development and redevelopment consistent with current and revised Zoning Code requirements for trails.	Arlan M. Colton	Pima County Development Services	5	Too specific for General Plan.
551	Adding new text/goal/policy	Public Infrastructure & Facilities		5.2	Utilize Federal Highway, AZDOT, and RTA grants and/funds to construct infrastructure on private and public properties.	Arlan M. Colton	Pima County Development Services	4	Already addressed by draft policy P15.
552	Adding new text/goal/policy	Energy & Climate Change		5.3	Adapt relevant sections of the Zoning Code, such as landscaping requirements, to provide amenities such as shade.	Arlan M. Colton	Pima County Development Services	4	Draft policies in Energy & Climate Change, Green Infrastructure, Land Use, Transportation, and Urban Design sections would support amenities of the type suggested. If zoning needed to be changed to further the implementation of such policies, that would be an action. See Chapter 4 - Implementation.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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553	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		5.4	Adopt standard rezoning policies that require bicycle parking, showers, and connections to the River Park on adjacent properties that change zoning when developing.	Arlan M. Colton	Pima County Development Services	2	Recommend adding a new general policy that addresses support type of bicycle amenities suggested. Also note that staff is recommending the addition of Development Review Guidance to be used in rezoning and other discretionary land uses cases.
554	Adding new text/goal/policy	Energy & Climate Change		5.5	Adopt the 2012 International Green Construction Code to mitigate the heat island effect and require bicycle infrastructure with building permits.	Arlan M. Colton	Pima County Development Services	4	Principles from the City's Sustainability Framework are being integrated with General Plan policies with the intent of the Plan servicing both as the City's General and Sustainability Plan. Draft policies. The heat island effect is referenced in draft policies EC3 and G4.
555	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		5.6	Facilitate appropriate businesses to encourage River Park uses, such as hotels adjacent to the Park providing or renting bicycles to guests.	Arlan M. Colton	Pima County Development Services		Comment noted.
556	Adding new text/goal/policy	Green Infrastructure		GI-1	Define the "green infrastructure" within Policy GI-1 to include sustainable urban design methods such as Low Impact Development, heat island mitigation design strategies, and water and energy conservation methods.	Arlan M. Colton	Pima County Development Services	3	Recommend considering introductory text re sustainable urban design methods in the Green Infrastructure section. Staff considers low impact development a subset of the Green Infrastructure policies presented in the Plan Tucson Draft.
557	Change language in policy	Energy & Climate Change			The City may find it desirable to differentiate between protection of the local natural environment and adaptations to climate change, which are both considered as one entity, but are actually very different from each other. For example, a large part of the Introduction to Natural Environment is devoted to solar energy as an alternative to fossil fuels. Encouraging solar use will help in the fight against climate change but does not contribute to the protection of Tucson's Sonoran Desert natural environment, which could be accomplished by other means, such as habitat and open space protection. Most of the Goals and Policies in this section are related to climate change not protection of the natural environment. Understandably much of the City is urbanized, but Goals and Policies could be applied to the largely undeveloped areas within City boundaries but outside of the urbanized areas.	Arlan M. Colton	Pima County Development Services	3	Recommend reviewing introductory text to Energy and Climate Change section and to the Green Infrastructure section taking into account the commenters' suggestions. Policies related to protection of the natural environment are found in the Green Infrastructure section.
558	Changing background text	Implementation			The direction for implementation strategies for Goals and Policies are not clear with this draft. County staff understands that such strategies will be outlined in a companion document. The City may wish to consider more fully describing how the Goals and Policies will be used to guide development and land use, at least in terms of laying the groundwork better for the companion piece.	Arlan M. Colton	Pima County Development Services	2	As noted in the response to several other comments, staff is recommending the inclusion of Development Review Guidance to provide direction on rezonings and other discretionary land use cases for which specific plans to not exist or if specific plan exist they do not provide sufficient direction.
559	Changing background text	Land Use, Transportation, & Urban Design	3.104	Opportunities Map	The Opportunities Map definition does not seem to serve as "conceptual guidance for taking action related to land use, connections, and form". Unless there are guidelines for its interpretation, it can be interpreted in so many different ways such that it can't be successful in providing or illustrating guidance.	Arlan M. Colton	Pima County Department of Transportation	2	See response to comment above. Also, based on this and other comments regarding the Opportunity Areas Map preparation, legibility, legend accuracy, and building block descriptions, staff recommends revising map and related text to increase readability, to update the legend, and to further refine the building block concepts/descriptions.
560	Changing background text	Land Use, Transportation, & Urban Design	3.105 Exhibit LT-5	Opportunities Map	a) The map highlights large colored areas on the far southeast side of town and at other more remote locations that currently do not have any or adequate infrastructure. The mapping of these areas appears to conflict with the policies that encourage infill, proximity to transit, etc. specifically LT3 as well as the overview objective described on page 3.97. The text should address this apparent, unintended conflict between the map and the written policy. Otherwise rather, the areas of Tucson with higher density, existing infrastructure, and transit would be highlighted and areas far away from those would not be highlighted.	Arlan M. Colton	Pima County Department of Transportation	2	See response to comment above. Recommend an additional building block that calls out longer term growth areas.
561	Changing background text	Land Use, Transportation, & Urban Design	3.105 Exhibit LT-5	Opportunities Map	b) The color-coded categories in the legend do not seem to be related to the objective of the map terms on page 3.109.LT5. Better labeling or reference to the glossary, or combining the map and definitions of the terms on the map legend would make sense. If they are supposed to be "opportunity areas" than they should be labeled as such: if instead they are intended development patterns, planned land uses, or planned transportation concepts, they should be labeled accordingly. This map (and any plan map) can lead to confusion as it shows both existing and planned conditions without labeling each explicitly. It is more conventional and better to have one map showing existing conditions and another showing planned condition.	Arlan M. Colton	Pima County Department of Transportation	2	See response to Comment #559.
562	Changing background text	Land Use, Transportation, & Urban Design	3.105 Exhibit LT-5	Opportunities Map	c) The thin yellow line that presumably maps the streetcar is not identified in the legend. The term "complete neighborhoods" which industry professionals may understand, but could be conceived by the public as jargon, suggests to the average viewer that all other neighborhoods are incomplete. Obviously this not the intention, yet the casual reader is required to go to a glossary elsewhere in the Plan to learn that.	Arlan M. Colton	Pima County Department of Transportation	2	See response to Comment #559.
563	Change language in policy	Land Use, Transportation, & Urban Design	3.109		The Land Use, Transportation, and Urban Design Policies are very general, all inclusive, and in some cases conflicting with each other. For example, with LT1, an urban form that "supports more effective use of resources" may not necessarily support "increased sensitivity to historic and natural resources." In other words, effectiveness and efficiency may conflict with historic and natural preservation.	Arlan M. Colton	Pima County Department of Transportation	5	In reviewing the Plan Tucson Draft, staff reviewed the draft policies for inherent conflicts. While limited, staff did identify the one pointed out by the commenter. This would be addressed in part by the implementation approach discussed in Chapter 4, which includes Mayor and Council considering priorities for a yearly Action Plan tied to the budget.
564	Change language in policy	Land Use, Transportation, & Urban Design	3.109	LT5	States that the Plan Tucson Opportunity Areas Map should be used as a general guide for the general location of development opportunities and determining development patterns, land uses, and transportation concepts...., but the map makes no reference to this intent and is unclear as to how the map could and should be used. The term transportation "concept" is not clear; the word "facility" might be clearer.	Arlan M. Colton	Pima County Department of Transportation	2	Based on multiple comments re the Opportunity Areas Map preparation, legibility, legend accuracy, and building block descriptions, staff recommends revising map and text to increase readability, to update legend, and to further refine the building block concepts/descriptions. Also, Ch. 4 is being revised to provide more detail on use of Map.
565	Change language in policy	Land Use, Transportation, & Urban Design	3.109	LT7	Encourages development "to allow easy access between uses" but this is unclear. For example, this could mean locating several retail stores, banks, and fast food restaurants close to each other and all with drive-through so that people could simply drive from one to the next without getting out of their cars. If the goal is to reduce auto dependence, it would be helpful if the language was more specific and not so general to lead to many different interpretations.	Arlan M. Colton	Pima County Department of Transportation	3	Think "reduce dependence on car" phrase at end of policy helps mitigate against drive-through scenario interpretation. However, exercise of thinking through unintended consequences of a policy is a good one, and staff will review with this in mind.
566	Change language in policy	Land Use, Transportation, & Urban Design	3.110	LT9	On the surface, this policy makes sense, however is it the intent for roadway ROW widths be widened to accommodate faster travel speeds and additional traffic, or narrowed to create denser, more pedestrian-oriented streetscapes and slower travel speeds? An explanation in the text would help.	Arlan M. Colton	Pima County Department of Transportation	2	Recommend revision to further clarify this policy. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Ping. Comm. Memo, Feb. 27, 2013.)
567	Change language in policy	Land Use, Transportation, & Urban Design	3.110	LT13	More refined planning efforts can mean a lot of things. The policy ought to give a hint as to the direction or intent of what this actually means.	Arlan M. Colton	Pima County Department of Transportation	5	The type of additional planning would be defined as part of the action plan to implement this policy. See Chapter 4 - Implementation Plan.
568	Changing background text	Public Safety	3.17		Flood Control could be added to the list of agencies providing public safety services.	Arlan M. Colton	Pima County Regional Flood Control District	2	Recommend revising to reflect commenter's suggestion.
569	Change language in policy	Public Safety	3.19	PS2	The word "flood" could be added to PS2.	Arlan M. Colton	Pima County Regional Flood Control District	3	Recommend considering this addition.
570	Changing background text	Parks and Recreation	3.23		Consider adding River Parks and Flood Control facilities to the discussion.	Arlan M. Colton	Pima County Regional Flood Control District	3	Recommend consideration of this suggestion.
571	Changing background text	Green Infrastructure	3.68		States that the City's Office of Conservation and Sustainable Development "prepared" the Lee Moore Wash Basin Management Study. While the City was an active participant and the Mayor and Council have adopted it, this study was funded and conducted by the Regional Flood Control District.	Arlan M. Colton	Pima County Regional Flood Control District	2	Will revise for accuracy.
572	Change language in policy	Land Use, Transportation, & Urban Design	3.110	LT10	Consider adding the phrase "and alleys" after the word "streets."	Arlan M. Colton	Pima County Regional Flood Control District	2	Recommend revising to say "and other rights-of-way." (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Ping. Comm. Memo, Feb. 27, 2013.)

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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573	Adding new text/goal/policy	Green Infrastructure	3.11, 3.17, 3.62, 3.68, 3.96		The addition of elements addressing Green Infrastructure is laudable. These sections could be strengthened by inclusion of Low Impact Development (LID) techniques. This is a design approach gaining national popularity, with particularly significant local involvement and potential benefit. Staff from the City, County and PAG along with other local jurisdictions, businesses, citizens, NGOs and research institutions is working to develop a LID Manual and these techniques are being incorporated into documents including the City Water Harvesting and County Detention manuals. There are numerous places in the draft where LID technique terminology could be added to correspond with the guidelines under development by the District in cooperation with City of Tucson staff, including pages 3.17, 3.62, 3.68, 3.96, and 3.11.	Arlan M. Colton	Pima County Regional Flood Control District	2	Staff will review and include Low Impact Development techniques in text as appropriate.
574	Adding new text/goal/policy	Governance & Participation			In addition to the specific wording recommendations listed above there is an opportunity within the plan to highlight inter-jurisdictional coordination of watershed based storm water and flood control planning. The Lee Moore Wash Basin Management Study, Design Standards for storm water Detention, and LID manual are prime examples of this cooperation. Inclusion of these issues could help improve both the County and City rating under the National Flood Insurance Program's Community Rating System as well as providing direct public safety, water conservation and service delivery benefits to the community.	Arlan M. Colton	Pima County Regional Flood Control District	5	Policies G7 and G8 would support such inter-jurisdictional planning and coordination.
575	Changing background text	Public Safety			The Public Safety text could include something similar to the following: "Mental illness is a public safety issue and focus on access to care is but one of the issues facing the community. Lack of education on mental health issues, lack of understanding of how to access mental health resources, and alternative programs and services to address the needs of the mentally ill are another challenge facing the City of Tucson."	Arlan M. Colton	Pima County Public Health Department		Staff will review the Public Health section with the information on mental health in this and the next couple of rows and determine whether text/exhibits might be revised or added to further focus on this issue.
576	Changing background text	Public Health			"According to the Department of Justice, as many as 64% of all jail inmates suffer from some form of mental illness. This means that as many as six out of ten people encountered and arrested by police are dealing with some form of mental health issue. According to the Centers for Disease Control, "rates for both intentional (e.g., homicide, suicide) and unintentional (e.g., motor vehicle) injuries are 2 to 6 times higher among people with a mental illness than in the population overall "and that "published studies report that about 25% of all U.S. adults have a mental illness and that nearly 50% of U.S. adults will develop at least one mental illness during their lifetime."	Arlan M. Colton	Pima County Public Health Department	3	See previous response.
577	Changing background text	Public Health			"The Tucson Police Department has and continues to collaboratively work with the mental health community through both the participation in the Crisis Intervention Training, and the use of the Crisis Response Center for people in mental health crisis. Going forward, new initiatives to identify and treat those in our community who are mentally ill and may pose a threat to themselves or to others is paramount to the overall health of our community. Educating the populous on what mental illness looks like, how to help someone you suspect is suffering from mental illness and when to involve law enforcement are necessary components to increasing awareness and decreasing the demands on city officials to deal with crisis situations that result from lack of intervention and prevention."	Arlan M. Colton	Pima County Public Health Department	3	See response to #576.
578	Changing background text	Public Health			"Another goal for the City of Tucson is to connect with local providers of behavioral health, Pima County's Behavioral Health Administration, as well as leadership of the Crisis Response Center, the local faith based community and local mental health advocates who can form a task force or coalition to identify the issues facing the community and how each stakeholder might participate in working towards solutions. In light of recent events in Connecticut and the January 8, 2011 shooting in Tucson, there is a more urgent need to identify and create solutions with the community as partners to reduce the stigma of mental illness, the access to mental health care and to educate the community about mental illness."	Arlan M. Colton	Pima County Public Health Department	3	See response to Comment #576.
579	Changing background text	Public Health		Exhibit PH-1	Leading Causes of Death in Arizona & Prevention lists suicide as the 8th leading cause of death and under environmental interventions it lists 'none'. This appears to be a typo. There are numerous environmental interventions including opportunities to access care, and exercise as part of treatment and prevention.	Arlan M. Colton	Pima County Public Health Department	2	"Environmental interventions" was defined perhaps more narrowly than commenter is defining. Staff will review and revise exhibit and/or make definition clearer as appropriate.
580	Adding new text/goal/policy	Public Health			Public Health policies could include: Collaborate with Pima County Behavioral Health Administration to identify areas of improvement of public mental health, crisis services, and services for vulnerable populations that integrates overall health and wellness.	Arlan M. Colton	Pima County Public Health Department	4	Believe policies PH3 and PH6 encompass commenter's ideas.
581	Changing background text	Public Health			The following are comments on the Public Health Section of the Social and Economic Environment Chapter:	Arlan M. Colton	Pima County Public Health Department		Lead in to comments below.
582	Changing background text	Public Health		Exhibit PH-1	<ul style="list-style-type: none"> Exhibit PH-1: It is important to cite a source for this data. There are currently two community health assessments being circulated in the community and they both present this same data. PH-1 does not match the data presented in either of these health assessments. These health assessments used data from the Arizona Department of Health Services Vital Statistics for leading causes of death in Pima County, 2009 and 2010. Exhibit PH-1: There are a number of environmental interventions listed as a way to combat the leading causes of death. How is "environmental" being defined? Physical activity is an individual intervention, not environmental. Constructing sidewalks, roadways, and parks is part of a built environment initiative, which may lead to increased physical activity. However, built environment is the intervention, not physical activity. 	Arlan M. Colton	Pima County Public Health Department	2	Staff did consult with people in the field of public health in developing the exhibit referenced. Will look other information noted and revise exhibit as appropriate, including expanding source citation.
583	Changing background text	Public Health		Exhibit PH-1	<ul style="list-style-type: none"> Exhibit PH-1: There are a few leading causes of death that do not have an intervention listed. For example, chronic liver disease and cirrhosis lends no solutions with respect to environmental interventions. A viable environmental intervention would be to amend the current land use and/or zoning codes to reduce over-saturation of establishments that offer alcohol to the public, especially in areas with high risk populations. 	Arlan M. Colton	Pima County Public Health Department	5	Comment noted.
584	Adding new text/goal/policy	Public Health			<ul style="list-style-type: none"> Public Health Policies: The only policy that mentions coordinating with the Pima County Health Department is PH6. The Pima County Health Department offers a vast array of services to the community in addition to public health emergency preparedness. There could be more collaboration in this area. Additionally, there was no mention of collaboration with non-governmental/non-profit organizations working in this area. There are many agencies and coalitions working in public health. Public Health Policies: The six policies focus on health care, transportation, and built environments. It might be in the City's interest to include components of procurement and worksite wellness, such as community gardens, healthy vending policies, or improving worksite wellness programs. 	Arlan M. Colton	Pima County Public Health Department	2	Recommend adding a new policy to the Public Health section to reflect commenter's suggestion. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.) See also response to Comment #426.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
585	General comment				We hope these comments and suggestions are useful to you. Please contact us if you would like further clarification and we can connect you with the correct staff person regarding a specific comment or question. Also, as the County's effort on our Comprehensive Plan is just getting underway, we look forward to your assistance and participation to coordinate and help each other build a better region together. Thanks again for the opportunity to comment.	Arlan M. Colton	Pima County Development Services		
586	Adding new text/goal/policy	Education			The Japanese have a character which means Crisis/Opportunity. In submitting my attached input to the Tucson Plan my focus was on the crisis created by the closing of 10 neighborhood schools within TUSD. While that may not truly be a crisis for Tucson writ large I submit that it is for those neighborhoods affected. While I have not studied the details the probability is that those schools are in lower income neighborhoods, not wealthy ones. GROW IN PLACE is the slogan I chose for how that crisis presents an opportunity. What if the city of Tucson, Southern Arizona Community Foundation, Habitat for Humanity, International Rescue, Community Gardens, Nature Conservancy, Community Food Bank, Primavera Foundation and the Pima County Medical Society worked together to convert the schools to neighborhood centers as outlined in the attached plan submission.	Robert W. Hungate		2	Concern about the TUSD school closings was expressed in a number of Policy Working Groups that were conducted as part of the Plan Tucson public participation program. While addressing these closing explicitly is too specific for the General Plan, staff recommends a new policy in Redevelopment & Revitalization that addresses potential use of "closed public facilities," which could include closed schools. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
587	Adding new text/goal/policy	Education			The project would seek significant foundation money from outside Tucson to experiment in civic improvement led by neighborhood associations and boot strap activity fostered by existing Tucson Charitable and Governmental activities working in concert. There are probably several PhD theses that could be done to measure, on various scales, the societal contribution achieved by evolving neighborhood centers, a term that was used in Imagine Greater Tucson, but not well demonstrated. This project would become that demonstration. It would have to start by soliciting proposals from neighborhoods for their selection as a test case. More steps would then follow.	Robert W. Hungate		5	Comment noted.
588	General comment	Public Participation			I am a relative newcomer to Tucson. This is my home, a wonderful place. I have actively participated in the Imagine Greater Tucson enterprise and through participation in the Desert Angels am doing what I can to stimulate employment and wealth development in Tucson.	Robert W. Hungate		5	Comment noted.
589	Adding new text/goal/policy	Neighborhoods			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.	Robert W. Hungate		5	Opportunity Areas Map and related text will be revised to address the Existing Neighborhoods. There are multiple policies in the Plan that would support enhancements to existing neighborhoods - see Housing, Parks and Recreation, Green Infrastructure, Historic Preservation, for example. Also, recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
590	Adding new text/goal/policy	Economic Development			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!	Robert W. Hungate		5	Comment noted.
591	Adding new text/goal/policy	Redevelopment and Revitalization			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.	Robert W. Hungate		3	See response to comment # 120. Recommend adding a new draft policy in Redevelopment and Revitalization section to read: "Use a comprehensive, multi-disciplinary approach in redevelopment and revitalization efforts, to attract new assets and strengthen existing surrounding assets, including neighborhoods, businesses, and historic and cultural resources." Draft policies HP1, HP3 and LT4 support this new policy.
592	Adding new text/goal/policy	Redevelopment and Revitalization			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 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; and Increase of other measures of prosperity.	Robert W. Hungate		3	See response to comment # 120. Recommend adding new policy in Redevelopment and Revitalization section to read: "Use a comprehensive, multi-disciplinary approach in redevelopment and revitalization efforts, to attract new assets and strengthen existing surrounding assets, including neighborhoods, businesses, and historic and cultural resources." Draft policies HP1, HP3 and LT4 support this new policy.
593	Adding new text/goal/policy	Implementation and Land Use, Transportation, & Urban Design			The comment form did not work for me. It did not like the page numbers. It was nice to see the presentation. As I noted last at the meeting last night, I am concerned about the following general issues: 1. How the blobs are defined, where are the edges, what are the boundaries and how would a property owner know if sites are included in the blobs. 2. How will underlying area plans, neighborhood plans reflect the changes of use allowed by the blobs if there are conflicts. 3. The document does not appear to address the Mayor's annexation policies and/or future growth areas. (Marana has a Planning Area Map to show potential growth areas.) Written Comments not brought up at the meeting:	Chuck Martin		3	Based on this and other comments regarding the Opportunity Areas Map legibility, legend accuracy, and building block concepts/descriptions, staff recommends revising map to make it more readable, to correct the legend, and to further refine the building block concepts/descriptions. Potential annexation areas for approx. the next decade will be added to the Opportunity Areas Map. Question about Implementation will be further addressed in revisions to Chapter 4.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
594	Changing background text	Planning Context	2.8 - 2.9		Organize the plans, studies and reports table by year, starting at recent going back, instead of alpha so that it is easier to tell which ones has been prepared lately and which ones are old and may need revisiting.	Chuck Martin		3	Staff will consider rearranging list of planning studies and initiatives by date.
595	Change language in policy	Energy & Climate Change	3.57 - EC1 & EC2		The use of the word require is too specific - should it say to "strive to use" or some other general statement instead to match other policy statements. All other policies are less restrictive. Technology changes so fast and could change during the design/build process. EC2 applies to "all" private new and remodeled buildings and may be cost prohibitive.	Chuck Martin		3	Comment noted. Note that EC2 has been revised to change "best energy efficiency" to "increase energy efficiency." (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B to Plng. Comm. Memo, Feb. 27, 2013.)
596	Change language in policy	Green Infrastructure	3.68 - GI1		The use of the word require is too specific - should it say to "strive to use" or some other general statement instead. This policy would be difficult to meet using the definition of green infrastructure in the glossary. The definition should be expanded to match the text on Page 3.63.	Chuck Martin			Staff will review commenter's concern about conflict in definitions of "green infrastructure" and revise as appropriate.
597	Change language in policy	Green Infrastructure	3.63		2nd Paragraph - The description of green infrastructure does not match the definition in the glossary.	Chuck Martin			See response above.
598	Changing background text	Land Use, Transportation, & Urban Design	3.105	Opportunities Map	Opportunity Areas Map - Areas of Stability is not defined in the glossary, however it is described on 3.104. There needs to be distinction between stability areas that "built" areas of Tucson and un-built areas - a different color. The last paragraph on 3.107 seems to contradict the map. Are the areas highlighted of adequate area for the population growth?	Chuck Martin		2	Initially the graphic intent was to focus on the Opportunity Areas, with the idea that areas not depicted as "opportunity areas" were not the focus. However, multiple commenters have requested addressing what staff has referred to as "stable areas" more explicitly in the map and related building block descriptions. Staff recommends that the map and associated text be revised to address the "stable areas" more explicitly.
599	Adding new text/goal/policy	Implementation	5.2		Major text amendment - Given that the Opportunity Areas Map only indicates blobs, how will it be determined if a major amendment is required for a parcel.	Chuck Martin		2	Recommend revisions to major amendment text for further clarity.
600	General comment				These comments are on behalf of myself as a citizen. I know what a major undertaking writing a General Plan is and you are to be commended for your work and effort. It is beautiful with the pictures and I was delighted to know they are all from Tucson. Even the artwork on the top of the comment form is very attractive. However, that is marred by the fact that though you extended (and thank you for doing so) the deadline for comments, the old deadline is on the top of that form, also the PDF form. Sloppy.	Margot Garcia			
601	General comment	Formatting/spelling/typos/grammar			As a citizen on a fixed income, I become increasingly irritated by the need to download many color pictures in the text when I want a copy of the plan to write, digest, and comment on. I suggest another time you have a printable copy that is only text.	Margot Garcia		3	Staff will explore whether a text only link can be provided in the future.
602	Adding new text/goal/policy	Planning Context			I think that General or Comprehensive Plans should be documents to educate the public as well as set forward hopes and dreams. To that end, I think you have failed to provide baseline data on the operations of the city. How many customers are there for trash collection, how big is the landfill, how many water customers are there, how much water is used in industry, on golf courses, by residences, lost to leaking pipes, are the kind of information I would have liked to see in the plan. You have some - the graph of water sources and water use per capita in relation to other communities - and those are good.	Margot Garcia		3	Staff will determine what additional data may be available and appropriate to include in the Plan.
603	Formatting/spelling/typos/grammar	The Natural Environment	3.51		Elevation is 2,400 feet not 2.400.	Margot Garcia		2	Typographical error will be corrected.
604	Formatting/spelling/typos/grammar	Water Resources		Exhibit WR-2	The color differentiation is not strong between parks and government uses and obligated areas (currently not served) so I can not be sure which area is which, though I know the region well. In general the color differentiation of the maps is poor leading to a misreading of the information that is trying to be presented. Also there is a tendency to cram too much information on one map making them difficult to read.	Margot Garcia		3	Exhibit WR-2 will be reviewed for readability in terms of color distinctions and amount of information presented. Effort was made to balance putting too much information in an exhibit with the need to put enough information to convey point of exhibit.
605	Changing background text	Environmental Quality			I find the section on waste management to be very poor, so I am submitting this rewrite of the section. Single words added are in CAPS, words to be deleted are strike through, and large sections to be added are highlighted in color. Questions are in italics. The rest of the text should be as found in the document.	Margot Garcia		3	Comment provides lead-in text to a suggested rewrite of the Environmental Quality section presented in Comments #606 - #615.
606	Changing background text	Environmental Quality	3.69		Environmental Quality as used here focuses on solid and hazardous waste, potentially contaminated sites (brownfields), air quality, noise, and light pollution. Water quality issues are covered in the Water Resources section. The Environmental Services Department manages the Los Reales Landfill, runs program for recycling and waste reductions, provides oversight of groundwater cleanup at old landfills and SPILLS, and ensures the City DEPARTMENTS' compliance with air quality and industrial waste discharge requirements. Environmental Services also provides a set of management processes and procedures that provide support for staff to analyze, control, and reduce the environmental impact of its activities, services, and program". *Planning and Development Services ensure that outdoor lighting design complies with the dark skies ordinance and that land use and development plans consider high noise areas around the airport. The Housing and Community Development Department enforces noise violations through its Code Enforcement Unit.	Margot Garcia		3	This comment through Comment #615 provides rewrite suggestions for the background text in the Environmental Quality section. Staff is reviewing these suggestions and will consider revisions to the text to enhance reader knowledge at the general level of this document. Staff agrees that the Plan provides an opportunity to "educate."
607	Changing background text	Environmental Quality			An efficient and effective waste collection system is a critical part of the City's infrastructure. Waste collection and disposal contributes to the general public health by establish a clean, attractive community. Environmental Services provides all residential trash and recycling collection within the city limits. Commercial establishments, multi-family dwellings, and industry can choose the city services or a commercial waste collection service. Environmental Services collects trash and recycling from about 139,000 customers on a once a week basis. The trash is taken to the city-owned regional Los Reales Landfill, a landfill with lined waste disposal cells that disposes of about 1500 tons of trash daily. Methane gas generated by garbage decomposition within the landfill is collected and sold to Tucson Electric. Commercial, multi-family and industrial customers are not required to participate in the recycling program. However, there are 15 neighborhood recycling centers where individuals may take their recyclables. The recyclables are collected and taken to a Materials Recovery Facility (MRF) owned and operated by Community.	Margot Garcia		3	See response to Comment #606 above.
608	Changing background text	Environmental Quality			Environmental Services pays \$30 a ton (as of 2013) to have the materials that have been collected, sorted and prepared for sale and then splits 50/50 with Community the proceeds of the sales. The City has received as much as a million dollars a year for its share of the recyclables, but that depends on the price paid for the plastics, aluminum, cardboard, paper, glass, etc. in the market. Plastic bags are not collected in the blue barrel program, but returned by the consumer to grocery and retail stores where they are accumulated and sold to industries that use them as raw material. Green waste, or yard and garden clippings are not collected separately to be composted or chipped for reuse, with the exception of a yearly collection of Christmas trees. A twice-yearly service, brush and bulky, is a popular way to dispose of green waste and large unwanted objects.	Margot Garcia		3	See response to Comment #606 above.
609	Changing background text	Environmental Quality			Household hazardous waste such as florescent lights, pesticides, and motor oil, are collected separately at household hazardous waste sites and offered for reuse or disposed of appropriately.	Margot Garcia		3	See response to Comment #606 above.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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610	Changing background text	Environmental Quality			Many communities are moving towards a policy called "zero waste," which focuses on "upstream solutions to stop waste before it is created. Zero waste maximizes recycling and reuse, minimizes waste, reduces consumption, and ensures ENDEAVORS TO SEE that products are made to be reused, repaired, or recycled back into nature or the marketplace. Zero waste changes the focus from "waste management" to "resource recovery," with the goal that any waste that is created can and should be recovered as a potential material to be recycled or reused. This approach requires a fundamental shift in how products are manufactured and the criteria consumers use in making purchases.	Margot Garcia		3	See response to Comment #606 above.
611	Changing background text	Environmental Quality			Brownfields are abandoned, idled, or underused properties for which expansion or redevelopment is complicated by real or perceived contamination. The properties may be contaminated by hazardous waste or pollution, but can be reused once they are thoroughly cleaned up meet standards for safe use. The Brownfields Program, managed by the Environmental Services Department seeks to reclaim brownfields so they can be redeveloped for productive public or private use. Remediating and reusing brownfield sites promotes economic growth, and improves and protects the environment and public health. As of 2011, the City of Tucson had received \$2.5 million in Environmental Protection Agency grants for work on a number of sites, primarily in the downtown area.	Margot Garcia		3	See response to Comment #606 above.
612	Changing background text	Environmental Quality			The Pima Association of Governments (PAG), which is funded by contributions from all jurisdictions in Pima County, is the designated air quality planning agency for eastern Pima County. PAG's Air Quality Planning Program develops regional air quality plans, analyzes air quality conformity of transportation plans and ensures that air quality programs comply with federal, state, and local requirements. Currently, the Tucson region meets federal air quality standards for particulates, ground level ozone, carbon monoxide, sulfur dioxide, and nitrogen oxides. In order to do so it has made significant improvements in air quality over the past 30 years. Carbon monoxide levels have declined consistently since 1980 *(Exhibit EQ-2').	Margot Garcia		3	See response to Comment #606 above.
613	Changing background text	Environmental Quality			The level of particulate matter in the air can be a health concern when there are high winds and large earth moving activities. Ozone levels are occasionally elevated in the hot summer months. The City of Tucson can help the region meet air quality standards through the design and operation of its transportation system, support for alternative modes of transportation, and internal procurement and human resource policies. Environmental Services is responsible for the air quality permits issued to installations owned by the city, especially for Los Reales landfill. *WHAT ABOUT GREENHOUSE GASES? FROM LANDFILL AND INDUSTRY?*	Margot Garcia		3	See response to Comment #606 above.
614	Changing background text	Environmental Quality			Noise at excessive levels can affect the quality of life and natural environment in Tucson. Localized noise, such as a leaf blower or loud motorcycle or aircraft passing overhead, can be a nuisance. The City's Neighborhood Preservation Ordinance establishes maximum permissible sound levels and standards for residential, commercial, and industrial use areas, as well s establishes enforcement actions and penalties associated with violation of the ordinance. Enforcement is the responsibility of the Code Enforcement Division of the City's Housing and Community Development Division. Roadway noise is addressed by the City's Department of Transportation in its design guidelines for roadways. The Department specifies methods to reduce and abate traffic noise when constructing a new roadway or widening an existing roadway.	Margot Garcia		3	See response to Comment #606 above.
615	Changing background text	Environmental Quality			In order to address noise, land use compatibility, and other safety issues related to airports, the Arizona Department of Commerce and United States Department of Defense commissioned the Joint Land Use Study (JLUS) for Davis-Monthan Air Force Base (DMAFB). Preparation of the JLUS, which included representatives of property owners, DMAFB, Pima County, and the City of Tucson, was completed in 2004. Subsequently, Tucson Mayor and Council adopted the Airport Environs Zone (AEZ). The AEZ establishes a boundary around Tucson International Airport and DMAFB within which only compatible land uses are allowed (Exhibit LT-4, pg. 3.102). Within the Zone, acoustical treatment of buildings is required to reduce exposure to high levels of noise. More noisy aircraft, specifically the F-35 are anticipated to come to DMAFB.	Margot Garcia		3	See response to Comment #606 above.
616	Adding new text/goal/policy	Environmental Quality		EQ1	Provide cost efficient and effective waste disposal and recycling opportunities for residential, commercial, and industrial customers throughout the City of Tucson.	Margot Garcia		3	Staff has been informed that recommend changes to the policies in the Environmental Quality section are currently under review with the Environmental Services Advisory Committee.
617	Adding new text/goal/policy	Environmental Quality		EQ2	Maintain a well managed and cost effective landfill that meets all state and federal standards and continues to sell the methane gas produced to the highest bidder. Thank you for your attention and taking on this challenging job.	Margot Garcia		3	Staff has been informed that recommend changes to the policies in the Environmental Quality section are currently under review with the Environmental Services Advisory Committee.
618	General comment	Implementation			1. How are successes and accomplishments, and falling short of desired goals or policies, for each approved general plan measured?	Armando de Vargas Jr.		5	A criterion for developing goals and policies was whether their implementation through potential actions and strategies could be measured. This is
619	General comment	Implementation			2. How are these successes and falling short incorporated into developing the next General Plan cycle?	Armando de Vargas Jr.			As described in Chapter 4, Implementation, and staff recommends be further detailed in revisions to Chapter 4, implementation of goals and policies of Plan Tucson is to include an ongoing "progress assessment." The results of that assessment would be available for use in the next update to the General Plan.
620	General comment	Adoption, Amendment, Administration			3. What happens if the voters do not approve a General Plan?	Armando de Vargas Jr.		5	If the voters do not ratify Plan Tucson as the new General Plan, the current, 2001 General Plan continues to be the City's General Plan.
621	General comment	Adoption, Amendment, Administration			4. How does any General Plan co-function with existing area and neighborhood plans? Something was implied within the draft 2013 General Plan and it was not clear what and why something was implied in respect to these area and neighborhood plans.	Armando de Vargas Jr.			Based on State statutes, "specific plans" must be in conformance with the General Plan, which is intended to provide the overarching goals and policies for the community. The City's existing Neighborhood and Area Plans were taken into account when developing the Plan Tucson Draft. One challenge in regard to the City's existing Neighborhood and Area Plans is that many are more than 20 years old and that there are still gaps in the City not covered by either Neighborhood or Area Plans. The Plan Tucson Draft includes a policy (LT18) that proposed developing "planning and service area" plans to cover the entire City and address issues that the older Neighborhood and Area Plans may not. These specific plans would build on the existing Neighborhood and Area Plans and must be in conformance with the City's General Plan. Chapter 4, Implementation, discusses the "planning and area plan" concept, and staff recommends that this concept be further articulated in the Revised Plan Tucson. Any future "specific plans" would need to have a fully developed public participation program.
622	Formatting/spelling/typos/grammar	Land Use, Transportation, & Urban Design		Opportunities Map	5. What, no street car route along Broadway Boulevard between Campbell Avenue and Downtown?	Armando de Vargas Jr.		2	The Opportunity Areas Map presented in the Plan Tucson Draft will be revised to address this comment.
623	Change language in policy	Education	3.42	E7	Regarding policy E7 on education: after "take advantage of programs provided by the City" insert "and how to effectively engage City staff, elected officials, other relevant authorities, and the citizenry to ensure that quality of life is maintained and improved for all residents." Rationale: teaching folks how to get stuff is good, teaching folks how to shape policy so the "stuff" works better for more people is more good.	Les		5	Believe that the policies presented in the Governance and Participation section address the ideas reflected in this comment. Furthermore, staff recommends new and revisions to the Governance and Participation section to reinforce these ideas.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
624	Change language in policy	Education	3.42	E7	Regarding policy E7 on education: between "but not limited to:" and the first bullet item "Housing information" insert bullet items "How to submit a public documents request" and "How to participate at Mayor and Council hearings". Rationale: people need to know how to do these things in order to keep The Powers That Be accountable to us residents/voters.	Les		2	Recommend making revisions to ED7 to reflect commenter's suggestions.
625	Change language in policy	Governance & Participation	3.48	G8	Regarding policy G8 on regional planning: Change "Support a multi-jurisdictional, regional approach to short-term and long-term planning" to "Be aware of neighboring jurisdictions' projects and engage in collaborative or joint projects where appropriate." Rationale: The City of Tucson is its own entity and must chart a path best for Tucson residents, not subjugate Tucsonans' needs to those of Marana or Oro Valley -- despite being home to the vast majority of the population of Pima County the City of Tucson only has /ONE/ vote at the RTA table, which does not best serve the interest of Tucsonans. It may be too late to amend the RTA contract to solve the current lack-of-representation problem, but that doesn't mean we need to revel in our mistake.	Les		2	Recommends revising Policy G8 in the Governance and Participation section to add the words "representative and balanced."
626	Adding new text/goal/policy	Housing			There are too many adult care homes in our Tucson neighborhoods which are causing deteriorating properties, declining neighborhoods, and an increase in public safety issues of our most vulnerable senior citizens. These for-profit corporations have quietly moved into our neighborhoods and changed the residential nature of our neighborhood. They elude being called a business or being treated like a business by the City. Since they are allowed to side step Tucson's business and public safety regulations, this puts the larger legitimate assisted living businesses at a competitive disadvantage while simultaneously putting under-supervised clients at peril.	Margot Garcia		2	Revise housing policies. "safe, decent, affordable" in H8
627	Adding new text/goal/policy	Housing			This lack of planning and oversight is in direct conflict with Tucson's long-term planning for community. Furthermore, one of the primary missions of City government is public safety measures that are both preventive ("preventing occurrences that are unsafe to humans") and reactive ("which addresses unsafe situations that are predicted or have occurred") see Chapter 3.	Margot Garcia		2	This is a continuation of Comment #626 above. See response to Comment #626.
628	Adding new text/goal/policy	Housing			If Tucson hopes to have cohesive attractive neighborhoods they need to develop a sustainable development plan that limits ACH businesses from overrunning our neighborhoods.	Margot Garcia		2	This is a continuation of Comment #626 above. See response to Comment #626.
629	Adding new text/goal/policy	Historic Preservation			Historic neighborhoods must be protected from inappropriate development either in aid of the University or streetcar "transit oriented development." Then include Broadway between Euclid and Country Club.	Laura Tabili		5	See draft policies HP7 and LT4.
630	General comment				Thank you for the opportunity to review and comment on the Draft Plan Tucson. We offer the following comments and questions in an effort to better clarify the plan, particularly as it relates to areas near our southern boundary:	Chad Daines	Oro Valley Development and Infrastructure Services Department		Lead in to comments below.
631	Adding new text/goal/policy	Land Use, Transportation, & Urban Design		Opportunities Map	The Opportunity Area Map (Exhibit LT-5) covers only the existing incorporated municipal boundary. Typically, General Plans cover a larger planning boundary to establish future land uses, circulation and open spaces in areas intended for future City influence or annexation.	Chad Daines	Oro Valley Development and Infrastructure Services Department	2	Recommend Opportunity Areas Map be revised to address possible annexation over next decade.
632	Change language in policy	Land Use, Transportation, & Urban Design		Policy LT-14	Establishes a policy that Tucson will "Pursue annexation of vacant, underdeveloped, and developed land that is within both the adopted Water Service Area and the Municipal Planning Area..." The document does not provide definition or identified boundary for the term "Municipal Planning Area" and the intended planning boundary for the Plan.	Chad Daines	Oro Valley Development and Infrastructure Services Department	2	Recommend revision to text to clarify terms.
633	Changing background text	Land Use, Transportation, & Urban Design	3.104		Contains explanatory text relating to the purpose and use of the Opportunities Map. This text indicates that "The Opportunities Map is neither a current or future land use map..." The proposed Opportunity Area Building Blocks lack definition with regard to density, intensity or definition to the mix of uses within each building block designation. It is questionable whether this broad brush, conceptual approach is consistent with the intent and purpose of State Law, which requires a defined Land Use Plan, including "a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan."	Chad Daines	Oro Valley Development and Infrastructure Services Department	2	Based on multiple comments regarding the Opportunity Areas Map, staff recommends revising map and related text to increase readability, update the legend, and further refine the building block concepts/descriptions. Also, recommend including Development Review Guidance to be used for rezonings and other discretionary land use cases in geographic areas not covered by existing specific plans or for cases in which existing specific plans don't address particular conditions of the case.
634	Change language in policy	Land Use, Transportation, & Urban Design		Policy LT-6	Establishes a policy that Tucson will "Undertake more detailed planning and related community participation for the Opportunity Map building blocks, including boundaries for specific development areas, types and mixes of uses, needed public infrastructure and facilities and design features." The Opportunities Map and building blocks serve as a good foundation for the detailed planning that should be integrated into the Plan Tucson document prior to adoption to add definition and clarity to guide future decision making.	Chad Daines	Oro Valley Development and Infrastructure Services Department	5	See draft policy LT18 and Chapter 4 - Implementation.
635	Adding new text/goal/policy	Plan Adoption, Amendment and Administration			The Major General Plan Amendment criteria lack definition and clarity and could result in ambiguity in application. Specifically, a major amendment is required "if the proposed change does not maintain one or more of the Plan Tucson goals." Using broad goals ads the amendment threshold versus a specific acreage/intensity thresholds may result in disagreements relative to whether a major amendment is required. Again, thank you for the opportunity for comment. I can be reached at (520) 299-4896 with any questions you may have.	Chad Daines	Oro Valley Development and Infrastructure Services Department	2	Recommend revising major amendment discussion for further clarity.
636	Change language in policy	Historic Preservation		HP4	In the "Compendium of Draft Goals and Policies" document: HP4 talks about preserving the "most significant" historic properties. Surely this phrase ought to be struck: we want all historic properties preserved--at least that should be our goal.	Laura Tabili	Broadway Coalition, Rincon Heights Neighborhood Association	5	This policy is specifically about "historic streetscapes."
637	Change language in policy	Historic Preservation		HP7	Seems a bit weak. Needs stronger wording.	Laura Tabili	Broadway Coalition, Rincon Heights Neighborhood Association	5	The intention of the policy is to evaluate the impact of new development in historic preservation.
638	Adding new text/goal/policy	Neighborhoods			There is no specific section devoted to neighborhoods and their vitality. Expanded open urban public spaces, particularly downtown. Integrated multimodal transportation planning.	Dr. Ron Spark	EI Encanto Estates HOA		Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
639	Adding new text/goal/policy	Land Use, Transportation & Urban Design			Car free urban streets for Mall creation	Dr. Ron Spark	EI Encanto Estates HOA	4	See draft policies LT1, LT3, LT6, LT7, LT10.
640	Adding new text/goal/policy	Land Use, Transportation & Urban Design			Current Transit users survey for planning	Dr. Ron Spark	EI Encanto Estates HOA	4	See draft policies LT1, LT3, LT6, LT7, LT10.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
641	Adding new text/goal/policy	Implementation			Concentrate more attention to the small things that help implement the things needed to help make the community better and carry out the policies and decisions needed to help the economy of Tucson.	Abraham Aripez		5	General Plans focus on high-level policy. The commenter identifies a variety of specific actions in following comments.
642	Adding new text/goal/policy	Energy & Climate Change, Public Safety	3.97		<ul style="list-style-type: none"> • Alternate routes for bicyclists during road and street construction. • Using the example of how different countries around the world, using fuel efficient vehicles for commerce can help bring down pollution. • Encourage more fuel efficient vehicles to be purchased from the public. Examples: vehicles powered by electricity, ethanol, hydrogen, natural gas, promote the use of using a scooter or motorcycle to commute. 	Abraham Aripez			See response to Comment #641.
643	Adding new text/goal/policy	Education	3.38		<ul style="list-style-type: none"> • After school programs are important to education. 	Abraham Aripez		5	Draft policy E1 in the Education section would encompass after-school programs.
644	General comment	Arts and Culture	3.26		<ul style="list-style-type: none"> • Lately, people have been leaning away from the suburbia type of housing and more towards inner city type of living. With the introduction of the new in-city streetcar that is in progress, the need for a more city type of living will probably increase. 	Abraham Aripez		4	Comment noted. Policies in Land Use, Transportation, and Urban Design would support actions related to "city living."
645	Adding new text/goal/policy	Economic Development	3.10		<ul style="list-style-type: none"> • Bring more events that attract national and even international attention to the City of Tucson. <ul style="list-style-type: none"> o Other than the gem show, which has helped pump money into the Tucson economy for years, the amount of money that will be generated by these new events, sporting or non-sporting, will help more produce more jobs, although temporary, but also bring Tucson into national/international spotlight. 	Abraham Aripez		4	Comment's suggestion could be supported by policy ED6 in the Economic Development section, policy PR11 in Parks and Recreation, and by several policies in the Arts & Culture section.
646	Adding new text/goal/policy	Economic Development	3.10		<ul style="list-style-type: none"> • Bring in more of attention to companies that specialize in technology and invest in their financing into the city to help create more local jobs. <ul style="list-style-type: none"> o This can produce an increase in the median household income. o With an attention to Tucson's reputation of being a hub for many high tech companies and such, this will help attract other similar companies to the area, which will benefit the City of Tucson even more. o INCENTIVES FOR THESE COMPANIES FOR BEING IN TUCSON ARE GOOD TOO. 	Abraham Aripez		4	Economic Development policies encompass ideas in this comment. (See "Staff Recommendations re: New and Revised Goals and Policies," Attach. B, PC Memo, Feb. 27, 2013.)
647	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<p>Any plan for Tucson must address the appearance of Tucson's commercial thoroughfares. I have two suggestions:</p> <ol style="list-style-type: none"> 1. Review the city's signage ordinance to see if they adequate or needs improvement and insist on strict enforcement of any existing or new signage regulations. 	Earl Van Swearingen		4	Draft goal 15 and draft policy LT1 both would support specific actions related to enhancing attractiveness of "commercial thoroughfares." Such an action could include the commenter's suggestion.
648	Adding new text/goal/policy	Governance & Participation			<ol style="list-style-type: none"> 2. Tucson has residential neighborhood associations. Why not ask the City to encourage commercial thoroughfare associations consisting of merchants and other businesses who are interested in improving the appearance of their commercial thoroughfares. For example, a Broadway Business Association or a Speedway Merchants Association. The city could support these commercial thoroughfare business associations by providing low cost seminars and consulting related to signage, landscaping and architecture. 	Earl Van Swearingen			Draft policies in the Governance & Participation section would support the City working with such business associations if formed.
649	General comment	Historic Preservation			Friends of Tucson's Birthplace is a 501 c (3) non-profit organization created with the mission: "to preserve, re-create and authentically present the historic structures and landscapes to the regional community and visitors in the area known as Tucson's Birthplace". Tucson's birthplace is recognized as the properties lying at and adjacent to the foot of Sentinel Peak ("A" Mountain). These properties are in the Menlo Park Neighborhood and are prominently mentioned in Menlo Park Neighborhood Association's Position Paper.	Roger Pfeuffer	Friend's of Tucson's Birthplace	5	Probably too specific as a General Plan policy; review for a policy that would support an action or strategy of the sort referenced.
650	General comment	Historic Preservation			<p>Because of the prehistoric, historic, cultural and spiritual importance of this area identified by the successful Proposition 400 in 1999 as Tucson Origins Heritage Park and Sonoran Desert Park, Friends of Tucson's Birthplace has developed a Position Paper (attached) regarding development of the properties on the Westside of the Santa Cruz River south of Cushing Street and north of 22nd/Starr Pass Blvd.</p> <p>This Position Paper is included in the Streetcar Charrette Planning Process and supports the Menlo Park Neighborhood Association Position Paper.</p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	5	Staff is sharing this position paper with the City planners working on the development of the Gateway Redevelopment Area Plan. While the concepts should be consistent with the City's General Plan, the level of detail is more appropriate for a specific planning effort.
651	Adding new text/goal/policy	Historic Preservation			<p>Our Position and Requests:</p> <p>First and foremost, prehistoric/historic structures and areas must be protected and preserved from inappropriate development. We do support development that will maximize educational opportunities and tourism amenities using plans already developed, approved and paid for. We also anticipate additional plans may be needed. <u>These plans must meet all Environmental Protection Agency standards.</u></p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	5	All applicable laws apply to development projects.
652	Adding new text/goal/policy	Historic Preservation			The prehistoric/historic structures and areas exist in a context or environment that will either enhance and amplify, or distract and degrade their importance. Negative aspects can be in the form of discordant architecture and landscape, overwhelming noise, tasteless commercialism and/or the lack of recognition of the historical importance, among other things. Our position is to support those elements of development that enhance the context of these attractions and to oppose those elements that distract from or degrade them.	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Believe draft Policy HP8 in the Historic Preservation section encompasses the commenter's idea.
653	General comment	Historic Preservation			FOTB recognizes that development and preservation can and must coexist. Indeed, we hold these positions, not only for the inherent value of preserving a community's prehistory and history, but also for the potentially symbiotic commercial value that a major collection of cultural/historical tourism sites will offer within walking/biking/streetcar distance of major convention sites and of commercial ventures along the modern streetcar route.	Roger Pfeuffer	Friend's of Tucson's Birthplace	5	Address in draft policies in Historic Preservation section.
654	Adding new text/goal/policy	Historic Preservation			Therefore, as significant stakeholders in the area we maintain that the unparalleled pre-historic and historic cultural environmental resources identified as the Tucson Origins Heritage Park and the Sonoran Desert Park be afforded full protection and that these treasures be developed in a manner consistent with the provisions in the National Environmental Policy Act of 1970 (4-USC-4321-4347), the National Historic Preservation Act of 1966 (PL 665), and the Native American Graves Protection and Repatriation Act of 1990 (PL101/601) and that the surrounding properties be developed through the adoption of the following recommendations:	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Addressed in draft policies in Historic Preservation section.
655	Adding new text/goal/policy	Governance & Participation			a. FOTB has input prior to any designs of projects being done adjacent to or within a buffer zone. ** Recommendation: FOTB has a seat at the table of any committee or process that is formed.	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Draft policy G7 addresses "developing and maintaining strong partnerships with regional and local nongovernmental organizations, including educational institutions, non-profit organizations, and neighborhood and citizen groups."
656	Adding new text/goal/policy	Land Use, Transportation & Urban Design			b. A limitation be placed on building heights surrounding TOHP measured in feet not in stories. Recommendation: Buildings in the buffer zone be no higher than 2 stories (20 feet) and beyond the buffer zone no higher than 4 stories (40 feet).	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Addressed by draft policies LT4 and LT6.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
657	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<p>c. Setbacks and step backs be established to ensure protection of prehistoric/historic sites. Recommendation: Building walls be set back a minimum of 20 feet from the TOHP property lines Step backs (see b. above)</p> <p>d. FOTB is at the table during discussions leading to decisions about the types of business activities allowed in proximity to prehistoric/historic sites. Recommendation: Businesses permitted in the buffer zone of TOHP must not be franchised fast-food establishments, night-clubs and bars not serving food.</p> <p>Lighting at these establishments must follow the Dark Skies Ordinance expectations and should not impinge on TOHP property.</p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Some of commenter's specific suggestion would be consistent with higher level policies in Plan Tucson Draft. For instance, policy EQ5 in the Environmental Quality section references night sky protection and draft policy LT4 in Land Use, Transportation, and Urban Design addresses "urban design that is sensitive to the surrounding scale and intensities of existing development."
658	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<p>e. FOTB be at the table during discussions leading to decisions about the type of architecture allowed within the buffer zone surrounding prehistoric/historic sites. Recommendation: Any walls of businesses in the buffer zone facing TOHP must be built to reflect some part of the history of the site.</p> <p>f. Approved buildings within this buffer zone require signage showing people where to find the prehistoric/historic attractions. Recommendation: Historical information and direction signs similar to the ones directing people to Sentinel Peak should be required on buildings leading from Cushing St to TOHP and its elements.</p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	Ideas would be consistent with higher level policies in Plan Tucson Draft. For example, LT4 in the Land Use, Transportation, and Urban Design section.
659	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<p>g. Space(s) be provided in buildings within this buffer zone for displaying interpretive materials regarding TOHP prehistoric/historic attractions. Recommendation: Space in one or two adjacent buildings be provided to be occupied by 1. an information center and gift center; 2. a display area for artifacts, photos and a place for videos to be shown to visitors.</p> <p>h. Any businesses within the Mercado development and any commercial development south of Cushing Street, including those utilizing GPLET, include a requirement for contributions to Friends of Tucson's Birthplace to use for developing and maintaining Tucson Origins Heritage Park. Recommendation: Either a flat fee up front, an annual contribution, or the formation of a localized TIFF.</p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	See response above.
660	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<p>*A 501 c(3) organization whose mission is "to preserve, re-create and authentically present the historic structures and landscapes to the regional community and visitors in the area known as Tucson's Birthplace."</p> <p>**A buffer zone is an area of land from the property line of TOHP extending at least 100 feet out.</p>	Roger Pfeuffer	Friend's of Tucson's Birthplace	4	See response to Comment #658.
661	General comment	Urban Agriculture			<p>Esteemed Members of the Plan Tucson Planning Staff and Commission,</p> <p>The Pima County Food Alliance (PCFA) is an organization that works to improve our community's health and economy by supporting farms, healthy food, and positive changes in local food policy. As a recognized food policy council, we have dozens of organizations, farms, and other institutions involved in our work. Just a few examples are Pima Community College, the Community Food Bank, Native Seeds/SEARCH, Baja Arizona Sustainable Agriculture, Iskashitaa Refugee Network, Community Gardens of Tucson, Pima County Cooperative extension, Climate Change Committee, and various colleges and departments at the University of Arizona.</p> <p>At one time or another various representatives of our organizations have attended Plan Tucson Open-House meetings. We would like to take this opportunity to applaud the direction of Plan Tucson in considering policies that support urban agriculture, and for attempting to connect the food needs of our region to our economic development, infrastructure, and resource needs.</p>	Jaime M. de Zubeldia	Pima County Food Alliance		
662	Adding new text/goal/policy	Urban Agriculture			<p>In coordination with Ward III offices, the PCFA and its partner stakeholders would like to draw specific attention to key items we strongly feel need to be considered for inclusion in the draft Plan Tucson (General Plan).</p> <p>A draft of these urban agriculture policy recommendations have already been put forth by the COT Office of Conservation and Sustainable Development (OCSD), and for convenience we have included them here along with our revisions:</p>	Jaime M. de Zubeldia	Pima County Food Alliance	5	Plan Tucson and Office of Conservation and Sustainable Development staff have been working together to integrate the City's Sustainable Framework with the Plan Tucson Goals so that the Plan services as both the City's General and the Sustainability Plan. As part of this effort, the Urban Agriculture draft policies were reviewed with the Sustainability Framework in mind, and revisions were made to the three draft policies and a fourth draft policy was added. Urban Agriculture was an element that grew out of Plan Tucson public discussion. based on national and local dialogue in other forums and on an increasing interest in the concept of "food security." In preparing the section, the objective was to introduce this new area with several high-level policies.
663	Adding new text/goal/policy	Urban Agriculture			<ul style="list-style-type: none"> • Policy: Facilitate the preservation of existing local and regional urban agricultural systems and native seed resources. • Policy: Collaborate with key partners to facilitate new opportunities for urban-scale gardens, farms, gleaning, and distribution systems. • Policy: Explore the utilization of city services and resources to reduce costs and build capacity for urban gardening, farming, and gleaning programs. • Policy: Support comprehensive short-term and long-term planning processes or food security at the community and regional levels. 	Jaime M. de Zubeldia	Pima County Food Alliance		See response to Comment #662 above.
664	Adding new text/goal/policy	Urban Agriculture			<ul style="list-style-type: none"> • Policy: Promote local and regional food systems that support the strengthening of the local economy, and work with other area governments, such as PAG, to create incentives that encourage local food production in existing rural lands (1 acre minimum and above) and designated Colonias surrounding the City of Tucson. • Policy: Support local and regional value-added food production and related infrastructure involved in the processing, packaging, and distribution of locally grown food. • Policy: Facilitate community food security by fostering equitable physical and economic access to safe, nutritious, culturally appropriate, and sustainably grown food at all times, especially among vulnerable populations. • Policy: Facilitate increased access to markets for foods produced by local small scale farmers and gardeners, and create incentives that encourage institutions to prioritize acquisition of, and investment in, locally grown foods. 	Jaime M. de Zubeldia	Pima County Food Alliance		See response to Comment #662 above.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
665	Adding new text/goal/policy	Urban Agriculture			<ul style="list-style-type: none"> • Policy: Promote and incentivize good nutrition and health. • Policy: Facilitate the reduction/recycling of solid food-related waste and creation of local organic agricultural inputs required for organic food production. • Policy: Promote special water use rates for local food production activity and develop reward mechanisms that encourage water-harvesting for food production and water conservation goals. • Policy: Recognize and support existing gleaning programs that collect and map existing food resources growing on public and private lands. 	Jaime M. de Zubeldia	Pima County Food Alliance		See response to Comment #662 above.
666	Adding new text/goal/policy	Urban Agriculture			In addition, we would like to draw attention to a national rating system of sustainable communities know as the STAR Community Rating System. The draft rating system, also previously made known to your offices, specifically lays out goals in agreement with the policy recommendations stated above. In recognition not only of OCSD's work, but also an opportunity to place Tucson in a unique class of sustainable cities nationwide, PCFA has agreed to develop food related policy goals and actions that define a baseline of activity for our region, and a system to measure future progress in keeping with STAR goal HS-4: Food Access and Nutrition.	Jaime M. de Zubeldia	Pima County Food Alliance	2	Along with the integration of General Plan and Sustainability policies, staff has been reviewing the Star Community Rating System as a possible model for use in the implementation of the General Plan. This will be reflected in revisions to Chapter 4 of Plan Tucson, which discuss how Plan policies are to be implemented.
667	Adding new text/goal/policy	Economic Development			<p>Lastly, of some concern is Plan Tucson's ED5 (page 15 of 49), which states, "ED5: Position the community to be economically competitive regionally, nationally, and globally, with an emphasis on exports." It is our view that "Economic Localization," in the context of economic development, does not solely mean "emphasis on exports." The Tucson region is uniquely positioned to be the leaders in exportable knowledge and innovation in response to a changing world economy and climate, but our water in the form of locally produced food and/or commodity export crops, should probably not be at the top of that list of exports. Especially, since we already import over 95% of our food resources. With that said we suggest a clarification, perhaps to say, "Position the community to be economically competitive regionally, nationally, and globally, by placing a primary emphasis on meeting the City's basic needs through near-region trading, and a secondary emphasis on exports."</p> <p>If included, PCFA and its stakeholder organizations are committed long-term to working with you to ensure these policies are not forgotten.</p>	Jaime M. de Zubeldia	Pima County Food Alliance		After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Economic Development section for consistency with these strategic priorities and in response to other comments re Ec. Dev. Policy ED5, which referenced "exports," has been removed.
668	Change language in policy	Land Use, Transportation & Urban Design			1. PLEASE do not implement complete streets policies. They do not work and Tucson needs to look at transportation differently. No more bike lanes...no more splitting the lanes up for every purpose. Car, bus, bike, walker....what's next skateboard lanes, speed walker lane, etc. Since Tucson is setup on a grid, you can alternate streets for different modes. One street moves mostly cars and transit with pedestrians on sidewalks. The next street over going the same direction can be bike and pedestrian only. There will be streets where all modes intersect and that should be slower speed limits.	Dusty Frizzell		5	The concept of "complete streets" -- i.e., that they serve a variety of users and uses -- is one that is being promoted through various funding sources and for which there has been a great deal of support for during the Plan Tucson public outreach. This does not preclude identifying cases where it may make sense to emphasize different modes on different streets. For instance recreational bicyclists may be more comfortable on a bicycle path or on a secondary street.
669	Change language in policy	Land Use, Transportation & Urban Design			2. Minimize the amount the single family homes to be built over the next 30 years. This will help balance out the living options of multi-story buildings and single family dwellings. If you continue to building single family homes, then you need to change the land use codes to build them closer. Look into cluster developments. This is where they build single family homes really close together. Generally, they have minimal setback and have no front or backyard. Instead, the neighborhood shares green space for parks, playgrounds, and community gardens. This type of development saves on our natural resources and brings the community closer. Also, make sure these developments have great access to bike and transit options.	Dusty Frizzell		5	In preparing the Opportunity Areas Map presented in the Plan Tucson Draft, a balanced housing model was used to model housing needs for the population projected through 2040. This model is based on national trends that indicate there will be a future demand for small lots and for more multifamily housing in Tucson versus larger lots,
670	Adding new text/goal/policy	Public Infrastructure & Facilities			<p>I am deeply concerned about what appears to be the City's lack of compliance with state statute (ARS 9-4651.05) requirements for elements that must be part of our community's General Plan. In looking at the General Plans of a number of other communities, they make these requirements abundantly clear, including a "Cost of Development" element among many other things. Plan Tucson does not spell this out in any way, yet Tucson has suffered for many years because we never required growth to pay for itself.</p> <p>I would like to see the statutory requirements spelled out more clearly so that our citizens do not have to search through this document to find the minimal language the city argues constitutes sufficient compliance.</p>	Colette Altaffer	NIC	2	Recommend including a new policy in the Public Infrastructure & Facilities section that references "new development paying its fair share of the cost of growth."
671	Changing background text	Land Use, Transportation & Urban Design	3.101		<p>1st Column, 1st paragraph – there is a reference to Prop 207 and overlay zones. Overlay zones, as the city now uses them, are the most undemocratic legislation the city has ever crafted. They prohibit all future Mayors and Councils from having a say in what takes place in the overlay zones, and they prevent all residents, both present and future, from having the ability to negotiate with property owners as development occurs. The latest overlay the Mayor and some council members supported, the West University overlay, did not hold developers accountable for the costs that will occur as aging, overused infrastructure is stressed to the breaking point by greater density. They did not require those developers to file security plans to address out-of-control student behavior, creating dangerous situations for our police officers, and requiring our citizen taxpayers to foot the bill for enforcement. They did not require sufficient green infrastructure, which will exacerbate our heat island effect, increase flooding potential, and again, leave the taxpayers to foot the bill to correct these problems. In other words, overlay zones funnel taxpayer monies to developers, many of whom do not live in our community, while denying those same taxpayers the right to have a say in how development occurs in our community. Therefore, I would suggest the following language.</p> <p>"However, the city recognizes that overlay zones are inherently anti democratic, since they silence all future Mayors and Councils as well as all present and future residents. Therefore, overlay zones should not be utilized to replace existing rezoning procedures that are available to all property owners. Furthermore, the overlay zone language that is currently in our Universal Development Code needs to be modified to protect the democratic process for all future generations of Tucsonans. The state statutes that govern the drafting of General Plans protect the democratic process by requiring extensive public input on such areas as cost of development and other environmental issues, and overlay zones will not be utilized to circumvent that democratic process."</p>	Colette Altaffer	NIC	2	See response to comment # 126. Re-word the UDC bullet of page 3.100 with some of this text: Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. The City adopted the Infill Incentive District to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed 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.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
672	Adding new text/goal/policy	Land Use, Transportation & Urban Design			(I am not able to type anything into your on-line Comment Form, and Outlook does not recognize the email address listed on the website, so I am resorting to this fax.) It is profoundly startling to me that nowhere in the proposed document, except one tiny section, is the subject of signage mentioned. I have worked on this issue since 1985 as a member of the City's Sign Code Committee, the "Yes to Limit Billboards Committee that defeated the billboard lobby in what has been called Tucson's Billboard Referendum, and the Billboard Review Committee that was instrumental in helping to reach Settlement Agreements with Clear Channel Outdoor to systematically remove their illegal billboards in both the City and County. The resulting improvements to Tucson's streetscapes have been dramatic, effective, and so worthy of continuing. Please reinsert language regarding signage policies back into the numerous places from which it has been (purposefully?) deleted. Just do a word search for "sign" and "signage" in both documents and you will immediately see the problem. Lack of attention to this issue will take us back to the days of Life Magazine calling Speedway the "Ugliest Street in America."	Kathi McLaughlin		2	Recommend including Development Review Guidance to be used for rezonings and other discretionary land use cases in geographic areas not covered by existing specific plans or for cases in which existing specific plans don't address particular conditions of the case. Note that this guidance includes signage the focus of this commenter's concern.
673	Adding new text/goal/policy	Economic Development			The coming decade will be one of the most important periods in human history. The actions we take as the result of this General Plan will be a major factor in determining the direction and options of this community as we finally begin to prepare for Global Climate Change, Peak Oil, and numerous other trends that will shape our future. We support the position of the Pima County Food Alliance that states: •Position the community to be economically competitive regionally, nationally, and globally, by placing a primary emphasis on meeting the City's basic needs through near-region trading, and a secondary emphasis on exports.	Tres English	Sustainable Tucson Core Team	2	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Economic Development section for consistency with these strategic priorities and in response to other comments re Ec. Dev. Policy ED5, which referenced "exports," has been removed.
674	Adding new text/goal/policy	Economic Development			In addition, we believe that the proposed General Plan should be put in a larger framework of preparing this community for the challenges in the coming Decades. We believe the emphasis should be placed on building our capabilities to serve the needs of this community and region through the strategy of "import substitution" and becoming "world class in our own back yard." •Develop and implement a strategic economic development plan that strengthens our community's abilities to live sustainably in this desert region, including policies on business recruitment and expansion, training, development of desert-adapted technologies that meet our needs, local Financing and exchanges, cultural and eco-tourism, and local and near-region market development.	Tres English	Sustainable Tucson Core Team	3	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Economic Development section for consistency with these strategic priorities and in response to other comments re Ec. Dev.
675	Adding new text/goal/policy	Animals			Having attended many community planning and design committee meetings of recent, to include WUNA, the central core, Modern Streetcar route and beyond, I've found little or no consideration given to accommodating or even recognizing that there are thousands of dogs on our streetscapes that are not a planning component IN our streetscapes. The needs assessment I requested from Pima County Animal Control (shown below) indicates that there are easily 1000+ dogs resident to the "caterpillar," as new streetcar route is known to planners. Many more pets and pet parents that stroll in and out of the "caterpillar" on a daily basis. I was stunned to learn from PACC that there are 150,000 licensed dogs in Pima County, and at least an additional 150K unlicensed. We live with a lot of dogs; they are part of our lives and our streetscape of which should be included in any good urban planning effort, as Portland has done.	Jim Chaffee	West University Neighborhood Resident	2	Multiple commenters have raised the issue of both domestic animals within our urban boundaries. Recommend adding a policy to Land Use, Transportation, and Urban Design that promotes "dog friendly facilities" within the City.
676	Adding new text/goal/policy	Animals			I read in other comments to Plan Tucson of concerns about large numbers of strays being euthanized, should this not be part of more comprehensive canine planning studies? Dog activity can be an important component of an active, balanced urban lifestyle. Pet ownership in the US continues to hit record levels. Animal planet recently reported that pets outnumber children 4 to 1 in US households. Our canine friends have important role in revitalizing our central core and downtown area. Though some want less dogs on the street, it is a fact that they are there. The statistics prove that. I should like to see that we better facilitate and integrate our canine friends into our streetscapes by considering doggie routines (walks) and particularly canine sanitation as a study area on which to improve. Canines also play a role in citizen safety and canine presence in our streetscapes fits the community policing model as advised by TPD.	Jim Chaffee	West University Neighborhood Resident		See response to Comment #675 above.
677	General comment	Canine Urban Planning			We have an opportunity to recognize the social capital represented by our canine friends as value added. Below find inquiries of the Streetcar folks and of PACC regards the human/canine interface. Dogs are not going away, they are becoming more prevalent and abundant. Why should Tucson not make a national statement with good canine urban planning? I have also had contact with City Parks and Rec to discuss canine accommodations on the west side of the city, to include West Heritage Project and the El Rio area. There is much being done proactively and cleverly worldwide to recognize the role to which dogs are ascending (like it or not), that they play in our everyday streetscapes. I would hope that this area of study be included with the role of several different Plan Tucson Committees as it represents Environmental Integrity and Smart Growth. More information sent under separate email to include PACC statistics.	Jim Chaffee	West University Neighborhood Resident	3	See response to Comment #675 above. Recommend considering adding reference to animal related issues raised by this and other commenters in Plan text as appropriate.
678	General comment	Land Use, Transportation & Urban Design			The following comments supplement those previously provided on January 15, 2013: The draft General Plan unceremoniously discards decades of policy development that were incorporated into the existing General Plan without any explanation or justification (other than a brief paragraph on Page 1.1 indicating that a choice was made to generate a new plan rather than amend the existing). As such, this draft needs to be withdrawn and a process initiated to incorporate existing policies/sub policies/ actions into a new draft with a full justification for eliminating any existing policies that are not believed to be applicable or appropriate in current times. The General Plan draft not only eviscerates current policy, but its replacement policies are dramatically reduced in number and generally lack any meaningful specificity. That the core triumvirate of community planning (land use, transportation & urban design) are lumped together in the very last section of the document and have a sum total of only 18 (generally vague) policies indicates that this document is not intended to be a serious community planning effort. Furthermore, the draft does not conform to statutory requirements that such general plans contain the elements specified in A.R.S. Sec. 9-461.05(D), particularly as to a cost of development element ((D)(4); the hollow assertion on Page 3.75 notwithstanding). It is apparent that this document was drafted for the benefit of narrow development interests that do not want to be constrained by community-based planning policies when seeking rezonings and other City approvals. It was not generated for the benefit of the public at large or in the interest of sound planning principles. The is draft needs to go back to the drawing board.	Mark Mayer	Former Planning Commissioner	3	Based on this and other comments, recommend including Development Review Guidance to be used for rezonings and other discretionary land use cases in geographic areas not covered by existing specific plans or for cases in which existing specific plans don't address particular conditions of the case. Also based on this and other comments, recommend adding a new policy to "Public Infrastructure & Facilities" regarding "new development paying its fair share." It should be note that many stakeholders from a broad range of interests were involved in the public participation program, which included many interactive meetings and presentations.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
679	Adding new text/goal/policy	Neighborhoods			<p>A) I strongly support the proposals submitted by the Neighborhood Infill Coalition (NIC) and their recommendations that the welfare of city neighborhoods be given a separate top priority section in Plan Tucson. So consider their comments as mine when you weigh public opinion. The publicity has been sparse and many will be unaware of the deadline to comment. We all live in neighborhoods and we should have the right to take part in the planning that affects the quality of living in them. The current version of Plan Tucson locks us out of the decision process. B) History background: My comments are based on 40 years of experience in transportation and land use planning. These two issues are inseparable but regrettably they are treated in isolation from each other. In those years, I have learned a lot about how the process works. But it has been virtually impossible to reach anyone with transportation planning ideas - like intersection design for widening Grant Road.</p> <p>And much more serious - the same has been true when I present ideas for use of land near Grant Road. We must open the open the process for people who have concerns about our neighborhoods. Our only advocates are NIC and they have no funding or authority. That is why it is essential that their plans be given careful consideration by the city council NOW before Plan Tucson is put on the ballot and it is too late. Land use planning includes issues like overlay zoning, living quality of neighborhoods, how the land can be used, how to protect the rights of neighborhood residents. The road builders, developers in outlying areas and growth businesses groups like RTA and IGT (Imagine Greater Tucson) are concerned with moving more cars further and faster - to and thru our neighborhoods. They are not responsible for dealing with the consequences. Thru the years these groups have gone by many names - TATPA, Tucson Regional Plan, the citizens group pushing the Butterfield Parkway thru the Barrios, Let's go Tucson, RTA, IGT, Southern AZ Leadership Council etc. They dominate Plan Tucson and are not accountable to us citizens or the City Council. These powerful groups <u>do not represent the interests of the thousands of neighborhoods</u>. We won some battles like stopping the network of freeways in 1970. But it was NOT because these groups like IGT opened up the process as we are requesting now. Rather we won by massive protests at hearings, and city council and BOS meetings, lawsuits and exposing fraud. And we created news and wrote letters to editor. But now these resources have diminished and we must depend on the support of the City Council to make the changes in Plan Tucson that will give us a legal right to be heard.</p>	Ruth Stokes		2	Based on multiple comments, recommend adding a more in-depth section on neighborhoods as well as a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising and adding policies in the Governance & Participation section to further stress the need for availability of documents and more opportunities for neighborhoods and other stakeholders to meet regularly with City staff.
680	General comment	Process			<p>C - Reasons I oppose Plan Tucson:</p> <p>1 - I protest the process being used to sell this plan we are supposed to approve this fall.</p>	Ruth Stokes		5	Currently City staff is taking the Plan Tucson Draft through the formal review process with the Planning Commission and Mayor and Council. In addition to the two-month period for written comments, there are two public hearings scheduled with the Planning Commission, and a third hearing recommended by staff. Additionally there will be a public hearing with Mayor and Council later. If Mayor and Council adopts the Plan and approves ballot language, the City's role will be limited to providing information about the Plan, but any campaigning for or against the Plan would need to come from elsewhere. The policies included in this Plan were developed through a series of Policy Working Groups attended by agency and stakeholder representatives, including neighborhoods. Additionally staff has made many presentations to neighborhoods and others. As noted, in the response to Comment #679, staff is recommending revised and new policies to further strengthen the Governance & Participation section.
681	General comment	Implementation			2 - Implementing this plan in its present form would deny us city residents any chance to influence the decisions made that will have a profound effect on all of us who live in Tucson. Those implementing this huge plan are not accountable to us city residents. We would have nowhere to appeal for protection of our rights - like to the City Council.	Ruth Stokes		5	The voters must ratify this Plan. Additionally, the implementation approach to the Plan, as described in Chapter 4, would include both public participation and progress assessment for the actions identified to implement the policies.
682	Adding new text/goal/policy	Neighborhoods			3 - The neighborhood protection should be a high priority separate concern in Plan Tucson. And we need some legal clout so we can influence decisions.	Ruth Stokes		2	Recommend expanding Chapter 2 to include a more in-depth section on Neighborhoods as fundamental to a City's stability and sense of place, and providing a matrix of neighborhood-related policies for easy reference. Additionally, recommend revising the Opportunity Areas Map and associated text to address existing neighborhoods and discussing Neighborhoods in relation to implementation in Chapter 4 revisions.
683	Adding new text/goal/policy	Neighborhoods			<p>When RTA was being debated (fought), the city DOT estimated that if just the intersections were planned to meet the needs of that particular area (right turn only lanes and bus turnouts) and implemented without full widening, it would be 70% as effective as full widening. And this could save a lot of money and gain relief much sooner for traffic on Grant. But the RTA powers did not allow us to consider this option.</p> <p>The City Council cannot remove or add projects but they can influence the scheduling. But any attempt to sell this idea of doing the intersections first, leads the RTA promoters to circle the wagons and resist ANY departure from the timing of implementing the final plans. My long running battle over just one intersection Grant/Mountain shows the impossibility of influencing projects like RTA Grant Road widening. So I focused on just one very dangerous intersection (SE corner of Mountain at Grant) in the hopes of redesigning just the one corner. The costs would be in the thousands not millions. Several of us had argued that this was dangerous because it requires north bound cars on Mountain to go into the intersection and to make right turns from an interior lane. Many attempts over several years failed. City DOT said the intersection is not dangerous and they would make no changes in the plans. End of subject - we have no voice in the implementation of Grant Road widening. Do not allow Plan Tucson to also silence our voices when decisions about the welfare of our neighborhoods are being made. Give the NIC proposals serious consideration and build on those. Thank you for consideration of my suggestions.</p>	Ruth Stokes		5	Plan must be ratified by the votes.
684	Changing background text	Land Use, Transportation & Urban Design	124		The downtown Ronstadt Transit Center is omitted from Tucson's transit history and plan. The Built Environment, including Land Use and Transportation, contains no mention whatsoever of the Ronstadt Center, opened in August of 1991. Even on the timeline of Land Use & Transportation Influential Events, under "1990's" there are no Tucson events listed.	Suzanne Schafer	Bus Riders Union, Tucson Climate Action Network	2	Recommend rectifying these oversight and including dates of the transit centers in Exhibit LU-2, pg. 3.99 & 3.100.
685	Adding new text/goal/policy	Redevelopment and Revitalization			On January 10, 2013, the Downtown Economic Development Committee, chaired by Downtown Tucson Partnership board member Mike Proctor, discussed Plan Tucson, the City of Tucson's General Plan 2013, a long-term policy document which will shape the City's decisions for 10 years. Staff from the City of Tucson presented Plan Tucson, distributed a compendium of draft goals and policies, presented the "City of Tucson's economic development strategic priorities" presented to Mayor and Council on January 8, 2013, and answered questions. The Committee discussed the draft and had the following recommendations:	Pamela Sutherland	Downtown Economic Development Committee		Lead in to following comments.
686	Adding new text/goal/policy	Redevelopment and Revitalization			I. <u>Create Goals for and a Separate Policy Section for a Revitalized Downtown</u> Generally, create a separate section in the Plan for the goal of support for a vibrant Downtown. This has been identified as one of the five goals of TREC's economic development plan for the region, and a strong urban core is acknowledged worldwide as being a key economic driver. Community support for a revitalized Downtown was clearly articulated by Imagine Greater Tucson, which conducted surveys of over 10,000 residents and released its report in November, 2012.	Pamela Sutherland	Downtown Economic Development Committee	2	After the Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Economic Development section for consistency with these strategic priorities and in response to other comments re Ec. Dev. A revised policy recommended to replace Policy ED1 references the Downtown. This revised policy reads, "Recognize a high quality of life is the foundation for economic success by supporting a safe environment, recreational opportunities, multi-modal transportation, a vibrant downtown, stable neighborhoods, good education, primary and secondary employment opportunities, arts and entertainment venues, and accessible air service. Although the sections in Chapter 3 generally address City functions rather than geography, the importance of the Downtown to the future of Tucson is also highlighted in its inclusion as a Building Block on the Opportunity Areas Map presented in Chapter 3.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
687	Adding new text/goal/policy	Economic Development			Moreover, Downtown Tucson requires special focus because of the high levels of poverty. Tucson is the sixth poorest city in the country as ranked among cities with populations over 500,000. Data from census tracts show Downtown to be among the most "highly distressed" areas of the country (census tract 04019000400 is the central core of Downtown, and has a poverty rate of 33.4%, unemployment rate of 7.2% and is considered a "housing hot zone"). A number of federal funds are available for Downtown to remedy the difficult economic situation, and focus on Downtown and its needs must be a key part of the City of Tucson's strategy over the next ten years.	Pamela Sutherland	Downtown Economic Development Committee	2	See response to Comment #687 in terms of addressing Downtown per se. Additionally, based on this and other comments related to poverty, staff has recommended that a goal be added to Plan Tucson regarding reducing poverty.
688	Adding new text/goal/policy	Land Use, Transportation & Urban Design			<u>Create the Goal of Supporting Transit-Oriented Development Along the Modern Streetcar Route</u> The City and the community have invested heavily in the Modern Streetcar and all the infrastructure along its route to support new businesses and residences. The City of Tucson has as one of its economic development priorities to make "investment in key commercial areas" and specifically cites the streetcar route. A transit system's market is walking distance from the stops, thus generally the density around the stops determines ridership. Balancing new urban density principles with our historic neighborhoods is necessary for Tucson to continue to have --and improve -- its unique and desirable quality of life.	Pamela Sutherland	Downtown Economic Development Committee	5	Addressed by draft policies LT3 and LT4 in the Land Use, Transportation, and Urban Design section.
689	Adding new text/goal/policy	Land Use, Transportation & Urban Design			One of the goals of Plan Tucson should be to support transit-oriented development along the Modern Streetcar route. The City has engaged consultants to study the route and propose zoning and other land use code changes to ensure the success of the streetcar; supporting new businesses and residential developments will be important to achieving a higher tax base Downtown and along the streetcar route which in turn enables the City to begin to recoup some of its investment in the project. Half of the streetcar route is within the TIF district, so increases in tax revenue will have even more impact on the City's finances.	Pamela Sutherland	Downtown Economic Development Committee	3	Recommend revising draft policy LT3 in Land Use, Transportation, and Urban Design to read "Pursue development opportunities where...(h) multi-modal transportation choices exist or can be accommodated." Revision supports development along streetcar, particularly when taken together with proposed Opportunity Ares Map, showing downtown as key opportunity. (See "Staff Recs. re: New & Revised Goals & Policies," Attach. B, PC Memo, 2-27-13.)
690	Adding new text/goal/policy	Economic Development			<u>Create the Goal of Maximizing TIF Impact</u> Understanding the complex relationship with Rio Nuevo, the Committee still encourages Plan Tucson to focus on maximizing the impact of the TIF through support of development in the TIF district.	Pamela Sutherland	Downtown Economic Development Committee	5	A number of the opportunity areas on the proposed Plan Tucson Opportunity Areas Map are within the TIF district.
691	Adding new text/goal/policy	Economic Development			<u>Create the goal of maximizing our relationship with Mexico.</u> The "City's economic development strategic priorities" include as Priority #2 "International Trade: Expand our international trade efforts, especially with Mexico." This should be included in Plan Tucson as a specific goal. In addition, a significant portion of our sales tax revenue is estimated for come from purchases made by our neighbors in Mexico shopping in Tucson. To the extent that the City is able to adopt policies that make Tucson friendly to Spanish-speaking consumers and businesses, they should be pursued.	Pamela Sutherland	Downtown Economic Development Committee	2	After Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to the Ec. Dev. section for consistency with the strategic priorities and in response to other Ec. Dev. comments. One of the new policies addresses increasing economic partnerships with Mexico.
692	Adding new text/goal/policy	Economic Development			<u>Create the Goal of Tucson Being a Business-Friendly City</u> Make it a clear goal of establishing Tucson as a business-friendly city. The City has made the development services department efficient and streamlined, and is actively pursuing various initiatives and other regulatory improvements. This work needs to be highlighted and broadcast, and further efforts to change the perception that Tucson is somehow inhospitable to business need to be made.	Pamela Sutherland	Downtown Economic Development Committee	2	After Plan Tucson Draft was released, Mayor and Council approved "City of Tucson economic development strategic priorities." Staff is recommending changes to Ec. Dev. section for consistency with the strategic priorities and in response to other comments re Ec. Dev. See policy ED2 in "Staff Recs. re: New & Revised Goals & Policies," Attach. B, PC Memo, 2-27-13.
693	Change language in policy	The Natural Environment			<u>Consolidate/Delete Some of the Many Goals Pertaining to Plants</u> Certainly our natural environment is important, but 8 of the 20 listed goals pertain to environmental concerns (4, 5, 6, 12, 13, 15, 16, and 19). The Committee believed this placed too much emphasis on ecological concerns without addressing some of the serious business and financial issues we face. Consolidating or deleting some of the redundancies to emphasize the chief goal of the City to continue to exist as a sustainable entity, able to provide services for its citizenry and the quality of life we enjoy.	Pamela Sutherland	Downtown Economic Development Committee	5	Staff recommends revising the policies in the Green Infrastructure section for greater clarity, but the emphasis on the natural environment is consistent with the City's Sustainability Framework.
694	Adding new text/goal/policy	Economic Development			<u>Create the Goal of Further Engaging Our Colleges and Universities as Economic Engines for the Region</u> Tucson has treasurers in its educational institutions. The Committee supports the work that is being done by the City and the institutions to work more closely together, and believes this benefits the region as a whole. The specific goal of further engaging our colleges and universities is merited along with policies to support the relationship.	Pamela Sutherland	Downtown Economic Development Committee	3	Staff recommends considering an exhibit or additional text that would provide some more information about the education institutions referenced.
695	Change language in policy	Land Use, Transportation & Urban Design	Land Use, Transportation, and Urban Design		II. <u>Revise/rewrite Chapter 3, "Land Use, Transportation, and Urban Design"</u> One of the largest challenges facing the Tucson is the ability to achieve quality infill development throughout the city. Unfortunately, Chapter 3 does not effectively address this challenge and the need for policy, standards, and guidelines for integrated transit planning, transit oriented development, and quality urban design. The chapter title is misleading in that while it contains the words, Urban Design, it contains next to no reference to urban design concepts or standards. This is a great lost opportunity, as much of the challenge facing the city, particularly around infill development and transit-oriented development depends on excellence in the design of streetscapes, parks and public open space, view-sheds, and building massings, setbacks, and façade treatments.	Pamela Sutherland	Downtown Economic Development Committee	2	Recommend staff consider whether some additional text to further address urban design would be useful to enhancing point about integration re land use, transportation, and urban design. Recommend a new policy that reads, "Undertake a comprehensive review of current City design guidance. (See "Staff Recs. re: New & Revised Goals & Policies," Attach. B, PC Memo, 2-27-13.)
696	Changing background text	Land Use, Transportation & Urban Design	Chapter 3	Opportunities Map	The chapter needs to be renamed and reoriented with a much greater focus on integrated transit planning and transit-oriented development versus more traditional transportation considerations (auto-oriented arterials and highways). The policy section needs expand coverage of the use of overlay zones, urban design standards, and guidelines. The Opportunity Block Map is a good addition over past general plans, but overlooks opportunities for needed multi-modal transit connections between opportunity Building Blocks, including integrative transit planning and the identification of potential major transfer centers and the influence of these areas on resultant development. There is also a lack of consideration of the next stages of modern streetcar or possible light rail.	Pamela Sutherland	Downtown Economic Development Committee		Comment noted.
697	Adding new text/goal/policy	Governance & Participation	Chapter 3		An important additional tool that appears to be missing is the expanded use of commissions and design review committees in quality assurance. In an effort to raise the bar of excellence for all planning and design projects in the city, these bodies should be given approval authority beyond the advisory capacity to which they have traditionally been limited.	Pamela Sutherland	Downtown Economic Development Committee		Plan Tucson as a General Plan provides "high-level" policy intended to be applicable citywide. The type of strategy commenter proposes for "quality assurance" could be an approach to implementing a policy such as LT1. Chapter 4 discusses implementation of General Plan policies.
698	Adding new text/goal/policy	Implementation			III. <u>Metrics</u> The Committee would like to see specific performance standards adopted to evaluate actions taken pursuant to these various goals and policies.	Pamela Sutherland	Downtown Economic Development Committee	2	The implementation of the proposed goals and policies through actions and policies is discussed in Chapter 4. Staff recommends that this chapter be further revised with more detail regarding implementation. Also staff recommends that Development Review Guidance be included in the Plan Tucson to address rezonings and other discretionary land use cases in locations for which there is not a specific plan or where an existing specific plan is not sufficient.
699	Adding new text/goal/policy	Planning Context			IV. <u>Mission Statement</u> The Committee would like to recommend the adoption of a Mission Statement for Plan Tucson, and proposes the following: "To build and maintain the foundation of a city that is safe, clean, healthy and prosperous."	Pamela Sutherland	Downtown Economic Development Committee	5	Believe the ideas incorporated in the suggested mission statement are reflected in the Plan Tucson Draft goals developed in conjunction with the public participation program.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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700	Change language in policy	Land Use, Transportation & Urban Design	127		"While the primary purpose of the RTA Plan is focused on accommodating vehicles, it also includes funding for alternative transportation modes, including pedestrian ways, bicycle facilities, bus facilities, and a modern streetcar." In this sentence "vehicles" means private automobiles and this should be stated clearly. It is absurd for us to remain legally bound by the transit priorities of 2006. Broadway Coalition is just one example of the kinds of efforts that will be needed to fight the cascading effects of these decisions. Recall the level of awareness and response to the reality and threats of climate destabilization in 2006. This was before even the release of "An Inconvenient Truth." Before California passed its Global Warming Solutions Act and filed suit against six carmakers for contributions to global warming. This was before the 2007 series of IPCC reports stating that it is extremely likely that human activities are contributing to global warming in a way that will be difficult to reverse; that the world needs to significantly cut greenhouse gasses; then, in its final assessment paper, that the world will have to end its growth of carbon emissions within seven years and become free of carbon-emitting technologies in four decades to avoid widespread extinctions, flooding, loss of wetlands, deaths from heat waves, and other consequences. Throughout most of human history the level of carbon dioxide in the atmosphere was around 280 ppm. In 2006 it was 281 ppm. In 2012 it was 394. The transportation segment of Tucson's plan must be linked explicitly with the energy and climate change segment. We need to do far more than "encourage" the use of alternate modes of transit.	Suzanne Schafer	Bus Riders Union, Tucson Climate Action Network	2	Recommend addition of new policy in the Land Use, Transportation, and Urban Design that further addresses support of a modal shift to alternative transportation.
701	Changing background text	Housing			The map of housing stock is incorrect that is does not include the oldest areas of Tucson, specifically the Armory Park And Barrio Viejo/Libre Neighborhood Preservation Zone properties. The document combines "Aging" and "Historic" properties into one entity, though they are legally distinct definitions. This suggests that the intent of the document and its "Historic Preservation" section intends to find ways to "redevelop" historic areas with inappropriate and unwanted infill to further modern goals. APNA feels that HPZ zoning is the highest and best use, and requires no additional overlays.	John Burr	APNA	2	Staff will correct the errors in Exhibit H-2, Age of Housing in Tucson, 2011, identified by the commenter. Additionally, staff recommends creating two policies from Policy H3 in the Housing section to distinguish between aging neighborhoods and historic neighborhoods.
702	Changing background text	Chapter 3			The document does not specifically list: Neighborhoods, Downtown, UA, or Transit Oriented Development. This suggests that significant stakeholders are not of interest to city planners in making future decisions. No mention is made of unintended consequences, future use of the document, possibilities for future revision, or mandatory public process in its utilization.	John Burr	APNA	02-Jan	Neighborhoods, Downtown, and UA are referenced in the Plan Tucson Draft -- both in Chapter 2 and in background text and policies in various sections. The sections are focused on City functions rather than on geography per se. Based on these and other comments, staff recommends additional text on neighborhoods, as well as a matrix that presents the neighborhood-related policies in one place for ease of reference. Staff is also considering addition more text on the Downtown and University. Implementation, addressed in Chapter 2, includes ongoing progress assessment, which should help identify unintended consequences. The General Plan is updated every ten years per Arizona State Statutes, and a public participation program must be adopted by Mayor & Council for updates (as was done for Plan Tucson).
703	General comment	Public Infrastructure & Facilities			These are additional comments I have, in addition to the 20 pages of comments I already submitted: I am very concerned about the city's apparent lack of compliance with the statutory requirements for General Plans. ARS 9-461.05 contains specific provisions relating to the drafting of General Plan, including a requirement that the General Plan contain a "cost of development" element. I have looked at a number of General Plans from other jurisdictions, and they have all been very up-front and straight-forward regarding this requirement. Yet, I am hard pressed to find anything of substance in Plan Tucson that addresses this important issue. We have known for many years that growth has not paid for itself, and that is reflected in our failing infrastructure, lack of funding for needed repairs, and dearth of public facilities. Tucson continues to lag behind other communities, because our city "leaders" lack the will and the foresight to address this issue honestly, openly and fairly. Plan Tucson should not represent a continuation of "business as usual."	Colette Altaffer	NIC	2	Recommend additional text on cost of development issues is appropriate in Plan Tucson. Recommend new policy be added to Public Infrastructure & Facilities regarding development paying "its fair share of the cost of growth." (See "Staff Recommendations re: New and Revised Goals and Policies," to Planning Comm. as Attachment B to February 27, 2013, Memo.)
704	Changing background text	Land Use, Transportation & Urban Design	3.101		1st column, 1st paragraph: This paragraph discusses Proposition 207 and overlay zones, and it attempts to make the argument that overlay zones are necessary to address the inflexibility of Prop 207. However, utilizing an inflexible piece of legislation to "fix" another piece of inflexible legislation, defies logic. The overlay zone is the most anti-democratic piece of legislation the city has passed in some time, creating, in perpetuity, design criteria that all future generations will be unable to change. Therefore, I suggest the following language be added to the end of paragraph #1.	Colette Altaffer	NIC	5	See response to comment # 126. Re-word the UDC bullet of page 3.100 with some of this text: Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. The City adopted the Infill Incentive District to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed 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.
705	Changing background text	Land Use, Transportation & Urban Design	3.101		"However, the city recognizes that overlay zones are inherently anti-democratic. They prevent all future Mayors and Councils, and all residents, both present and future, from having a say in the development of their community. Furthermore, since no cost-of-growth element is included in overlay zones, those same residents are left to pay for the maintenance, upgrades and repair of the infrastructure that will naturally occur with greater density. They will also be forced to fund additional policing for the new residents, many of whom will be part of a transient student population. In essence, overlay zones represent a transfer of wealth from Tucson's residents to those who develop properties in the overlay zone, while at the same time, they silence those same residents from any input into how, where and what form that development will take. Furthermore, overlay zones undermine the very state statutes that require communities to regularly review and update their General Plans. They create vast "deserts" within our city where the hands of future generations are tied and where planning is caught in a kind of "time warp". Due to the inequities of the overlay zones, and their anti-democratic nature, the city will no longer utilize this piece of legislation. The language of the overlay zone that currently exists in our Universal Development Code will be modified to correct these deficiencies to ensure that future generations of city leaders will have the flexibility to plan our city's growth, and future citizens will not have their rights subjugated to a handful of unelected property owners."	Colette Altaffer	NIC	5	See response to comment # 126. Re-word the UDC bullet of page 3.100 with some of this text: Most overlays are more restrictive than the underlying zoning and add another layer of regulations to the underlying zoning requirements. The City adopted the Infill Incentive District to spur urban and transit-oriented development within the overlay's boundaries. Further, the City developed 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.
706	Adding new text/goal/policy	Neighborhoods			I decided to test some of the draft's goals and policies in a hypothetical scenario: the rezoning of a parcel in an established older neighborhood, but not necessarily a historic district. What I found is that the goals/policies fall short of addressing the needs of these neighborhoods - they fail to make a strong case for neighborhood integrity and conservation of character. I saw a lot of neighborhood preservation that is really about housing, so we need to transition from a housing element to neighborhood conservation planning. I clearly remember how many statements there were regarding the established neighborhoods whether they are solidly stable or not. They have a sense of place and strength that cannot be duplicated in look-alike cul-de-sac subdivisions or when they are partially 'gentrified' since those responsible for the character end up having to move out.	Vania Fletcher	City of Phoenix Planning & Development Department	2	Based on this and other comments, recommend including Development Review Guidance to be used for rezonings and other discretionary land use cases in geographic areas not covered by existing specific plans or for cases in which existing specific plans don't address particular conditions of the case.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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707	Adding new text/goal/policy	Neighborhoods			I would like to suggest that the ideas/goals/policies suggested during the workshops be reviewed because I am certain that we wanted to protect these places - there was a lot of conversation on that and I see it reflected on some of the comments that staff has received. Please, consider adding if not a new element, perhaps a subset in the land use area - called Neighborhood Conservation Planning or as the Chandler AZ GP called it "Neighborhood Planning Element" which I am attaching to this email - I only included the cover and elements 5 pages. Chandler's plan is all about built-out which is really what our older neighborhoods will be facing, and kudos to Chandler, this is a move we should seriously consider. I believe that if the city chose to add a new element or subset it would go a long way to establish a more trusting and sensible conversation between the neighborhoods and elected officials and staff.	Vania Fletcher	City of Phoenix Planning & Development Department	2	Staff agrees that there were many discussions about the importance of existing neighborhoods to the community's character and sense of place. The intent was to integrate policies across the elements that would address this topic. Based on this and other comments regarding the desire for additional focus on neighborhoods, staff recommends that a more in-depth section on neighborhoods be included in Plan Tucson and that a matrix of the neighborhood-related policies be included for easy reference.
708	Adding new text/goal/policy	Neighborhoods			In addition, here is a policy from the much larger Seattle plan, that I feel also reflects the needs of existing neighborhoods: Effective implementation is comprehensive, continuing, and responsive to changing circumstances and needs. Communities and neighborhoods must be engaged in a participatory process of planning for their futures within a citywide context. Thanks for the opportunity to participate and for all you efforts. SEE ATTACHED PORTIONS OF Chandler General Plan provided by commenter. File located under s:/planning/plantucson/public participation program/draft plan tucson nov 2012/comments received/Vania Fletcher -Portions of Chandler General Plan.pdf.	Vania Fletcher	City of Phoenix Planning & Development Department	5	The emphasis on public participation expressed in the statement shared by the commenter from the Seattle Plan reflects the intent of the policies included in the Governance & Participation section of the Plan Tucson Draft.
709	General comment				Thank you for the opportunity to comment on Plan Tucson. As you know, this plan takes a comprehensive look at the future direction of our community. SAHBA looks forward to the refinement of Plan Tucson as well as the future growth and economic vitality of Tucson. The vision of Plan Tucson is ambitious and forward thinking in promoting our community's shared values of job creation, economic development, safe communities, maintaining our high quality of life, etc. The critical role housing and homeownership plays in successfully obtaining many of these shared values cannot be overstated.	David Godlewski	SAHBA		Comment is lead in to comments below.
710	Adding new text/goal/policy	Housing			The recent improvement in housing and our local economy is not coincidental. As the local housing market slowly improves so has the broader economy. As such, any future plan which understands and promotes affordable housing in our community will contribute greatly to ensuring many of our community values are indeed realized. Conversely, any plan which makes housing less affordable, less obtainable and impedes working class families from homeownership threatens many of the values outlined in Plan Tucson. It's imperative that any plan, including Plan Tucson, not only recognize the role housing will play in our future success but include specific, tangible goals and objectives ensuring home building is valued, promoted and realized in our community; now and in the future. As such, SAHBA offers the following comments for your consideration:	David Godlewski	SAHBA		Continuation of lead in comments begun in Comment #709 above.
711	Adding new text/goal/policy	Housing			1. As in previous recessions, housing will once again lead the economic recovery necessary to realize many of the goals and objectives outlined in Plan Tucson. Removing and/or reducing any regulatory obstacles to increased housing affordability will expedite our local economic recovery. We encourage this be considered and integrated where possible in the final document. SAHBA strongly supports any and all measures that decrease the cost of housing and increase housing affordability in our community. Safer communities, healthier neighborhoods and individuals, and stronger schools are more obtainable when citizens are invested with homeownership.	David Godlewski	SAHBA	2	Staff has recommended the addition of a goal that reads, <i>The City strives for "a community where no one lives in poverty."</i> Reducing housing costs and increasing affordability is already emphasized in Policy H5, in the Housing section of the Plan Tucson Draft. Additionally, staff recommends that policies H6 and H8 be revised to include the word "affordable"
712	Adding new text/goal/policy	Housing			2. Accomplishing desired growth area goals will be most successful when accompanied with proper incentives. Restrictive, inflexible growth boundaries which promote sprawl further complicate infrastructure planning, and reduce housing affordability. 3. SAHBA agrees that a diverse, affordable housing stock is a critical component to promoting business expansion and retention, as well as, recruiting and maintain a young, educated work force.	David Godlewski	SAHBA	5	See response to Comment #712 above
713	Change language in policy	Land Use, Transportation & Urban Design		LT-14	4. SAHBA strongly encourages any growth boundaries be flexible and adaptive to our communities changing needs. Flexible policies and efficient processes for doing so are critical to ensuring the City is able to pursue any necessary annexation opportunities.	David Godlewski	SAHBA	5	Comment noted.
714	Change language in policy	Water Resources		WR-1, Goal 14	5. We recently heard from Tucson Water there is a misconception about our water supply and its ability to sustain and promote economic development for decades to come. SAHBA would participate in any joint effort to changing the misconception of an inadequate water supply to meeting our future needs.	David Godlewski	SAHBA		The Plan Tucson Draft Opportunity Areas Map shows a concept for future growth that focuses on areas that are already served by public infrastructure before going into areas without such infrastructure. This could also lower transportation costs for residents, which is increasingly being recognized as integral to affordability. Multiple comments have been received that the map needs to be revised for further readability and clarity regarding the building blocks, suggested timing. Staff is recommending that the map and related text be revised to respond to these comments.
715	Change language in policy	Education		ED7	6. As our economy recovers, the building industry already recognizes immediate and long term challenges to meeting our workforce needs. We support and encourage continued efforts to ensure a well educated, diverse workforce.	David Godlewski	SAHBA	2	Staff recommends a new policy in Economic Development that references conditions and services that support workforce stability.
716	General comment	Governance & Participation		G-9	7. Consistent planning across city departments. We applaud the city's planning efforts to date promoting increased consistency across departments. In addition (G-9).	David Godlewski	SAHBA	1	No change requested.
717	Change language in policy	Economic Development		Goal 5	8. Add "economically" to Goal #5 for Social & Economic Environment.	David Godlewski	SAHBA	2	Recommend change suggested by commenter to add "economically" to Goal 5 be made.
718	Change language in policy	The Natural Environment		NE-14 & WR-4	9. The City and the County currently have an IGA for ensuring adequate water for the environment. We cannot support additional water for the environment at this time and encourage the City to complete a cost benefit analysis before pursuing this further.	David Godlewski	SAHBA	5	Goal #14 is what the City strives for in the long-term. Policy WR4 reflects what staff understands Tucson Water has already committed to.
719	Change language in policy	Economic Development		ED-1	10. High-level and high-quality infrastructure is a key component of our future success and will benefit all residents. It is important that the associated costs are shared equitably and not imposed solely on new development.	David Godlewski	SAHBA		In response to comments re cost of development, staff recommends the addition of a new policy in Public Infrastructure & Facilities that focuses on "new development paying its fair share."
720	Change language in policy	Economic Development		ED-3	11. We support encouraging innovative and environmentally sensitive businesses so long as it does not lead to additional regulations.	David Godlewski	SAHBA	5	Comment noted.
721	Change language in policy	Economic Development		ED-8	12. As you reference, collaboration is key to our economic development efforts. We ask you include business related trade associations (Ex. SAHBA or TUCA) to the groups to collaborate with.	David Godlewski	SAHBA	2	Staff recommends revising Ec. Dev. policies to highlight "City of Tucson's economic development strategic" priorities adopted by Mayor and Council after release of Plan Tucson Draft. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
722	Adding new text/goal/policy	Economic Development			13. What is the "relationship" between housing and employment the City will be considering in local planning initiatives and economic development programs.	David Godlewski	SAHBA	3	Staff will work to clarify the referenced text.
723	Adding new text/goal/policy	Parks and Recreation		PR-9	14. We support development of an urban multipurpose path system so long as stakeholders like SAHBA are included in the process, private landowner rights and development costs are considered and reductions in park or landscape requirements are integrated to off-set costs or impacts that may be incurred by the private side.	David Godlewski	SAHBA	5	Comment noted.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
724	Adding new text/goal/policy	Governance & Participation		G-7	15. We ask you to add "business organizations" to the list of nongovernmental organizations the City is seeking to develop and maintain strong partnerships with.	David Godlewski	SAHBA	2	Recommend "business organizations" be added. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
725	Adding new text/goal/policy	Energy & Climate Change		EC-1	16. Energy efficiency is an important issue for our community. Home builders have taken the lead on this issue in Southern Arizona. Our homes built today are incredibly energy efficient. In fact, we've worked with the City and County to develop a voluntary green building program. While the market and codes will drive further efficiencies, we feel the City must complete a cost/benefit analysis to determine specific impacts of what it is proposing before any additional requirements are imposed.	David Godlewski	SAHBA	5	Through adoption of the Mayor's Climate Protection Agreement and Framework for Advancing Sustainability, Mayor and Council have provided direction to move toward increased energy efficiency.
726	Change language in policy	Energy & Climate Change		EC-2	17. We do not support new requirements for new or remodeling existing homes. As mentioned above, the City should develop incentives to spark the type of development it prefers.	David Godlewski	SAHBA	5	Comment noted.
727	Change language in policy	The Natural Environment		G-15 & G-16	18. Southern Arizona has an abundance of biologically rich open space and regulations to create, preserve and manage it. Any associated acquisition costs should be borne by existing residents and any new regulations should be avoided.	David Godlewski	SAHBA		Comment noted.
728	Adding new text/goal/policy	Public Infrastructure & Facilities		P-15	19. We support the use of a variety of financing mechanisms for the repair, upgrade, maintenance and expansion of public infrastructure. We encourage the City to promote use of Community Facilities Districts for this purpose.	David Godlewski	SAHBA	2	Recommend revising Policy PI5 to read, "Continue to expand and diversify funding mechanisms for the repair, upgrade, maintenance, and service expansion of public infrastructure and facilities. The commenter's suggestion of Community Facilities Districts would constitute a type of funding mechanism.
729	Adding new text/goal/policy	Redevelopment and Revitalization		RR-2	20. Private and public investments should be encouraged in all areas of the community not just Plan Tucson Opportunity Areas.	David Godlewski	SAHBA	2	Comment noted.
730	Adding new text/goal/policy	Land Use, Transportation & Urban Design		RR-2, LT-6 & LT-7	21. Efforts to force, drive, locate or enforce boundaries on development areas and types will only backfire. The City should acknowledge, respect and encourage market forces for future development.	David Godlewski	SAHBA	2	Comment noted.
731	Change language in policy	Urban Agriculture		LT-8	22. We cannot support requirements for integrating urban agriculture into new residential developments.	David Godlewski	SAHBA	2	Recommend revising policy to read, "Support urban agriculture opportunities in new development or redevelopment when appropriate." This revised language recognizes that there would be some development in which the integration would not be appropriate - for instance a gas station.
732	Change language in policy	Water Resources		WR-1	23. We ask that the words "including acquisition and recharge of our available CAP Water resources" to WR-1.	David Godlewski	SAHBA	5	Believe the requested phrase is covered by the following text "planning for future water supply" in Policy WR-1 in the Water Resources section.
733	Change language in policy	Green Infrastructure		LT-10	24. Design and retrofit of streets for green infrastructure should be incentivized and not mandated. We cannot support new requirements.	David Godlewski	SAHBA	5	Commented noted.
734	Change language in policy	Land Use, Transportation & Urban Design		LT-3	25. The development of the Houghton Area will be critical to the City's future growth and economic activity. The City should work to expedite development in this area. We cannot support this as written.	David Godlewski	SAHBA	5	Comment noted.
735	Change language in policy	The Natural Environment		LT-15	26. SAHBA does not support applying the CLS to future annexations. The City's current environmental regulations are more than sufficient.	David Godlewski	SAHBA	5	Comment noted.
736	Adding new text/goal/policy	Housing			27. SAHBA supports efforts to reduce housing costs and increasing affordability. In order to do so, we suggest eliminating the construction sales tax, reducing or eliminating impact fees, reducing or eliminating permit fees, not limiting growth the opportunity areas which will result in artificially driving up land and housing costs.	David Godlewski	SAHBA	5	Comment noted. The opportunity areas do not preclude development elsewhere.
737	General comment				SAHBA is confident that many of the policies and goals outlined in Plan Tucson are reasonable and obtainable. There are others we cannot support or feel should be modified. Our industry looks forward to assisting the community in advancing our shared values while creating a healthy, vibrant economy necessary to all our continued success.	David Godlewski	SAHBA	5	Comment noted.
738	Formatting/spelling/typo/grammar	Land Use, Transportation & Urban Design		Opportunities Map	The legend could use some revision. Suggest "areas of stability" be called Development stable/complete for "Complete Neighborhoods" I suggest "Potential all service neighborhoods." Otherwise, Bravo!! An amazing amount of information that is inter-related is clearly shown. Thank you for all the sharp focus.	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	2	Based on multiple comments regarding the Opportunity Areas Map, staff recommends revising map and related text to increase readability, update the legend, and further refine the building block concepts/descriptions.
739	Adding new text/goal/policy	Economic Development	4		Please add a policy: "Promote economic investment that has a low water use need."	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	4	Draft policy ED3 calls for increasing and promoting "environmentally sensitive businesses."
740	Adding new text/goal/policy	Urban Agriculture	10		Add a policy "Foster public education on cost/benefits of local food production, including home grown, versus imported food production."	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	5	Too specific for a General Plan policy, but could be a topic covered under draft policy E7.
741	Change language in policy	Energy & Climate Change	14	EC1	In last phrase replace "buildings" with "energy."	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	2	Recommend revision to policy to replace "buildings" with "energy" in last phrase. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
742	Change language in policy	Energy & Climate Change	14	EC3	Please ADD...and fostering planting of trees, green rooftops and ground cover" to reduce the urban heat island effect. I particularly appreciate EC8 and 9 on preparing for the effect of climate change. We are and will feel the effects.	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	4	Policy EC3 addresses the urban heat island effect. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.) Specific strategies would be addressed in implementation of Plan Tucson policies; see Chapter 4.
743	Adding new text/goal/policy	Governance & Participation	15		Consider adding: "Cooperate with environmental organizations to educate the public about the necessity of water conservation and its benefits."	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	4	Several Governance & Participation policies address the City working with nongovernmental organizations, which would include environmental organizations.
744	Adding new text/goal/policy	Energy & Climate Change	16		Consider adding a policy to "Replace asphalt and cement driving surfaces with permeable heat resistant treatments." At Milagro we use "Gravel Pave" in our parking lot for 10 years to excellent effect. This provides parking for 28 households without adding to heat retention.	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	4	See response to Comment #742.
745	Adding new text/goal/policy	Environmental Quality	17	EQ5	Water quality is missing from this page. Assess and address the impact of governmental and non-governmental operations and actions on water quality." as a possibility.	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	3	Recommend considering commenter's suggestion.
746	Adding new text/goal/policy	Land Use, Transportation & Urban Design	22	LT17	Please add to "proposed land uses are compatible with adjacent military operations and aggregate resources INCLUDING WATER."	Donna Branch-Gilby	Co-Developer of Milagro Cohousing	4	Addressed by draft policy WR6: "Integrate land use and water resources planning."
747	Change language in policy	Implementation			The West University Neighborhood Association requests that Neighborhood Plans and Area Plans be left alone or made the responsibility of neighborhoods to update or change. The COT can make funds available to neighborhoods for their use if the neighborhoods choose to change their plans. WU has experienced two forced changes to our Neighborhood Plan, the IID and Main Gate District that have many negative impacts to our historic residential neighborhood. Many hours of effort and thousands of dollars have gone into creating neighborhood plans that have been passed by Mayor and Councils. The COT should honor those plans and not under cut NA's efforts just to make life easier for developers.	Chris Gans	West University Neighborhood Resident	2	Recommend further discussion of Neighborhood and Area Plans in Chapter 4 - Implementation.
748	Adding new text/goal/policy	The Social and Economic Environment			Student behavior- Our neighborhood is impacted heavily by student behavior. While many students live respectfully in neighborhoods there are many that don't. The District was red tagged in it's first 2 weeks of existence only to have it removed prematurely. The COT of Tucson has approved large student housing projects in our neighborhood with no requirements for a code of conduct to be administered by management of these projects. The type of conduct that has been demonstrated at the District and recently on Stone Ave. demonstrates there are little to no consequences for poor behavior and they negatively impact residential neighborhoods. The COT should work with the State Legislature and the UA to encourage that the UA student code of conduct be applied to all off campus students and not approve any new student housing projects until the UA acts to help ensure a uniform approach to student behavior for both on and off campus students.	Chris Gans	West University Neighborhood Resident	4	Draft policies in the General Plan would support pursuit of this specific topic. Policy G7 in the Governance & Participation section addresses "developing and maintain strong partnerships with regional and local nongovernmental organizations, including educational institutions...." Draft policy PS4 in the Public Safety section reads, "Prioritize property maintenance and order as a preventive measure against crime and disorder."

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

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749	Adding new text/goal/policy	Economic Development			According to the U.S. Census Bureau, almost 27-percent of the city's residents, and 37-percent of its children, lived below the federal poverty level in 2011. These figures helped to make Pima County the large metropolitan area with the sixth highest rate of poverty in the entire United States. In addition, it continues findings that began in 1990. Since that time, Tucson has never had an overall poverty rate less than 18-percent. Despite these statistics, the "Economic Development" section of the draft plan does not include information about Tucson's poverty or contain a policy to address it. Therefore, it is suggested that both a poverty chart comparing Tucson with other Southwestern communities be included in the section and a policy statement be added. This statement could read: Address the growing and unacceptable rate of poverty in the community through appropriate economic development strategies. Thank you for the opportunity to comment.	Dave Devine		2	Recommend adding a goal regarding poverty. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
750	Adding new text/goal/policy	Environmental Quality and Safety			Davis-Monthan AFB and the Air National Guard at TIA are important facilities that impact, (both noise and safety), the airspace above the City of Tucson and yet there is nothing in Plan Tucson that deals with protecting the neighborhoods from the increased numbers of loud or unsafe aircraft flights from the two military facilities. They are both important economic generators, but there needs to be a balance between the economy and the safety and quality of life of the neighborhoods. There have been plans for flight expansion by both the military facilities. This is not mentioned. 1. An EIS to bring the F-35 to TIA which for the moment has failed. Eight neighborhood associations wrote letters opposing the F-35 along with the Sunnyside School Board. 2. The Operation Snowbird EA Environmental Assessment which would allow F-22s and night flights from DM is still working and we don't know the result. The Arroyo Chico Area Plan on page 40 mentions "Ensure compatibility of base operations with existing and potential adjacent development" but there is no mention of this in the Draft Plan Tucson. There is no mention of quiet neighborhoods as a goal in the draft plan even though there are numerous studies which demonstrate reduced property value due to noise. Safety: The TIA 5-year plan mentions the need for a second runway stating "FAA Air Traffic staff indicated that there is a regular frequency of emergency declaration by the Arizona Air National Guard F-16 wing. Tower staff has indicated that the age of these aircraft and their high number of cycles are contributing to the frequency of emergency declarations (which include landing gear and engine issues) and should an incident occur, TIA may be without its only suitable air carrier runway, essentially closing the airport to commercial traffic..." Source: Technical Report No. 4, Airside Facility Requirements, Section 2, Section 2.4 entitled Airfield Operational and Safety Enhancements, page 17, paragraph 2. Jordan Feld can provide a copy. The Plan Tucson staff has done a great job, but they need to go back to the Drawing Boards on the two military facilities in the City of Tucson or there will be resistance to the plan. SEE ATTACHED COPY OF LETTER FROM SUNNYSIDE NEIGHBORHOOD ASSOCIATION DATED 2/8/13 AND SECTIONS OF ARROYO CHICO AREA PLAN PROVIDED BY COMMENTER. File located under s:/planning/plantucson/public participation program/draft Plan Tucson nov 2012/Comments received/Ann Gomez-Letter from Sunnyside Neigh Ass and Arroyo Chico Area Plan 2-9-13.pdf	Anne Gomez		2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
751	Adding new text/goal/policy	Economic Development			The City of Tucson must implement a series of activities that generate the revenue to the City sufficient to: create a reserve and "rainy-day" fund, pay for ongoing City services, operations, staff payroll, health, medical and vacation benefits and retirement, including police and fire, provide on-going maintenance of public infrastructure including streets and water systems, allow the City to expand programs and services consistent with identified priorities, and make new capital investments for growth and expansion, including buildings and infrastructure. Current and future locally owned and operated businesses represent the most available and effective source of this revenue. Business transactions, employees and customers of business all provide direct benefit to the City. Plan Tucson should recognize that the City is a major purchaser of goods and services and that the ability of the City to purchase locally has the advantage of re-circulating revenues within the community. The benefits of procurement practices which support local businesses should be acknowledged. Plan Tucson should emphasize the role of business in the local economy throughout the document. Plan Tucson should be Tucson Means Business.	Lea Marquez Peterson	Tucson Hispanic Chamber	4	After Draft Plan was released, M&C approved "City of Tucson economic development strategic priorities." Staff recommends changes to Ec. Dev. for consistency with priorities and in response to other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.) Revised policy ED2 addresses "developing and implementing local strategies, services, and incentives to maintain a business friendly environment."
752	Adding new text/goal/policy	Economic Development			Tucson's median household income in 2011 was \$35,362., while the national median household income \$50,502. Employment raises median income. Tucson should make it a top priority to increase median household income. Concurrently, the City should balance the resources allocated for government programs to at risk populations. Tucson's General Plan as required by State Statute should emphasize the important role of employment in the overall quality of life and availability of government services. Tucson should prioritize a healthy, active and growing employment environment. This means:	Lea Marquez Peterson	Tucson Hispanic Chamber	2	After Draft Plan was released, M&C approved "economic development strategic priorities." Recommend changes to Ec. Dev. for consistency with priorities and in response to other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.) Policies are intended to address need described by commenter "for a healthy, active, and growing employment environment."
753	Adding new text/goal/policy	Economic Development			(1) Businesses are located here and conditions are favorable for being able to stay in business and grow the business. (2) Entrepreneurial enterprises are welcome, innovation, non-traditional, home-based and family-owned small businesses are valued contributors to the local economy. (3) Bringing new employers to Tucson and adding new employees is an expected outcome and result of managing of our priorities and how we want to grow.	Lea Marquez Peterson	Tucson Hispanic Chamber		See response to Comment #752 above.
754	Adding new text/goal/policy	Economic Development			(4) Government values business, that theme and message is constant, predominant, and not subtle or buried in a list of values; government leaders show courage in decision-making in support of employment. (5) A broad base and diverse set of skilled workers are appreciated and available; high tech and bio tech jobs are not the only types of employment valued, supported or sought out; available employment for less skilled workers and trades is important. (6) Our geographic and political context and weather are understood and being maximized for Tucson employment and economic use, including the I-10 corridor, proximity to Mexico, Texas and California markets; our relationship to Phoenix and the influence of State decisions on Tucson employment and economy.	Lea Marquez Peterson	Tucson Hispanic Chamber		See response to Comment #752.
755	Adding new text/goal/policy	Economic Development			(7) Businesses, business customers and employees are contributing and investing by the payment of fees and taxes to our core government services and public infrastructure maintenance and expansion. (8) Employment and personal discretionary income is a key component to a sense of self-worth, and personal quality of life; a robust employment environment and broad spectrum of available types of jobs creates a community that is considered full of opportunity and possibility. (9) Business is decision and action-oriented; timely, measurable progress is essential to survival; business-friendliness and business-readiness means Tucson's leadership is committed to a decision-making structure that respects and is responsive to business timeframes, deadlines, schedules and overall pace.	Lea Marquez Peterson	Tucson Hispanic Chamber		See response to Comment #752.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
756	Adding new text/goal/policy	Economic Development			10) Employees and customers of Tucson-based businesses may not be Tucson residents or voters (tourism, retail shoppers); it is important for the City of Tucson to include and recognize service to this constituency as vital to City sustainability. 11) Businesses should not be expected to pay for a disproportionate share of costs to support community values; these costs should be born by the entire community; regulations, taxes and fees on business should correlate to benefits received by the business.	Lea Marquez Peterson	Tucson Hispanic Chamber		See response to Comment #752.
757	Adding new text/goal/policy	Housing	3.9		This Section of Plan Tucson identifies 8 Goals: o HOUSING: Much of the Housing section has to do with government programs. The Housing Section identifies 8 Policies. RECOMMENDATION: The section does not identify how many private businesses are engaged in providing housing in the City of Tucson, or those in future housing development in the City of Tucson. The Housing Section of Plan Tucson does not quantify how many business sectors or small businesses or jobs are related to and provide goods and services to the Tucson housing market: home and renters insurance, home security systems, window and door sales, landscaping, roofing, pool construction, HVAC contractors, cable and wireless companies, garage door installers, painters, sale of furniture, fixtures and appliances, etc.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	
758	Adding new text/goal/policy	Housing	3.9		Separate from housing construction jobs; housing creates the need for numerous businesses and jobs. Also, U of A student housing and military housing needs for the University of Arizona is not mentioned. These topics should be included and covered in Plan Tucson. Increased employment and higher wages reduces pressure on subsidized housing, housing programs and housing affordability, by increasing the percentage of the population that can afford market-rate housing. It would be good to recognize the impact of percentage increases in Area Median Income to housing affordability.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	General policies proposed do not preclude particular types of housing addressed by the commenter. Staff will review data on increase in area median income and housing affordability and consider reference in Plan background text.
759	Adding new text/goal/policy	Economic Development	3.15		o ECONOMIC DEVELOPMENT: The Economic Development Section identifies 10 Policies. The section states that Tucson has 20,000 registered businesses, with 1/3 being retail and 1/3 being service companies. Raytheon and Wal-Mart are the only 2 private companies in Tucson's Top 10 Employers' List. Plan Tucson correctly states that business development, business assistance, and business services and facilities are the City's primary role. Business and economic development and employment support and growth is predicated on an attitude that private, for-profit, business is good for Tucson. This attitude is not pervasive and should be a priority in Plan Tucson. The University of Arizona and Davis Monthan Air Force Base and Sonora, Mexico as components of Economic Development for Tucson and the Region should be mentioned in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber		After Draft Plan was released, M&C approved "economic development strategic priorities." Recommend changes to Ec. Dev. for consistency with priorities and in response to other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.)
760	Adding new text/goal/policy	Economic Development	3.15		Plan Tucson should include Economic Development priorities for the next 10 years that include other areas of Tucson, not just the urban core. Failure and inability to provide economic development opportunities within the area of Tucson's annexation of State Land in the east and southeast create separated populations, and increase stress on existing infrastructure and require costly infrastructure extensions. Tucson's plans for the State Lands in the City of Tucson should be addressed in Plan Tucson. In the area of Economic Development, a section should be devoted to Tucson's commitment to businesses whose access is interrupted and compromised during periods of infrastructure construction for the Modern Streetcar or widening of Grant Rd. or other major capital improvement projects. There is a role for the City in this, and it should be a priority in business retention and sustainability.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	The Plan Tucson Draft Opportunity Areas Map shows a concept for future growth that focuses on areas that are already served by public infrastructure before going into areas without such infrastructure. Multiple comments have been received that the map needs to be revised for further readability and clarity regarding the building blocks, suggested timing. Staff is recommending that the map and related text be revised to respond to these comments. Included in these revisions will be additional information about the longer term growth areas, which include State Lands.
761	Adding new text/goal/policy	Economic Development	3.15		Plan Tucson identifies "what" it wants to do and be; but does not consistently provide insight to the reader or voter as to the "how" those goals will be achieved or policies implemented. Some action items that illustrate how goals and policies may be achieved should be included.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend Chapter 4 be revised to further explain approach to implementing goals and policies and assessing progress.
762	Adding new text/goal/policy	Public Safety	3.19		o PUBLIC SAFETY: Plan Tucson identifies 9 Public Safety Policies. Small companies and local employers need to be able to conduct business in a safe environment. Visible directional signage, ease of access, sufficient lighting, basic maintenance of streets, parking lots, vacant buildings, native vegetation are all components of employees and customers feeling safe and comfortable in entering a business. Plan Tucson should address these aspects of Public Safety. Local businesses are also involved in supporting public safety. Tucson based jobs related to Public Safety should be acknowledged in Plan Tucson. Private Security companies, lighting and signage companies, landscape maintenance companies, firearm safety training, home and business security systems, etc. Neighborhood Watch programs, commitments to Improved Response Time, Public Safety Officer recruitment and retention are also worthy for inclusion.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend addition of a policy regarding design that incorporates principles of defensible space. This would include lighting, making improvements that would make streetscape more inviting for activities (i.e., "eyes on the street"), etc. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.)
763	Change language in policy	Public Safety	3.19		The Policy which states "Evaluate and prioritize funding for other service organizations that can reduce reliance on public safety agencies." is overly broad and may be construed to using citizen and business tax revenues for non-essential or core services. The parameters and criteria for using tax dollars contributed to the City to make donations should be very well defined.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend revision to PS8 to read, "Prioritize funding of prevention and support programs that reduce the work and expense of public safety agencies." (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.)
764	Adding new text/goal/policy	Parks and Recreation	3.24		o PARKS and RECREATION: Plan Tucson identifies 11 Parks and Recreation Policies. Plan Tucson should recognize the businesses and employment that recreation creates in the City of Tucson. Sale of sports equipment is one example that benefits business and employment as well as creates sales tax revenue for the City of Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber		Comment noted.
765	Adding new text/goal/policy	Arts and Culture			o ARTS and CULTURE: Plan Tucson identifies 6 Arts and Culture Policies. Plan Tucson should recognize the businesses and employment that the art industry, including performing arts creates in the City of Tucson. Sale of art objects, hand-crafted works of art, performance art – musicians, thespians, comedians, etc. as well as bars and restaurants are all part of local business involved in the arts. The City of Austin has capitalized on its arts scene and it is an integral part of business, employment and the local economy.	Lea Marquez Peterson	Tucson Hispanic Chamber	4	All Plan Tucson elements are interrelated. Draft policies ED6 and ED14 recognize the economic relevance of arts and culture. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.)
766	Adding new text/goal/policy	Public Health	3.33		o PUBLIC HEALTH: Plan Tucson identifies 6 Public Health Policies. Plan Tucson should recognize the businesses and employment associated with selling preventative products and services that support health and wellbeing in the City of Tucson, as well as those companies and employees that provide medical treatment and rehabilitation goods and services. Mexican citizens have medical procedures performed in the U.S., just as U.S. citizens seek medical services in Mexico. Wellness, health, and medical services is a basic element of an international economy and warrants acknowledgement in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber		Comment noted.
767	Adding new text/goal/policy	Urban Agriculture	3.37		o URBAN AGRICULTURE: Plan Tucson identifies 3 Urban Agriculture Policies. Plan Tucson should recognize the businesses and employment that are engaged in and support gardening, local food production and urban agriculture in the City of Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber		Comment noted.
768	Adding new text/goal/policy	Education	3.42		o EDUCATION: Plan Tucson identifies 7 Education Policies. Plan Tucson should recognize the private sector businesses and employment that support education, skill acquisition, training and professional development in the City of Tucson. In addition, Plan Tucson should include a policy of fostering business internships for students attending University of Arizona, Pima Community College, University of Phoenix and other private higher education institutions.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend revising Policy E4 in the Education section to add the word "business" after "community."

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
769	Adding new text/goal/policy	Governance & Participation	3.48		o GOVERNANCE and PARTICIPATION: Plan Tucson identifies 9 Governance and Participation Policies. The City of Tucson should develop a program and implement a policy of soliciting a diverse spectrum of business participation. The City of Tucson has emphasized citizen and neighborhood opinion for decades. 'Businesses' current and future, don't vote and the opinions of business owners and employers have not been proactively integrated into the City of Tucson's decision making process. This is essential to being business-friendly and business-ready. Maricopa Association of Governments has a standing sub-committee comprised on business owners which provide input on transportation infrastructure decisions of MAG. Plan Tucson could recommend the creation of a Business Advisory Committee. There are numerous "best practice" examples of how a city can prioritize and integrate business participation in governance. Tucson needs to balance its historic commitment to citizens, residents and neighborhood associations with locally owned and operated businesses, including those that are publicly traded companies with local presence.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Based on this and other comments, recommend adding a new policy to Governance & Participation to read, "Facilitate opportunities for neighborhood representatives, business organizations, not-for-profit organizations and agencies, and other stakeholders to regularly meet with and obtain information for City staff on City initiatives and activities." It should be noted that the term "neighborhood" does not preclude businesses; that neighborhood association boundaries often encompass businesses; and that there is an opportunity for residents and businesses within neighborhood associations to work together.
770	Adding new text/goal/policy	Energy & Climate Change	3.57		This section of Plan Tucson identifies 8 Goals. o ENERGY and CLIMATE CHANGE: Plan Tucson identifies 9 Energy and Climate Change Policies. Plan Tucson should recognize the businesses and employment that provide goods and services in the area of energy efficiency and minimization of negative effects of climate change in the City of Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend revision to Policy ED3 in the Economic Development section to read "Increase and promote environmentally sensitive businesses, industries, and technologies."
771	Adding new text/goal/policy	Water Resources	3.62		o WATER RESOURCES: Plan Tucson identifies 8 Water Resources Policies. Plan Tucson should recognize the businesses and employment that provide goods and services in the area of water resource supply, conveyance efficiency and overall stewardship by selling both goods and services within the City of Tucson. Plan Tucson should acknowledge the process by which outside private investment considers Tucson, and the detrimental impact of its current Water Service Area Policy on business and employment growth. Use of Tucson's water to increase business volume for Tucson businesses and increase employment of Tucsonans is not consistent with its current water service policy. This critical governance policy was adopted without public participation by the business sector.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	See response to Comment #770. Also, as discussed in Chapter 2, Planning Context, preparation of the Plan Tucson Draft took into account policy adopted by Mayor and Council over the past decade since the 2001 General Plan was adopted.
772	Adding new text/goal/policy	Green Infrastructure	3.68		o GREEN INFRASTRUCTURE: Plan Tucson identifies 6 Green Infrastructure Policies. Plan Tucson should recognize the businesses and employment that provide goods and services in the area of green infrastructure within the City of Tucson. How the plan and adoption of the Greater Southlands Habitat Conservation Plan Area which encompasses most of the State Land annexed into the City of Tucson will foster business and employment should be explained. It is important that the substantial acreage that was annexed to be the future of Tucson has a plan for economic sustainability and not just natural, undisturbed open space and environmental protection and preservation. This does a disservice to infrastructure planning, and to the beneficiaries of the trust, including K-12 education who benefit when State Land is developed and local businesses make investments in State Land, not when it is annexed by a municipality. The City of Tucson plans for State Land annexed into the City of Tucson deserves substantive treatment in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	See response to Comment #770. Also, the Plan Tucson Draft Opportunity Areas Map shows a concept for future growth that focuses on areas that are already served by public infrastructure before going into areas without such infrastructure. Multiple comments have been received that the map needs to be revised for further readability and clarity regarding the building blocks, suggested timing. Staff is recommending that the map and related text be revised to respond to these comments. Included in these revisions will be additional information about the longer term growth areas, which include State Lands.
773	Adding new text/goal/policy	Environmental Quality	3.73		o ENVIRONMENTAL QUALITY: Plan Tucson identifies 5 Environmental Policies. Plan Tucson should recognize the businesses and employment that provide goods and services in the area of environmental quality in the City of Tucson. The issue of military over flights over mid-town and the noise intrusion associated with over flights receives local media coverage. The City of Tucson should incorporate in the Plan Tucson document the policies and strategies which support Davis Monthan Air Force Base, and convey the extent to which the City of Tucson is willing to intervene between the Base and areas within the City of Tucson that are most significantly impacted. If the City's priority is for increased density in the urban core, and in proximity to transit; Plan Tucson should indicate whether brownfield redevelopment includes demolition and relocation of existing areas considered blighted. Preservation of night skies must be balanced with business needs for entry and parking lot lighting for safety. This should be recognized in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber		Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development. Also, note RR3 recommended for revision. (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of 2-27-13, Memo.)
774	Adding new text/goal/policy	Land Use, Transportation & Urban Design	3.83		This section of Plan Tucson identifies 4 Goals. Growth Areas are a requirement of Arizona Revised Statutes in municipal general plans. Given the incorporated boundaries of the City of Tucson, including many square miles of vacant State Land in the east and southeast, Plan Tucson should address in some detail Growth Areas beyond the urban core and redevelopment priorities.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	The Plan Tucson Draft Opportunity Areas Map shows a concept for future growth that focuses on areas that are already served by public infrastructure before going into areas without such infrastructure. Multiple comments have been received that the map needs to be revised for further readability and clarity regarding the building blocks, suggested timing. Staff is recommending that the map and related text be revised to respond to these comments.
775	Adding new text/goal/policy	Historic Preservation	3.83		o HISTORIC PRESERVATION: Plan Tucson identifies 8 Historic Preservation Policies. Plan Tucson should recognize the businesses and employment that provide goods and services in the area of historic preservation in the City of Tucson. From a business perspective, there are times when existing and old is not efficient to preserve, when new is available. Preservation efforts should be highly prioritized and have stringent qualifications. The inability of older buildings to be brought to current building code standard should be noted.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Believe the issue of weighing the merits of new development with the merits of historic preservation is addressed in Policy HP7 in the Historic Preservation section.
776	Adding new text/goal/policy	Public Infrastructure & Facilities	3.89		o PUBLIC INFRASTRUCTURE and FACILITIES: Plan Tucson identifies 5 Public Infrastructure and Facilities Policies. Plan Tucson should recognize the businesses and employment that provide goods and services for the planning, development, construction, maintenance, rehabilitation and replacement of public infrastructure and facilities. This section in Plan Tucson almost exclusively identifies infrastructure maintenance, repairs, investments in developed areas, improvements to existing infrastructure in the City of Tucson. There is no identified commitments to growth areas or expansion.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	The Plan Tucson Draft Opportunity Areas Map shows a concept for future growth that focuses on areas that are already served by public infrastructure before going into areas without such infrastructure. Multiple comments have been received that the map needs to be revised for further readability and clarity regarding the building blocks, suggested timing. Staff is recommending that the map and related text be revised to respond to these comments.
777	Adding new text/goal/policy	Redevelopment and Revitalization	3.96		o REDEVELOPMENT and REVITALIZATION: Plan Tucson identifies 6 Redevelopment and Revitalization Policies. Plan Tucson should recognize the businesses and employment that provide goods and services which are engaged in activities associated with redevelopment and revitalization in the City of Tucson. The practical reality of whether the City is willing to consider and engage in the difficult process involved in the demolition of deteriorated inner City areas, which might involve acquisition of private land, the relocation of residents, reinvestment and replacement of inadequate infrastructure in order to redevelop a high density, mixed use urban core should be discussed in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	Staff will consider revisions to text for clarity.
778	Changing background text	Planning Context			Plan Tucson is a document which can educate and prepare the community for new initiatives. If the City of Tucson's population is 526,000 people and Tucson experiences a 1% annual growth rate; the City population would increase by 5,260 people per year. Assume 50% of those new residents moved into apartments or bought existing homes; and new housing was purchased for the remaining 50%, or 2,630 people. If there are 2.5 people per home; 1,052 new dwelling units would be needed to accommodate ½ of one year's population growth in the City of Tucson. If high density housing accommodated all of this population at an average of 20 dwelling units per acre, 52.6 acres of net developable acreage would be needed.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	Agreed that there is an opportunity to educate with a General Plan; and that was in part the purpose of the background text provided throughout Plan Tucson. Staff will review commenter's example.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
779	Adding new text/goal/policy	Land Use, Transportation & Urban Design	109-110		o LAND USE, TRANSPORTATION and URBAN DESIGN: Plan Tucson identifies 18 Land Use, Transportation, and Urban Design Policies. Plan Tucson should recognize the businesses and employment that provide goods and services and are in activities associated with land use, transportation planning, design, development, construction, operation and maintenance in the City of Tucson. Plan Tucson should not ignore the importance of commuter traffic and the dependence upon the automobile and use of roads and streets. Bicycling, walking, bus use, the modern street car are not the primary source of transportation that serves businesses. Automobiles and roads and streets support business. The fact that Tucson does not have a crosstown expressway, and surface street use with numerous lights are not efficient for businesses should be stated. Plan Tucson states "The Unified Development Code adopted by Mayor and Council in 2012 contains zoning regulations including overlay zones and districts used to impose standards and procedures that are in addition to those required under base zoning standards." This sentence does not read as business friendly. The Water Service Area Policy was not supported by many businesses.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Draft goal 20 and draft policy LT1 address multi-modal transportation, which includes motor vehicles.
780	Adding new text/goal/policy	Water Resources	109-110		The Plan Tucson correctly states that the Water Policy is used to force annexation, which may be more expensive for business. From a business perspective, Plan Tucson does not correctly characterize the Water Service Area Policy being based upon economic considerations, and the City of Tucson has not shown a strong commitment to provide water for regional job creation without annexation. In the Transportation section of Plan Tucson, the importance of commercial flight availability to major metropolitan areas as a cornerstone for economic development, business operations and employment should be expanded. The importance of rail and the advantages Tucson has to expand rail service should be included in Plan Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	Comment noted. Staff will consider references to freight movement in Draft Plan.
781	Change language in policy	Land Use, Transportation & Urban Design	3.105	Opportunities Map	Plan Tucson Opportunity Areas show no opportunity areas in 25% or more of the City area. The future need to expand roads east of Houghton and Nogales Highway and south of I-10 should be noted. The City of Tucson's failure to accelerate the development of lands within the City of Tucson facilitates sprawl, perpetuating the very model which the City of Tucson states in its introduction that it wants to rethink. Vacant City lands separate the urban core from communities such as Vail and Corona de Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	Comment noted.
782	Adding new text/goal/policy	Land Use, Transportation & Urban Design	3.106	Opportunities Map	Traditional low-to-medium density residential subdivisions are not identified as a "Building Block." The views of the mountains at sunrise and sunset and throughout the day is afforded to most residents and travelers in Tucson because Tucson has been built primarily single story at a low density. There is a high quality of life that comes with this lifestyle that exists and is enjoyed in many of the older, large lot, urban core residential neighborhoods. This should be acknowledged in Plan Tucson. Many residents do not want to live differently. Residents of Civano on the east side of Tucson enjoy a quality of life that is not recognized in the Plan Tucson Building Blocks.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Based on input provided throughout the public participation process, the intention is to focus in the existing city at least within the next 10 years. Map legend will be revised. The Opportunity Areas map aids in the visualization of potential areas for growth and change, to help guide future actions related to land use, transportation, and urban form. Page 3.104 of the Draft Plan describes the process followed for the production of the Opportunity Areas Map. The areas of opportunity were determined based on the results of the Plan Tucson public participation process, the identification of underutilized parcels, adopted land use plans, clusters of development that have an important impact on Tucson's economy, and the availability of existing infrastructure. The building blocks proposed for these areas of opportunity are responsive to community values, public input, City policy, and best practices. The areas of the map that are not depicted as opportunity areas are primarily the fully developed residential neighborhoods and commercial districts where minimal change is expected during the next ten years. The goal is to maintain the character of these "stable areas," yet accommodate some new development, redevelopment, rebuilding, and reinvestment as permitted.
783	General comment	Land Use, Transportation & Urban Design		Opportunities Map	Land is purchased by individuals or businesses for the development of residential or commercial uses. This is done with a significant investment of time in site selection, and substantial financial investment is land purchase, planning, engineering, site development, service infrastructure, marketing, sales and operation. This entire process is supported by numerous businesses. Plan Tucson must commit to respond to the market. What the market wants may be different than what urban planners or survey responses indicate. Transit does not run a convenient service for business. The routes and number of stops make it prohibitive for use for business. Employees may use transit to go to and from work at the beginning and end of the day, but it is likely that only a small percentage of residents earning above area median income use transit. In this section, the gap between reality and the Plan Tucson concepts is most apparent.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Based on input provided throughout the public participation process, the intention is to focus in the existing city at least within the next 10 years. Best practices around the nation were also reviewed.
784	Change language in policy	Land Use, Transportation & Urban Design		LT3	Statements in Plan Tucson such as "Parking Management and Pricing can encourage the use of transit, bicycling and walking." This is not a business-friendly statement. Consider the number of tourism guests and shoppers from Mexico in their SUVs, buying lots of goods at local retail stores and filling their SUV with shopping bags and contributing sales tax. Plan Tucson should accommodate the automobile, and not be so single-minded in its focus on reducing dependence on the car.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Draft goal 20 and draft policy LT1 address multi-modal transportation, which includes motor vehicles.
785	Change language in policy	Land Use, Transportation & Urban Design		LT13	These states "Consider new development or the extension of major infrastructure in the Houghton Area only after additional, more refined planning efforts are completed." The Houghton Area has been planned 3 times comprehensively in the last 10 years. Investment in infrastructure around U of A Science and Technology Park and Davis Monthan Air Force Base within the Vail School District should not be predicated on additional planning.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Comment noted.
786	Change language in policy	Land Use, Transportation & Urban Design		LT14	This states "Pursue annexation of vacant, underdeveloped and developed land..." The City of Tucson has not shown a commitment to facilitating development of vacant, annexed lands, given the lack of Opportunity Areas in the miles of State Land annexed within the City of Tucson.	Lea Marquez Peterson	Tucson Hispanic Chamber	5	Annexation areas are being added to the Opportunity Areas Map.
787	Adding new text/goal/policy	Implementation			Plan Tucson states; "... there are many existing plans being consulted... additionally there are Plan Tucson policies that are anticipated to be the catalyst for additional detailed plans..." The City of Tucson should prioritize activity which leads to measurable and tangible community progress and quantifiable results. The Annual Work Program should be focused on measurable progress, rather than 'activity.' Plan Tucson proposed a new City Document, the Action Plan would serve as a companion document to the City's Operating Budget and Capital Improvement Budget. The Action Plan will identify short term priorities of Mayor and Council as well as Plan Tucson short term goals. It will create a linkage between the budget documents, Council priorities and Plan Tucson. Plan Tucson states that "investment in organizational capacity is fundamental to the advancement of Plan Tucson goals and policies." Before hiring additional staff, City Resources and staffing should be aligned with its priorities. Each City employee salary, benefit, vacation and retirement package is paid for with tax revenues. Judicious and strategic hiring should be expected.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Recommend revisions to Chapter 4 to further address the selection of actions to implement Plan Tucson goals and policies and how progress would b measured. Comment noted regarding "investment in organizational capacity."
788	Change language in policy	Plan Adoption, Amendment and Administration			The criteria for a Major Plan Amendment is overly broad and is not responsive to business and employment. The entirety of Plan Tucson is covered in Chapter 3. Any change to Chapter 3 is considered a Major Plan Amendment if the proposed change does not maintain one or more of the Plan Tucson goals, or if there is a change to the Opportunities Area Map if one or more of the Building Blocks are not maintained or a new building block is added. Major Amendments to Plan Tucson can only occur once a year, must be approved by 2/3rds vote of Council.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	Based on this and other comments, recommend reconsidering major amendment criteria in conjunction with consolidation of Chapters 4 and 5 as one chapter on Administration and Implementation.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
789	Change language in policy	Plan Adoption, Amendment and Administration			The criteria for a Major Amendment should be modified. As it is currently written, this is neither business-friendly or business-ready. A major employer, wanting to locate a manufacturing facility along Old Nogales Highway or a retirement community developer wanting to build an age-restricted community on Houghton Rd. south of I-10 would be required to go through the application process for a Major Plan Amendment in the City of Tucson, prior to other entitlements. Uses which create net new jobs should not be required to go through Major Plan Amendment procedures. Minor Amendment to Plan Tucson also require a 2/3rds vote. In both cases, Plan Amendments should be approved by majority vote of Mayor and Council.	Lea Marquez Peterson	Tucson Hispanic Chamber	2	See response to comment above. Also, note that 2/3 vole my Mayor and Council for a major amendment is required by State Statute. The statement in the Plan Tucson Draft that a minor amendment would require a 2/3 vote is incorrect and will be corrected.
790	Adding new text/goal/policy	Plan Adoption, Amendment and Administration			The verbs used in conjunction with the priority policies of each focus area of Plan Tucson are important to note. Which are active and passive verbs, and which are consistent with business strategic planning practices should be understood. To the extent possible, Plan Tucson should use action, results-oriented verbs, consistent with business planning principles in its document: Address: all; Adjust: I; Adopt: I; Apply: I; Assess: III; Build: II; Collaborate: IIII; Consider: II; Coordinate: IIII; Create: II; Design: I; Develop: IIII; Direct: I; Emphasize: III; Encourage: III; Ensure: IIIIIII; Evaluate: IIII; Expand: IIII; Facilitate: I; Follow: I; Foster: II; Focus: II; Identify: II; Implement: III; Improve: III; Include: I; Increase: IIIII; Initiate: I; Integrate: IIII; Leverage: I; Locate: I; Maintain: IIII; Maximize: I; Mitigate: I; Participate: I; Plan: II; Position: I; Prioritize: III; Promote: III; Protect: IIII; Provide: IIIII; Pursue: III; Offer: I; Recognize: I; Reduce: IIII; Rehabilitate: I; Require: III; Strive: I; Support: IIIIIII; Sustain: I; Take: I; Target: I; Undertake: II; Use: I; and Work: I.	Lea Marquez Peterson	Tucson Hispanic Chamber	3	In selecting verbs, staff considered the City's potential authority and this its potential role in the implementation of any particular policy.
791	Adding new text/goal/policy	Housing	Chapter 3	H1	(01) Add: "Promote and support development and infrastructure plans that encourage walkable neighborhoods and commercial areas and minimize reliance on automobiles." Rationale: Cars make congestion, reducing their use should alleviate this problem. If people can walk safely, they will and the increased exercise should reduce congestion, pollution, road maintenance expense, and healthcare costs.	Les	ACNA	4	Plan Tucson includes multiple elements, but all are related - a point that staff worked to emphasize through the addition a table titled "Other Related Policies" at the end of each element section. The concept of "walkable neighborhoods" would be encompassed by policies LT3 and LT7 identified in the "Other Related Policies" table at the end of the Housing section. Also LT11 addresses this issue.
792	Adding new text/goal/policy	Environmental Quality and Safety	Chapter 3	H3	(02) Add: "Enact policies to protect neighborhoods from the noise and safety impacts of military and commercial air facilities, including working with all applicable levels of government to (a) attract military missions and operations that do not increase the level, duration, or frequency of noise impacts, and (b) relocate to other facilities those missions and operations with demonstrable negative impacts (e.g., noise events "x" decibels louder than ambient sound levels) to the surrounding neighborhoods." Rationale: It is not only unjust but of dubious economic benefit to allow military facilities to operate in ways that bring disproportionate and undue burden to the residents and neighborhoods surrounding them. Simply put, the sandbox is only so big and it isn't getting bigger; if the military wants to stay in our sandbox (or if the City wants it to stay) it (or the City) needs to find toys that will fit and leave (or send) the bigger toys elsewhere.	Les	ACNA	2	Recommend including additional text in Plan Tucson regarding the City's jurisdiction related to Davis Monthan and the Tucson International Airport, as well as the City's willingness to continue participating in dialogue with Davis Monthan, Tucson International Airport, and other stakeholders about quality of life issues, such as noise, safety, and economic development.
793	Adding new text/goal/policy	Economic Development	Chapter 3	ED2	(03) Add: "With dominant focus on skilled jobs, living wages, and real prosperity." Rationale: Actively courting big box chain retailers, call centers, and other employers of low-wage unskilled workers is incongruent with building Tucson's brand as a mecca for optics, aerospace and defense, biomedical research, logistics, and other skilled industries.	Les	ACNA	5	After Draft Plan was released, M&C approved "City of Tucson economic development strategic priorities." Staff recommends changes to Ec. Dev. for consistency with priorities and in response to other comments. (See "Staff Recommendations re: New and Revised Goals and Policies," to Ping. Comm. as Attach. B of Feb. 27, 2013, Memo.)
794	Adding new text/goal/policy	Economic Development	Chapter 3	ED11	(04) Add: "In order to protect and grow Tucson's tourism and education industries, work with all levels of government to bring to area military installations missions and operations that do not increase the level, duration, or frequency of aircraft noise impacts to surrounding areas." Rationale: Tucson needs to keep all its economic engines as strong as possible; promoting some in ways that diminish others does not make sense.	Les	ACNA	5	The City does not have jurisdiction over missions and operations, but does have an interest in quality of life issues for residents and can participate in dialogues about such issues with the stakeholders. Recommend adding text to Plan Tucson to further explain City's jurisdiction in such matters.
795	Adding new text/goal/policy	Environmental Quality and Safety	Chapter 3	PS4	(05) Add: "While respecting the rights of property owners to peaceably enjoy and utilize their properties in ways that do not pose bona fide health or safety hazards." Rationale: If there is not a real hazard occurring on someone's property (e.g., meth lab, enterprise that would reasonably be assumed to involve firearms, storage of hazardous materials, seriously neglectful accumulation of animals, &c) or nuisance (e.g., unsecured vacant property attracting ne'er-do-wells), property owner should be left alone or approached in a neighbor- to- neighbor fashion to address aesthetic disputes (e.g., I'll help pull your weeds if you help paint my carport). The current "drop a dime" method of enforcing picayune codes only serves to drive divisiveness among neighbors.	Les	ACNA	5	Comment acknowledged.
796	Adding new text/goal/policy	Public Safety	Chapter 3	PS6	(06) Add: "While respecting the rights of property owners to peaceably enjoy their property without interference." Rationale: See comment on Public Safety policy # PS4 above.	Les	ACNA	5	Comment acknowledged.
797	Adding new text/goal/policy	Parks and Recreation	Chapter 3	New Item PR12	(07) Add: "Update zoning overlays to clarify that 'open space' does not include balconies, rooftops, patios, carports, or other parts of buildings." Rationale: Allowing balconies and rooftops to count toward open space requirements is a giveaway to developers that serves absolutely no public interest whatsoever. Make it stop.	Les	ACNA	5	This is too specific for a General Plan, but will pass comment on to the Planning and Development Services Department.
798	Adding new text/goal/policy	Urban Agriculture	Chapter 3	New Item AG4	(08) Add: "Work with other jurisdictions -- school districts, municipalities -- to revised food procurement guidelines so that locally produced food (e.g., from school or community gardens) can be incorporated into existing foodservice programs (schools, nursing homes, juvenile detention facilities, &c) without compromising food safety." Rationale: Close the loop, create markets to encourage production of this valuable resource.	Les	ACNA	5	This appears to be a suggestion that may be more in the purview of the Pima County Health Department.
799	Adding new text/goal/policy	Education	Chapter 3	E6	(09) Add: "Work with the Board of Regents and the University of Arizona to develop policies that respect the rights of students living in Tucson's neighborhoods and that also hold students accountable when their actions create disturbances, nuisances, or health and safety hazards to surrounding residents on a repeated or prolonged basis." Rationale: If red tags and fines imposed by the City will not discourage bad behavior, perhaps action by the University will.	Les	ACNA	3	Staff will further consider this idea.

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
800	Adding new text/goal/policy	Education	Chapter 3	E7	(10) Add: "informing neighborhoods of potential development projects as soon as a plan review request is submitted to PDSD and how to document support or protest of these projects." Rationale: By the time a project gets to the "notify the neighborhoods" phase, too much is invested and a productive conversation about what works, what does not, and what can be changed is much less likely. The "neighborhood review" should be given similar weight as PDSD's plan review and happen before the applicant makes PDSD's revisions so that these and neighborhood revisions can all be made at the same time.	Les	ACNA	3	Staff recommend a policy be added to Governance & Participation that would read, "Facilitate opportunities for neighborhood representatives, business organizations, not-for-profit organizations and agencies, and other stakeholders to regularly meet with and obtain information from City staff on City initiatives and activities."
801	Adding new text/goal/policy	Governance and Participation	Chapter 3	G1	(11) Add: "As early as possible to enable more constructive dialogue." Rationale: See comment on Education policy # E7 above.	Les	ACNA	4	The intent of Policy G2 in the Governance & Participation section was to emphasize the need for "productive public engagement in City policy, program, and project initiatives from the <u>beginning</u> [emphasis added] and throughout the planning and decision-making process."
802	Adding new text/goal/policy	Governance and Participation	Chapter 3	G2	(12) Add: "The 'charrette' process used by Corky Poster (Poster, Frost, Mirto) in January, 2013, to solicit public input vis-a-vis development along the proposed streetcar route is a good example." Rationale: If a good process is out there, why re-invent the wheel from scratch? Caveat that everything can be improved, and as this process is used improvements will be made and this is good.	Les	ACNA	4	The charrette process is a well know and productive method introduced by architects. Variations on the theme have been used by planners and others in recent years. A well done charrette, of the type that was done for the streetcar, takes a commitment of resources, including time, expertise, and funds. Those resources are more readily available for some initiatives than others. However, when those resources are available, this technique is one that should be seriously considered because it can generate ideas and even sometimes even solutions to problems in a shorter period of time than some more traditional planning methods.
803	Adding new text/goal/policy	Governance and Participation	Chapter 3	G10	(13) Add: "Create a Neighborhoods Liaison and Ombudsman position within City government to advocate for neighborhood concerns vis-a-vis development, infrastructure, and other projects." Rationale: Councilors don't always represent neighborhood interests, leaving some neighborhoods at a disadvantage when protesting inappropriate development. If the City can fund a small business liaison and a doing-business-with-Mexico advocate, why not someone for the neighborhoods?	Les	ACNA	2	Based on this and other comments, recommend new policy regarding City's facilitation of opportunities for neighborhoods... "to regularly meet with an obtain information from City staff on City initiatives and activities." (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)
804	Adding new text/goal/policy	Energy & Climate Change	Chapter 3	EC4	(14) Add: "And recreational activities that do not require electricity or other non- human power (e.g., more sports, less videogames)." Rationale: Even if the electricity comes from solar or other renewable power, physical activity leads to better physical health and ability to adapt to changing environments.	Les	ACNA	4	The Parks & Recreation section provides policies that emphasize physical activity.
805	Adding new text/goal/policy	Water Resources	Chapter 3	WR9	(15) Add: "Reduce levels of hardness and minerals in municipal water delivered to businesses and residents to minimize costs associated with premature repair to and/or replacement of appliances (e.g., water heaters, evaporative coolers) necessitated by mineral buildup and corrosion." Rationale: Delivering appliance- eating water is not an ethically sound way to drive consumer spending, no matter what the plumbing supply shop tells you.	Les	ACNA	4	Policy WR1 in the Water Resources section is intended to address water quality.
806	Adding new text/goal/policy	Environmental Quality	Chapter 3	New Item EQ6	(16) Add: "Explore how to harvest recyclable materials currently being thrown away by commercial businesses, e.g., cardboard boxes and other packaging." Rationale: While many chain retailers have their own in-house cardboard recycling programs, many smaller operations do not and the amount of cardboard thrown into private hauler (Waste Management, Republic, Saguaro, etc.) dumpsters is disconcerting to we the taxpayers who will be paying for a new landfill long after these private entities have collected their per-ton disposal fees.	Les	ACNA	4	Policy EQ1 in the Environmental Quality section is intended to address the life cycle of waste.
807	Adding new text/goal/policy	Historic Preservation	Chapter 3	HP7	(17) Add: "While giving considerable weight to arguments and concerns raised by the neighborhoods impacted by said development." Rationale: WUNA and the 14-storey student ghetto, enough said.	Les	ACNA	5	Policies in the Governance & Participation section should apply across the elements.
808	Adding new text/goal/policy	Historic Preservation	Chapter 3	HP8	(18) Modify to read: " ... project planning and design especially when development " Rationale: Historic, architectural, and cultural aspects should always be integrated into projects, right?	Les	ACNA	2	Will delete comma after "project" and before "planning," which is a typographical error.
809	Adding new text/goal/policy	Public Infrastructure & Facilities	Chapter 3	P12	(19) Modify to read: " ... in developed areas where appropriate to the needs of impacted neighborhoods and for improvements " Rationale: Just because an area is already developed does not mean it is ripe for any kind of plunder.	Les	ACNA	1	The intent of this policy was that public infrastructure should be prioritized for developed areas before undeveloped areas.
810	Change language in policy	Redevelopment & Revitalization	Chapter 3	RR1	(20) Reword to make it abundantly clear that no public money will be spent, nor tax or other obligations reduced, for any project unless specific job creation goals are met or exceeded (e.g., at least "X" full-time (35+ hours/ week) positions paying "Y" dollars an hour plus healthcare benefits for at least "Z" years worth at least the value of any giveaways or tax breaks). Rationale: Ensure that the City and its citizens do not incur any net losses by luring national companies to our fair burg. If the City is paying the costs of added infrastructure, police time (secure the job site while the new big box is being built, responding to increased shoplifting and traffic accident calls once it's open), water (to food processors), traffic congestion, et cetera, oughtn't we to get something to reimburse these costs in return?	Les	ACNA	5	Comment acknowledged.
811	Change language in policy	Redevelopment & Revitalization	Chapter 3	RR6	(21) Modify to read: "When considering neighborhood revitalization efforts priority should be given to geographic areas with the greatest need, all other factors being equal." Rationale: If a project is weakly designed, why throw money at it just because it's in a needy area?	Les	ACNA	3	This is an example of how policies should work together across elements so that a project could be both prioritized for an area of need and be a project that reflects community values.
812	Adding new text/goal/policy	Redevelopment & Revitalization	Chapter 3	RR7	(22) Add: "Infill development will respect the balance between innovations in building materials and/or design with the legitimate traffic, health, safety, and related concerns of the surrounding residents. Infill in designated historic districts or neighborhoods will be governed by the requirements of this designation." Rationale: Encourage innovation (e.g., rammed earth, straw bale, emerging green technologies, et cetera) while protecting historic areas.	Les	ACNA	4	Believe that policy ED3 in the Economic Development section addresses the commenter's desire to see innovative building technologies and materials used in housing construction.
813	Change language in policy	Land Use, Transportation & Urban Design	Chapter 3	LT4 c	(23) Modify Chapter 3, Built Environment; Land Use, Transportation, and Urban Design policy # LT4(c) to read: " ... between and within opportunity areas that can be utilized by pedestrians and cyclists of all ages and abilities." Rationale: Discourage housing and commercial subdivisions that have only ONE point of entry/ egress from/ to an arterial -- they should include bike/ped -ways to adjacent subdivisions, commercial areas, parks, et cetera (or "stubs" that can be connected to now- vacant parcels for access when they are developed in the future) to minimize exposure to traffic and facilitate pedestrian/ cyclist activity.	Les	ACNA	2	Recommend Policy draft policy LT4c read: "provides multi-modal connections between and within opportunity areas."

ATTACHMENT A - to Planning Commission Memorandum, February 27, 2013 Written Comments and Staff Responses regarding Plan Tucson Draft

#	Type of Comment	Topic	Draft Page #	Goal or Policy #	Comment	Commenter's Name	Commenter's Affiliation	Response Key	Staff Response Narrative
814	Adding new text/goal/policy	Land Use, Transportation & Urban Design	Chapter 3	LT9	(24) Add: "Ensuring that bicycles, pedestrianism, and transit will be safely accommodated in ways that encourage their use (e.g., that shade trees and other amenities could be installed) without encroaching on or decreasing the viability of adjacent neighborhoods." Rationale: Specifically calls out non- automobile modes and protection of neighborhoods.	Les	ACNA	2	Recommend revising Policy LT9 in the Land Use, Transportation, and Urban Design section to read: "Adjust future right-of-way widths of major roadways considering their expected function for all modes of transportation and foreseen improvements."
815	Adding new text/goal/policy	Land Use Transportation & Urban Design	Chapter 3	LT17	(25) Add: "And that missions and operations are brought to these military installations that do not increase the noise and safety impacts/ burdens on adjacent land usages, especially residential areas." Rationale: See comments on Housing policy # H3 and Economic Development policy # ED11 above.	Les	ACNA	3	The City does not have jurisdiction over missions and operations, but does have an interest in quality of life issues for residents and can participate in dialogues about such issues with the stakeholders.
816	Adding new text/goal/policy	Land Use Transportation & Urban Design	Chapter 3	LT20	(26) Add to Chapter 3, Built Environment; Land Use, Transportation, and Urban Design policy # LT20: "commit to a multi-modal transportation approach to all road projects (whilst respecting adjacent neighborhoods) and a multi-modal transportation component to all new projects (e.g., require bike racks at all businesses or commercial centers, a bus pullout as part of any project with enough street frontage to safely accommodate it)." Rationale: LUC/UDC has requirements for parking spaces and other automobile- related amenities; similar amenities for other modes should be required as well.	Les	ACNA	4	Believe this is addressed by Policy LT10 in the Land Use, Transportation, and Urban Design section. Also, the Uniform Development Code already includes a requirement for bike racks in development.
817	Adding new text/goal/policy	Animals			After reviewing you're the plan for Tucson I would like to request that you also include the rights and welfare of our city's domestic animals and wild life. As a member of the Tucson community our creatures are part of every neighborhood north, south, east and west. I am an advocate for their welfare each and every day. I manage a feral cat colony in my own neighborhood...their welfare is most important to myself and many others. Also the support of the Humane Society has been so valuable to me in caring for the feral population. Thank you for your consideration	Karen K. Zupan		5	Based on various comments related to animals, staff has recommended a new policy be added to the Land Use, Transportation, and Urban Design section, which focuses on dog amenities. Staff did some research, but did not find useful direction on a general policy that would be more widely applicable. Further consideration will be given to this topic.
818	General comment				Thank you for the huge amount of good work you've all done on this project. Much appreciated!! Disclaimer: I have not read all of the Plan Tucson draft, or even all of the Compendium of Draft Goals and Policies, so please excuse anything I have missed or misinterpreted. All of my comments will refer to the page numbers of the Compendium, rather than the full Plan Tucson draft document.	J. Lisa Jones			Comment provides introduction comments below.
819	Adding new text/goal/policy	Environmental Quality	17		Include somewhere actively promoting recycling, as well as the responsible disposal of electronics and hazardous wastes. Also, vigorously address problems, such as preventing plastic bags from having such a destructive effect on the environment.	J. Lisa Jones		2	Staff recommends including a new policy in the Environmental Quality section that addresses recycling.
820	Adding new text/goal/policy	Historic Preservation	18	HP2	Somehow address minimizing the substantial cost to moderate & low income neighborhoods to obtain their historic preservation status.	J. Lisa Jones		5	Policy HP2 in the Historic Preservation section calls for the City to "Provide technical assistance to commercial districts and to low-to-moderate income neighborhoods to obtain historic designation." Such technical assistance should defray costs.
821	General comment				Thank you for hosting the information session held Saturday, 9 February 2013, at the Ward III office community room. The comments below may repeat comments I had made in some of my earlier emails regarding Plan Tucson:	Armando Vargas Jr.			Comment is introduction to several comments below.
822	Adding new text/goal/policy	Vision/Purpose Statements			There is no opening vision/purpose statement in the draft document. The goals, albeit general in nature, have no measurable variables as part of each goal. For comparison purposes, what are the successes, failures and, or, obstacles for the prior 10-year general plan?	Armando Vargas Jr.		3	The goals presented on pgs. 2.11 and 2.12 are intended to provide vision. Chapter 4 revisions will include more text on how the progress of implementation the Plan Tucson goals and policies would be measured.
823	Adding new text/goal/policy	Implementation			There was concern and discussion from those in attendance about the implementation of any general plan including this proposed plan. Those concerns included changes in who occupies the city manager position, the political composition of the mayor and council after each city general election, and how city departments interpret or not interpret the general plan. It is the general feeling and belief by many – neighbors, neighborhoods, business owners, developers, et al – between city departments there are differences in how the general plan including area and neighborhood plans are interpreted and implemented. It is believed that certain department heads/managers ignore outright or re-interpret these plans including city ordinances and regulations even if the general staff may support these plans. It is believed or known certain department heads/managers do not welcome or solicit input from all stakeholders. The impression is that certain department heads/managers and certain mayors and council members "favor" developers.	Armando Vargas Jr.		5	Comment acknowledged.
824	Adding new text/goal/policy	Implementation			Where are the measurable variables for each of the proposed policies? How can implementation and input be enforced? The follow up and pro-active approach in respect to area and neighborhood plans to link to the general plan is welcomed and overdue. How will this relook at these plans by ALL stakeholders be implemented and linked to the general plan? How will this be measured?	Armando Vargas Jr.			Recommended Chapter 4 revisions will include more text on how the progress of implementing the Plan Tucson goals and policies would be measured. Additionally the chapter will further discuss the relationship of Neighborhood and Area Plans to the General Plan and such plans might be addressed going forward.
825	General comment				Including national sustainability indicators is excellent.	Armando Vargas Jr.			The Revised Plan Tucson Draft will include more about national indicators in Chapter 4.
826	General comment				Overlays. A whole different topic I will be sharing with Council Members Ulich and Kozachik.	Armando Vargas Jr.			No response required.
827	Adding new text/goal/policy	Public Infrastructure & Facilities			As one attendee mentioned, cost accountability is statutory required. How this compliance be implemented within the general plan?	Armando Vargas Jr.		2	Recommend a new policy be added to Public Infrastructure & Facilities that addresses "new development paying its fair share of the cost of growth." (See "Staff Recommendations re: New and Revised Goals and Policies," to Plng. Comm. as Attach. B of Feb. 27, 2013, Memo.)