



**SMART GROWTH FOCUS AREA:
Historic Preservation Policy Working Group
August 29, 2011**

Break-Out Group Policy Concepts/Statements

Explanation: The Historic Preservation Working Group concluded with a participatory exercise. Participants in each of four break-out groups, facilitated by Plan Tucson staff, spent time individually writing down on an exercise worksheet initial concepts/statements for consideration in historic preservation policy development for Plan Tucson. Participants then shared their ideas with the group as a whole while group facilitators captured highlights on flip charts. Transcriptions of the flip charts are presented below. Transcriptions of the individual worksheets are presented in a separate document. The exercise instructions and exercise sheets are also available as separate document.

Break-out Group #1
(Facilitator/Scribe: Ann Vargas)

- Support the local historic preservation office; maintain the high standards that are currently in place.
- Establish stronger penalties for demolition by neglect.
- Create a safety net for expiring tax benefits.
- Convene a working group of lawyers to develop policies that prevent inappropriate development in historic districts.
- Create more preservation zones. E.g. A City-wide overlay for historic properties to “opt in”
- Protect architectural resources on major arterials.
- Encourage a comprehensive transfer development system.
- Use disincentives (fees, taxes, levies) to discourage demolition.
- Create a multi-use flexible zoning category with historic preservation as the cornerstone.
- Create a mechanism to restore historic status for significant buildings that have been altered. E.g. Santa Rita
- Create a landmark designation on all City-owned buildings.
- Need to create a “Hall of Shame” for lost properties---show responsible party.
- Increase heritage tourism by supporting visitors bureau.
- Make the National Heritage designation (NHA) happen!
- Promote adaptive re-use as an option to demolition. E.g. Police sub-station on Prince.
- Require/empower neighborhoods to take a greater role in protecting and preserving historic properties.

- Provide basic services and infrastructure to maximize access to services for those who are living in poverty---neighborhood “sustainability”. E.g. sidewalks
- Activate space after the work day (9-5) e.g. The Performing Arts Center on 6th Avenue
- Engage the neighborhood in planning and negotiating neighborhood community benefit agreements with developers.
- Create a policy/set criteria for preserving “the best” historic properties in a vast inventory of potential properties E.g. choose good examples of post WW II housing to target for preservation (not all old properties are historic assets; honor what is truly “historic” vs. “nostalgic”)
- Systematically address post WW II housing as a community asset (on a city-wide basis), instead of reviewing neighborhood-by-neighborhood.
- Create design guidelines for aging (1950’s) neighborhoods
- Preserve the integrity of the definition of “historic”
- Create design guidelines for downtown
- Support adaptive re-use for new business uses
- Increase fees for demolition and use these funds to reinvest back into historic preservation activities
- Manage historic urban parks like historic resources
- Enhance and improve the streetscape to celebrate adjacent (unique) historic character e.g. appropriate design of bus shelter
- Ensure community level social activity by supporting well-designed public plazas for gathering place E.g. Portland model for public spaces
- Promote and encourage the RELOCATION of historic resources when the alternative is demolition e.g. historic houses on Grant road
- Use native plantings for landscaping

Break-out Group #2 *(Facilitator/Scribe: María Gayosso)*

- Prop. 207 – Big gorilla. Policy needed to be able to operate with Historic Preservation and this proposition.
- Grants should be available to Historic Neighborhoods and to residents themselves to strengthen their social capita.
- Retrofit older homes with new insulation to be more energy-efficient.
- Proactive process needed to deal with aging housing stock and incentivize change.
- Identify impediments in the Land Use Code (LUC) that facilitate re-adaptive use of historic properties for non-residential and residential uses. Then proceed with amendments to the LUC.
- Promote and enhance relationships of respect and reciprocity between neighborhoods, developers, businesses and engineers to mobilize community-based actions.
- Local businesses are missing from the Socioeconomic Prosperity agenda.
- Keep locally-owned, neighborhood-oriented historic businesses in place to preserve historic streetscape; it’s a green agenda; it promotes walkable streets and local shopping.
- Small businesses can’t afford rent on new construction.
- Inventory all City-owned historic resources.
- Major streets in current and future historic neighborhoods should be planned so they’re more pedestrian-friendly and multimodal.

- Property owners and renters need to be more responsible and proactive in the maintenance of historic property, even if they are from out-of-town.
- Reintroduce building practices of adobe and craftsman build. Legislation (including UBC) should allow for these practices.
- Develop compatibility standards for new buildings when adjacent to historic properties. It should be done city-wide to preserve historic values and other benefits.
- Find ways to incentivize preservation vs. demolition and encourage green retrofitting and smart weatherization.
- Washes, arroyos, natural parks – Protection of amenities as a sense of place. Aggressive purchase of these resources.
- Urban gardens and permaculture design should be an important aspect of historic sites.
- Extend the Neighborhood Preservation Zone (NPZ) beyond the project pilot status.
- Is there a mechanism to automatically coordinate historic preservation tools with plan amendments to ensure continuity and reciprocity?
- Affordable housing and gentrification are issues. Community land trust is a model.
- Formalize regional governmental relations and sharing of resources to be coherent in the metro region. Homeowners, developers could be more efficient if this would be in place.

Break-out Group #3 (Facilitator/Scribe: Rebecca Ruopp)

- *Policy related question:* Neighborhood Preservation Zones (NPZs) appear to be perceived as very labor and time intensive, so if there should be a reluctance by decision makers to create additional zones beyond Feldman's and Jefferson Park, what policy(ies) could be put in place to achieve similar ends?
- *Policy:* One response to above question was to adopt as precedents elements of Feldman's and JP processes – such as the design guide manuals – that have already been developed.
- *Theme/policy:* Focus on preserving Old West culture, because Tucson continues to have resources that make it one of the best places to showcase the Old West. Some examples given were equestrian activities, trails.....
- *Policy:* Weave history into infrastructure. Note this policy grew out of a participant's suggestion for a project in which TPAC would provide grants for art/landscaping around bus stops that reflect aspects of Tucson's history.
- *Policy related:* Infill Incentive District (IID) has had unintended consequences; led to bad infill. Position was that the IID should not be continued. In further discussion, participant said they weren't opposed to "infill," just "bad infill." (Example was project underway at the Old Y site.)
- *Response to above:* No teeth in transitional requirements in IID. Pointed out in particular the 30' limit.
- *Policy for citywide application:* Developer may not receive rezoning approval, incentives, etc. if such actions would cause any building(s) to be delisted. [Note: This is going to be proposed for Downtown Links Overlay.]
- *Policy related:* Increase demolition fee based on age of building (capture embodied energy). Put funds realized into historic preservation.
- *Policy related:* Retain documentation of buildings. [Participant raised question about documentation requirement and asked how and whether this was used and what it cost. When

the process and reason for documentation was explained, participant agreed that it should be continued.]

- *Policy related:* Provide education for individuals occupying a 50-year or older residence through preparation of a brochure that provides information about historic structures – programs/possible tax incentives, etc. Suggestion was made that realtors could disseminate to buyers of such properties.
- *Policy related:* Develop a 10-year capital plan for City’s historic properties. Plan would need to be presented for review and approval.
- *Policy related:* Keep people in their homes. Neighborhoods need to grow in place. Participants discussed some of the benefits of such policy, including neighborhood stability, civic involvement/participatory democracy; help s low-income populations; “rehabbing” contributes to economic development
- *Observation:* Downtown facade program – best bang for buck. Participants who were familiar with this program agreed it was a successful program / good model.
- *Enforcement:* Participants spent some time talking about the need to enforce laws on the books. One example was neglected buildings in local historic “districts.”
- *Enforcement:* City needs to be more proactive in enforcing regulations. Need larger City vision.

Break-out Group #4 (Facilitator/Scribe: Gina Chorover)

- Define what’s historic and worth preserving
- City should dedicate revenue for historic preservation for publically-owned and other buildings
- Incentivize adaptive reuse in historic districts and neighborhoods
- Better integrate and provide financial incentives for bundling preservation principles with other priorities such as housing, transportation, energy efficiency, etc.
- Create local incentives to protect exceptionally significant properties
- Rethink the City’s historic landmark designation
- Allow for preservation and creation of multi-modal transit
- Create useable databases of all historic properties
- Promote greater utilization of NSP funds to rehab/restore buildings with former uses
- City and public should be educated about how historic properties give Tucson its unique identify and therefore value
- City should inventory and proactively maintain its publically-owned historic and archaeological property
- Consider and treat archaeological and historic properties owned by the City before they’re conveyed/sold
- NPZ guidelines should provide clear guidance on appropriate developments in historic districts
- Identify significant properties and neighborhood of the recent past
- Allow creation and preservation of neighborhood gardens in historic neighborhoods
- Process of review that’s early enough in the development process so that architects/developers/builders know what neighborhoods want and will support
- City should reduce permit fees to incentivize green retrofitting of historic buildings
- City should adopt baseline of priority cultural resources as portion of City’s inventory (based on Sonoran Desert Conservation Plan’s work)

- Educate historic district review boards
- Preserve / create recreational space within historic districts
- Balance gentrification with need for housing
- In rezoning cases, the City should seek a balance between preservation and development
- In rezonings, the City should stress creation of neighborhood “place making” to integrate walkability, recreation and social needs --- to develop a central place, like a plaza, town square in each development
- Increase demolition fees for historic buildings
- Incentivize reuse of existing buildings
- Integrate City/County (and other jurisdictions) preservation policies
- City should incentivize infill compatible with existing historic buildings
- Integrate new technologies to raise awareness of cultural resources (need an App for that)
- Need criteria for determining priority for assisting neighborhood with historic designation

S:\Planning\Plan Tucson\Working Groups\Smart Growth Focus Area\
Historic Preservation 8-29-11 Mtg\Flip Chart Transcription- Historic Preservation Exercise 8-29-11.doc