



**SMART GROWTH FOCUS AREA:
Redevelopment and Revitalization Policy Working Group Meeting
February 29, 2012**

Exercise Responses and Meeting Notes

Natural Environment

- Increase tree coverage throughout the City's neighborhoods, both along public rights-of-way and on private parcels through the creation of an urban forest plan.
- Address the heat island effect on neighborhoods.
- Plant trees to reduce the heat island effect along all streets, especially arterials and along medians.
- Pocket community gardens.

Land Use and Transportation

- Inventory pedestrian amenities such as sidewalks, public furniture, street lighting, and remedy gaps where necessary to provide uniform presence across neighborhoods for such amenities.
- Promote good pedestrian and bicycle linkages to activity nodes abutting neighborhoods.
- Eliminate obstacles and barriers to entry for residences to easily access commercial areas near neighborhoods.
- Revisit the objective of facilitating vehicular access at all and any costs due to the detrimental impacts on neighborhoods and take into account the needs of all users.
- Aggressively plan for the completion of city-wide sidewalks and energy efficient arterial street lighting.
- Revisit parking standards downwards to reduce large parking lots.
- Repurpose parking lost as enhanced commercial and community space, for economic development
- Implement complete streets that complement quality of life rather than detract from it.
- Incorporate the "complete streets" concept.
- Expand the streetcar concept to also include bus rapid transit and regional bus system.
- Consider traffic calming design or a tool to revitalize commercial and non-commercial, residential built environment.
- Assessment of private and public transportation needs for the area to be developed – and reviewed by stakeholders for approval.
- Many Brownfields assessment and cleanup opportunities linked to transportation projects.
- Encourage transportation planners to consult w/ Brownfields staff on environmental assessments and cleanup needs in preliminary stages of project development.
- Incentivizing Brownfields redevelopment allows underutilized properties to be brought back into utilization therefore creating economic opportunity.
- Plan for and encourage commercial and other amenities along bike routes.
- Redevelop aging strip malls designed with the automobile in mind.
- Small business incubators in former warehouses, now vacant.
- Create a matrix of desirable and undesirable uses that would be allowed or disallowed respectively in specific areas – for example: auto-related uses – undesirable; local cafes – desirable.
- Create a matrix of desirable and undesirable uses depending on the area (see Phoenix's urban form project as an example).
- Address obsolete uses abutting neighborhoods, such as tire storage yards, metal scrap yards, and underutilized parcels.

- Phase out harmful industrial uses.
- Establish a proactive mechanism to stimulate and capture non-residential property and commercial stakeholders in the earliest phases of city consideration of redevelopment and revitalization.
- Examine existing businesses – i.e. audit – with a potential for toxicity to prevent future (and current) contamination from occurring.

Tools

- Provide venue for federal/state monies to fund local business needs, and restricting monies flowing out of community – into other counties, states, etc.
- Expand to city wide revitalization tools to include neighborhood investment programs, especially as community identified.
- Federal Brownfields grants tailored to city neighborhood redevelopment and revitalization opportunities. City can apply for new grants every single year.
- Aggressively repurpose, delist or vacant built structures to be open space for park, recreational and community garden uses.
- Facilitation of property assessment and cost to bring “Brownfield” back into “service.”
- Provide incentives for private money to invest in brownfield rehabilitation. See Environmental Quality.

Design

- Develop a palette of building typologies specific to Tucson’s architectural character and adapted to specific neighborhoods so that any new buildings fit into their context.
- Regulate the form and appearance of buildings, especially in neighborhoods that have a high quality of architectural stock.
- Context-sensitive design for existing brownfield redevelopment.

Historic Preservation

- Enhance economic incentives to repurpose designated historic structures
- Buildings should be assessed for preservation. Better determined by cultural anthropologists etc.

Community Engagement

- Establish a proactive mechanism to stimulate neighborhoods and communities to participate in the earliest phases of city consideration of redevelopment and revitalization.
- Structure/ wording to allow for neighborhoods to express concerns/ desires for planned developments.
- Enhance capacity and the generation of grass-roots driven initiatives in revitalization by neighborhoods and community organizations.
- Activities in node should be discerned by local neighbors and businesses. Location should be determined by local stakeholders (neighborhoods and businesses).
- Well-advertised public forums/ brainstorming sessions to allow for stakeholders to bring the needs for the area.