

**SMART GROWTH FOCUS AREA:
HISTORIC PRESERVATION POLICY WORKING GROUP**

Policy Drafting Exercise Responses

This worksheet presents transcriptions of all the responses participants provided in the second column of their individual worksheets. Participants selected the themes in the first column for which they wanted to provide proposed actions or policy concepts, which explains the varying number of responses to each theme.

THEME <i>(such as revitalization, sustainability, economic development, neighborhood stabilization, incentives, etc.)</i>	PROPOSED POLICY/ACTION CONCEPT
What is historic	Don't dilute concept of "historic".
	Summary: Preserve the integrity of the definition of "historic".
	"Place" making in an area. "Historic" place "app".
Consider (lobbying for) changing age requirement for historic properties	Consider decreasing the required age for properties to qualify for historic status so that more properties would qualify.
Economic Development	Let's not force the historic designation in anticipation of the positive attributes – the attributes existing earn the designation. Revisit the 50-year qualifier. <ul style="list-style-type: none"> — 1960 is historic — Combine with a specific architectural distinctiveness or significant historic event in that building or neighborhood. — Risk diluting the impact of the definition of historic and blunting the E.D. value.
Economic development	Discourage demo of hist. resources with regulatory disincentives. Dedicated funding for historic preservation. Promote multi-use flexible zoning that economically activates neighborhoods with the condition of historic preservation Protect historic neighborhoods. Protect and ensure the relocation of historic housing stock when the alternative is demolition. Require all demolished building materials be reused. Promote the protection of historic resources. Create a serious demolition tax.

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Economic Development	Heritage tourism: 1 – MTCVB support – they are the ones who “sell” COT to tourists, yet their local and state funding is continuously cut. Without them we lose out on millions of dollars of tourism revenues (taxes+income). 2 – National Heritage Area designation – make it happen! Job creation: Support locally-owned small business development by making adapted re-use easier and less red tape.
Economic Development	Activate space beyond 9-5 (for example, Performing Arts Center, All Saints Church) is a well – preserved shell that is otherwise unused.
Economic development	Repurpose historic buildings for new purposes rather than teardown as default option. Keep suitable tenants in City-owned buildings rather than left them sit empty/neglected/deteriorate.
Economic impact	Encourage restoration, maintenance of historic buildings – Good alternative to poor housing market.
The Original West International Tourism	Windmills, water tanks, horses – all part of earlier history. I know of no other city which has the history of “Guest Ranches” that Tucson does. No other I know of has a many horses within the city itself. This heritage is internationally advertised thru the “Western” movies. Old Tucson, Home of Western Music – meshed with Native American heritage – especially Geronimo. Tourism from especially Germans and China could be an industry promoted by preservation. Rodeo. Gaslight theater. Rillito Racetrack. Actions: <ol style="list-style-type: none"> 1) Stimulate equestrian trails as well as walking and cycling <ol style="list-style-type: none"> a) Washes with high culverts 2) Stimulate “watering holes” near trails 3) Reuse some open space to start new guest ranches – Binghampton a good place for a guest ranch? 4) Enhance the romance of the old west 5) Put in hitching posts a few places. Watering troughs 6) Use the open spaces creatively.
Economic development / Environment	Regional policies reflect consistent values of local government.
Economic development and Environment	Keep locally owned neighborhood oriented businesses in place: in their historic buildings. This preserves historic streetscape and minimizes driving.



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Environment	Refurbish existing neighborhoods/businesses vs. sprawl – Position infill if it fits context of the area.
Environment	Continue use of the NPZ. Expand the NPZ beyond the pilot project. Status to allow other eligible neighborhoods to develop neighborhood-specific design manuals and be rezoned to include the NPZ overlay.
Environment	Extend the historic commission review requirement in Downtown related to exterior renovations and demolitions to areas of historic significance such as 4 th Avenue and Warehouse District near the downtown core.
Washes, arroyos and historic natural park features as a sense of place	Commitment to natural and open spaces as a cultural and historic resource; specify protections; add amenities and aggressive purchase.
	Flood plain should remain as flood plain, no building allowed in floodplains.
	Future in the ground planting should only be native, FLHD Board has booklet in the works of native plants in the northern Tucson basin B-way to Rillito and Tanque Verde to Santa Cruz.
The Environment / Sustainable development	Old house were designed to deal with hot summers
Environment, sustainable development, social capital	Historic preservation policy must take into account and allow for the preservation and creation of alternative modes of transit, such as walking, cycling, and easy access to public transportation. Must allow for the preservation and creation of urban gardens, such as individual gardens and community gardens, within a historic zone. Must allow and encourage the preservation and creation of open space for play and recreation within or near a historic zone.
The environment and social capital	Commercial and residential. Protect architectural resources on major arterials. Enhance “mid-century modern” commercial districts.
Social capital / Environment / Priority cultural resources	Adopt PCR from SDCD as baseline inventory.

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Social capital and the environment	Enhance the character of the street with city incentives that enhances and celebrates historic resources. “Bus shelters”, “street lighting” benches. Sustainably address post war II history. “Not a neighborhood by neighborhood” approach. City-wide “H” overlay that allows individual owners of listed historic properties to join with a 207 waver. Many historic urban parks like historic resources, not just a suburban park space. Create comprehensive Design Guidelines for both downtown and the urban core.
Social Capital	Tucson is historic. Older than the U.S. truly historic areas will draw people and provide a “connection to the past” people appreciate. Again, very important not to engage in “force fitting” an area or structure and wind up diluting the term “historic”.
Social capital	Ensure community level social activity is supported by well-designed and inviting plazas, parks, streetscapes, and other cultural, educational, commercial and recreational gathering places.
Social capital	Funding provided to historical neighborhoods for residents themselves to complete projects that celebrate historical, heritage, diversity of area.
Social capital	Promote and enhance relationships of respect reciprocity within and between historic neighborhoods. Use neighborhoods success measure tools for program evaluation. Work with existing energy NGOs and CBOs to train, implement ongoing community conversations to increase historic neighborhoods, neighborhood understanding. Build political will and mobilize actions. Same between historic neighborhoods and local and recreational businesses. Same between developers. Need identification of neighborhoods/businesses/engineers and developers shared understanding. Common goals minimal.
Social capital	ID subarea neighborhoods/commercial districts to encourage mixed-use and social commercial hubs.
Value historic properties culturally, their social capital, and the things that defines Tucson historically and aesthetically.	Encourage restoration, rather than demolition. Also, consider surrounding area, neighborhoods, etc. with and appreciation of history and immediate surroundings, and a vision for the greater community. Adopt Neighborhoods Preservation Zones to protect neighborhoods from incompatible, inappropriate building.

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Sustainable development – Increased property values	Continue with support of Downtown Façade Project – get big bag for the bucks.
Sustainable development	Promote adaptive resources as a consideration/option to demolition.
Sustainable development	Consideration for those living in poverty. Sustainability means a good education for children, nutrition, shelter, access to public transportation (including sidewalks). Development of urban trails (trails are not just about the Houghton Road Master Plan).
Sustainable development	In rezoning cases the City should seek a balance between preservation and development. The City should prioritize retrofitting of existing City buildings over new construction when possible. The City should require mitigation of impacts on cultural resources for use of City rights-of-ways by other parties. The City should dedicate revenues for historic preservation. The City should reduce permit fees to incentivize “green retrofitting” of historic buildings. The City should assist historic designation efforts for low-moderate income neighborhoods and depressed commercial districts. The City should create incentives for infill compatible with existing historic buildings.
Sustainable development	Require “place making” in new development. Eq. Town Squares, walkability, mixed use at core.
Sustainable development	Identify impediments in the Land Use Code preventing adaptive reuse of historic structures (e.q. parking, landscaping requirements) and amend the Code to address these impediments. Consider allowing development-related fee reductions for adaptive re-use projects.
Sustainable development	Create incentives to encourage rehabilitation instead of demolition. Encourage “green retrofitting” and smart weatherization of older buildings.
Sustainable development	Better integration/financial incentives for bundling preservation principles with other priorities – housing, transportation, environment, energy efficiency.
Sustainable development	Incentivize building re-use, not just historic building rehabilitation.
Sustainable development / Property dev. and values	Incentivize redevelopment + adaptive reuse. ID areas that retain eligibility integrity for designation. ID areas where redevelopment can occur – provide incentives.

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Preservation of natural resources, of historic places, structures	Create a policy making it a condition of rezonings or use of optional overlay zonings, or infill ? district to ensure their building on the National Register and not de-listed.
Green retrofitting	Workshops for info on how to do this.
Placement of solar panels on historic buildings	
Introducing new urban gardening “permaculture”	Utilize open space for gardens.
Reintroduce adobe construction. Train new craftsmen	Make earthen adobe legal.
Retrofit old with new insulation	Partner with neighborhoods and TEP.
Preservation	Avoid dilution of quality truly historical buildings by protecting only those that meet the requirements and are utilized by individuals and businesses without capital incentives.
Preservation	Enforce laws on neglect of historic buildings.
	Create local incentives to protect exceptionally significant properties, both residential and commercial; perhaps re-vitalize the local landmark designation process.
Steinfeld Warehouse	Mobilize City resources to protect this national treasure.
Cultural landscapes	Develop a policy especially for preservation of cultural landscapes.
Preservation of historic neighborhoods	I think the greatest problem for designated historic neighborhoods is the tearing down of old structures and the inability of preventing inappropriate development. Maybe we need a “working group” of lawyers to come up with ideas. Or perhaps an emphasis on 3.4, special zoning overlay districts to be seriously examined.
	Integration of City and County preservation policies.
Demolition needs to be more of hardship to accomplish/cost + time	Idea that demolition should be the last resort. Fees based on square footage + age of building.
	Fund historic preservation via demolition fees based on building age. Building needs to have at least some historical/nostalgic significance.

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	Assign higher threshold for demolition.
	There should be stronger penalties for owners of property with historic buildings who use demolition by neglect.
Incentivize reuse of older buildings	Charge more for demolition permits – funds go into a fund for rehabbing historic properties.
	? What is the purpose of documenting historic buildings prior to getting a demolition permit? What is being done with that info?
Landmarks designation to provide further preservation	All city-owned buildings have a landmark designation and funds from demo (portion) go to sustaining existing historic building.
Critical properties	Identify critical cultural resources (whether in private or public hands) and identify a long-range capital program for preservation, rehabilitation and new viable uses.
Neighborhoods becoming historic eligible	Develop a policy to accommodate the flood of neighborhoods about to become age-eligible. Develop a ? of threshold criteria for eligibility considerations.
Property Value Stability Neighborhood Stabilization	No rezoning for big \$ developers Do not extend ii district
Property values	Neighborhoods take a greater role to maintain and preserve existing properties vs. neglecting structures so as to justify demolition.
Property values	Engage the neighborhoods in planning – negotiate a neighborhood/community benefit agreement with neighborhoods which include measurable neighborhood benefits and effective mitigation strategies for any negative impacts.
Civic engagement	Return a few mailings when City revenues increase
Awareness	City officials and the citizens should understand and be educated about how the historic properties give Tucson its own identity and value.
Education/cultural tourism	Integrate new technologies to provide access to information on cultural resources and appreciation of diversity of cultural resources.

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Provide more education/public awareness	Promote more public awareness of the importance of preserving Tucson cultural history thru its historic preservation process.
Dropping community awareness of historic preservation – value + education	City has information as what has been lost in the recent past and then over the last 100+ years
Develop community awareness of those individuals that don't value – "Hall of Shame"	City has info on properties + issued that need attention.
	Education of citizens / historic commissions to become informed of preservation principles.
	Simplify education of the public as to how they can be involved with planning of their neighborhood. Empowering neighborhoods and yet encouraging to work with City, City powers to be.
	Information packets to home buyers, whether new or old home purchase, of tax incentives, energy promotions, etc. at time of purchase.
VANS funding	Revamp the vacant and neglected structure law so instead of funds used to demolish the building, have them rehab the building.
Generating funds for historic properties	Change City code to allow cell towers to be placed on properties with leases going to historic preservation.
City-owned property	City of Tucson has a large number of important historic structures. Develop a long-range capital program for preservation, rehabilitation, and new viable uses.
	10-year capital plan for City's historic properties.
Pursue additional funding (federal) for preservation of Tucson historic properties	Promote more utilization of NSP funds to rehab/restore buildings with former uses to be preserved for future (federal requirements include age, integrity).
Budget issues	With lack of budgetary resources require that neighborhood association pay for their own paperwork and permits associated with becoming historic designate. Have owners pay for own rehab of properties – no government subsidies. If there is a true value in rehab, then owners will invest their own capital.

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	Provide City preservation office with resources to manage preservation easements.
Limited historic developments	Be concern about making development projects in historic neighborhoods to expensive when owners find it easier to demo than to restore historic structures.
Historic elements	Each neighborhood should identify historic elements that help define their neighborhood.
Promote current tax credit status for historic properties	Promote tax status to continue to be available for properties determined to be historic in the University of Arizona area (promote preservation of current tax credit).
Administrative	Inventory all City-owned historic resources to ensure effective, cost-conscious and timely maintenance. Identify dedicated funding source to support proper historic resource maintenance and provide assistance to community-driven projects. Development measurements to track rehabilitation and relationship to revitalization.
	The City should inventory and proactively maintain its publicly-owned historic and archeological properties.
	Identify significant properties/districts/neighborhoods of the recent past.
	The department who issues permits should be streamlined so they work together and not autonomously.
Create properties database	Utilize the newly enhanced GIS to capture the data for historic preservation sites. Update GIS with data as we did with the Housing Rehab Collaborative of rehab properties.
Process	Greater effort to streamline internal review processes, access to information to better inform planning and zoning staff.
	Create clearly defined processes for review of development of historic of NR eligible properties; establish clearly defined processes for public notification.
Proposition 207	Need clear and legally robust policy affecting historic districts.
Neighborhood stabilization	Property owner is either local or not allowed to rent – adds to community stabilization. Policy for rent to understand obligations and responsibilities of renting in designated historical area.
Neighborhood stabilization	NPZ guidelines that provide clear guidance for appropriate development in historic districts.
The value of historic development	Historic neighborhoods become to expensive to live in.

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	Can tax credits continue? Costs more to maintain a historic building.
Revitalization of urban areas and corridors	Small businesses cannot afford new redevelopment construction. Shop local! Walkable streets!
	All emphasis (SP?) seems to be on downtown. People don't seem to remember Fort Lowell.
Support urban village idea (sustainable Tucson)	Connect with public transportation.
	Identify appropriate density of infill zones.
Circulation in historic neighborhoods (which includes soon to be historic neighborhoods)	Counter automobile driven arterial enhancement with walkability and transit-oriented development with amendments to MS&R. Multimodal. Pedestrian friendly.
Historic Trolley	Convince the RTA/City to allow the historic trolley to remain in conjunction with streetcar, or find a new location for it (S. 4 th Avenue?, South Tucson?).
Affordable housing	Explore Community Land Trust model as an option to stave off gentrification in historic neighborhoods at risk of losing long-time residents and to ensure a mix of incomes.
Rehab aging housing stock	Need proactive process. Develop overarching plan to meet challenges, including PPP, tax incentives.
NPZ	What is plan?
	NPZ? "Old west" culture. Also pre-old west native history.
	? NPZ – will this be more – I doubt it, so how do other neighborhoods around the UA get any protection against totally inappropriate development.
	More historic preservation zones designated on older neighborhoods with no "MacMansions" allowed.
	Don't approve rezonings, etc. if it would cause a National Register property to be delisted.
	Ensure that new development is compatible with existing historic surroundings. They should be a priority rather than an afterthought in the planning process.



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Property values/ Environment	Develop compatibility requirements for new construction when proposed next to a historic landmark or contributing property to National Register District.
Historic design compatibility	Design revisions requirement after conceptual designs.
Flexibility to allow development in historic neighborhoods or historic properties	Allow the developer to understand how far they can go and still be considered compatible with the neighborhood.
Zoning-more procedures + protections	Can the property be brought back and the qualify “Santa Rita” / Walgreens building.
Formalize unity codes through regional governmental relationships and share resources	Policies, procedures oversight responsibility, professional development and management.
	“Weave history into infrastructure” (Corky Poster)
	Weave history into infrastructure – Solves art issue.
Kudos	I’ve lived in Tucson since 1973 and seen many historic preservation officers, but none ever came close to Jonathan Mabry and Linda Mayro. Lucky Tucsonans.
	Old Fort Lowell neighborhood and historic district has on Feb. 11, 2012 the 31 st Annual Historic Sites Walking Tours coming up.