Ah, the Plan Tucson View

CITYWIDE POLICY GUIDANCE FOR THE LONGER TERM

Implementation Framework

Plan Tucson / Broadway Common Themes

Broadway Notes
- Housing diversity
- Distinct character
- Special features
- Affordable housing
- Neighborhoods
- Mix of uses
- Links across Broadway
- Scale & intensity
- Aesthetics
- Safety
- Public gathering places
- Vehicular, transit, bicycle, & pedestrian mobility
- Noise, light, air quality, traffic
- Landscaping & streetscape design
- Parking
- Public participation
- Historic preservation
- Agency coordination
- Small businesses

Plan Tucson / Broadway Common Themes

Prior Planning Efforts

Examples from 2-Page List:
- Regional Transportation Authority (RTA) Plan
- Regional Transportation Plan
- Specific Plans (e.g., Area and Neighborhood Plans)
- Urban Landscape Framework
- Water and Wastewater Infrastructure, Supply and Planning Study

CONTENT

Chapter 1: INTRODUCTION
Chapter 2: TUCSON PLANNING CONTEXT
Chapter 3: FOCUS AREA & POLICIES
  - The Social & Economic Environment
  - The Natural Environment
  - The Built Environment
Chapter 4: IMPLEMENTATION FRAMEWORK
Chapter 5: PLAN ADOPTION, AMENDMENT, & ADMINISTRATION
GLOSSARY
APPENDICES
**Shared Values & Visions**

- Good jobs
- A strong economy
- Quality education
- A clean and safe built environment
- A protected natural environment
- A healthy population
- Cohesive and attractive neighborhoods
- Access to multiple forms of transportation
- A vibrant and diverse cultural life
- A sustainable development pattern
- A distinctive character for both Tucson & for the region
- An efficient, effective, and transparent government

**Examples of Other Efforts**
- Town Halls
- Community Conversations
- Imagine Greater Tucson

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**20 GOALS - The City strives for...**

**GOAL #1** A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services.

**GOAL #12** Abundant and appropriate use of native plants and trees.

**GOAL #13** A network of healthy, natural open space managed for multiple benefits.

**GOAL #18** A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

**GOAL #20** An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of goods and services.

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**FOCUS AREAS & POLICIES**

**The Social & Economic Environment**
- Housing • Economic Development • Public Safety • Arts & Culture
- Public Health • Urban Agriculture • Education • Governance & Participation

**The Natural Environment**
- Energy & Climate Change • Water Resources
- Green Infrastructure • Environmental Quality

**The Built Environment**
- Historic Preservation • Public Infrastructure & Facilities
- Redevelopment & Revitalization • Land Use, Transportation, & Urban Design

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**Broadway & the Plan Tucson Goals**

**GOAL #1** A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services.

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**Broadway & the Plan Tucson Policies**

**Examples**

**HOUSING**
- Policy HS: Take multiple approaches to reduce housing costs and increase affordability.
- Policy H6: Increase access to housing choice

**ECONOMIC DEVELOPMENT**
- Policy ED4: Foster the retention and growth of local businesses.
- Policy ED6: Leverage investment by promoting Tucson’s assets that contribute to economic development, including the Modern Streetcar, bus system, historic resources, and neighborhood, cultural diversity and events that celebrate diversity, and institutions of higher learning.

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**Environments**

**GREEN INFRASTRUCTURE**
- Policy GI1: Establish and maintain a healthy, drought-tolerant tree canopy cover to provide ecosystem services, mitigate the urban heat island, and improve the attractiveness of neighborhoods and the City as a whole.

**ENVIRONMENTAL QUALITY**
- Policy GI1: Reduce and mitigate noise in neighborhoods, along roadways, and near industrial and airport zones through enforcement of existing codes, use of noise reducing and mitigating materials and designs, and deliberative decisions regarding compatible land uses and related zoning.
**Opportunity Area Building Blocks**

- Downtown
- Mixed-Use Centers
- Business Centers
- Industrial Areas
- Mixed-Use Corridors
- Neighborhood Centers
- Campus Areas
- Complete Neighborhoods
- Parks/Open Space

**Opportunity Area Considerations**

- PAG 2040 Population & Employment Projections
- Areas of stability
  - public input
  - Plan Tucson draft goals & policies
  - historic districts
  - adopted specific plans
  - single family residential zoning
  - environmental constraints
- Underutilized & vacant parcels
- Availability of existing infrastructure
- Clusters of development with significant economic impact
- Public input
- Balanced Housing Model

**Balanced Housing Model**

<table>
<thead>
<tr>
<th>Exhibit 13.1: Future Housing Need by Housing Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Large Lots 1.5</td>
</tr>
<tr>
<td>Medium Lots 1.5</td>
</tr>
<tr>
<td>Single Family</td>
</tr>
<tr>
<td>Multi-Family</td>
</tr>
</tbody>
</table>

**Examples**

**HISTORIC PRESERVATION**

*Policy HP8*: Integrate historic, archaeological, and cultural resources in project planning, and design when development occurs in historic districts.

**REDEVELOPMENT & REVITALIZATION**

*Policy HP7*: Build from existing assets of areas identified for redevelopment and revitalization.

**LAND USE, TRANSPORTATION, & URBAN DESIGN**

*Policy LT3*: Use the Plan Tucson Opportunity Areas Map as a general guide for determining: (a) development patterns, land use, and transportation concepts, while also considering area and site-specific issues; (b) the general location of development opportunities.
Mixed-use corridors provide a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options as well as pedestrian and bicycle facilities.