

Ward 6 Staff



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Ward 6 - Newsletter

TUCSON FIRST

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Land Use Challenges

Everybody is a NIMBY. Everybody can think of something they would object to having next door to their home. So let's clear up from the start that the land use challenges we face in mid-town, unlike those in any other area of the City are not the result of people being obstructionist. They're a function of our needing to respect the growth of the University in a way that also respects the private property rights of those who live in the well-established surrounding neighborhoods. They're a function of a vibrant private sector emerging in the downtown core and its inevitable impact on neighborhoods that surround the perimeter of our small downtown. They're a function of our looking at proposed roadway corridor work in ways that maintain and plan for long term functionality of the roadways, and also reflect the realities of how we travel and life style trends that we should recognize. And they're a function of considering how to accommodate the legitimate needs of two airports at the outskirts of our City with the impact over flights of various kinds will have on the residential quality of life in our community.

None of that is "not in my back yard". All of it is looking at a variety of competing interests and finding some level of common ground such that our planning processes don't simply end up as zero sum games.

In a zero sum game, one side wins and the other side loses. When it comes to respecting property rights, that sort of result cannot reflect good public policy. We worked hard to protect residential areas from being over-run by large, and out of scale dormitories. We did that by defining numbers of unrelated people living together under certain other lease and property conditions. And yet, those who make a living from renting to students still have that option under our new zoning rules. Both sides got a little.

We're working hard to achieve a design on the Broadway corridor that meets the intent of the 2006 RTA ballot initiative, and at the same time respects the property rights of both the business owners along that corridor, and also the residents who will be impacted by whatever is finally designed. Right now, all parties are working towards a mutually agreeable solution. Nobody will 'win' every point they're hoping for.

We're seeing more large scale student housing projects pop up in and around the downtown core. To the extent that students may ride the streetcar back and forth from campus, that's a good thing. If they insist on driving their own cars, then we've got another struggle coming. Cars need parking. And cars travel through res-



Important Phone Numbers

Tucson Police
Department

911 or 791-4444
nonemergency

Mayor & Council
Comment Line
791-4700

Neighborhood
Resources
791-4605

Park Wise
791-5071

Water Issues
791-3242

Pima County Animal
Control
243-5900

Street Maintenance
791-3154

Planning and
Development
Services 791-5550

Southwest Gas
889-1888

Gas Emergency/
Gas Leaks
889-1888

West Nile Virus
Hotline

243-7999

Environment
Service

791-3171

Graffiti Removal
792-2489

AZ Game & Fish
628-5376

Continued: A Message From Steve

idential areas to get from campus to downtown. In some recent design discussions in which I've been a part we have required that builders demonstrate some creative thinking to tackle the car proliferation that we might see soon. Some of those include charging more at the housing complex if a renter brings a car, committing to on-site car rentals for residents (zip cars,) and discussion of traffic calming measures in neighborhoods adjacent to the new housing.

Successfully managing these and similar issues necessarily involves bringing voices with varying concerns to the same table. I've done that in a number of cases related to student housing along the streetcar route, large scale development at the southwest side of campus, and development terms for large retail establishments when surrounded by established neighborhoods.

None of the examples shown above are susceptible to a one-size-fits-all solution. And none of them can be solved through sound bites that bring no constructive solutions into the discussion. Given the complexity of this issue in the mid-town area, simplistic sound bite solutions are destined to exacerbate already tense conditions. I'm committed to continue promoting meetings with multiple stake holders in which we'll search for ways of trying to achieve some balance in how we develop the community.

Upcoming "issues"

Monday - Spending Limit Proposition

Tuesday - Advocacy

And remember, at 5:30 on the 26th, the day before the Primary, I'll be hosting a Council-on-the-Corner meet/greet at



located at Speedway and Swan. Come and bring your own suggestions on how to blend the competing interests when it comes to land use policy.

****Don't forget to vote****

Primary Election is Tuesday August 27th, 2013

Sincerely,

Steve Kozachik
Council Member, Ward 6

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