AGENDA

Meeting 6: March 19, 2015
5:30 – 8:00 PM (please note the extended meeting time)

We're in the REVIEW GOALS AND POLICIES STAGE
Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions,** and **Provide Feedback and Revisions**

Schedule	Event	Presenter
5:30 pm	**Welcome and Introductions**	Elisa Hamblin
5:35 pm	**Packet Review and Meeting Business** Overview of agenda Review meeting materials Review meeting summary notes Review schedule and next steps	Elisa Hamblin
5:45 pm	**Discussion: Policies and Actions** Review Infrastructure section (pgs. 12-18) Review edits to other sections, as time allows	All
7:00 pm	**Discussion: Land Use Mapping** Meeting 5 Mapping Decisions State Lands Clean-Up Map Issues	All
7:50 pm	**Homework and Next Steps**	Elisa Hamblin
7:55 pm	**Public Comment Period**	Open
8:00 pm	**Adjourn**	---

Notes:

HOMEWORK

Meeting 6: March 19, 2015

We're in the REVIEW GOALS AND POLICIES STAGE
Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions,** and **Provide Feedback and Revisions**

In advance of the meeting please dedicate some time to reviewing the packet materials and thinking about the following questions:

1. Please review the meeting summary notes and make note of any corrections that are needed.

_____

_____

_____

2. Please review the Infrastructure section (pgs. 12-18) of the Development Workbook and make notes here or in the workbook.

_____

_____

_____

3. Please review the mapping decisions handout provided in your packet and make notes for discussion purposes.

_____

_____

_____

4. Considering the vision and guiding principles, do you think there are items missing from the sections you have reviewed in the workbook?

_____

_____

_____

5. Do you have any other questions that you want to discuss at our next meeting? Please also let us know in advance at ehamblin@orovalleyaz.gov.

_____

_____

_____

SUMMARY NOTES
Meeting 5: March 12, 2015

We're in the REVIEW GOALS AND POLICIES STAGE
Our purpose is to **Identify Issues and Opportunities, Generate Ideas and Directions,** and **Provide Feedback and Revisions**

Attendance

Present:	**Staff:**	**Absent:**
Bill Adler	Elisa Hamblin	Anne McGinnis Breen
Diane Bristow	Chad Daines	Don Cox
Mary Caswell	Nora Campbell	Kit Donley
Steve Huffman		Barry Gillaspie
Bill Leedy		Michael Schoeppach
Stephen Roach		John Spiker
ShoYoung Shin		
Mike Stankiewicz		
Brooke Trentlage		

Welcome and Introductions
- Elisa Hamblin welcomed the Development Committee.
- Staff was reintroduced.

Packet Review and Meeting Business
- Elisa Hamblin then reviewed the agenda.
- The packet contents were reviewed
- Elisa asked if there were any changes or comments to the meeting summary notes:
  - Is last week's discussion final or do we still have decisions to make?
    - We still have decisions to finalize and should complete them tonight.
- Elisa reviewed the schedule:
  - Meeting 6: Thursday, March 19th in the Kachina Conference Room (Administration Building)
    - Will discuss infrastructure and the relationship between policies of all committees.
  - Meeting 7: Wednesday, March 25th in the Hopi Conference Room (DIS Building)
  - We can add another meeting if need be:
    - Consensus from group
    - Targeted for the first week of April
  - Follow up: group has time to make final comments on draft in March-April
  - April: All Committee Review
- Elisa reminds group to focus on solutions and to be productive.

Presentation: Land Use Mapping
- Elisa: Review purpose of the Land Use Map
- Review Planning Area definition

- Review Urban Services Boundary definition
- Review Growth Area definition

Work Session: Land Use Mapping

Elisa reviewed consensuses made during Meeting 4 and prompted group discussion on those areas that needed resolution.

Part 1: Planning Area and Urban Services Boundary

- Catalina:
  - o Consensus:
    - Extend Planning Area north to Pinal County and east to Catalina Mountains.
    - Keep USB at existing boundary (do not extend into Catalina).
- South East:
  - o Consensus:
    - Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density.
    - Extend USB to all developed area between Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density.
- South:
  - o Elisa reminds group that unless there is a strong reason to extend the Planning Area, it should remain unchanged. Be conscious of the rationale behind decisions to change boundaries.
  - o Groups originally made no decision, or recommended that the Planning Area and USB boundaries be at Orange Grove.
  - o Redevelopment is happening. What is the benefit of extending the Planning Area past Orange Grove?
    - One argument that there is little benefit because there is still significant unincorporated area between the Town limit and the Planning Area boundary to the south of Oro Valley.
    - Other argument that extension provides visibility and also economic benefit only if this area is annexed.
      - o Counter argument that annexation could take years because of the large space between Town limits and Planning Area boundary.
      - o However, we can change our Planning Area between General Plan updates with an amendment.
  - o Is everyone comfortable with this information?
    - General consensus: yes.
  - o Consensus:
    - Keep Planning Area at Orange Grove.
    - Extend USB to Orange Grove.
- Marana:
  - o Consensus:
    - Extend Planning Area west to Camino de Oeste and north to Pinal County Line.
    - Extend USB according to staff recommendation to follow Marana Town Limit (approximately Thornydale)

- Oracle:
  - Consensus:
    - Extend USB around Desert Springs
- Is the Planning Division going to reach out to Catalina or La Encantada?
  - Pima County and other agencies will be asked for comment during the stake holder review, a 2-3 month period). Their comment will be taken into account upon revision.
- Is it feasible to extend the USB east into Catalina Foothills?
  - Cannot provide comment as that analysis will only happen upon annexation.

Part 2: Growth Areas
- Arroyo Grande Village Center
  - Consensus: Tier 1 Growth Area
- Arroyo Grande Office/Commercial South
  - Consensus: Tier 1 Growth Area
- Oracle Road Corridor:
  - Consensus: Tier 1 Growth Area
    - Include Nakoma Sky
    - Exclude Kelly Ranch
- Foothills Mall:
  - Consensus: Tier 1 Growth Area
    - Keep at smaller growth area as designated in last general plan (do not extend north)
- Tangerine and First/Rancho Vistoso:
  - Consensus: Tier 2 Growth Area
- Tangerine:
  - Consensus: Tier 2 Growth Area
    - Keep 2 nodes: Tangerine/La Canada and Tangerine/La Cholla
    - Do not include Tangerine/Shannon node
  - Reason was to resist Oracle-like corridor, manage future growth with nodes, and therefore manage traffic.
- Lambert and La Cholla:
  - Unresolved

Part 3: Land Use Requests
- Comment: We should honor both our goal of macro-planning and what is rightfully the Planning and Zoning amendment process through the public, Commission, and Council.

Group was split into two groups to review Land Use change requests and make recommendations. Group 1 worked with Chad Daines. Group 2 worked with Elisa Hamblin.

- # 4
  - Property:
    - Currently: COP
    - Request: CRC
    - Staff recommendation: No Change
  - Consensus: No Change
- # 5
  - Property:

- Currently: RLDR
- Request: Mixed Use
- Staff recommendation: No Change
  - Consensus: No Change
- # 6
  - Property:
    - Currently: RLDR
    - Request: MDR on northern portion, LDR on southern portion
    - Staff recommendation: No Change
  - Consensus: No Change
- # 7
  - Property:
    - Currently: COP
    - Request: CRC
    - Staff recommendation: CRC
  - Debate:
    - Group 1: NCO or split parcel (NCO adjacent to the park and CRC in northern section)
    - Group 2: CRC
  - Consensus: Split parcel, NCO adjacent to the park and CRC in northern section.
- # 8
  - Property:
    - Currently: NCO
    - Request: CRC
    - Staff recommendation: CRC if entire segment of Oracle to the north is changed to CRC
  - Debate:
    - Group 1: NCO
    - Group 2: Whole strip along Oracle into CRC
  - NO consensus made. Staff will bring a visual of CRC vs. NCO for Meeting 6, and revisit this issue during the Oracle Corridor discussion.
- # 9
  - Property:
    - Currently: LDR2
    - Request: COP and HDR
    - Staff recommendation: MDR
  - Debate:
    - Group 1: Split vote between MDR and No Change
    - Group 2: No Change
  - Consensus: No Change
- # 10
  - Property:
    - Currently COP
    - Request: NCO
    - Staff recommendation: NCO
  - Consensus: NCO

- # 11
  - Property:
    - Currently: MDR
    - Request: HDR
    - Staff recommendation: No Change
  - Debate:
    - Group 1: Split vote between No Change and LDR2
    - Group 2: No Change
  - Consensus: No Change
- # 12
  - Property:
    - Currently: LDR1
    - Request: Commercial
    - Staff recommendation: No Change
  - Consensus: No Change
- # 1, 2, 3, 13
  - All currently LDR1, staff recommends MDR for all
    - #1 requests NCO or MDR/HDR
    - #2 requests MDR/HDR
    - #3 requests NCO or CRC
    - #13 requests split commercial and residential
  - Debate:
    - Group 1: Split vote between MDR and No Change
    - Group 2: MDR
  - Consensus: MDR

Part 4: Arroyo Grande
- Presentation:
  - The revised land use plan is a product of extensive analysis and negotiations with a multitude of agencies and stakeholders, completed 2007-2008
  - What's next? If annexation is to proceed:
    - Partners will need to be at the table
    - Interest in affirming what's in place
    - At a future date, may need another public process
    - Expectation of process/intent can be expressed in the General Plan
- Staff recommendation: Keep Land Use as is and review in the future
  - Argument for beginning process ASAP: Focus on moving forward, what position to bring to the table, and what can be done to push the process forward.
  - Argument for proceeding at a later time: The state doesn't believe there is a market for the land and there is currently no land commissioner to speak with. Oro Valley's position is what currently exists on the Land Use map.

Workbook Sections: Land Use and Design
- What's changed: reduced overlap, regrouped policies and ideas, and have simplified the language.
- Impressions:

- o Think about adding multi-modal ideas earlier in the section, specifically bicycle, car, pedestrian, and *electric vehicle encouragement.* Electric vehicle policies would be consistent with future environmental goals.
  - o Keep reducing planner jargon.
    - Elisa asked for more suggestions to aid rewrite process.
  - o Periodically identify low-impact design policies that are lacking effectiveness.
  - o Sign policy refers to balance "compatibility and intrusiveness" of signs. Needs more emphasis on reduced intrusiveness and increased compatibility.
- Elisa: Growth Areas policy will be increased thanks to our work tonight

Homework and Next Steps

- Workbook comes out Monday, March 16, with hard copies offered at the DIS front desk, as usual.
- Next meeting: March 19 in the Kachina Conference Room

Public Comment Period

- Trace Paulette contributed public comment on behalf of the Manning Family regarding the discussion of Land Use Request # 6. He described the property, surrounding locations, and intention of the requested land use change to provide low and medium density housing, open space, and act as a buffer between the surrounding low density residential area and high school. Mr. Paulette was thanked for his comment by the group and staff.

Development Committee Meeting 5: March 12, 2015

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Meeting Overview

- Welcome & Introductions
- Packet Review
- Meeting Business
- Work Session: Land Use Mapping
- Work Session: Policies and Action
- Homework and Next Steps
- Public Comment
- Adjourn

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Meeting Packet

- Meeting 5 Agenda
- Meeting 5 Homework
- Meeting 4 Notes
- Meeting 4 Presentation slides
- Development Committee Meeting Schedule
- Mapping Decisions (from Meeting 4)
- Background Info: Pima County Maps
- Land Use Requests
- Development Committee Workbook
- Workbook Table (for reference)

- *Additional materials tonight: public comments*

Summary Notes

BE THOROUGH   BE PRODUCTIVE   BE COLLABORATIVE

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Development Committee Schedule

- Meeting #6: Mar. 19
  - Infrastructure
  - Environment, Community and Development
  - Tentative Recommendation
- Meeting #7: Mar. 25
  - Discussion on committee draft
  - Final Recommendation
- Post-Meeting Follow-Up: Mar-Apr
  - Recommendations and final edits
- All Committee Review: April

Presentation

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OUR FUTURE
Planning Oro Valley Together
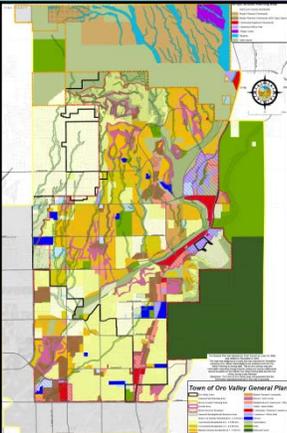
Land Use Map

The Land Use Map for the General Plan depicts the general uses of land within Oro Valley. It functions as official Town policy on the allocation and distribution of different land uses. In addition to land uses, the map also depicts the Town's:

- Planning Area
- Urban Services Boundary
- Growth Areas

Planning Area
(our realm of interest and influence)

- The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Areas also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town as no plans to annex.

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Urban Services Boundary
(where we may provide services)

- Designated on the Land Use Map, the Urban Services Boundary (USB) is around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside the USB. These areas should not receive any increase in density or land use intensity over what currently exists.

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Growth Areas
(where efficient growth and infrastructure should happen)

- As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."

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Planning Area Boundary and Urban Services Boundary

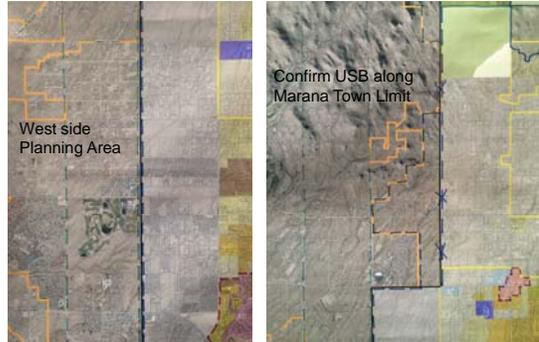| AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
NE OF ORO VALLEY UNINCORPORATED CATALINA	Extend Planning Area north to Pinal County and east to Catalina Mountains. Extend USB to part of Catalina area.	Accept Town recommended Planning Area. Leave USB at existing boundary.	Extend Planning Area north to Pinal County and east to Catalina Mountains. Keep USB at existing boundary (do not extend into Catalina).	None
SE OF ORO VALLEY UNINCORPORATED FOOTHILLS	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	None – agreement
S OF ORO VALLEY UNINCORPORATED PIMA COUNTY	Requested more information on area between Orange Grove and Ina.	No consensus made on USB or land use designation.	None	More information needed to make recommendation. Planning Area Boundary Urban Services Boundary
WEST OF ORO VALLEY UNINCORPORATED PIMA COUNTY AND TOWN OF MARANA	Extend Planning Area west to Camino de Oeste and north to Tortolita Mountains. Requested more information on mismatch between USB and Town Limit north of Tangerine.	Get the "okay" from Marana to overlap Planning Area boundary with Marana Town limits.	None	More information needed to make recommendation. Planning Area Boundary Urban Services Boundary

Urban Services Boundary

Extend USB

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Planning Area and USB

Orange Grove

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Planning Area and USB

West side Planning Area

Confirm USB along Marana Town Limit

Growth Areas

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
TIER 1 GROWTH AREAS				
ARROYO GRANDE VILLAGE CENTER	Seems appropriate	Seems appropriate	None	None – agreement
ARROYO GRANDE OFFICE/COMMERCIAL	Seems appropriate	Seems appropriate	None	None – agreement
ORACLE ROAD CORRIDOR	Seems appropriate / Add Rooney Ranch area	Seems appropriate	None	Clarify Rooney Ranch area
FOOTHILLS MALL AREA	Pull back to original growth area as designated in last general plan	Seems appropriate	None	Discuss original growth area or larger area
TIER 2 GROWTH AREAS				
TANGERINE AND FIRST/RANCHO VISTOSO	Seems appropriate	Seems appropriate	None	None – agreement
TANGERINE AND LA CANADA	Seems appropriate	Seems appropriate	None	Is this a corridor or three key nodes?
TANGERINE AND LA CHOLLA	Seems appropriate	Seems appropriate	None	Is this a corridor or three key nodes?
LAMBERT AND LA CANADA	Seems appropriate	Seems appropriate	None	None – agreement
LAMBERT AND LA CHOLLA	Questionable – may not have potential that other areas have	Seems appropriate	None	Is this an appropriate location for a growth area?
OTHER	Add additional Tier 2 area at Tangerine and Shannon	Connect growth areas to create Tangerine corridor growth area from La Canada to Shannon	NA	Is this a corridor or three key nodes?

Tier 1 Growth Areas

Rooney Ranch

Foothills Mall

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Tier 2 Growth Areas
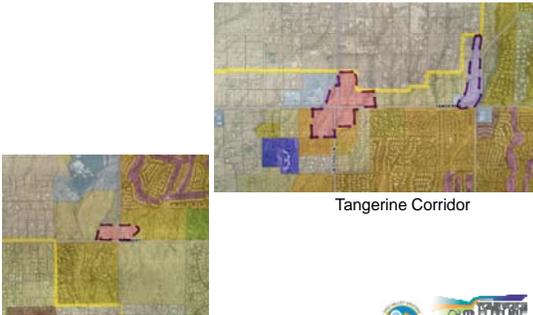
Tangerine Corridor

Lambert and La Cholla

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Land Use and the Big Picture

- This is the fun part!
- You are a representative cross-section of the community with a lot of expertise
- Tell us:
  - What makes sense?
  - What do you think?
  - What is the right thing to do?
- Use your best judgment
- We're creating something for people to react to

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Planning Oro Valley Together

Land Use Request Map

Arroyo Grande

- Extensive process 2007 – 2008
  - *"The revised land use plan is a product of extensive analysis and negotiations with a multitude of agencies and stakeholders."*
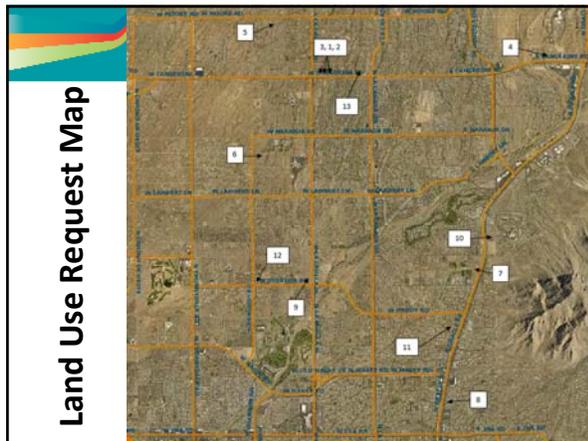- What's next?
  - Partners need to be at the table
  - Interest in affirming what's in place
  - At a future date – may need another public process
  - Expectation can be expressed in the General Plan

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Policies and Actions

- Land Use and Design *(re-written and re-organized)*
  - Conservation of natural resources
  - Neighborhoods and quality of life
  - Quality built environment
- Development and Growth Areas *(minor edits)*
  - Placeholder for Arroyo Grande
  - Needs new description of agreed Growth Areas from group (Tier 1 and Tier 2 description)
- Infrastructure *(not yet discussed)*
  - Community services/utilities
  - Transportation/circulation

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The Workbook

DEVELOPMENT COMMITTEE WORKBOOK

- It's a tool for you to use!
- Make comments, notes, change words
- Use as a tool to discuss concepts at the meetings
- Turn it in (at the end of the meeting) or email us (within 3 days) edits to words or phrases

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Homework and Next Steps

- Use the workbook!
- Check out YourVoiceOV.com
- Expect the next packet via email <u>next week</u>, hard copies will be available at the meeting
- Next Development Committee Meeting: Thurs. March 19 – same time, in **Hopi Room**

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YOUR VOICE OUR FUTURE
Planning Oro Valley Together

Get Involved...
Join the Conversation
www.YourVoiceOV.com

YOUR VOICE
OUR FUTURE
Planning Oro Valley Together

Your Voice, Our Future: Development Committee Schedule

Outreach work continuing through all phases of the project include: YourVoiceOV.com web updates, Town of Oro Valley web updates, email announcements, stakeholder and organization meetings as well as broad news and media publications for events.

STAGE	PURPOSE	DATE	TOPICS
KICK-OFF	Orientation	Aug 27	Welcome & Introductions Team Building Project Overview, Expectations and Next Steps
OTHER COMMITTEES	Review and Recommendations	Sept – Dec 2014	Environment Committee (First committee meeting Tuesday, September 23, 2014)
		Dec '14 – Mar '15	Community Committee (First committee meeting Thursday, December 18, 2014)
INTRODUCTION	Project Overview Open Discussion	Mtg. 1: Weds. Jan 14	1. Meeting Business 2. Charter and Expectations 3. Presentation – Vision and Guiding Principles 4. Discussion 5. Homework and Next Steps
REVIEW GOALS & POLICIES	Identify Issues and Opportunities Generate Ideas and Directions Feedback and Revisions	Mtg. 2: Weds. Jan 28	1. Meeting Business 2. Presentation – Background Information 3. Discussion – Development Goals, Land Use and Design 4. Homework and Next Steps
		Sub-committee 2/2/15	1. *General Plan Amendment criteria*
		Mtg. 3: Thurs. Feb 12	1. Meeting Business 2. Discussion – Land Use and Design 3. Discussion – Development and Growth Areas 4. Homework and Next Steps
		Sub-committee 2/17/15	1. *General Plan Amendment criteria*
		Mtg. 4: Weds. Feb 25	1. Meeting Business 2. Presentation and Discussion – Land Use Mapping 3. Homework and Next Steps
		Sub-committee 3/2/15	1. *General Plan Amendment criteria*
		Mtg. 5: Thurs. Mar 12	1. Meeting Business 2. Discussion – Land Use Mapping 3. Discussion – Policies and Actions 4. Homework and Next Steps
		Sub-committee 3/10/15	1. *General Plan Amendment criteria*
RECOMMENDATION	Feedback and Revisions Endorsement	Mtg. 6: Thurs. Mar 19 *(Kachina)*	1. Meeting Business 2. Discussion – Policies and Actions, Mapping 3. Homework and Next Steps
		Mtg. 7: Weds. Mar 25	1. Meeting Business 2. Discussion on Remaining Items 3. Tentative Recommendation 4. Homework and Next Steps
		Mtg. 8: Date TBD	1. Meeting Business 2. Discussion on Final Draft 3. Final Recommendation
COMPILATION	Bring together materials Publish Draft	May – Aug 2015	Project staff will work with each committee to form final recommendations and combine all components with other supporting info to create the *Your Voice, Our Future* Plan
FINAL PLAN	Adopt Plan	Sept – Oct 2015	Planning & Zoning Commission Briefing & Hearing
		Nov 2015	Town Council Hearing
		Dec '15 – Oct '16	Public Engagement – Did we get it right?
	Accept Plan	Nov 2016	Public Vote on *Your Voice, Our Future* Plan

MAPPING DECISIONS

At their meeting on March 12th, the Development Committee discussed mapping issues for the new land use map. Some of this discussion was carried over from the previous Meeting 4 on February 25th. The first discussion was focused on the planning area and urban services boundary. The second discussion was focused on growth areas. The committee was then split up into two groups to discuss property owner-submitted requests for land use changes to the Land Use Map. A summary of comments, consensus and resolution needed are noted in the following three tables.

As a reminder, the following definitions apply when discussing these boundaries and areas.

PLANNING AREA

Focus 2020 General Plan Definition:
The Planning Area includes the areas within the Town limits as well as land outside the Town's current limits that may be annexed to the Town as it develops. The Planning Areas also includes land adjacent to the Town that may be affected by or may affect land uses in the Town, such as National Forest land, that the Town has no plans to annex.

URBAN SERVICES BOUNDARY

Focus 2020 General Plan Definition:
Designated on the Land Use Map, the Urban Services Boundary (USB) is around most of the Planning Area. The Town does not intend to provide urban infrastructure to areas outside the USB. These areas should not receive any increase in density or land use intensity over what currently exists.

GROWTH AREAS

Focus 2020 General Plan Definition:
As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."

PLANNING AREA BOUNDARY AND URBAN SERVICES BOUNDARY

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
NE OF ORO VALLEY UNINCORPORATED CATALINA	Extend Planning Area north to Pinal County and east to Catalina Mountains. Extend USB to part of Catalina area.	Accept Town recommended Planning Area. Leave USB at existing boundary.	**Extend Planning Area north to Pinal County and east to Catalina Mountains.** **Keep USB at existing boundary (do not extend into Catalina).**	None
SE OF ORO VALLEY UNINCORPORATED FOOTHILLS	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density. Square off USB by extending north along Campbell Avenue.	**Extend Planning Area to include Orange Grove to Catalina Mountains, east to Campbell, including La Encantada and surrounding high density.** **Square off USB by extending north along Campbell Avenue.**	None
S OF ORO VALLEY UNINCORPORATED PIMA COUNTY	Requested more information on area between Orange Grove and Ina.	No consensus made on USB or land use designation.	**Keep Planning Area at Orange Grove.** **Extend USB to Orange Grove.**	None
WEST OF ORO VALLEY UNINCORPORATED PIMA COUNTY AND TOWN OF MARANA	Extend Planning Area west to Camino de Oeste and north to Tortolita Mountains. Requested more information on mismatch between USB and Town Limit north of Tangerine.	Get the "okay" from Marana to overlap Planning Area boundary with Marana Town limits.	**Extend Planning Area west to Camino de Oeste, north to Pinal County line** **Extend USB against Marana Town Limit (approximately Thornydale)**	None

GROWTH AREAS

AREA	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
TIER 1 GROWTH AREAS				
ARROYO GRANDE VILLAGE CENTER	Seems appropriate	Seems appropriate	**Tier 1 GA**	None
ARROYO GRANDE OFFICE/COMMERCIAL	Seems appropriate	Seems appropriate	**Tier 1 GA**	None
ORACLE ROAD CORRIDOR	Seems appropriate Add Rooney Ranch area	Seems appropriate	**Tier 1 GA**. Include Nakoma Sky. Exclude Kelly Ranch.	None
FOOTHILLS MALL AREA	Pull back to original growth area as designated in last general plan	Seems appropriate	**Tier 1 GA, keep at smaller growth area** as designated in last general plan (do not extend north).	None
TIER 2 GROWTH AREAS				
TANGERINE AND FIRST/RANCHO VISTOSO	Seems appropriate	Seems appropriate	**Tier 2 GA**	None
TANGERINE AND LA CANADA	Seems appropriate	Seems appropriate	**Tier 2 Growth Area node** (manage future growth and traffic)	None
TANGERINE AND LA CHOLLA	Seems appropriate	Seems appropriate	**Tier 2 Growth Area node** (manage future growth and traffic)	None
LAMBERT AND LA CANADA	Seems appropriate	Seems appropriate	**Tier 2 GA**	None
LAMBERT AND LA CHOLLA	Questionable – may not have potential that other areas have	Seems appropriate	None	**Unresolved, needs to be revisited next meeting.** Staff will bring further definition and visuals of Tier 1 vs. Tier 2 Growth Areas
OTHER	Add additional Tier 2 area at Tangerine and Shannon	Connect growth areas to create Tangerine corridor growth area from La Canada to Shannon	**Not included**, as strong rationale for inclusion does not currently exist.	None

LAND USE REQUESTS

#1, #2, #3, #13 East of Tangerine/La Cholla		
# 4 Tangerine/Innovation Park	**# 5 West of Moore/La Cholla**	**# 6 South of Shannon/Naranja**
# 7 Calle Concordia/Oracle/Linda Vista	**# 8 NE Corner of Oracle/Suffolk**	**# 9 NW Corner of Overton/La Cholla**
# 10 North of Oracle/Linda Vista	**# 11 South of Oracle/Hardy**	**# 12 NE Corner of Shannon/Overton**

LAND USE REQUESTS

Group 1 worked with Chad Daines. Group 2 worked with Elisa Hamblin.

PROPERTY	GROUP 1 COMMENTS	GROUP 2 COMMENTS	CONSENSUS	RESOLUTION NEEDED
#1, #2, #3, AND #13	Split vote between MDR and No Change	MDR	**MDR** Continue surrounding MDR character of Tangerine, buffer existing LDR	None
# 4	No Change	No Change	**No Change** Maintain intent and character of Innovation Park.	None
# 5	No Change	No Change	**No Change** Maintain existing character of rural low-density residential area.	None
# 6	No Change	No Change	**No Change** Limited infrastructure does not support this MDR/LDR development, and do not want to signal density change in existing rural area.	None
# 7	NCO or split the parcel (NCO adjacent to the park and CRC in northern section)	CRC	**Split Parcel: NCO adjacent to the park and CRC in northern section** NCO appropriately serves community and adjacent park/school, CRC in northern section appropriate to Oracle Corridor Growth Area.	None
# 8	NCO	Whole strip along Oracle into CRC	None	**No Consensus:** staff will provide CRC vs. NCO visual for further deliberation
# 9	Split vote between MDR and No Change	No Change	**No Change** Maintain existing character of low-density residential area.	None
# 10	NCO	NCO	**NCO** Continue surrounding character of NCO along Oracle corridor which serves nearby residential.	None
# 11	Split vote between No Change and LDR2	No Change	**No Change** Keep MDR to maintain transition from low to high density to Oracle corridor	None
# 12	No Change	No Change	**No Change** Maintain residential character of area, and recognize limited infrastructure of Shannon/Overton	None

DEVELOPMENT COMMITTEE WORKBOOK

YOUR VOICE OUR FUTURE
Planning Oro Valley Together

INTRODUCTION

During Phase 2 – 'Let's Think' of the *Your Voice, Our Future* project, three topic-specific committees will be working to develop goals, policies and actions for the community's plan. This work will guide actions and decisions for the Town's future over the next ten years.

What is the workbook?

The workbook is a tool for committees to use. It's designed to be friendly, offer ideas and help you dive into your work. All the answers aren't in this document, instead it represents some ideas that are supported by the community's vision and guiding principles.
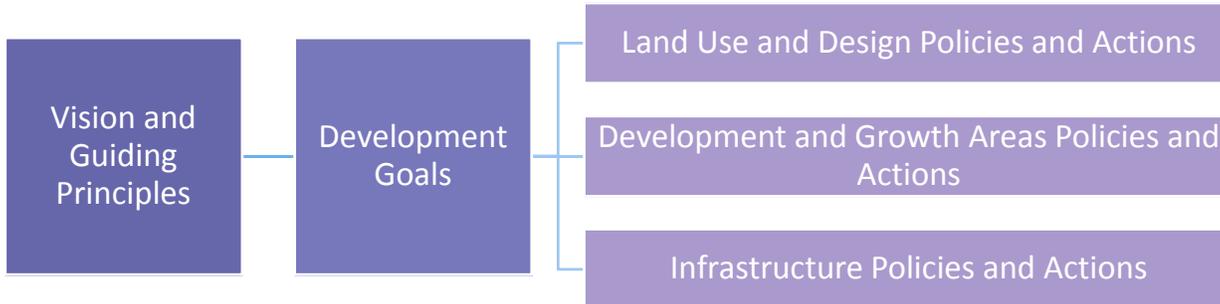
How should I use it?

Read it – mark it up – make notes and bring your ideas to the committee meetings! This plan can't be built without the unique contributions of every committee member and this workbook should help you bring your ideas into one place. Together we can build something that truly directs a positive future for the community.

DEVELOPMENT COMMITTEE WORKBOOK

How is the workbook organized?

The information in the workbook was examined through the lens of the endorsed vision and guiding principles. The goals offer big directions and the policies and actions take the next step.

```
┌─────────────┐     ┌─────────────┐   ┌──────────────────────────────────────┐
│             │     │             ├───│ Land Use and Design Policies and Actions │
│ Vision and  │     │ Development  │   └──────────────────────────────────────┘
│ Guiding     ├─────│ Goals       ├───┌──────────────────────────────────────┐
│ Principles  │     │             │   │ Development and Growth Areas Policies and │
│             │     │             │   │ Actions                               │
└─────────────┘     └─────────────┘   └──────────────────────────────────────┘
                                  ├───┌──────────────────────────────────────┐
                                      │ Infrastructure Policies and Actions    │
                                      └──────────────────────────────────────┘
```

Throughout this workbook you will see references to the Vision and Guiding Principles referenced after every goal, policy and action in parentheses. This is a way to track how we're lining up with what the community told us what important. The key for these Vision and Guiding Principles codes can be found below.

Code	V&GP Phrase
V-1	Well-managed community
V-2	Opportunities for quality living
V-3	Friendly, small-town character
V-4	Access to daily services
V-5	Access to employment
V-6	Access to recreation
V-7	Strong sense of community
V-8	High regard for public safety
V-9	Extraordinary natural environment
V-10	Extraordinary scenic views
GP-1	Focus on community safety and maintain low crime
GP-2	Ensure integrity of scenic beauty and environment
GP-3	Keep the unique community identity as a special place
GP-4	Create a complete community with a broad range of shopping, dining and places to gather
GP-5	Minimize traffic and increase ways to get around Town
GP-6	Manage how we grow and maintain high design standards
GP-7	Grow the number of high quality employment opportunities
GP-8	Ensure Oro Valley is a family-friendly community
GP-9	Support and build on high quality of schools
GP-10	Provide more parks, recreation and cultural opportunities for all ages
GP-11	Promote conservation of natural resources
GP-12	Maintain financial stability

> ### Oro Valley's Vision
>
> To be a well-managed community that provides all residents with opportunities for quality living. Oro Valley will retain its friendly, small-town character, while increasing access to daily services, employment and recreation. The Town's lifestyle continues to be defined by a strong sense of community, a high regard for public safety and an extraordinary natural environment and scenic views.

What do I need to know?

Please Note:

- ⚐ **Asterisks*** indicates source comes from the current Town General Plan, Focus 2020, or the adopted Town Zoning Code.
- ⚐ Statements with a **( )** afterwards indicate a relationship to another chapter.
- ⚐ Text in red indicates an update for version 2 of this document.
- ⚐ Text in blue indicates an update for version 3 of this document.
- ⚐ Text in purple indicates an update for version 4 of this document.

Goal:

The desired result or the envisioned future. A goal answers the question "what does the Town strive for?"

Policy:

Identifies a course of action to help achieve the goals.

Action:

Indicates the specific actions to take in order to fulfill both the policies and the goals.

How will this fit into the final plan?

The work of this committee will feed into the final plan, along with the work of the other two committees.

1. **Introduction**
   a. How this plan was created: process, vision and guiding principles, state requirements
   b. How to read this plan: organization and plan content
   c. How this plan goes to work: implementation measures
2. **How to use this plan: plan administration**
   a. Amendment criteria
3. **Environment**
   Topics include: Sonoran Desert Resources, Water Resources, Cultural Resources and Clean Environment
4. **Community**
   Topics include: Economy, Complete Community and Town Services, Facilities and Buildings
5. **Development**
   Topics include: Land Use and Design, Development and Growth Areas and Infrastructure
6. **Conclusion**
7. **Appendices**

5.1 Discussion: Overview of chapter

[Placeholder – text to be developed]

Priorities from the community represented in this chapter
Explanation of legal requirements – topics that must be covered as part of State elements

5.2 Development Goals

Following is a list of goals that would help to achieve the long-term vision for development in the community.

Currently listed in alphabetical order.

All goals have a relationship to the goals in other chapters.

The Town of Oro Valley strives for. . .

5.2.1 A ~~quality~~ built environment ~~fostered through the harmonious design and integration of~~ that creatively integrates landscape, architecture, and open space and conservation elements. (ENV) (GP03)

5.2.2 An ~~user-friendly~~ integrated and connected transportation network ~~that integrates modes within the region, connects to facilities outside the region and~~ ~~that~~ ~~optimizes~~ compliments mobility for people and goods. (GP05)

5.2.3 Diverse transportation choices that are safe, user-friendly, ~~affordable,~~ efficient and accessible and that ~~enhance livability for~~ maintain the lifestyle of ~~support~~ residents, and support employees, ~~and~~ visitors and the local economy. (GP05)

5.2.4 ~~Efficient, effective, safe and~~ Sustainable and innovative public services and utilities which serve the current and future needs of the community. (COMM) (V01)

5.2.5 ~~Environmental stewardship, natural resource protection and energy efficiency in~~ Conservation of natural resources through ~~appropriate~~ effective land use ~~planning,~~ and ~~in~~ transportation planning, design, construction and management. (ENV) (GP11)

5.2.6 ~~Fair allocation of services and resources.~~ Neighborhoods supported by shopping and services which meet daily needs. (V02)

5.2.7 ~~in the community and fair~~ Full recovery of the costs of services which serve new development. (GP06)

5.2.8 Integration of the built and natural environments to provide for safety and resiliency ~~and an enhanced natural environment~~.* (ENV) (GP11)

5.2.9 Neighborhoods that include ~~safe and convenient~~ access and easy transitions to open space, recreational opportunities, public schools and services. (COMM) (GP04)

Questions – comments – ideas – concepts that are important to me

5.2.10   ~~Appropriate~~ Effective transitions between differing land uses and intensities in the community. ~~and protection from incompatible land uses.~~ (COMM) (GP04)

5.2.11   Robust development opportunities and a diverse transportation network which support a growing economy. (COMM) (GP07)

5.2.12   Land use and design which elevates the importance of architecture, spacing of buildings and pedestrian access. (GP03)

5.3   Land Use and Design

This section addresses. . .

Please note, this section was substantially re-written for version 3 of this workbook and was replaced with new text. All changes are not noted.

CONSERVATION OF NATURAL RESOURCES

Suggested POLICY

5.3.1   Promote land use development practices and programs that conserve and minimize impacts to natural resources.

ACTION ideas

5.3.1.1   Develop new and improve existing land use regulations that ~~concentrates development and infrastructure,~~ discourage the unnecessary spread of development on land, and help conserve open space, land contours, elevations and ridgelines.

5.3.1.2   Periodically update existing low-impact development regulations ~~on low-impact design options, that~~ in order to reduce~~s~~ development impact on adjacent properties, the environment, drainage and traffic, ~~to include best practices~~.

5.3.1.3   Maintain a ~~systematic~~ thorough Town process for review of development proposals to ensure environmental conservation ~~protection~~.

5.3.1.4   Continue to manage development and allow for compact development and flexible design options which encourage conservation of open space by clustering, transfer of development rights or other techniques.

5.3.1.5   Remove regulatory barriers and develop programs which recognize model green building efforts in the community and promote ~~incentivize~~ green building for new construction ~~and recognize model efforts in the community~~.

Suggested POLICY

5.3.2   Enhance the quality of roads, trails and paths which define the character, scenic features and visual appeal of the community.

Questions – comments – ideas – concepts that are important to me

ACTION ideas

5.3.2.1 As part of transportation planning efforts, identify locations where pedestrian facilities and connections need to be upgraded along major roadways.

5.3.2.2 Develop land use regulations which require development proposals to maintain and/or enhance the quality of views from and to public parks nearby.

5.3.2.3 During development review, continue to place a high priority on the conservation of views from defined scenic view corridors, as identified in the ESL ordinance and supported by the General Plan.

Suggested POLICY

5.3.3 Encourage water conservation and retrofitting programs for new and existing structures and landscaped areas.

ACTION ideas

5.3.3.1 Expand outreach methods by training volunteers and other means to educate the public on water conservation methods and best practices for building and landscape design and retrofits.

5.3.3.2 Continue Town programs which promote or require the use of drought-tolerant plant species and a native Sonoran desert landscape palette.

Suggested POLICY

5.3.4 Reduce heat absorption for buildings, parking surfaces and outdoor public areas.

ACTION ideas

5.3.4.1 Update building codes and design guidelines that reduce heating and cooling demands, provide more comfortable outdoor spaces and avoid blocking or reflecting sun on adjacent public spaces or buildings.

5.3.4.2 Develop design standards which improve the quality of outdoor public areas by creating shade on the south and west sides of structures.

5.3.4.3 Update and clarify existing design incentives to encourage the passive and active solar orientation of lots during the planning stages of new development.

5.3.4.4 Incorporate permeable surfacing options into existing regulations.

Suggested POLICY

5.3.5 Promote outdoor lighting that enhances safety, circulation, and ~~aesthetics and minimizes~~ beautifies landscapes while minimizing impacts to adjacent properties or reduces public enjoyment of the night sky.

Questions – comments – ideas – concepts that are important to me

WHAT IS A POLICY?

It identifies _a course of action_ to help achieve the goals

ACTION ideas

5.3.5.1 Continue to support efforts to minimize light pollution and adhere to regional night skies initiatives.

5.3.5.2 Update regulations to incorporate new technologies and best practices relative to night sky conservation and that minimize light and glare impacts to surrounding properties.

NEIGHBORHOODS AND QUALITY OF LIFE

Suggested POLICY

5.3.6 Provide diverse land uses which meet the Town's overall needs and offer effective transitions in scale and density adjacent to neighborhoods.

ACTION ideas

5.3.6.1 Modify land use regulations as needed to encourage new business opportunities in industrial, commercial and mixed use areas.

5.3.6.2 Create a definition for mixed-use zoning and modify existing regulations to make available where appropriate.

5.3.6.3 Amend land use regulations to define and incorporate effective compatibility standards which enables community acceptance of differences in scale and density ~~ease transitions in scale and density~~ between uses.

5.3.6.4 Continue to support the intent of the Airport Environs Zone at the La Cholla Airpark, which specifically limits adjacent building heights, in order to continue the viability of the area and the comfort of nearby residents.

Suggested POLICY

5.3.7 Promote the social and physical health of the community through the built environment.

ACTION ideas

5.3.7.1 Develop a plan which identifies target locations for community recreational amenities, such as parks or community centers, and identifies funding strategies.

5.3.7.2 Create a program which promotes accessible, convenient and age-friendly design of public and private facilities, services and programs.

5.3.7.3 Integrate into the development review process, a means to promote the creation of public gathering places within retail areas.

Questions – comments – ideas – concepts that are important to me

5.3.7.4 Develop transportation plans which incorporate increased opportunities to travel by means other than an automobile.

5.3.7.5 Incorporate pedestrian facilities which connect residential with nearby services and amenities.

Suggested POLICY

5.3.8 Improve the small-town character, design and safety of the built environment.

ACTION ideas

5.3.8.1 Study and update signage regulations to incorporate best practices while continuing to balance the needs for ~~easy business~~ clear identification and direction as well as community desires for compatibility and minimal intrusiveness.

5.3.8.2 Revise site design standards to incorporate best practices and maintain the unique character of Oro Valley.

5.3.8.3 Require developers to design neighborhood retail and office uses to respect residential scale and character.

5.3.8.4 Develop design standards for campus type employment centers that emphasize pedestrian orientation, native landscaping and a cohesive architectural theme.

5.3.8.5 Continue to utilize Police personnel trained in Crime Prevention through Environmental Design (CPTED) principles to review all new development proposals, as a means to ensure sites or buildings are designed to maximize safety and minimize opportunities for crime.

PLANNED BUILT ENVIRONMENT

Suggested POLICY

5.3.9 Coordinate planning for land use and transportation in order to promote growth areas and transit and commercial corridors.

ACTION ideas

5.3.9.1 Create a plan which coordinates the land use and transportation planning for ~~of~~ growth areas with ~~transportation~~ planning for transit and commercial corridors, in coordination with other jurisdictions and agencies.

5.3.9.2 Create transit-oriented development standards and modify existing regulations to make available where appropriate.

5.3.9.3 Develop an economic development analysis which highlights deficiencies and barriers for development in growth areas and commercial corridors.

Questions – comments – ideas – concepts that are important to me

5.3.9.4 Develop detailed planning for the Oracle Road corridor in order to allow for diverse development and an upgraded transportation experience, in coordination with the State.

5.3.9.5 Develop detailed planning for designated neighborhood-scale growth areas at strategic intersections.

5.3.9.6 Develop detailed planning for transportation needs, access and future development on major roadways other than Oracle Road, such as La Cholla, La Canada, Tangerine, Moore and Lambert.

Suggested POLICY

5.3.10 Encourage the development of master planned communities which includes a variety of suitable residential and commercial uses.

ACTION ideas

5.3.10.1 Encourage the coordinated development of vacant and adjoining areas of 40 acres or more, either under multiple or single ownership, to ensure adequate planning for infrastructure, circulation and amenities.

5.3.10.2 Update development regulations to require master planned communities incorporate coordinated driveways, parking, readily accessible open space, landscape amenities and proper infrastructure improvements into their designs.

5.3.10.3 Update development regulations to require master planned communities that serve the needs of a mix of resident ages and backgrounds targeted residents and promote a family-friendly lifestyle.

Suggested POLICY

5.3.11 Promote the design of cohesive developments that enhance and promote the pedestrian experience.

ACTION ideas

5.3.11.1 Develop policies and standards which advance walkable neighborhoods and commercial areas.

5.3.11.2 Develop an assessment process for walkability standards to be used during development review.

5.3 Development and Growth Areas

This section addresses. . .

Suggested POLICY

5.3.1 Encourage Require new development to pay its fair share towards the cost of additional public facility and service needs

The most meaningful phrase on this page to me is

_____
_____
_____

generated by new development~~, with appropriate exceptions when in the public interest~~.* (V01)

ACTION ideas

5.3.1.1 Periodically evaluate and update the efficiency, equity, and legality of existing and potential funding mechanisms for the provision of public services to new and existing development ~~and update existing funding mechanisms accordingly~~.* (GP12)

5.3.1.2 Update development impact fees to achieve full cost recovery ~~in accordance with State statute~~. (GP12)

Suggested POLICY

5.3.2 ~~Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development. (GP12)~~ Balance public and private interests to achieve fairness in allocating the costs of new development. (GP12)

ACTION ideas

5.3.2.1 Identify all legally available financial mechanisms to recover the cost of public facilities and services required to serve new development. (GP12)

5.3.2.2 Develop a plan for the use of public/private funding methods and techniques to help construct needed infrastructure. (GP12)

5.3.2.3 Comprehensively define public cost responsibilities for new development.

5.3.2.4 Develop funding standards that apply to new private development.

Suggested POLICY

5.3.3 ~~Balance public and private interests to achieve fairness in allocating the costs of new development. (GP12)~~

ACTION ideas

~~[Placeholder, actions to be developed]~~

Suggested POLICY

5.3.4 Continue to identify additional revenue sources that may provide supplemental revenues to ensure that infrastructure and services are maintained. (GP12)

ACTION ideas

Questions – comments – ideas – concepts that are important to me

5.3.4.1 Explore the use of special districts for the replacement/upgrading of public facilities in areas of existing development.* (GP12)

GROWTH AREAS

As required by state statute, Growth Areas are areas "that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses."

In recognition of the growth and development of Oro Valley, a two tier system is proposed for all growth areas in Oro Valley. These areas are represented on the General Plan Land Use Map.

Tier 1 Growth Areas include major and regional commercial areas, and include:

- Oracle Road Corridor from Orange Grove to the north end of Innovation Park
- Foothills Mall Area
- Arroyo Grande Village Center
- Arroyo Grande Office and Commercial

The Tier I areas could also potentially include sub-categories to further clarify the intent of each area. This could include primary employment, tourism, district or retail/office sub-categories.

Tier II Growth Areas include neighborhood focused commercial areas, supported by a variety of residential. These areas are intended to serve the immediate needs of residents, while limiting impact and include:

- Intersection of 1st Avenue/Rancho Vistoso with Tangerine Road
- Intersection of La Cañada and Tangerine
- Intersection of La Cholla and Tangerine
- Intersection of La Cañada and Lambert
- Intersection of La Cholla and Lambert

All Growth Areas should:

(a) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Questions – comments – ideas – concepts that are important to me

The Arroyo Grande Planning Area has unique land use designations and accompanying special area policies that were developed as part of an extensive stakeholder process in 2007-2008. If needed, it is anticipated that any further revisions related to the Arroyo Grande area will be addressed at a future date, in agreement with Arizona State Lands Department, and as part of an extensive public outreach process which may include public forums and media coverage. It is assumed shared goals include creating a balance of developable area and open space.

5.4 Infrastructure

This section addresses. . .

COMMUNITY SERVICES/UTILITIES

Suggested POLICY

5.4.1 Provide infrastructure which meet the larger community goals when considering new development.* (COMM) (V01)

ACTION ideas

5.4.1.1 Develop criteria for the siting of essential public facilities in cooperation with the State of Arizona, Pima County, and other agencies to minimize negative impacts to neighborhoods, while recognizing the needs for these facilities. (V01)

5.4.1.2 Provide the community up to date information about proposals for utility installations, including new booster or transmission facilities through the Town's website. (COMM) (V01)

Suggested POLICY

5.4.2 Consider aesthetics and visual impacts of utilities and infrastructure during the planning, design or upgrade process. (GP03)

ACTION ideas

5.4.2.1 Integrate utilities, necessary infrastructure and other public facilities into open spaces only when needed and by considering placement, materials, form, and scale. (ENV) (GP03)

5.4.2.2 Continue to support standards which promote placement of utility lines underground to protect the visual character of the Town. (V10)

Suggested POLICY

Questions – comments – ideas – concepts that are important to me

5.4.3   Plan for growth and facilitate replacement and timely upgrade of aging infrastructure as needed. (V01)

ACTION ideas

5.4.3.1   Integrate into the capital improvement program a long-term view of capital replacement costs, which may be impacted by anticipated growth in the community. (V01)

5.4.3.2   Coordinate with police, fire protection and emergency service providers during the development review process to ensure that they can meet the needs of new development.* (COMM) (V01)

5.4.3.3   Evaluate land use and development proposals during the review process to assess infrastructure needs in cooperation with energy providers and property owners. (V01)

5.4.3.4   Form a technical review board who will review annexation proposals, offer comments and help plan for growth. (COMM) (GP06)

5.4.3.5   Hold periodic "energy summits" by bringing together providers, key landowners, businesses, and Town staff to identify and resolve issues and discuss plans for future growth. (COMM) (GP06)

5.4.3.6   Investigate the annexation of county islands and peninsulas to facilitate infrastructure expansion and improve operational efficiencies of municipal services.* (COMM) (GP06)

Suggested POLICY

5.4.4   Provide opportunities for the location of high quality telecommunication and broadband services within the Town in order to support economic development and community-wide goals. (COMM) (V04)

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

5.4.5   Provide for safety, efficiency and environmentally sensitive design in storm water systems. (GP11)

ACTION ideas

5.4.5.1   Evaluate all public and private development projects during the review process to determine the effects of the projects on on-site and downstream drainage

Questions – comments – ideas – concepts that are important to me

patterns and associated ecological systems.* (ENV) (GP11)

5.4.5.2 Design ~~major~~ wash crossings to be hydraulically efficient, ~~(100-year base flood)~~ safe and with minimal physical or visual environmental impacts. ~~environmentally sensitive with minimum physical or visual disruptions or impacts to riparian areas and wildlife habitat.~~* (ENV) (GP11)

5.4.5.3 Require detention facilities and/or velocity reduction when necessary to ~~maintain existing~~ manage storm water ~~runoff flows and velocities~~ in natural drainage systems.* (GP11)

5.4.5.4 Rehabilitate and enhance ~~Town-owned natural~~ drainage systems, water detention and retention basins, and other infiltration areas as part of capital improvements and, when appropriate, through public-private partnerships. ~~for multiple benefits including storm water management~~. (ENV) (GP11)

5.4.5.5 Reexamine current land use designations for areas susceptible to flood damage and rezone as appropriate in order to avoid the inappropriate development or redevelopment of lands and provide for adequate drainage and reduction of flood damage.* (ENV) (GP01)

5.4.5.6 Evaluate storm water management ~~policies~~ practices and work programs and if possible align with water conservation strategies. (GP11)

Suggested POLICY

5.4.6 Integrate innovative storm water management techniques and education in public and private development or redevelopment projects and in roadway projects. (V01)

ACTION ideas

5.4.6.1 Integrate green infrastructure and low impact development techniques into development regulations. (GP11)

5.4.6.2 Develop a public education program for residents regarding storm water. (V07)

TRANSPORTATION/CIRCULATION

Suggested POLICY

5.4.7 Develop a safe, convenient and efficient network of multi-modal transportation facilities that integrate amenities, provide access

Questions – comments – ideas – concepts that are important to me

to services and destinations and that link neighborhoods, schools, parks and natural areas. (ENV, COMM) (GP05)

ACTION ideas

5.4.7.1 Plan the roadway network to be developed with the proper amount of capacity (20-year traffic volume projection) to serve traffic generated by the land uses depicted on the General Plan Land Use Map.* (GP05)

5.4.7.2 Implement methods to reduce fuel consumption, reduce congestion and the number of vehicle starts and stops in the design of all new public streets and significant transportation investments. (GP05)

5.4.7.3 Participate in employer- and community-based programs to encourage people to use multi-modal transportation methods, reduce trips and participate in bike and pedestrian safety courses.* (COMM) (GP05)

5.4.7.4 Support community policing and a high visibility public safety presence on roadways to help provide safe transportation options. (GP01)

5.4.7.5 Integrate Traffic Incident Management (TIM) standards into roadway design in order to facilitate easy detection, response and clearing of traffic incidents. (GP01)

Suggested POLICY

5.4.8 Enhance the Town's community identity through roadway design and develop a hierarchy of streets that differentiate the character of key streets and intersections. (GP03)

ACTION ideas

5.4.8.1 Create a complete streets design manual which takes into account traffic calming, traffic safety, neighborhood aesthetics, storm water management, access management, public health, safety and community vitality.* (COMM) (GP05)

5.4.8.2 Develop street standards for four-lane or larger roadways to include landscaped medians with only native vegetation, no permanent irrigation and water harvesting where appropriate.* (ENV) (GP11)

5.4.8.3 Develop transporation plans which foster alternative routes to Oracle Road in order to alleviate congestion, such as Pusch View Lane, La Canada Drive, La Cholla Blvd and others. (GP05)

Suggested POLICY

Questions – comments – ideas – concepts that are important to me

5.4.9 Facilitate regional bikeway planning efforts to ensure that the Town's bikeway system connects with the neighboring communities and the regional bikeway system. (GP05)

ACTION ideas

5.4.9.1 Assist in completion of the regional bike and pedestrian 'loop' system through intergovernmental agreements and collaboration.* (COMM) (GP05)

5.4.9.2 Collaborate with Pima County and Tucson to enact consistent standards and design guidelines for pedestrian and bicycle facilities that will provide for a safe and sensible network.* (COMM) (GP05)

5.4.9.3 Pursue the certification of Oro Valley as an exemplary bike-friendly community. (GP05)

Suggested POLICY

5.4.10 Foster opportunities for walking, biking and transit to schools, open space, parks, recreation and activity centers.* (COMM) (GP05)

ACTION ideas

5.4.10.1 Develop transit-oriented development standards and zoning provisions.* (GP04)

5.4.10.2 Integrate lower minimum parking ratios into the zoning code, which apply to areas where there are transportation options other than the automobile available. (GP05)

5.4.10.3 Develop a plan to eliminate gaps and barriers in the pedestrian and bikeway systems when constructing roadway, pedestrian and bikeway improvements.* (COMM) (GP05)

5.4.10.4 Pursue funding and agreements to incorporate sidewalks and pedestrian infrastructure along the whole length of Oracle Road. (GP05)

5.4.10.5 Require new development and redevelopment to incorporate transit, pedestrian, and non-motorized transportation measures during the development review process. (GP05)

5.4.10.6 Provide incentives for private development to provide bicycle amenities, such as bike parking, showers, water fountains, signage, shaded rest areas, and trail system connections.* (COMM) (GP05)

Questions – comments – ideas – concepts that are important to me

5.4.10.7 Investigate options to include bike lanes, sidewalks and/or multi-use lanes along all collectors and arterials in Oro Valley. (GP05)

Suggested POLICY

5.4.11 Develop a safe, integrated and comprehensive transit system that increases public access to mass transit and improves community mobility. (COMM) (GP05)

ACTION ideas

5.4.11.1 Provide safe, attractive, efficient transit shelters that enhance the community character.* (COMM) (GP03)

5.4.11.2 Develop a plan for future transit needs that includes efficient transit routes which allow for coordination of trips to common destinations and regional connections.* (COMM) (GP05)

5.4.11.3 Pursue strategies including partnerships with other transportation providers to provide a comprehensive system of para transit service for seniors and people of all abilities, and enhance service within the Town and to regional destinations. (GP05)

5.4.11.4 Develop partnerships with businesses, and other regional partners to more efficiently and effectively provide mobility options. (GP05)

Suggested POLICY

5.4.12 Support Oro Valley Transit Services in their goals to continue to build a positive, professional, and customer-responsive organization which acts as the leading proponent and advocate for mobility. (GP05)

ACTION ideas

5.4.12.1 Provide public education which expands public awareness of transit as a realistic, safe and efficient alternative to individual vehicles. (GP05)

5.4.12.2 Provide adequate responses to evolving transportation needs and provide leadership, technical assistance and financial resources. (GP05)

5.4.12.3 Modify existing service as needed to respond to changing operating conditions and changing population characteristics. (GP05)

Suggested POLICY

5.4.13 Minimize the impacts of traffic and roadway construction on existing residential neighborhoods.* (COMM) (GP03)

Questions – comments – ideas – concepts that are important to me

ACTION ideas

[Placeholder, actions to be developed]

Suggested POLICY

5.4.14 Promote development of electric vehicle, biofuel, and CNG infrastructure. (GP11)

ACTION ideas

5.4.14.1 Develop an incentive system for private industry to develop and maintain alternative fuel stations at commercial centers, hospitals, and/or other areas that attract the general population.* (GP11)

For your committee's consideration: other related goals, policies and actions

The excerpts from the Environment and Community Workbooks have been removed from this version. The work of all the committees will be reviewed together in the near future.

Questions – comments – ideas – concepts that are important to me

Topic Summary Report
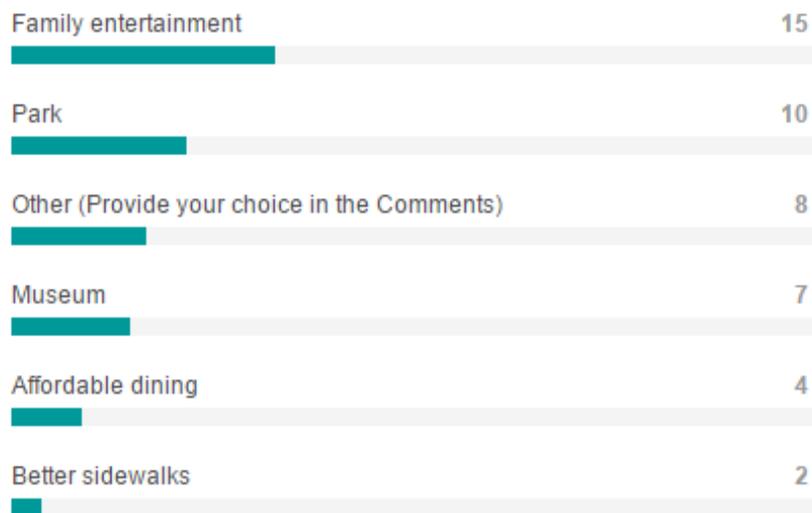## A topic has closed on Your Voice, Our Future

Topic: Family-Friendly Community

How can we make Oro Valley more family-friendly? Pick the feature you think would do the most to bring families out.

We want to make Oro Valley a place where families can come spend the entire day together. What are we missing? Are there any issues that would cause a family to not visit us? Tell us where we need to get started.

Votes	46	Comments	11

Poll Results

Family entertainment — 15

Park — 10

Other (Provide your choice in the Comments) — 8

Museum — 7

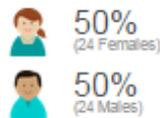Affordable dining — 4

Better sidewalks — 2

10% of people participated
(49 of 469 total participants)

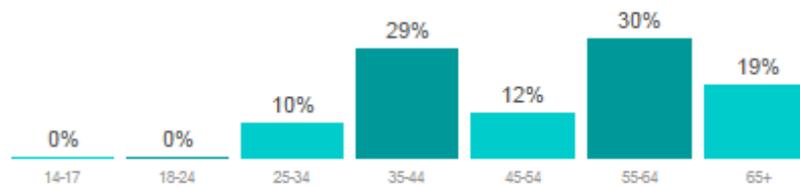**40% More** than your average and **88% More** than the MindMixer average

Gender Breakdown

50% (24 Females)

50% (24 Males)

Top Postal Codes

85755
85737
85704

Age Breakdown

14-17	18-24	25-34	35-44	45-54	55-64	65+
0%	0%	10%	29%	12%	30%	19%

The Poll

How can we make Oro Valley more family-friendly? Pick the feature you think would do the most to bring families out.

46 Votes **11** Comments

Family entertainment	15 votes
Park	10 votes
Other (Provide your choice in the Comments)	8 votes
Museum	7 votes
Affordable dining	4 votes
Better sidewalks	2 votes

Comments

Comment 1 *By Pat R*
I'd like to see a museum down at Steam Pump Ranch that would illustrate the history of the area back to frontier days (and before, for that matter). Could also deal with the interesting geography and geology of OV.

Comment 2 *By Ben R*
Having something like Pump It Up, AZ Air Time, Makutu's Island, etc in OV would make it much harder to leave

Comment 3 *By Ben R*
As a parent with small children I find we always venture out of OV for our family-friendly all-day activities. Usually the zoo or children's museum. Making a satellite children's museum closer to home will help but it'd be great to see further options like this.

Comment 4 *By Ed M*
Just leave the lights on in existing and Planned Parks until 10:00 pm... Numerous times over recent years you have families enjoying OV's current parks/fields only to have the lights cut off while playing. (As if the lights are on a timer - not posted to users). Not only does this current practice present a potential safety hazard for softballers or dog walkers, it is just wrong. We are only talking about another hour or two of park provided light at night. If we can buy golf courses now, can't we at least leave park lights on till 10 pm? Just Saying... Ed

Comment 5 *By Morgan E*
Like Dave said, if you want families to gather you need a pedestrian district. A shopping/dining hub where folks can relax without trekking across vast parking lots or crossing busy streets. Oro Valley Marketplace could have been that, but instead it was filled with super stores and asphalt.

Comment 6 *By Kimberly L*
How about finishing the Naranja Park?

Comment 7 *By Lani W*
The city should provide fiber to the premises for internet services to all homes and businesses in the city.

Comment 8 *By Brian S*
No more apartments!

Comment 9 *By Dave J*
Pedestrian-friendly shopping district/main street

Comment 10 *By Brian S*
Mini golf

Comment 11 *By Ed M*
Sounds like a private enterprise opportunity. Great Post Brian... Maybe I'll build one...