

## LID Workshop – March 15, 2011

### REDEVELOPMENT

Facilitated by: Gina Chorover, Project Coordinator, City of Tucson

Group Members: Bonnie Poulos, Brian Bellew, Daniel Signor, Felipe Ip, Greg Saxe, Matt Flick, Tory Syracuse

#### Question

#### Response Summary

1. Ask the group to provide an accounting of where we are:
  - a. Inventory of existing processes, resources, regulations, facts, ideas, activities on-the-ground.
  - b. Regulations that are forthcoming.

#### 1. Where we are today

##### Inventory:

- Retention/Detention Design Manual – Pima County
  - designates detention/retention areas which could be insufficient in critical basins
- Water/Wastewater Study – Joint
- Rainwater Harvesting Manual – COT
- Sustainable LUC – COT
- Tucson General Plan
- Pima County Comprehensive Plan
- IGT
- SWIP – will be expanded – Pima County (Comp Plan)
- WMG – Neighborhood Scale Manual
- City's Maintenance Standards
- City's infill incentive – District
- Rio Nuevo
- Comprehensive Plan element requires integrated water management plan/site analysis for Redevelopment
- LEED standards (voluntary)
- Sustainable sites initiative
- Transfer of development rights
  - preserve sensitive habitat
  - limited opportunity to rezone

##### Forthcoming:

- Detention/Retention
- Comprehensive Plan
- Rewrite cluster development ordinance (Pima County)
- SUS LUC – COT
- EPA rewriting stormwater regulations
- City/County/Marana – floodplain management plans (FEMA regulations)

2. **As the community moves forward, what are the group's:**
- a. **Concerns?**
  - b. **Ideas for areas of flexibilities and opportunities? Where does community support exist?**

**2A. Concerns – Communication between branches of government**

- Spending money on a plan that's not implemented
- Focus is on watershed scale
- Liability
- Buy-in from private sector
- Create incentives but not give away the store
- Economic issues – not growth-based
- Redevelopment of properties → less residential, other uses now
- "Well that's not the way we've always done it"! – inconsistencies
- Changing attitudes
- Redevelopment hard and costly within the city
- Hard for small businesses to make improvements
- Acknowledgement of funding to replace infrastructure

**2B. Community Support**

- Neighborhood groups – interested
- Demonstration projects
  - take a distressed corner and do something new
  - something that's not typically allowed
- LEED projects
- Economic downturn could encourage creativity
- Price of gas → may encourage density and infill development
  - urban transit
  - multi-purpose public space
- Old University building → apartments
- Adaptive reuse
- Street narrow, NG/diets – realignments
- EPA Stormwater Regulations
- Closing schools - opportunities for redevelopment

Question	Response Summary
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3. What can we do to be agents of change?

3. Communicate
- Persevere
  - Community Leaders – inform
  - Integrated land use policy
  - Draft Δ's to LUC
  - Clarifications of existing policies
  - Encourage transparency
  - Educate
  - Participate
  - Bring elements of change into schools/engaging youth
  - Turf redevelopment project at schools

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4. What actions would you like the entire workshop group to accomplish in the future?

- Policy Audit
4. List of policies that impact LID for Redevelopment
- Existing inconsistencies/conflicts
  - New policy recommendations
  - Case studies – documentation
  - City/County partnerships
  - Education of City/County Administration
  - Identification and inventor of assets
  - Identify funding opportunities - manpower needs
  - Efficiency in government
  - Coordinate LID activities
    - county, city, non-profit, other