

# Use of Land

## Use of Land Goals and Policies

### 4.1 Land Use Element

**Goal 1: Integrate land use strategies with physical infrastructure, human infrastructure, economic development, and resource conservation to ensure the long-range viability of the region.**

**Policy 1:** Define land use patterns that support healthy people, a healthy environment, and a healthy economy.

**Policy 2:** Provide an appropriate mix of land uses that:

- a) Supports economic development goals;
- b) Promotes the efficient use of infrastructure and services; and
- c) Conserves, protects and maintains culturally and biologically important lands.

**Policy 3:** Support land uses, densities, and intensities appropriate for the urban, suburban, and rural character areas of the County.

**Policy 4:** Encourage subdivisions in the Conservation Land System located in CR-1 (one site-built home per acre) or less intense zones to follow the guidelines under the Conservation Subdivision Ordinance (CSO), meeting all Conservation Land System (CLS) applicable requirements if a land use change is required.

**Policy 5:** Promote a compact form of development where infrastructure is planned or in place.

**Policy 6:** Support and incentivize horizontal and vertical mixed use development and redevelopment in character and scale with existing development in:

- a) Urban Intensity land use categories;
- b) Rural Activity Centers;
- c) Suburban Activity Centers; and
- d) Key transportation corridors;
- e) Community Nodes and Gateways;
- f) Industrial and employment centers; and
- g) Infill development in brownfield areas.

**Policy 7:** Consider walkability and pedestrian infrastructure and amenities, and bikeability and bike infrastructure and amenities in land use decisions.

- Policy 8:** Require all mixed use developments to incorporate design elements that facilitate walkability and bikeability.
- Policy 9:** Identify areas appropriate for Transit Oriented Development (TOD) that satisfy minimum density and intensity development standards to support current or future transit opportunities.
- Policy 10:** Support infill and revitalization efforts in approved Community Development Target Areas (CDTA).
- Policy 11:** Support access to work, school, services, infrastructure, and healthy foods to create healthy communities.
- Policy 12:** Encourage the use of Health Impact Assessments (HIA) as a tool for measuring the health impacts of land uses in public and publically funded policies, programs, and projects.
- Policy 13:** Continue to maintain a voluntary Transfer of Development Rights (TDR) program by:
- a) Identifying additional TDR receiving areas;
  - b) Identify additional TDR sending areas only if adequate receiving areas are established;
  - c) Eliminate barriers and strengthen opportunities to implement the TDR program; and
  - d) Considering applicability to nonresidential development.
- Policy 14:** Identify funds and assist the community of Ajo in the preparation of a community plan.
- Policy 15:** Consider preparation of community plans for other unincorporated communities or hamlets if desired by the residents and businesses.
- Policy 16:** Explore options for addressing retired/abandoned golf courses.

### Aggregate Mining Operations

## **Goal 2: Maintain land suitable for aggregate mining operations in accordance with State Statutes.**

- Policy 1:** Ensure that proposed land uses within the unincorporated areas of the County:
- a) Are compatible with sources of currently identified aggregates as mapped by State of Arizona agencies when such maps are made available; and
  - b) That aggregates identified on those maps within the unincorporated areas of the County will be protected from incompatible land uses to the extent practicable and necessary for future development needs.

## Military Airports

### Territory in the Vicinity of a Military Airport or Ancillary Military Facility and High Noise and Accident Potential Zones

This Comprehensive Plan and all zoning regulations of the County comply with all applicable statutes of the State of Arizona, including those statutes applicable to (1) territory within the vicinity of a military airport or ancillary military facility and (2) land within the high noise and accident potential zones of Davis-Monthan Air Force Base or any ancillary military facility. For example, land uses within high noise or accident potential zones, as defined in A.R.S. §28-8461, are compatible with the operation of Davis-Monthan AFB pursuant to A.R.S. §28-8481 – including, without limitation, the prohibitions against new or expanded residential development within the high noise or accident potential zones except pursuant to: (1) a development plan or building permit issued before the Comprehensive Plan amendment; (2) a written compatibility finding issued by Davis-Monthan AFB; and/or (3) an agreement between the County and Davis-Monthan AFB. Therefore, the language and provisions of this Comprehensive Plan will comply with the A.R.S. §28-8481, and any construction or interpretation contrary to A.R.S. §28-8481 is hereby rejected and renounced.

Goals and policies in this plan take into consideration The Arizona Military Regional Compatibility Project: Davis-Monthan Air Force Base/ Tucson/ Pima County Joint Land Use Study (JLUS), describing a wide range of actions and strategies. The remainder of the policies are based on the February 2004 Board resolution, reiterating the County commitment to work proactively with the base and other entities to implement the DMAFB JLUS and take other actions to protect the interests of the community and future missions of the base, as necessary.

The Military/Community Relations Committee (MCRC) addresses concerns about local military operations, primarily those at Davis-Monthan AFB and of the Air National Guard unit at TIA, and their impacts on surrounding communities. The Committee’s objective is to ensure the highest possible quality of life for residents and visitors while supporting the viability of our military facilities.

### **Goal 3: Protect the Military functionality of Davis-Monthan Air Force Base and the 162<sup>nd</sup> Air National Guard Fighter Wing**

- Policy 1:** Ensure that Davis-Monthan Air Force Base operations are not adversely impacted by encroaching incompatible development.
- Policy 2:** Proposed development within the Davis-Monthan AFB Environs Zone must comply with all land compatibility and all other applicable requirements provided in the Pima County Zoning Code.
- Policy 3:** Provide timely notification to Davis-Monthan Air Force Base of all discretionary development requests within the “Territory within the Vicinity of Davis-Monthan Air Force Base Military Airport”.

- Policy 4:** Prohibit new and expanded residential development within the high noise or accident potential zones except pursuant to:
- a) A development plan or building permit issued before the Comprehensive Plan amendment;
  - b) A written compatibility finding issued by Davis-Monthan AFB; and/or
  - c) An agreement between the County and Davis-Monthan AFB.
- Policy 5:** Support the recommendations of the Governor’s Military Facilities Task Force.
- Policy 6:** Continue to coordinate between the County and Davis-Monthan AFB.
- Policy 7:** Continue to pursue land acquisition and purchase of development rights strategies within the Approach/Departure Corridors and APZs as follows:
- a) Continue to work collaboratively with the City of Tucson and Davis-Monthan AFB to support the Department of Defense acquisition of conservation easements in appropriate locations;
  - b) Pursue State Land exchanges for acquiring land in critical areas under primary flight paths;
  - c) Continue to support the Arizona Department of Military Affairs Military Installation Fund and pursue grants for land acquisition and/or development rights or other activities to preserve or expand military installations;
  - d) Continue to secure funding for the purchase of development rights at fair market value;
  - e) Continue to identify opportunities and incentivize the Transfer of Development Rights (TDR) program to transfer densities and intensities to appropriate receiving areas; and
  - f) Continue to work with non-governmental organizations to facilitate TDR for land adjacent to military installations or facilities and high hazard and noise zones.
- Policy 8:** Continue to work collaboratively with the University of Arizona to develop the UA Tech Park as the major economic driver for the region, in a manner that is compatible with and supports the mission and operations of Davis-Monthan AFB.
- Policy 9:** Continue to support “best practices” to guide development around Davis-Monthan AFB and other military facilities.

## 4.2 Focused Development Investment Areas Element

### **Goal 1: Balance growth management strategies, economic development, resource conservation, community integrity and efficient use of services and infrastructure**

- Policy 1:** Promote efficient growth in urban, suburban and rural areas compatible with each area’s specific scale, character and identity in areas where infrastructure is planned or in place.
- Policy 2:** Maximize public and private investments in infrastructure and services through efficient use of land and through public/private partnerships.
- Policy 3:** Recognize the link between urban form and economic development as appropriate to the specific investment area to create a healthy region that:
- a) Promotes compact, energy efficient development;
  - b) Links housing to jobs, services and amenities;
  - c) Establishes lifestyle, entertainment and art districts that are revenue generators;
  - d) Supports multigenerational opportunities;
  - e) Incorporates habitat integration and water harvesting by providing complete streets;
  - f) Incentivizes job creation and wealth expansion;
  - g) Supports healthy lifestyles (healthcare, healthy foods, walkability and bikeability);
  - h) Promotes emerging clean industries and technology; and
  - i) Supports the unique regional identity, Sonoran Desert setting and the diverse arts, cultural, ethnic, geographic and historic characteristics that make Pima County a world destination.
- Policy 4:** Development and redevelopment within identified investment areas, as appropriate, create a mix of uses and encourage multimodal transportation.
- Policy 5:** Support urban development within an evolving mixed use area and provide a variety of housing tenures, types, and price ranges.
- Policy 6:** Coordinate with the Arizona State Land Department in the preparation of conceptual plans and or land acquisition for development.

## Revitalization and Redevelopment Areas

Revitalization and redevelopment are key to meet the changing needs of the region. Opportunities exist for infill, repurposing existing structures, and if appropriate demolition and redevelopment.

The Community Development Block Grant Program (CDBG) has been serving Pima County since 1978. The CDBG program benefits low- and moderate-income communities. Since then, block grants from the U.S. Department of Housing and Urban Development (HUD) have returned over \$55 million taxpayers' funds to the county. HUD allocates funds to Pima County based on characteristics of population, income and conditions of housing.

### **Goal 2: Improve the quality of life of County residents through revitalization and redevelopment efforts**

- Policy 1:** Invest in local service facilities to support revitalization.
- Policy 2:** Promote the use of community facilities as neighborhood centers.
- Policy 3:** Integrate parks, plazas, and other gathering places into neighborhood centers to provide places for community activity and social interaction.
- Policy 4:** Utilize infill development to strengthen existing neighborhoods, create the higher density necessary to support desirable services, increase the tax base, and make our communities more efficient without being disruptive to existing neighborhoods.
- Policy 5:** Encourage the reuse of historic or otherwise unique or significant buildings.
- Policy 6:** Support redevelopment efforts in areas that include for example storage yards within densifying neighborhoods, vacant or non-performing shopping centers, or blighted or unsafe housing.
- Policy 7:** Support efforts to identify and secure funding for Pima County Community Development Target Areas.

## Land Use Corridors

Our region must be competitive in the global economy in ways that offer great opportunity for southern Arizona. Increases in transportation and labor costs are shifting economic advantage from Asia to Mexico and the United States. Pima County is in an ideal position to capitalize on our strategic location relative to goods movement and add value to multiple supply chains.

The County is located in proximity to the U.S./Mexico border, favoring a binational economy. It is also located along the Canada, Arizona, Mexico (CANAMEX) and the Sunshine corridors. Employment centers for biosciences, medical services, science and technology along the Tucson Tech Corridor provide an opportunity for emerging industries. Land use patterns that maximize these synergies will strengthen the fiscal viability of the region.

Connecting Interstate 19 (I-19) with Interstate 10 (I-10) has been a major regional and statewide objective for over 25 years. Pima County has location, land availability, low cost and a solid work force all of which can contribute to the development of a sound logistics based industry along the Aerospace Parkway.

Policy in this element compliments policy included in the Economic Development Element.

**Goal 3: Strategically plan economic development corridors to build new opportunities for job growth, housing, commerce and services.**

Policy 1: Provide a mix of compatible land uses along designated economic development corridors that;

- a) Support emerging employment centers for biosciences, medical services science and technology;
- b) Promote and leverage the region’s economic strengths and emerging industry clusters;
- c) Incorporate opportunities for support services, job training, and commerce;
- d) Support small and local businesses;
- e) Integrate opportunities for recreation (courtyards, plazas, river walks, etc.) and healthy lifestyles (walkability, bikeability, healthy foods);
- f) Incorporate intergenerational amenities to attract support and retain a healthy workforce;
- g) Incorporate mixed use and a diversity of housing types including workforce housing;
- h) Include a hierarchy of urban activity centers appropriate in scale;
- i) Enhance the Sonoran Desert setting in which they are located; and
- j) Support a regional transportation network that includes multimodal opportunities.

**Goal 4: Foster sound logistics based industry and the Aerospace Parkway, contributing to the long-term viability of the region**

Policy 1: Collaborate with the private sector; local, state, and federal governments; the University of Arizona; U.S. Department of Defense; and Tucson Airport Authority in master planning the Aerospace Parkway.

Policy 2: Protect, connect, and grow the regional employment base by providing a mix of land uses along the Aerospace Parkway that:

- a) Achieve multiple economic development objectives, job protection and creation;
- b) Protect the mission and future expansion needs of Raytheon;
- c) Position Tucson International Airport as a logistics center;

- d) Implement an aerospace/defense business park on property owned by the County, the TAA, and the Arizona State Land Department (ASLD);
- e) Implement the Tucson International Airport Master Plan;
- f) Take advantage of the intermodal logistics capacity of Port of Tucson and TIA; and
- g) Provide continuous support to the UA Tech Park, including the Tech Corridor and Tech Launch Arizona initiatives.

### 4.3 Open Space Element

Arizona Statutes requires the County to plan for open space acquisition and preservation. The Comprehensive Plan’s Land Use Map will only show open space on County-owned property.

Pima County has been using bond funds to purchase important natural areas since 1974. In 2004 voters approved \$164.3 million to be spent on Sonoran Desert Open Space and Habitat Protection.

The 2004 Sonoran Desert Open Space and Habitat Protection bond program is substantially complete. Pima County purchased 52 properties, conserving 46,716 acres of land in fee. A total of 127,000 acres of State grazing rights are being leased, at a cost of \$159.2 million. Remaining funds totaling \$5 million are to be used specifically for purchase of properties identified by the City of Tucson and the Town of Sahuarita.

#### **Goal 1: Continue to promote the regional system of integrated open space**

- Policy 1:** Implement a Pima County Conservation Land Management program to:
- a) Maintain a regional system of integrated open space and recreational resources;
  - b) Retain acreage of lands in fee simple, where possible;
  - c) Maintain existing leases and permits associated with County-owned open space; and
  - d) Provide connectivity for flora and fauna throughout the region.
- Policy 2:** Provide opportunities for mitigating the impacts of projects in Pima County where necessary and applicable.

## 4.4 Environmental Element

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning.

The Maeveen Marie Behan Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP).

The CLS identifies areas important to the conservation of our natural resources heritage and embodies the biological goal of the SDCP which is to ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.

### Goal 1: Conserve and protect natural resources

**Policy 1:** CLS category designations and Conservation Guidelines policies apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:

- a) Pima County and the Flood District will seek consistency with the CLS through federal and state land-use decision plans and processes;
- b) Application of CLS designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands.
- c) When applied to development of land subject to county or Flood Control District authority, CLS designations and guidelines will be applied to:
  1. New rezoning and specific plan requests;
  2. Time extension requests for rezonings;
  3. Requests for modifications or waivers of rezoning or specific plan conditions, including substantial changes;
  4. Requests for Comprehensive Plan amendments;
  5. Type II and Type III conditional use permit requests; and
  6. Requests for waivers of the subdivision plat requirement of a zoning plan.
- d) Implementation of these policies shall achieve the level of conservation necessary to protect a site's conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape.
- e) Projects subject to these designations and guidelines will be evaluated against the conservation guidelines for the CLS categories provided in conservation guideline policies, where applicable, to determine their appropriateness.

## Conservation Guidelines

**Policy 2:** The following conservation guidelines apply to Important Riparian Areas:

- a) Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition;
- b) Every effort should be made to protect, restore and enhance the structure and functions of Important Riparian Areas, including their hydrological, geomorphological and biological functions;
- c) Areas within an Important Riparian Area that have been previously degraded or otherwise compromised may be restored and/or enhanced; and
- d) Restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for Important Riparian Areas.

**Policy 3:** The following conservation guidelines apply to Biological Core Management Areas:

- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
- b) Land use and management focus on the preservation, restoration, and enhancement of native biological communities including but not limited to preserving the movement of native fauna and flora across and through the landscape and promoting landscape integrity;
- c) Projects subject to this policy and within this designation will yield four conserved acres (mitigation) for each acre to be developed.
  1. Mitigation acres may be provided on-site, off-site, or in combination.
  2. The preference is for the mitigation acres to be within Biological Core Management Area or Habitat Protection Priority Areas.
  3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or subsequent conservation bond programs.
  4. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Biological Core Management Areas.
  5. Development shall be configured in the least sensitive portion(s) of the property.
  6. On-site mitigation area(s) of undisturbed natural open space will be configured to maximize conservation values and preserve the movement of native fauna and pollination of native flora across and through the landscape.
  7. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.

- Policy 4:** The following conservation guidelines apply to Scientific Research Areas:
- a) Scientific Research Areas should continue to be managed for the purpose of scientific research on the environment and natural resources;
  - b) Scientific research activities should minimize any long-lasting impacts that may affect adjacent or nearby CLS lands; and
  - c) Any land-use changes subject to Pima County jurisdiction should achieve the conservation goals of the underlying CLS category.

- Policy 5:** The following conservation guidelines apply to Multiple Use Management Areas:
- a) Across the entirety of the CLS landscape at least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
  - b) Land use and management goals within these areas focus on balancing land uses with conservation, restoration, and enhancement of native biological communities and must:
    1. Facilitate the movement of native fauna and pollination of native flora across and through the landscape;
    2. Maximize retention of on-site conservation values; and
    3. Promote landscape integrity.
  - c) Projects subject to this policy within this designation will yield two conserved (mitigation) acres for each acre developed.
    1. Mitigation acres may be provided on-site, off-site, or in combination;
    2. The preference is for mitigation acres to be within Multiple Use Management Areas, any more protective category of the CLS, or Habitat Protection Priority Areas;
    3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or any subsequent conservation bond program;
    4. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas;
    5. Development shall be configured in the least sensitive portion(s) of the property;
    6. On-site mitigation area(s) of undisturbed natural open space will maximize conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape;
    7. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives; and
    8. A Transfer of Development Rights (TDR) may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.

- Policy 6:** The following conservation guidelines apply to Agriculture in-Holdings within the Conservation Lands Systems:
- a) Intensifying land uses of these areas will emphasize the use of native flora, facilitate the movement of native fauna and pollination of native flora across and through the landscape, and conserve on-site conservation values when they are present; and
  - b) Development within these areas will be configured in a manner that does not compromise the conservation values of adjacent and nearby CLS lands.

- Policy 7:** The following conservation guidelines apply to Special Species Management Areas:
- a) Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species;
  - b) Projects subject to this policy and within this designation will yield 4 conserved (mitigation) acres for each acre to be developed;
    - 1. Mitigation acres may be provided on-site, off-site, or in combination;
    - 2. The preference is for the mitigation acres to be within a designated Special Species Management Area;
    - 3. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area;
    - 4. Development shall be configured in the least sensitive portion(s) of the property;
    - 5. On-site area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include conservation values essential to survival of the relevant Special Species; and
    - 6. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.
  - c) Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map; and
  - d) Additions and/or deletions will be processed as a comprehensive plan amendment.

- Policy 8:** The following conservation guidelines apply to Critical Landscape Connections:
- a) Land-use changes in these broadly defined areas should protect existing biological linkages;
  - b) Where they occur, barriers to the movement of native fauna and pollination of native flora across and through the landscape should be removed and fragmented corridors of native biological communities should be restored;

- c) Opportunities to remove barriers and restore corridor connectivity may arise as part of other, non-land use related activities (e.g., new construction for or upgrade of infrastructure services). Such opportunities should be pursued;
- d) High priority shall be given to identifying, preserving, and re-establishing the connection between native biological communities especially where natural connectivity is most constrained.

### Conservation Land System Off-site Mitigation Guidelines:

**Policy 9:** The following Conservation Land System Off-site Mitigation Guidelines apply:

- a) The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b) Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
  - 1. Conservation Lands System (CLS) designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations;
  - 2. Vegetation community type (s);
  - 3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
  - 4. Surface water or unique landforms such as rock outcrops; and
  - 5. Contribution to landscape connectivity.
- c) Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.

### Amendments to the Conservation Lands System map and policies

**Policy 10:** Applications to Comprehensive Plan Amendments will, at a minimum, be reviewed for the following:

- a) The site’s landscape context as it relates to the biological and built environments;
- b) The proposed amendment is consistent with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services;
- c) Requests to Comprehensive Plan amendments that seek to increase the intensity of allowable land uses within the CLS may be approved provided there is adequate demonstration that intensifying the land use designation will:
  - 1. Preserve the integrity of the CLS;

2. Promote development that is consistent with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services.
- d) Special area policies may be applied to govern or otherwise direct subsequent rezoning to specifically address conservation of certain landscape attributes; and
- e) Amendments to the CLS map and policies are appropriate only at such time as new, comprehensive, region-wide information is available.

### Climate and Emerging Environmental Issues

Pima County has taken a number of steps to plan for and mitigate the negative effects of climate change and increase the resilience of the human and natural dimensions of the environment to climate-induced changes. These efforts include:

- Sonoran Desert Conservation Plan (2001)
- Pima County Sustainability Resolution (2007)
- Regional Optimization Master Plan (2007)
- Travel Reduction Ordinance
- LEED Silver Building Standards for County Facilities
- 2011-2015 Action Plan for Water Sustainability (2010)
- Community Wildfire Protection Plan (2013)
- EPA Southwest Impacts & Adaptation (2013)
- Pima County Sustainability Action Plan (2008, 2014)

Drought in Tucson causes high fire danger risks. Fire can change the natural composition of the desert from the diversified, green, Sonoran Desert to grasslands. Wildfires are a major threat to the Sonoran Desert and especially the native saguaros. The Sonoran Desert is the only place in the world where native saguaros are found in their natural environment. The environment is key to the tourism industry that attracts visitors from all over the world and a resilient economy. Emerging environmental themes related to droughts that threaten the Sonoran Desert are invasive species like buffelgrass and increase of wildfires.

### **Goal 2: Increase the resiliency of the human, economic, and natural dimensions of the environment**

**Policy 1:** Support climate adaptation strategies to benefit the public health, economy, and the environment by:

- a) Promoting and reducing barriers to the production of renewable energy;
- b) Preparing and adopting plans and strategies to improve water quality and insure the availability of an adequate water supply;
- c) Developing drought response preparedness plans;

- d) Reducing vehicle travel and increasing the use of alternative modes of transportation;
- e) Continuing to increase energy efficiency standards in both County owned and privately owned buildings;
- f) Improving stormwater management strategies to minimize runoff and flooding in urban areas;
- g) Adopting strategies to reduce loss of life and property from flooding and erosion;
- h) Retaining natural open space;
- i) Maintaining a balance between preserving natural, grassland and riparian areas that can absorb excess carbon from the atmosphere and developed areas by implementing the Maeveen Marie Behan Conservation Land System;
- j) Mitigating urban heat island effects;
- k) Preserving watershed and ecological function;
- l) Retaining ecosystem connectivity;
- m) Identifying and protecting areas that have served as ecological refuge for species during time of past climatic variability (riparian areas, talus, limestone);
- n) Encouraging Natural Resource Conservation Service drought assistance to achieve temporary reductions in stocking rates on ranches not owned or managed by Pima County; and
- o) Utilizing best management practices to establish and maintain viable wildlife water.

**Policy 2:** Support and strengthen Pima County based programs to eradicate buffelgrass to reduce the threat of wildfire and loss of native species.

**Policy 3:** Support and strengthen County programs to eradicate other invasive species such as fountain grass, and giant reed.

## 4.5 Housing and Community Design Element

The County has a variety of communities including urban, suburban, rural, age-limited and family-oriented. In a regional sense, creating quality places means ensuring that a full range of live-work-play options are provided. This includes having a mix of vibrant activity centers and walkable neighborhoods.

Housing and transportation costs consume a significant portion of most household budgets, leaving households with less disposable income for other necessities. The housing cost burden is felt not just by low-income households and seniors and students on fixed-incomes, but also by moderate and middle-income households.

Housing affordability also depends on access to essential services such as health care, healthy foods, libraries, community centers, recreation, and lower-cost transportation options (walking, biking and transit). In order to introduce a diversity of housing options for different income ranges, including mixed use developments, it is important to ensure compatibility with existing neighborhoods through the use of community design tools.

## Housing

### **Goal 1: Create livable, viable, multi-generational communities**

**Policy 1:** Ensure a safe, diverse, and quality housing supply for all income ranges for current and future populations.

**Policy 2:** Ensure that multi-generational housing is accessible to jobs, multi-modal transportation, education, healthy foods and health-related services.

## Substandard Housing

### **Goal 2: Maintain a safe and healthy housing stock**

**Policy 1:** Maintain a housing needs assessments inventory that:

- a) Identifies substandard housing units (crowded, lacking kitchens, heating, cooling, or plumbing, or with structural problems);
- b) Identifies units in need of demolition; and
- c) Satisfies the requirement for the Department of Housing and Urban Development (HUD) grants and programs.

**Policy 2:** Consider prohibiting importation and installation of pre-1976 mobile homes within the unincorporated area of the County.

## Housing Affordability and Foreclosures

Affordable housing through homeownership and safe decent affordable rental units continues to be a priority in the County. The Housing Program of the Community Development and Neighborhood Conservation department offers a comprehensive one-stop housing center where Pima County residents can find resources, information, and direct services for housing. The Pima County Housing Center offers the public classes on financial education that include credit repair and debt management through a small grant received from Freddie Mac to help residents recover from foreclosure.

### **Goal 3: Ensure the provision of quality affordable housing**

**Policy 1:** Incentivize the integration of affordable housing in new developments.

**Policy 2:** Encourage a range of housing types and affordable housing units in walking distance to schools and other community facilities such as libraries, transit centers, community centers, health clinics, and parks and recreation.

### **Goal 4: Educate the public on available resources, information and services to prevent future foreclosures**

**Policy 1:** Develop an outreach strategy to inform the public about the financial education, debt management, and credit repair services provided by the County’s one-stop housing center to reduce the risk of foreclosure.

**Policy 2:** Map and identify areas with a high index of foreclosure to inform outreach strategy.

### Redevelopment, Revitalization, and Renovation

#### **Goal 5: Continue to pursue Community Development Block Grants for target areas**

**Policy 1:** Continue to conduct income surveys, define community profiles, and delineate low- and moderate-income target areas as required by the U.S. Housing and Urban Development (HUD) Community Development Block Grants (CDBG) program.

#### **Goal 6: Continue to support the Pima County Brownfields program**

**Policy 1:** Continue to analyze the distribution, quantity, and conditions of brownfield sites in Pima County to encourage the reuse of abandoned, deteriorated, and underutilized properties into productive and viable land uses facilitating community and economic revitalization in target areas.

**Policy 2:** Engage, educate, and foster active and interested communities in Pima County to partner and pursue available brownfields’ resources.

**Policy 3:** Continue to work closely with other brownfields programs within southern Arizona to develop a more regional approach to brownfields redevelopment.

**Policy 4:** Focus redevelopment efforts and encourage redevelopment plans for Flowing Wells, a recipient of brownfields assessment grant in 2008.

### Community Design

#### **Goal 7: Ensure that all development and redevelopment is generally compatible and scale-appropriate**

**Policy 1:** Incorporate higher density housing types within mixed-use developments at scales generally compatible to adjacent established neighborhoods.

**Policy 2:** Use appropriate transition tools for dissimilar types of development including transitional uses and provide connectivity to trails, pedestrian walkways, and bicycle routes.

**Policy 3:** All new development in historic areas is compatible in scale, mass, architectural design and character and respects the privacy needs of historic adjacent neighborhoods.

**Goal 8: Support quality development at appropriate scales in urban and suburban areas**

**Policy 1:** Support urban development patterns that exhibit the physical design characteristics of pedestrian-oriented, store front-style retail and encourage physical activity, alternative transportation, social interaction and activation of the public realm by:

- a) Including human-scale neighborhood-serving retail, services and other similar use on the ground floor and residential uses above non-residential space (vertical mixed-use); or
- b) Include human-scale neighborhood-serving retail, services, and other similar uses within walking distance to residential areas (horizontal mixed-use).

**Goal 9: Ensure that all new development and redevelopment reflects the character and sense of place of the area.**

**Policy 1:** Utilize landscape features, architectural styles, site orientation and design and connectivity to the environment in a manner that reflects the character, cultural heritage, and the Sonoran Desert setting to define an authentic identity and sense of place at appropriate scales in urban and suburban areas.

**Policy 2:** Encourage development in suburban areas to be integrated with its Sonoran Desert setting by:

- a) Encouraging a Sonoran Desert color palette that is not limited to earth tones;
- b) Incorporating the site’s prominent existing natural features (rock formations, etc.) as part of the design, where appropriate;
- c) Supporting contemporary and energy efficient versions of vernacular architectural styles;
- d) Utilizing a native drought-tolerant plant palette; and
- e) Establishing trail linkages to surrounding natural areas.

**Goal 10: Maximize the efficient use of land outside the Maeveen Marie Behan Conservation Land System**

**Policy 1:** Consider reducing regulatory barriers to maximize the efficient use of land outside of the Maeveen Marie Behan Conservation Land System.

## Healthy Communities and Health Impact Assessment

### **Goal 11: Develop a Health Impact Assessment program for public and publically funded projects based on healthy communities principles**

**Policy 1:** Support a Health Impact Assessment that identifies community design options based on healthy communities principles to:

- a) Increase physical activity through walkability and bicycle ridership;
- b) Increase access to healthy foods via community gardens, roof gardens, urban agriculture, and contained farming;
- c) Improve air and water quality;
- d) Minimize the effects of climate change;
- e) Incorporate urban wildlife habitats;
- f) Incorporates alternative energy sources;
- g) Includes water harvesting and mitigates heat island effect;
- h) Incorporates complete streets where appropriate;
- i) Strengthens the community social fabric;
- j) Supports economic viability;
- k) Provides access to livelihood, education, workforce training, health care and other resources; and
- l) Encourages healthy, safe, and energy efficient housing (both owner and renter occupied).

## Green Building Materials

The principles of affordability and green building are not mutually exclusive. Green building strategies seek to reduce energy use, water use, material use and create a healthier indoor environment. The subsequent reduction in operating cost makes a building more affordable. Green building promotes efficiencies in six areas: location and linkages, site development, water use, energy use, material resources and indoor air quality.

The policies included in this element compliment policies included in **5.3 Energy Element** located in the Infrastructure Connectivity section of this volume.

### **Goal 12: Encourage green building methods, materials and techniques**

**Policy 1:** Reduce automobile dependence by encouraging compact development and locating housing in proximity to jobs and a diversity of other services and uses.

**Policy 2:** Decrease heat island effect and reduce water run-off through site development strategies.

**Policy 3:** Reduce irrigation water use by encouraging native drought-tolerant landscapes and drip irrigation.

- Policy 4:** Reduce indoor water use by encouraging ultra-low flow water fixtures, grey water reuse and water harvesting to supplement indoor water needs.
- Policy 5:** Increase energy efficiency by:
  - a) Orienting site to take advantage of passive solar;
  - b) Installing energy efficient appliances; and
  - c) Installing solar roof panels.
- Policy 6:** Utilize local materials for buildings and historically efficient building styles.
- Policy 7:** Reduce the amount of lumber used in frame construction or use recycled materials.
- Policy 8:** Reduce indoor air pollution by using materials that have reduced volatile organic compound (VOC) emissions.

## **4.6 Cultural Resources Element**

Effective land use planning requires the identification of significant cultural resources and the development of incentives to encourage the conservation, preservation and protection of the non-renewable and irreplaceable resources that are significant to our communities, our collective identity and our sense of place.

In 2012, Pima County was designated a Certified Local Government in Historic Preservation. The designation gives official Federal and State recognition to Pima County’s Historic Preservation program and enables Pima County to apply for Federal matching grants that would further the goal of preserving and protecting cultural resources.

### **Goal 1: Conserve and protect cultural resources**

- Policy 1:** Encourage the conservation, preservation and protection of the non-renewable and irreplaceable cultural resources that are significant to our region, our collective identity and our sense of place.
- Policy 2:** Continue to inventory and maintain a list of priority cultural resources.
- Policy 3:** As defined by the Sonoran Desert Conservation Plan, which includes Archeological Sites, Archeological Site Complexes and Historic Sites, apply the following:
  - a) The list of Priority Cultural Resources shall provide a basis for the Pima County Register of Historic Places (PCRHP); and
  - b) All properties within Pima County listed on the National Register of Historic Places and/or the Arizona Register of Historic Places shall be places on the PCRHP.
- Policy 4:** Monitor and evaluate priority cultural resources through time.
- Policy 5:** Maintain the Pima County Register of Historic Places including those subject to Zoning Code Chapter 18.63: Historic Zone Overlay.
- Policy 6:** Identify and manage significant cultural resources within Pima County preserves and designated open space.

- Policy 7:** Adopt a comprehensive Cultural Resources Protection ordinance that consolidates the County’s land use and development policies and regulations pertaining to cultural resources protection to ensure that cultural resources goals are effectively achieved.
- Policy 8:** Avoid impacts to cultural resources. If avoidance is not possible, the negative effects on cultural resources must be mitigated by legally prescribed strategies requiring recovery or archeological and historical information contained within the resource before it is adversely impacted by private or public development actions.
- Policy 9:** Require that all rezonings, specific plans, historic overlay, development plan requests, SDRC, Type II Grading Permit applications and Site Construction permits include review for cultural resources.
- Policy 10:** Encourage in-place protection of cultural resources as a part of land use planning.
- Policy 11:** Report unrecorded archeological material unearthed during construction activities by the builder, contractors, or individuals to the Primary Developer and Pima County Cultural Resources Office. Reasonable cost-effective measures shall be taken to document these archeological features and materials by a professional archeologist.
- Policy 12:** Except as necessary for the avoidance and protection of the cultural resources, the Primary Developer shall restrict information on the location and nature of the cultural resources within the proposed development, and require a statement of confidentiality on appropriate documents.
- Policy 13:** In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during discovery, scientific excavation or construction and ground disturbing activities shall cease in the immediate vicinity of the discovery.
- Policy 14:** Require that all aspects of the cultural resource inventory, evaluation, and mitigation:
- a) Are conducted by a professional State permitted archaeologist or preservation architect; and
  - b) Use accepted professional standards and practices consistent with all applicable guidelines.
- Policy 15:** Promote cultural resources heritage education and outreach.
- Policy 16:** Continue to strengthen outreach partnerships with public agencies and volunteer organizations whose goals and objectives promote preservation of cultural resources.
- Policy 17:** Encourage nominations to the National, State, and Pima County Registers of Historic Places.
- Policy 18:** Whenever possible support adaptive use, or re-use, of historic resources, buildings, and structures over demolition or significant alteration of the resource.
- Policy 19:** Continue to support the public’s interest in cultural resources and historic preservation projects through the County Bond program and State Historic Preservation Tax Incentive Program.