

IDEAS TOO GOOD TO LOSE OFFICE/COMMERCIAL DEVELOPMENT on Edges

TRRG Initiative of Sustainable Neighborhoods through Planning

Identified during neighborhood associations' self-assessment of area and neighborhood plans
Spring/Summer 2018

I. Location

- A. Type of enterprise is appropriate to interface with the neighborhood, bringing services useful to the present residents
- B. Preference for local businesses over chain stores
- C. Delivery drivers access the commercial areas from arterials; business has the responsibility to communicate this to its suppliers
- D. Attractive, well-maintained landscaping on site, including required buffering which is chosen to show compatibility with the surrounding area; parking lot trees nurtured; rain-harvesting effective
- E. Concern about residential housing being converted to offices
- F. Problems of abandoned stores on arterials or collectors, often in old shopping strips, creating visual blight; scene for crime; obsolete signage

II. Regulation

- A. Sign code rules and regulations, particularly for portable signage's type and time limit, be enforced for the specific location
- B. Limit new commercial development to residential scale and mass, using existing zoning
- C. Adequate parking—no spill-over to residential area of neighborhood
- D. Negotiations of hours of operation, parking, drive-through service, vehicular access, lighting, etc. which impact residents' quality of life
- E. Negotiations to regulate special events—indoors or outdoors, on private or public grounds—to prevent light and sound features stressful to residents in the area

Major topic—Plan Tucson's Future Growth Scenario map primarily projects growth on the arterials. Have Neighborhoods which will be impacted by such growth on their borders been part of that decision process?

Major Topic—how do neighborhoods get the City to enforce its regulations?