

Report on Neighborhood Infill Forum #2
December 1, 2004
Randolph Golf Course Clubhouse
600 South Alvernon Way

Participation

Number of people signed in (including city & forum staff)	98
Comment cards turned in	44
Descriptors checked on comment cards:	
Attended Forum #1	29
Neighborhood perspective	28
Development perspective	13
Government perspective	9
Other perspective	3
City of Tucson resident	40

Summary of Comments Made in Response to the Following Question:

How would you define good neighborhood infill development?

Residential infill of new construction or expansion/additions that is respectful of, compatible and consistent with the character and scale of the existing neighborhood

In terms of structure:

- Density, view, architectural detail, mass, scale, height, setbacks
- Quality construction, good design, no manufactured homes, no lot splits
- Affordability, increased equity in existing homes
- Projects be “evolutionary” not “revolutionary”
- Consider down zoning from R-2 to R-1

In terms of life style:

- Single family residences and appropriate guesthouses in single family neighborhoods
- Fewer absentee owners, duplexes, triplexes, or renovations to increase number of bedrooms as rentals in single family neighborhoods
- Preserves quality of life and social interactions
- Ensure maintenance of rental property

In terms of parking and traffic:

- Adequate off-street parking, no front yard parking, prohibition of on-street, overnight parking around apartment complexes and in single family neighborhoods
- Safe pedestrian walkways and bicycles paths
- Impact fees used to mitigate traffic problems caused by infill (residential and commercial)
- Use of alternatives to asphalt; cut down creation of heat islands

- Utilize alleys for services or return land to the residents; get trash and recycling containers off the streets

In terms of landscaping and open space:

- Retention of native vegetation on individual lots and in common or park areas
- Mandated landscaping around buildings
- Preserve or provide habitat for wildlife
- Design for courtyards, community gardens, other open space in urban context

In terms of commercial and multi-use infill:

- Commercial development should provide services and employment to immediate neighborhoods as well as larger community
- Partnership between developers and neighborhoods to accomplish good commercial and multi-use infill
- Adequate buffers between residential and commercial development
- More locally owned businesses; no more Wal-Marts and Walgreen's
- Urban centers where housing, parks, and businesses co-exist, where people can walk to work, shop, and get services in immediate area

In terms of neighbors and neighborhood association involvement:

- Neighborhood plans be taken into account
- Neighborhood associations communicate with real estate sales people about what happens with properties in their neighborhood
- Developers notify and work with neighbors when planning infill
- Important for University of Arizona to take a role in supporting good development
- Recognize that builders have restraints, regulations, rights and frustrations