

Report on Neighborhood Infill Forum #1
November 17, 2004
Randolph Golf Course Clubhouse
600 South Alvernon Way

Participation

Number of people signed in	88
Comment cards turned in	58
Descriptors checked on comment cards:	
Neighborhood perspective	48
Development perspective	20
Government perspective	10
Other perspective	9
City of Tucson resident	54

Summary of Comments/Audience Participation

Unanimous agreement:

- Neighborhoods should retain/maintain their unique character
- Providing for open space for all living things is necessary

Shared Concerns: Neighborhood Housing Issues

- Losing owner-occupied houses to rental units (mini-dorms worst case)
- Preference for older homes to be rehabbed or expanded for family dwellings rather than torn down or expanded for additional bedrooms
- Distress over individuals buying up lots of property in one area, then building structures not compatible with the existing neighborhood
- Need for explicit requirements for landlords, in terms of property maintenance and landscaping, behavior of tenants, parking of tenant vehicles
- Need for traffic mitigation as density increases
- Desire to use alleys for trash and recycling pick-up
- Sound walls negative impact on a neighborhood
- Height, style, and density of new construction not compatible with surrounding structures
- Role of homeowners associations
- Need for developers and neighbors to have meaningful communication

Shared Concerns: City of Tucson Issues

- Need for better city regulation, e.g. defining family, enforcing law on illegal rentals, red-tag ordinance
- Rezoning for more intense utilization of land; D-M over-lay zone; existing zoning not aligned with the current use of land – possibility of down-zoning?
- Same bedroom/parking restrictions needed on R-2 lots as are now on R-1 lots
- Evaluation of Residential Cluster Projects (RCP's) for required open space
- Alignment of duplex vs. triplex regulations

- Encouragement of redevelopment of existing homes through a fee-waiver program; concerns about fee-waived new building projects doing damage to a neighborhood
- LDO notices made intelligible to the citizens receiving them
- Closure of loopholes, such as builders making field revisions counter to approved plans and getting away with it
- Cost of \$11,000 fee to amend neighborhood plan not affordable to a neighborhood group
- Empowerment of neighborhoods by including more neighbors on city committees; requiring neighborhood approval for a project to be built; teaching neighborhoods how to develop plans