

TABLE B.3.17 and 18: Financing Mechanisms and Programs Available – Workforce Development and other grant funding

MATRIX ID	FINANCING MECHANISM/ FUND/PROGRAM	DESCRIPTION/ APPLICABILITY
17	Federal Workforce Funds	Formula Workforce Innovation and Opportunities Act funds are the foundation for the operation of the One-Stop Career Center and training programs for eligible youth, adults, and dislocated workers. Other federal workforce partners housed at the One-Stop include the State Employment Service, Adult Education, and Vocational Rehabilitation. Core One-Stop programs help attract additional discretionary workforce grants and collaborations. This formula of using a base funding source and other partners has facilitated the development of the Sullivan Jackson Employment Center for the Homeless, the Veteran’s Workforce Center, and the Youth Employment Center. The One-Stop system has an active Business Services Team that reaches out to employers to help meet their immediate needs and also to help identify trends so that Pima College and other training institutions can prepare a better workforce. Workforce funds are part of the economic development equation in that they prepare people for jobs employers are projected to need.
18	Emergency Housing Assistance Programs	CSET operates several federal grants as well as funds from local utilities that provide assistance to income eligible families threatened with eviction and/or utility cut-offs. Assistance is limited to one time for families who can demonstrate that the use of the funds will stabilize the family’s housing situation. Federal formula funds include the Community Services Block Grant, Short Term Crisis Funds from the Temporary Assistance for Needy Families program and the Low Income Home Energy Assistance Program. State administered funds include set-asides from major utility programs.

Public Participation

Public Participation Overview



Key Points

- ✓ Imagine Greater Tucson Planning Effort
- ✓ Community Conversations
- ✓ Open Houses
- ✓ MindMixer
- ✓ Additional Outreach Methods
- ✓ Public Hearings

Introduction

This document (pages 1-15) provides an overview of the County’s public participation efforts associated with the Comprehensive Plan update, *Pima Prospers*. The adopted Public Participation Plan follows this overview. The bulk of the rest of the appendix is a chronological accounting of each community meeting, event, open house, public comment and email received throughout the process.

Imagine Greater Tucson

The Imagine Greater Tucson (IGT) Vision was adopted by the County Board of Supervisors in 2012 and is meant to inform and direct the goals and policies created as a part of the County’s Comprehensive Plan Update. The Vision is not a technical report or policy paper. It is a shared idea about the County’s future. Imagine Greater Tucson is a non-profit organization supporting a community-driven effort to develop

and support a vision for the future of the greater Tucson region. Between 2010-2012, IGT went into the community to find out the answers to two questions: “What do you value about our region” and “How would you like to grow?” As a result, Shared Regional Values, Principles, and the IGT Vision document were created from over 46,000 responses categorized into 60 categories. From these Shared Regional Values a pattern emerged to create 9 Principle Values.

IGT Principles

The Shared Regional Values are the heart of the Imagine Greater Tucson Process. They express what is most important to the residents of the region and are the foundation on which decisions about the future should be made. The Vision is built upon the following principles and values:

- Accessibility
- Educational Excellence
- Environmental Integrity
- Good Governance
- Healthy Communities
- Higher Education
- Prosperity
- Quality Neighborhoods
- Regional Identity

IGT Process

Building upon the region’s shared values, 650 residents participated in region-wide Scenario Building Workshops. These map-based workshops allowed residents to share their ideas for how the region should grow and develop in the future.

Eight workshops produced over 100 collectively developed maps. From these maps four scenarios were developed to depict a different approach for how our region could grow into the future.

Following the creation of the four scenarios, IGT conducted a survey program asking the public to evaluate each of the maps. The results of this process concluded in the compilation of the IGT Vision document and the Preferred Future Scenario map.

IGT Vision Document and Board of Supervisors Adoption

The Preferred Future Scenario depicts a region that is more compact, efficient, walkable, bikeable, greener, and transit oriented than it would be if development continued with a business as usual approach to growth. The Preferred Future Scenario accommodates future growth by consuming about one third the amount of land as current land development practices. In this vision, the County is more

compact and contains a much greater variety and mix of housing types and land uses. The Preferred Scenario and the Vision document envision a majority of the population growth and development to occur in and around the urban core.

In 2012, the Pima County Board of Supervisors accepted the Vision for a Greater Tucson Region, which focuses primarily on development in urbanizing and suburbanizing eastern Pima County. It is the County's intent that the vision and values that resulted from the community's work will be incorporated into Pima Prospers.

IGT Vision Applicability to Sub-regions, Urban, Suburban and Rural areas

Not all of the principles outlined in the IGT Vision can or should be implemented in the County's rural areas. Building upon the adopted IGT vision, some refinements will be made to incorporate the needs of the County's rural communities as well as its urban areas.

It is the intent of the Public Participation Plan of Pima Prospers to expand upon the accepted IGT vision to ensure that an all-encompassing vision can be incorporated into the Plan that covers the entirety of the County including rural communities and western Pima County. Now that the County has made great strides in preserving agreed upon priority lands for future generations (accomplished through the CLS system), attention can be given to both the urban footprint and established rural communities, including identifying those areas with the greatest potential to serve as economic development corridors, while addressing questions about where additional services are needed and what kinds of uses are most appropriate and where.

Pima Prospers Public Participation Plan



The first phase of Pima Prospers public outreach included the preparation and adoption of the **Public Participation Plan**, outlining the County's strategy for involving local residents, business owners, jurisdictions, interest groups and other stakeholders in the planning process. Public participation and input is vital to the success of the Comprehensive Plan. During its 18-month planning process, the County is tasked with actively engaging the diverse interests of these groups through a variety of options and methods to help set the course for Pima County.

Pima Prospers Public Input – Tucson Meet Yourself

Pima Prospers Community Conversations

In an effort to focus on areas outside of those represented in the IGT process, County representatives visited 14 separate communities in the fall of 2013 to better understand the various needs of the entire County.

These meetings consisted of a brief presentation and overview of the County’s Comprehensive Plan Process, followed by a strategy workshop where participants were split into groups (or worked as a single group depending on the number of participants) and asked: “What is important to your community?” and “What would you like to improve in the community regarding infrastructure, economic development, health or workforce services, land use, etc.”. The groups were then asked to prioritize their responses using different colored dots.

Community representatives participating in the Strategy Workshops provided 665 comments, at 15 separate meetings, related to the County’s Comprehensive Plan Update. These 665 comments were wide reaching and touch upon every department and aspect of how the County operates. In addition to the comments received during the workshops, this process exposed unique issues the community is currently facing. These issues were reflected in workshop responses and shaped the overarching theme of the meeting. For example: Picture Rocks struggles with transportation in and out of their community; Ajo is concentrated on economic development; Green Valley is interested in opportunities for their aging population; in Catalina they are invested in protecting and strengthening the Parks system; and in Arivaca/Amado residents are actively lobbying to keep their community food bank open.



Community Conversations

Community Conversations

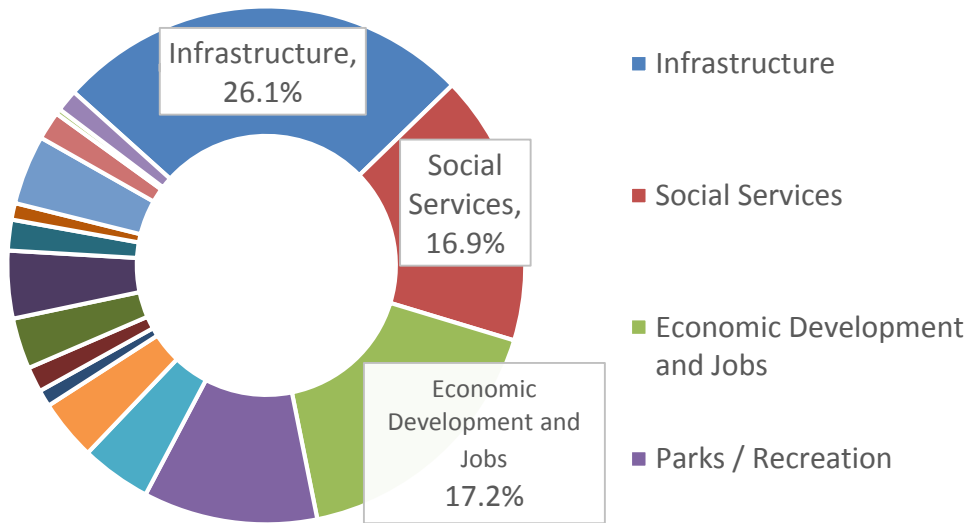
Communities Visited	Participants	Number of Comments	Date	Location
Ajo	28	114	10.24.13	Ajo Ambulance Center
Three Points	9	23	10.24.13	Robles Elementary School
Picture Rocks	11	29	10.15.13	Picture Rocks Community Center
Flowing Wells	7	31	11.06.13	Flowing Wells Community Center
Green Valley	20	34	11.08.13	Green Valley Library
Catalina	35	65	11.14.13	Golder Ranch Fire Station
Corona de Tucson	49	74	11.13.13	American Legion
Foothills West/ Casas Adobes	13	44	12.02.13	Nanini Library
Vail	12	50	12.03.13	Empire High School
Amado/Arivaca/ Arivaca Junction	24	82	12.05.13	The Cow Palace
Catalina Foothills	5	26	12.05.13	The Journey – An Evangelical Free Church
South Tucson	7	25	12.09.13	Sam Lena – South Tucson Library
Tanque Verde	18	44	12.10.13	Tanque Verde Lutheran Church
Drexel Heights	4	14	12.11.13	Drexel Heights Baptist Church
Tucson Estates	N/A	10	02.18.14	Tucson Estates Clubhouse
Total	242	665		



Tucson Meet Yourself Comments

Community Conversations Summary

Overall, when each of the comments were rated and categorized, the three categories that earn the most points were Infrastructure, Economic Development and Jobs, and Social Services.



Infrastructure

Infrastructure was a main topic of conversation during the Strategy Workshops, earning over 26percent of the total points. Comments ranged from transportation to flood control. Because infrastructure is such a broad category it was split into six separate categories, with three subcategories, for further analysis.

Results of this analysis show that an overwhelming 89.5percent of the total points allocated to the Infrastructure category were dedicated to transportation. Within the transportation category, the three subcategories (Maintenance, Multi-modal, and Circulation/Access) were evenly split. This shows that while citizens are concerned and aware of maintenance issues, they are equally vocal about the need for multi-modal transportation options and better access to communities.

Economic Development and Jobs

Across the County, citizens are conscious about the state of the economy and jobs. This category earned over 17.2percent of the total points. Comments in this category ranged from expanding economic development opportunities, to job training programs, and job creation. Results of an analysis of comments received in this category show that while some of the communities in the County are experiencing growth and are looking to expand their economies and attract large technology and health

sector companies, other parts of the County have been greatly affected by the economic downturn and are seeking opportunities to aid in their recovery.

Social Services

The Social Services category earned 16.9percent of the total points. Comments in this category ranged from housing and education, to food security and animal care. Because Social Services is such a broad category it was split into ten separate categories for further analysis.

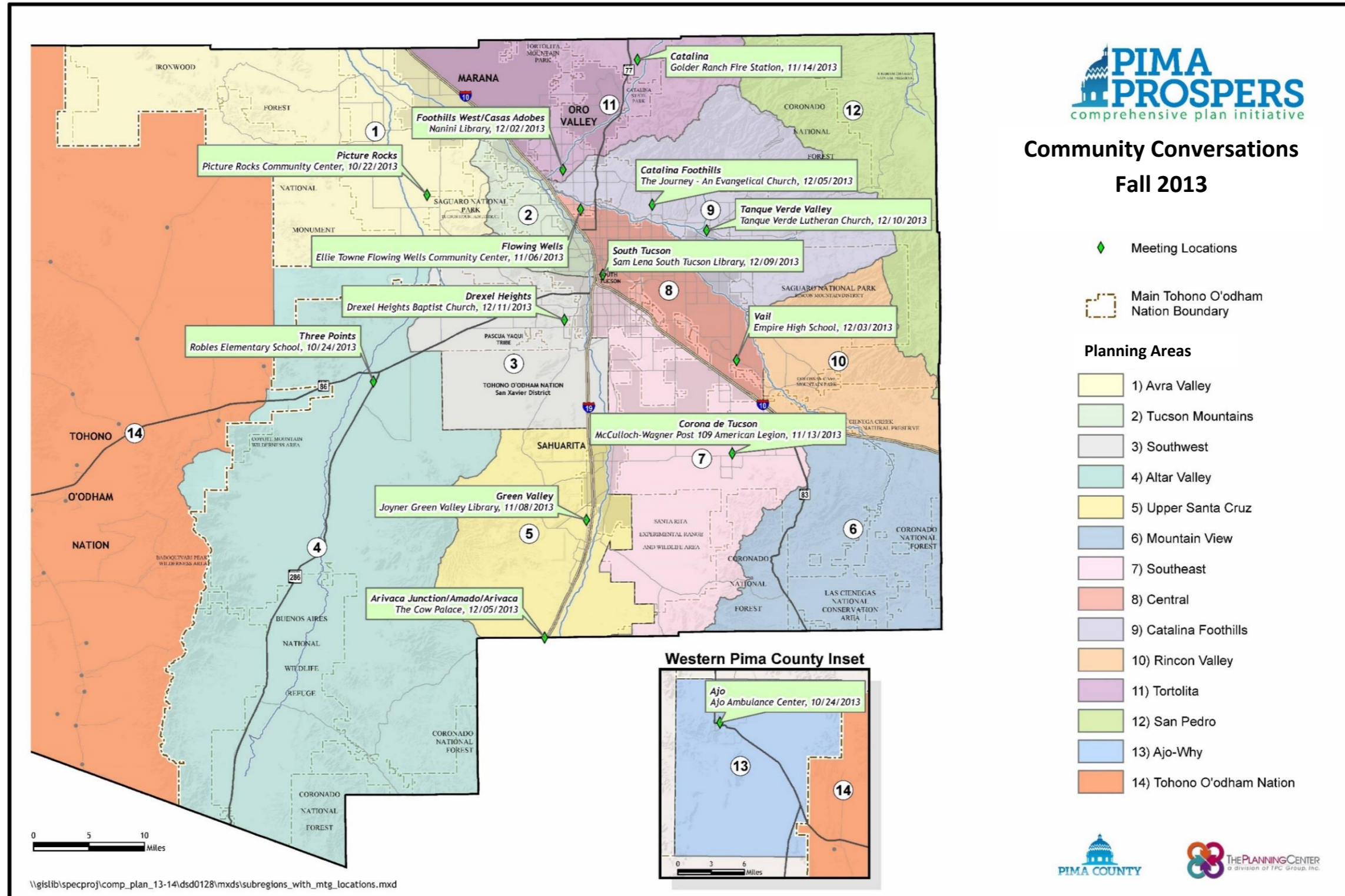
Results of this analysis show a fairly even split of interest between each of the categories. Interest in having a community center or concentration of services was a reoccurring theme at each of the meetings. Additionally, there is growing support for community gardens and concern about food security across the county. Finally, health, and library services received many comments during the Strategy Workshops.

Small/Exurban vs. Urban/Suburban

To further analyze the data, each community was separated by community type, small/exurban or urban/suburban. When separated, the three most important issues remained the same: Infrastructure, Economic Development and Jobs, and Social Services. Minor differences, however, were observed between the two community types. A greater than 5percent difference occurred in three different categories showing that urban/suburban communities valued Open Space and Wildlife Habitat at a higher rate than their small/exurban counterparts, and that small/exurban communities valued Social Services and Public Safety at a higher rate than their urban/suburban counterparts.

To a lesser degree, 1.5-5percent difference, the two community types differed in seven other categories. Small/exurban residents rated the Parks and Recreation and Economic Development / Jobs categories higher than urban/suburban residents, and urban/suburban residents rated the Government / Public Process, Communication, Land Use, Energy, and Green Building / Sustainable Development categories higher than their small/exurban counter parts.

These results show that overall Infrastructure, Economic Development and Jobs, and Social Services are important to residents across all of Pima County. However, small/exurban communities have a heightened interest in increased social services, as well as the Economy and Jobs, while urban/suburban communities are interested in environmental issues, as well as land use.



Open Houses

Comprehensive Plan Draft Public Input

In early May of 2014, the initial draft of the Pima Prospers Comprehensive Plan was released to the public (in libraries and online) to generate feedback. The first draft included a vision, core themes and principles, and key background material to set the stage for what the plan contains and the reasoning behind the content. It set out only draft goals and policies in each of the major focus areas of the plan. The draft did not include either the cost of development element, the fiscal analysis or the implementation section. The core of the draft plan is divided into four major sections:

1. Use of Land
2. Physical Infrastructure Connectivity
3. Human Infrastructure Connectivity
4. Economic Development

Additionally, 13 draft land use maps covering the metropolitan area, the Highway 286 corridor from Robles Junction to Sasabe, and western Pima County were included with the release of the first draft. Based on a thorough analysis of opportunities and constraints, maps were prepared that identified areas under consideration for land use change. No changes of land use designations were yet proposed during this phase.

Draft 1 Open Houses

Feedback for the draft was gathered at 10 open houses and online. No presentation was given, but staff was available for questions and comments. At each open house, land use maps and draft policy documents were available for the public to review.

Open Houses (May-June 2014)

Location	Address	Time	Date
Pima County Natural Resources Parks and Recreation, Conference Room	3500 W. River Road	5:30 to 7 p.m	05.19.2014
Ryan Airfield, Conference Room	9698 W. Ajo Way	6 to 7:30 p.m.	05.20.2014
Green Valley Community Performance and Art Center	1250 W. Continental Road	10 a.m. to Noon	05.21.2014
Pima County Housing Center	801 W. Congress St.	5:30 to 7:00 p.m.	05.21.2014
Golder Ranch Fire District	3885 E. Golder Ranch Drive	6 to 7:30 p.m.	05.22.2014
Pima County Health Department	3950 S. Country Club Road, #100	5:30 to 7:00 p.m.	05.27.2014
Picture Rocks Community Center	5615 N. Sanders Road	6:30 to 8 p.m.	05.28.2014
Ajo Ambulance Services	1850 North Ajo Gila Bend Highway, Ajo	10 a.m. to Noon	05.30.2014
Andrada Polytechnic High School, The Commons	12960 S. Houghton Road	6 to 7:30 p.m.	06.02.2014
Kirk-Bear Canyon Branch Library	8959 E. Tanque Verde Road	6 to 7:30 p.m.	06.03.2014

Open House Results

Combined, the open houses and the online draft produced over 50 comments pertaining to the draft plan. When categorized, the four most important issues were related to the Human Infrastructure Connectivity section, the Physical Infrastructure Connectivity section, and the Land Use section.

60 Day Review Draft Open Houses

Pima Prospers was released to the public on October 21st for its official 60 day review. The 60 day review period is statutorily required primarily for certain local, regional and state agencies to provide comments on the draft plan prior to public hearings. However, this review period also presented a good opportunity for the project team to present the draft to the public in a series of eight meetings. A presentation was given and staff was available for questions and comments. At each open house, land use maps and draft policy documents were available for the public to review. There were no attendees at Valencia Library or Littletown Recreation Center.

Open Houses (December 2014)

Location	Address	Time	Date
Picture Rocks Community Center	5615 N. Sanders Road	10:00 to 11:30 a.m.	12.09.2014
Ellie Towne Flowing Wells Community Center	1660 W. Ruthrauff Road	11 to 12:30 p.m.	12.11.2014
Valencia Branch Library	202 W. Valencia Road	10 a.m. to 11:30 a.m.	12.13.2014
Rincon Valley Fire District, Station #1	8850 S. Camino Loma Alta	6:30 to 8:00 p.m.	12.15.2014
Kirk-Bear Canyon Branch Library	8959 E. Tanque Verde Road	5:30 to 7:00 p.m.	12.17.2014
Quince Douglas Library	1585 E. 36 th Street	12:00 to 1:30 p.m.	12.18.2014
Nanini Branch Library	7300 N. Shannon Road	2:00 to 3:00 p.m.	12.19.2014
Littletown Recreation Center	6465 S. Craycroft Road	10:30 a.m. to Noon	12.20.2014

Targeted Stakeholder Meetings

Stakeholder Meetings (First Draft)

Targeted stakeholder meetings were held before the release of Draft One of Pima Prospers to capture input directed toward specific topic areas. These were presentations and conversations, and the following four groups participated in a formal participation exercise.

Healthy Pima

This workshop produced 54 comments related to the County’s Comprehensive Plan Update. When rated and categorized, the three most important issues were Social Services, Economic Development and Jobs, and Infrastructure.

Tucson Elder Alliance

This workshop produced 25 comments related to the County’s Comprehensive Plan Update. When rated and categorized, the three most important issues were Infrastructure, Social Services, and Community Character and Design.

Pima Community College Downtown Campus

The Pima Community College event produced 173 comments related to the County’s Comprehensive Plan Update. When rated and categorized, the three most important issues were Infrastructure, Social Services, and Economic Development and Jobs.

SAHBA Technical Committee

This workshop produced 16 comments related to the County’s Comprehensive Plan Update. When rated and categorized, the four most important issues were Infrastructure, Government / Public Process, Community Character and Design, and Green Building and Sustainable Development.

Other Stakeholder Meetings:

Organization Name	Location	Participants	Date
Tucson Chamber of Commerce	Tucson Chamber of Commerce	Committee	09/18/2013
The Hispanic Chamber of Commerce	The Hispanic Chamber of Commerce	2	10/10/2013
Citizens for Picture Rocks	Picture Rocks Community Center	5	10/15/2013
Arizona State Land Department	Arizona State Land Department – Tucson Office	1	10/18/2013
Ajo Business Group	Ajo Ambulance Center	15	10/24/2013
Pima County Health Department	Abrams Building	N/A	11/13/2013
TREO	120 N. Stone	N/A	11/13/2013
Pima Alliance for Animal Welfare		N/A	11/19/2013
Southern Arizona Buffelgrass Coordination Center	Southern Arizona Buffelgrass Coordination Center	N/A	11/19/2013
REAC	Hacienda Del Sol	N/A	11/19/2013
Healthy Pima	Abrams Building	20	11/20/2013
Pima County Community Development	Abrams Building	N/A	11/21/2013
SAHBA	Sahba offices	N/A	11/25/2013
Arizona Game and Fish	Arizona Game and Fish Department	N/A	12/13/2013

Targeted Stakeholder Meetings (60 Day Review Draft)

Targeted stakeholder meetings were held after the release of the 60 day review draft, to capture input directed toward specific topic areas and to inform groups about specific goals and policies within the plan. Over 20 local groups were interviewed. No formal participation exercise was performed. Staff was available for question and answer.

Organization Name	Location	Time	Date
REAC	BFL Construction	9:00 AM	10/9/2014
Chamber of Commerce Policy Committee	Chamber of Commerce	8:00 AM	10/16/2014
League of Women Voters	Main Library	10:00 AM	10/18/2014
Imagine Greater Tucson	Co-Lab	10:30 AM	11/10/2014
La Canada/Magee Neighborhood Assoc.	St. Andrews Presbyterian Church Chapel	6:30-8 PM	11/13/2014
League of Women Voters Green Valley	La Posada	11:30 AM -1 PM	11/14/2014
Pima Council on Aging	8467 E. Broadway	10:00 AM	11/17/2014
League of Women Voters Northside	Private Home	2:00 PM-4 PM	11/18/2014
Tucson Leading Women	Lodge on the Desert	7:30am	11/18/2014
SAHBA Tech Committee	SAHBA	3:00pm	11/18/2014
Tucson Mountain Association	Milagro Cohousing Common House 3057 N. Gaia Pl.	6:00-8 PM	11/20/2014
City of Tucson staff	OIP Office	1:30 -3:00	12/1/2014
Green Valley Coordination Council members	Green Valley CC office	3:00- 5:00	12/2/2014
Western PC Community Coordinating Council	Bud Walker Community Center in Ajo	7:00-8:30 PM	12/4/2014
Town of Marana Planning staff	Town of Marana	10:00-Noon	12/8/2014
Pima Trails Association	REI at the Tucson Mall	7:00- 8:30 PM	12/9/2014
SAHBA	Sahba offices	2:00-5:00	12/3/2014
SAHBA	Sahba offices	2:00-5:00	12/9/2014
SAHBA	Sahba offices	2:00-5:00	12/12/2014
SAHBA	Sahba offices	8:30-12:30	12/16/2014
Tucson Association of Realtors	TAR Building on Tucson Blvd.	8:30 AM	12/10/2014
Builders/developers	Sahba offices	1:00- 3:30	12/12/2014
Metropolitan Pima Alliance	The Planning Center	12:00-1:00 PM	12/15/2014
Coalition for Desert Protection	Planning Division Office	3:00-5:00 PM	12/13/2014

Additional Outreach Methods

Mind Mixer

Mind mixer is an online outreach tool used for additional community input and survey. Pima County's Mind Mixer site was launched in October of 2013 with seven initial questions; later an additional six were added. This site was meant to supplement the in-person community visits and stakeholder meetings in an attempt to reach the greatest number of people possible. The questions included:

1. What's your big idea?
2. What's your favorite neighborhood or area in which to run, walk or ride, and/or your favorite street or trail?
3. Why did you choose to live in your current neighborhood in Pima County?
4. How can we make sure our economy is also diverse to benefit everyone?
5. What does a healthy community look like to you?
6. What do you want to see discussed in the Pima County Comprehensive Plan?
7. What one place, area, or attraction are you sure to show off to out-of-town guests?
8. Imagine that you are 20 something or you ARE 20 something....what would keep you in Pima County?
9. What does being a pet friendly community mean to you?
10. Name three ways our community can better support our aging population.
11. What is the single most important thing Pima County could do to support your family's health?
12. How do we keep housing safe, decent and affordable for all?
13. What is the best way to get around the region?

Mind Mixer Results

The site received over 350 active participants, 55 percent of which were female and 45 percent were male. In total, Mind Mixer participants provided 514 comments related to the County's Comprehensive Plan Update. When categorized, the three most important issues were Social Services (35.2 percent), Infrastructure (15.6 percent) and Economic Development and Jobs (14.6 percent).

One survey was also included on the Mind Mixer site which included the following questions:

- What priority would you give transportation in Pima County? (80 percent of respondents said “High Priority”)
- What primary mode of transportation do you use? (83 percent of the respondents said “Personal Vehicle”)
- What degree of priority should Pima County place on developing multimodal connectivity (pedestrian and bicycle) where appropriate? (52 percent said “High Priority”, 30 percent said “Medium Priority”)

A summary of the Mind Mixer comments is provided in the Public Participation Appendix.

Community Events

County representatives attended and manned booths at four highly attended community events in an effort to reach the greatest number of citizens possible. At each of the community events an exercise to capture community ideas was performed. This exercise consisted of asking community members “What’s your big idea?” and “What would you like to improve about your community?” Ideas were then recorded on multi-colored cards and displayed for visitors and the general public.

Tucson Meet Yourself

County representatives received 565 comments at the Tucson Meet Yourself event related to the County’s Comprehensive Plan Update. When categorized, the three most important issues were Infrastructure, Social Services, and Parks and Recreation.

TMC Half Marathon

County representatives received 44 comments at the TMC Half Marathon related to the County’s Comprehensive Plan Update. When categorized, the three most important issues were Parks and Recreation, Infrastructure, and Social Services.

Thanksgiving in the Barrio

Thanksgiving in the Barrio was an informational event; there was no formal exercise. County representatives tabled a booth and talked with community members, but no comments were recorded.

Tucson Festival of Books

County representatives received 131 comments at the Tucson Festival of Books related to the County’s Comprehensive Plan Update. When categorized, the four most important issues were Infrastructure, Social Services, Parks and Recreation, and Government / Public Process.

Public Hearings

Planning and Zoning Commission

Two Planning and Zoning Commission public hearings were held on March, 25th, 2015 and April 8th, 2015 to discuss and make a recommendation regarding Pima Prospers. Commissioners received all correspondence before or prior to each of the hearings. A comment Matrix was also provided to the Commissioners, as a part of their information packet, outlining all received comments and any changes made as a result of those comments.

The March 25th public hearing did not include a recommendation, the presentations were informative, the public was invited to speak on the record, and Commissioners were encouraged to ask questions of staff. The Planning Director made a presentation outlining the Pima Prospers documents including:

- A review of the plan;
- A short synopsis of the public participation process;
- New public comments received since the second Planning and Zoning Commission Study Session on February 18, 2015; and
- How staff has responded to the changes that the Commissioners requested during the study sessions.

The Planning Director then described each individual request for planned land use changes and each staff-initiated, noticed planned land use changes.

There were 18 speakers at the March 25th hearing. A vast majority of the speakers spoke about various land use changes recommended on the updated Comprehensive Plan Land Use Map. Only one speaker spoke about Pima Prospers policy language. That speaker represented the Metro Water District and spoke about the Water Resources Element of the Plan.

At the April 8th public hearing the Pima County Planning Director addressed some of the changes since the last meeting, answered any questions the Planning Commission had, and then opened the public hearing for public comment.

There were 16 speakers at the April 8th hearing. Again, a vast majority of the speakers spoke about the various recommended land use changes depicted on the updated Land Use Map. Two speakers spoke about policy language in the plan; one speaker addressed solar policies, the other made remarks about the communications element.

A motion was made to recommend approval of Pima Prospers, the Pima County Comprehensive Plan, per additional staff recommendations and subject to amendments by the Planning and Zoning Commission.

STAFF RECOMMENDATIONS INCLUDED IN THE MOTION:

1. The first implementation item after adoption of the plan by the Board to be for county staff to work together to refine Appendix B (the Implementation Matrix) and to bring it back to the Board for ratification.
2. Planning staff is directed to create an executive summary and bring that back to the Board for ratification.
3. Planning staff is directed to address and complete the direction in the bolded notes throughout the plan; to make non-substantive grammar, organizational, indexing, accuracy, glossary linking modifications and similar changes; and, to make any conforming plan changes to the appendices prior to publishing the plan.
4. For land use parcel ST-13, exclude the southwestern approximately 80 acres which would remain LIU 0.3.
5. For land use parcel ST-06, exclude the approximately 73-acre portion of the parcel in the Black Wash floodplain as depicted which remains LIU 0.3.
6. For Section 4.6 Communications Element, in the last line of Goal 2, insert the words "and cultural" after economic so the goal statement ends "...and people-centric services that embrace economic and cultural development."
7. For Chapter 9, Special Area Policy S-6 Picture Rocks Rural Activity Center: At the request of Picture Rocks area residents, delete Policy B2, B3 and C. Add a policy under S-6 that seeks to eliminate zoning code barriers to a farmers market at the southeast corner of Sandario Road and Picture Rocks Road.
8. For the Appendix E, Glossary: Add a definition for "concept-ready".
9. For Section 4.1, Goal 1, add a new Policy 6 and a related, appropriately-worded implementation measure to: "Pursue a zoning code text amendment to eliminate or reduce the additional 30-foot building setback for Major Streets and Routes".

OTHER CHANGES TO THE LAND USE INCLUDED IN THE MOTION:

Note: A change to the staff’s recommendations is indicated by the passage of a friendly amendment. "No amendment considered" indicates the Commission accepted the staff recommendation.

Request	Motion
IR-07	No amendment considered.
IR-15	No amendment considered.
IR-21	A friendly amendment to retain MIU for the entire subject site was moved and seconded. Amendment incorporated into the main motion.
ST-14	A friendly amendment to retain LIR was moved but was NOT seconded. Amendment died for lack of a second.

- ST-12 This request had been withdrawn by staff prior to the public hearing.
- ST-13 No amendment considered. (Note: ST-13 was modified by accepted staff recommendation #4 above.)
- ST-15 No amendment considered.
- IR-04 No amendment considered.
- ST-19 No amendment considered.
- ST-20, ST-21 A friendly amendment was moved and seconded to create a rezoning policy RP-143 as follows: For ST-20 to provide for adequate buffering to the adjacent residential development when the property is rezoned and for ST-21, the land south of Herman's Road alignment, to provide adequate buffering to the residential development north of Herman's Road alignment. Amendment incorporated into the main motion.
- IR-03 No amendment considered.
- IR-23 No amendment considered.
- ST-16 No amendment considered.
- ST-17 No amendment considered.
- IR-12, IR-13 A friendly amendment to change the planned land use designation to MIR was moved and seconded. Amendment incorporated into the main motion. (Note: Based on RFCD comments at the hearing, planning staff concurred with MIR).
- IR-14 No amendment considered.
- IR-19. No amendment considered.
- ST-01 No amendment considered.
- ST-02 No amendment considered
- ST-03 No amendment considered.
- ST-04 No amendment considered.
- ST-05 No amendment considered.
- ST-06 No amendment considered. (Note: ST-06 was modified by accepted staff recommendation #5 above.)
- IR-01 No amendment considered.
- IR-06, IR-09, IR-10, IR-11, IR-18, ST-08, ST-09, ST-10 A friendly amendment to retain LIU 0.3 was moved and seconded. Amendment incorporated into the main motion. (A substitute motion to recommend approval per staff's recommendation was made and seconded but failed by a 3-7 vote.)
- IR-08 No amendment considered.
- IR-22 No amendment considered.
- ST-07 No amendment considered.
- ST-11 No amendment considered.
- ST-18 No amendment considered.

IR-05 No amendment considered.
IR-20 No amendment considered.

OTHER CHANGES TO THE TEXT OF THE PIMA PROSPERS DOCUMENT INCLUDED IN THE MOTION:

Note: A change to the staff's recommendations is indicated by the passage of a friendly amendment. "No amendment considered" indicates the Commission accepted the staff recommendation.

Chapter 1: A friendly amendment to add a statement to Chapter 1, Section 1.6, to the effect that if the actual population does not meet the projected figures, adjustments may be made, was moved and seconded. Amendment incorporated into the main motion.

Chapter 2: No amendments considered.

Chapter 3: No amendments considered.

Chapter 4: A friendly amendment to add two out of a speaker's four suggested changes on solar energy to Section 4.3 in the form of implementation measures to Goal 1 and an additional revision by a commissioner: 1) Incorporate a solar ready policy; 2) Protect access to solar energy for pre-existing solar energy improvements from new development; and, 3) Add the consideration of "cost-effective" to Goal 1, was moved and seconded. Amendment incorporated into the main motion.

A friendly amendment to add "cost-effective" to Section 4.1, Goal 1 to state: "Provide a cost-effective, comprehensive and multi-modal transportation system..." was moved and seconded. Amendment incorporated into the main motion.

A friendly amendment to add "location" to Section 4.6, Goal 2, Policy 4 to state: "Continue to incorporate aesthetic design and location considerations into cellular towers." The friendly amendment was not accepted and was voted upon separately. The motion to include the additional language failed on a 3-7 vote and the change was not incorporated into the main motion.

Chapter 5: No amendments considered.

Chapter 6: A friendly amendment was made and seconded to revise Section 6.5, Goal 1 Implementation Measure "b" as follows: "Continue to advocate for an increase in the statewide gas tax statewide solutions for repair funding." Amendment incorporated into the main motion.

Chapter 7: No amendments considered.

Chapter 8: No amendments considered.

Chapter 9: No amendments considered.

Chapter 10: No amendments considered.

Appendices: No amendments considered.

Additional: A friendly amendment was moved and seconded in response to a speaker's request to change the planned land use designation for parcels southeast of Ina Road and Oracle Road with tax code numbers 102-03-1320, -0920, -1180, -1190, -1210 from HIU to MIU. Amendment incorporated into the main motion.

Board of Supervisors

The public hearing for the Board of Supervisors was held on May 19th, 2015 and Pima Prospers, Pima County's comprehensive plan, was unanimously passed with only four amendments affecting land use in the unincorporated county. There were no changes to the Planning and Zoning Commission's recommendations on the policy document or appendices. The minutes for the Board of Supervisor meeting are included in the Public Comments section.

Pima County Comprehensive Plan

Appendix D: Fiscal Analysis Report

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June 2015

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1. INTRODUCTION AND BACKGROUND

The 2015 update of the Pima County Comprehensive Plan, while focused on people and communities, also has an eye to the fiscal cost of providing services to the Sub-region Planning Areas that comprise the comprehensive plan. While the population of the county has grown over the course of the last decade, each planning area is unique and presents its own set of circumstances in socio-demographics, land use and economic development.

Conducting a fiscal analysis on the cost to service future vacant land in each planning area will provide the county a glance into the future. Currently the county is very limited in the funding mechanisms it has in which to secure revenue for the provision of county services, such as public safety, street maintenance, and other general county services. The intent of this analysis is to understand the fiscal consequences of the recommended changes in land use and the corresponding revenue and costs that will be generated as a result.

OVERVIEW

There are a number of factors that drive the fiscal analysis including the county's current revenue structure and the demographic and market characteristics of land uses for each planning area. The type of fiscal impacts that have been incorporated within this analysis are limited to some maintenance and operations, essentially non-capital expenditures. Meaning, water and wastewater infrastructure and road construction are beyond the scope of this analysis. This report is focused exclusively on demand-based operating revenues and expenditures in the general fund. In this regard, analysis was performed on thirteen sub-regions within Pima County. It excluded the Tohono O'odham Nation, since Pima County has little authority on Tribal lands.

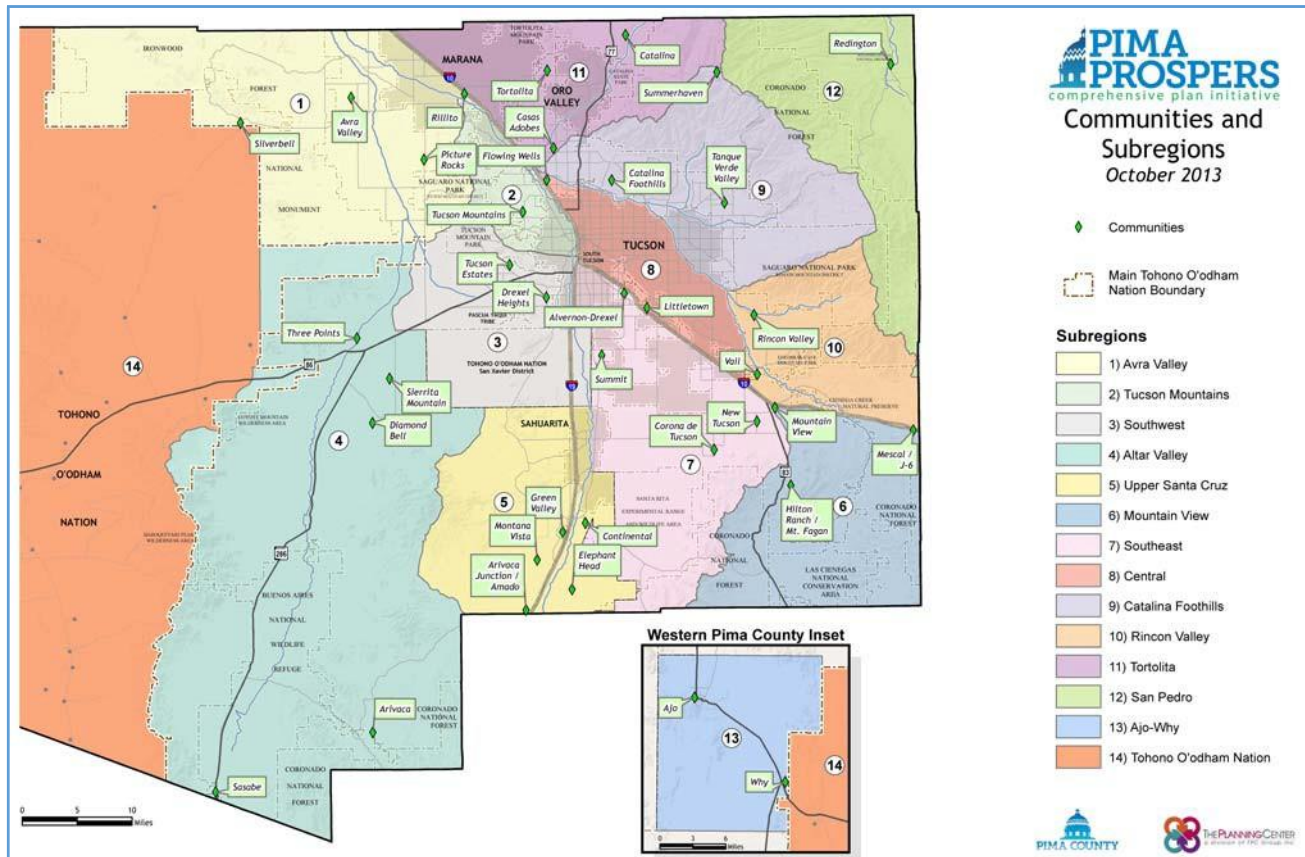
Approach

The focus of the fiscal analysis is on the potential development of the vacant land in the unincorporated county within each of the 13 sub-region planning areas, depicted in Figure 1.

In preparing this analysis, a variety of assumptions were made, including that land annexations would not take place and cost data is noted in today's dollars without adjustment for inflation. Impact fee revenue is not included since this revenue stream is dedicated to capital projects. The fiscal model also does not include the value of new infrastructure, which is usually not funded through operations and maintenance revenues. The analysis is projected to the year 2035.

As a starting point, data on each planning area was collected and reviewed which at a minimum included population, employment, tax generation, assessed valuation, and the number of acres of various land uses. The county's Fiscal Year 2014-15 adopted operating budget was utilized to estimate the revenue and expenditures rates. Finally a model was created utilizing 2035 population and employment projections by sub-region to calculate the revenues and expenditures for each sub-region.

Figure 1 - Pima County Sub-region Planning Areas



FINDINGS

The complexity of the model was limited based on the level of detail and type of information available from the county. A more detailed analysis by land use (residential, retail, office and industrial) and further clarification of county budget items could easily lead to a different result.

Within the State of Arizona cities and counties have a variety of revenue sources including sales and property tax, state shared revenue, development impact fees, and license and permit fees, and franchise taxes. Most of these revenue sources can be applied to the general fund without restrictions, including sales, property and state shared revenue. Pima County dedicates 100 percent transient occupancy tax to tourism and economic development related activities.

It is important to bear in mind that there are a variety of factors that influence the fiscal impact results, including the tax structure and existing and projected growth rates. A healthy economy includes a mix of land uses that are supportive of one another. For example, retail development relies on the proximity of residential development. Development of the vacant unincorporated county land will result in additional revenues in the form of property taxes from new residential and business establishments, new fees, and additional state shared revenue. At the same time, there is an associated cost to service the new development including providing public safety, provision of road maintenance, and general government services. Long term maintenance costs of roads, public facilities and deferred maintenance

of infrastructure will impact this analysis and is missing from annual budget information. Currently, the county is suffering from deferred maintenance of its road system and is unable to keep up with the level of service demands of the general public. This problem is compounded by several factors including the diversion of dedicated road funds by the State Legislature in 2009, a gas tax that remains at 18 cents per gallon and has not changed since 1991, reduction in state shared revenues relating to gas taxes and transportation fees, and the expenditure limit imposed on counties by the state legislature, to mention a few.

By estimating revenues and expenditures that result from net new population and employment growth in the unincorporated county, Pima County is better able to connect planning and finance. Overall the findings show that in the year 2035 the net fiscal impact to Pima County is positive, but marginally so at \$4.1 million. When evaluating each sub-region, five yield a negative fiscal impact, meaning that these sub-regions generate less revenue than the value of county services that are provided. As previously discussed, this model does not include annual maintenance and capital replacement costs, which according to the Natural Resources Defense Council (NRDC) can be about three times greater than the annualized capital costs.¹

Net Fiscal Impact of Proposed Vacant Land Uses, Unincorporated County	
REVENUE (general fund)	Total
Property tax	\$44,732,910
Licenses & Permits (cable TV provider fee)	\$245,172
Intergovernmental:	
Federal grant & aid	\$482,273
State Grants & aid	\$65,105
Sales and use Tax	\$8,783,589
Shared Vehicle License Tax	\$3,645,412
Liquor License Fee	\$24,159
Transient Lodging tax	\$1,779,235
City participation	\$159,717
Charges for Services	\$6,348,608
Fines & Forfeits	\$679,927
Investments earnings	\$23,120
Miscellaneous	\$810,470
TOTAL REVENUE	\$67,779,698
EXPENDITURES (general funds)	
General Government	\$27,082,383
Community Resources	\$4,721,507
Justice and Law	\$7,566,644
Sheriff	\$20,694,980
Health Services	\$3,584,026
TOTAL EXPENDITURES	\$63,649,542
NET IMPACT	\$4,130,157

¹ "Fiscal Impacts of Development: Literature Review and Discussion, July 2008, Troy Mix and Rachael Hurley.

Fiscal impact analysis is a useful tool to understanding the costs and benefits of various land uses. However, academic literature on the subject concludes that fiscal analysis should not be used to encourage “fiscal zoning” or the practice of excluding or denying development proposals that are less beneficial fiscally than other alternatives. Land use decisions should account for community vision and local values, market realities, and environmental and infrastructure impacts.

2. REVENUE SOURCES

There are a variety of revenue sources available to county governments in Arizona, including sales and property tax, state shared revenue, development impact fees, license and permit fees, and franchise tax. Most of these revenue sources can be applied to the general fund without restrictions, including sales, property and state shared revenue.

Sales Tax

The state, counties and cities within Arizona levy a sales tax, known as a transactional privilege tax (TPT), on various business activities including: retail sales, restaurants/bars, hotel/motel (transient lodging), commercial lease, amusements, personal property rentals, construction contracting, metal mining, transportation, nonmetal mining, job printing, publishing, utilities, telecommunications and private rail car. Pima County is the only county in Arizona that does not have a general sales tax. The Regional Transportation Authority imposes a 0.50% sales tax to fund regional transportation projects.

The County does have a Transient Occupancy Tax, which represents tax on temporary hotel/motel lodging imposed by state, counties and cities. For many local governments this tax is applied in addition to the TPT. In Pima County the transient occupancy tax is collected only in the unincorporated county at a rate of 6% and the proceeds are distributed to Visit Tucson, stadium district and the county economic development and tourism department.

A comparison of transactional privilege tax imposed by Arizona counties is represented in Figure 2. As noted earlier, Pima County doesn't have a sales tax. Pinal County to the north imposes a 1.1% tax and Santa Cruz County to the south has a 1.0% tax. Both of these counties allocate 50 percent of their sales tax collection to the general fund (Table 1). Maricopa County imposes a .70% sales tax rate which is dedicated to roads and jail.

Other taxes imposed by Pima County include the RV rental surcharge at \$0.50 a day and a rental car surcharge at \$3.25 per contract. The revenue generated from these two activities are restricted funds.

Figure 2 - Arizona County's TPT Rates

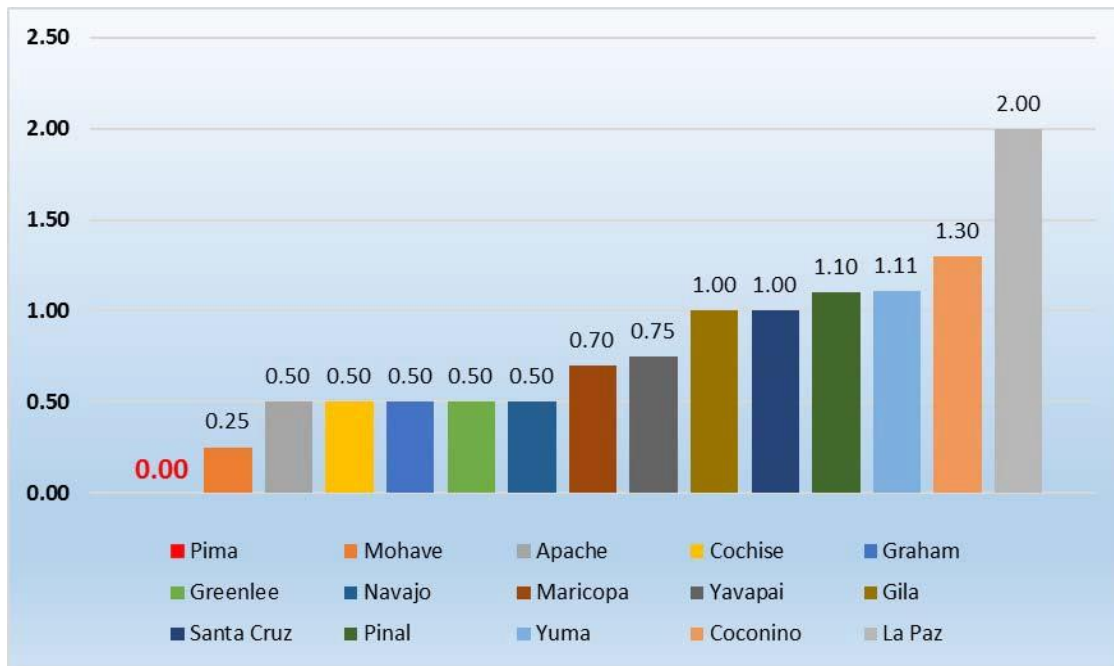


Table 1 - Allocation of Transactional Privilege Tax by County

	General Fund	Road	Jail	Capital	Health
Apache	0.50				
Cochise	0.50				
Coconino	0.50		0.50	0.125	
Gila	0.50	0.50			
Graham	0.50				
Greenlee	0.50				
La Paz	1.00	0.50			
Maricopa		0.50	0.20		
Mohave	0.25				
Navajo	0.50				
Pima	0.00				
Pinal	0.50	0.50			0.10
Santa Cruz	0.50		0.50		
Yavapai	0.50		0.25		
Yuma	0.50	0.5			0.1

Source: Arizona Tax Research Association, June 2013

Property Tax

Another source of unrestricted funds for counties is property tax, which is an ad valorem tax. These taxes are imposed on the value of land, improvements and personal property. Tax is calculated primarily on limited assessed value (statutorily-controlled value). The limited cash value is used to calculate the primary tax rate, whose revenue is used to fund basic operations of government. There are various classifications of property that are assessed at different assessment ratios which vary by property type with residential assessed at 10% and commercial/industrial at 19%, which will decrease to 18% beginning January 1, 2016. Per state statute the primary property tax levy cannot exceed 2 percent per year. The overall limited value can't increase more than 5% per year.

Due primarily to decreasing property values, Pima County raised its primary tax rate from \$3.6665 to \$4.2779 for FY 2015 in order to generate a balanced budget, which is required by state statute.

State Shared Revenues

The State of Arizona shares TPT revenues with Arizona's cities and counties using a complex formula established in state statute. The distribution is broken down by shared and non-shared. Retail TPT is split 40-60 shared and non-shared and contracting is 20-80 shared and non-shared. Of the distribution portion, 40.51 percent is returned to counties, which is shared using a multiple step formula. Urban revenue sharing of individual and corporate income tax is only shared with Arizona's incorporated cities and towns.

Highway User Funds (HURF) consists of a gas tax Fees associated with the registration and operation of motor vehicles are Vehicle License Tax (VLT) and include vehicle license tax, use tax, motor carrier fees, and vehicle registration fees. Revenue from HURF and VLT is shared with cities, towns and counties, and are restricted funds that can only be used for highway related purposes. During the downturn in the economy the amount of state shared revenue available for distribution decreased dramatically, which had a negative impact on Pima County's budget.

3. FISCAL IMPACT ANALYSIS

Factors that influence the fiscal impact results are varied, however the key underpinning is the structure of local revenue, which for Arizona counties is a mixture of property tax, sales tax and state shared revenue. The characteristics of new growth and density of new development also play a critical role in determining fiscal impacts. The level of service that is provided by the government for public safety, parks, etc. likewise influences the associated costs.

This analysis provides a way to connect planning and finance by estimating the revenues and expenditures that result from population and employment growth. The fiscal analysis prepared for the Pima County Comprehensive plan is based on vacant land within the 13 sub-regions within the unincorporated county and Pima County's Fiscal Year 2014-15 adopted budget. A number of steps and a variety of data were used to prepare a fiscal model that calculated revenues and expenditures per sub-region. In addition, several assumptions were applied to the analysis, including that land annexations would not take place, and no adjustments for inflation to the cost data. Impact fees were also not included since the revenue is dedicated to capital projects.

In addition to evaluating the fiscal impact of net new population and employment, staff also provided changes in land uses resulting from proposed new development for 6 of the 13 sub-regions. This information included additional residential dwelling units and square feet of employment land uses. These changes are based on Planning staff recommendations or requests from the property owners. However, the population and employment generated by these land use changes did not exceed the 2035 projections, thereby negating any additional impact.

METHODOLOGY

Pima County staff provided the underlying data for the analysis including the number of vacant acres, population projections within the unincorporated county by sub-region, employment by sub-region for the unincorporated county, as well as the net assessed property valuation by sub-region.

A model was prepared that applied revenue and expenditure rates against the new population, new employment or service population per acre for each planning area. Service population is population and employment combined, and is used to reflect that both residential and non-residential contribute to the tax base. These revenue and expenditure rates by sub-region planning area were calculated to understand the fiscal impact of population and employment growth. This model does not include infrastructure capital costs or annual maintenance and capital replacement costs, which according to the Natural Resources Defense Council (NRDC) can be about three times greater than the annualized capital costs.

Budget Data

Revenue and general government expenditures from the county's Fiscal Year 2014-15 adopted budget were used in developing the model. The complexity of the model was limited based on the level of detail and type of information available from the county staff. Table 2 provides a summary of the County's FY 2014-15 adopted budget, the revenue and expenditures used in the analysis, as well as the multiplier or per capita "driver" applied in the proforma. In deriving the multiplier used in the model, the 2014 population figure used was 1,008,441 and sourced from the Arizona Department of Administration, population projections medium series. Pima County employment of 427,580, which was projected from the 2008-12 American Community Survey using a 1 percent annualized growth rate.

Table 2 - Pima County Revenue and Expenditures

	FY2014-15	Expenditure Rate	Multiplier
REVENUE (Schedule C - General fund)			
Property tax	\$325,729,243	service population	varies
Licenses & Permits (cable TV provider fee)	\$2,976,590	population	2.95
Intergovernmental:			
Federal grant & aid	\$3,188,330	service population	2.22
State Grants & aid	\$430,412	service population	0.30
Sales and use Tax	\$106,640,000	population	105.75
Shared Vehicle License Tax	\$24,100,000	service population	16.78
Liquor License Fee	\$77,000	employment	0.18
City participation	\$1,055,900	service population	0.74
Transient Lodging tax	\$5,670,867	employment	13.26
Charges for Services	\$41,970,965	service population	29.23
Fines & Forfeits	\$4,495,031	service population	3.13
Investments earnings	\$280,700	population	0.28
Misc.	\$5,358,055	service population	3.73
TOTAL REVENUE	\$521,973,093		
EXPENDITURES (Schedule E - General fund)			
General Government Services	\$179,042,980	service population	124.68
Community Resources	\$31,214,120	service population	21.74
Justice and Law	\$130,816,261	population	91.10
Sheriff	\$136,815,541	service population	95.27
Health Services	\$43,513,025	population	43.15
TOTAL EXPENDITURES	\$521,401,927		

Notes: Service population is the combination of population and employment Pima County 2014 Population used from DOA's Medium Series Pima County 2014 Employment is projected from 2008-12 ACS

Source: Pima County Adopted Budget, Fiscal Year 2014-15, Schedules C and E, ESI Corp

Population and Employment Projections

The next step in the modeling process was to incorporate population and employment projections by sub-region. Population projections for the unincorporated County by sub-region were provided by the County. The net population change for each sub-region between the years 2015 and 2035 was used in the model to analyze the fiscal impact. Employment projections for each sub-region were estimated based on the number of vacant commercial and industrial acres. Steps used in this process required converting acres to square feet of land. A floor to area ratio (FAR) was applied to calculate the square footage of commercial and industrial building space, and then finally jobs per square foot for retail/office and industrial were then used to calculate total jobs. Table 3 details the baseline assumptions used to convert acres into jobs by sub-region in order to estimate the number of jobs. Without knowing annual absorption, the total number of jobs for each sub-region is based upon "build out," which very likely is beyond 2035.

Table 3 - Projected Employment by Sub-region, Unincorporated County

	Avra Valley	Tucson Mountains	Southwest	Altar Valley	Upper Santa Cruz	Mountain View	Southeast
Vacant Acres							
Commercial	1.5	3.6	304.7	0.1	280.2	0	222
Industrial	704.6	416.7	419.5	0	0	0	366.8
Square Feet of land							
Commercial	65,340	156,816	13,272,732	4,356	12,205,512	0	9,670,320
Industrial	30,692,376	18,151,452	18,273,420	0	0	0	15,977,808
Square Feet of Building Space							
Commercial (.51 FAR)	33,323	79,976	6,769,093	2,222	6,224,811	0	4,931,863
Industrial (.35 FAR)	10,742,332	6,353,008	6,395,697	0	0	0	5,592,233
Jobs per Square Foot							
Commercial (485 per SF, average for office & retail)	69	165	13,957	5	12,835	0	10,169
Industrial (740 per SF)	14,517	9,076	9,137	0	0	0	7,989
Total Jobs	14,585	9,241	23,094	5	12,835	0	18,158

	Central	Catalina Foothills	Rincon Valley	Tortolita	San Pedro	Ajo-Why	Grand Total
Vacant Acres							
Commercial	539.2	93	26.7	155.6	0	24.9	1,651.5
Industrial	467.8	0	345.2	0.3	0	3.4	2,724.3
Square Feet of land							
Commercial	23,487,552	4,051,080	1,163,052	6,777,936	0	1,084,644	71,939,340
Industrial	20,377,368	0	15,036,912	13,068	0	148,104	118,670,508
Square Feet of Building Space							
Commercial (.51 FAR)	11,978,652	2,066,051	593,157	3,456,747	0	553,168	36,689,063
Industrial (.35 FAR)	7,132,079	0	5,262,919	4,574	0	51,836	41,534,678
Jobs per Square Foot							
Commercial (485 per SF, average for office & retail)	24,698	4,260	1,223	7,127	0	1,141	75,648
Industrial (740 per SF)	10,189	0	7,518	7	0	74	58,506
Total Jobs	34,887	4,260	8,741	7,134	0	1,215	134,153

Source: Pima County, ESI Corp

Land Use Changes

As mentioned earlier, the County staff provided changes in land uses for 6 of the 13 sub-regions, which included modifications in residential dwelling units and square feet of employment land uses. Ultimately the Board of Supervisors approved the plan with fewer land use changes than staff anticipated, eliminating all changes to one planning area and curtailing four of the remaining five. Some of the sub-regions had negative residential dwelling units, which is the result of changes in land use to mixed use or nonresidential development. To determine if these changes had a greater impact to the County fiscally than the 2035 population and employment projections, an evaluation and comparison was made. To begin, an estimate of population was calculated utilizing total people per household divided by the number of occupied households for each of the six sub-regions. This methodology derived total population based on the final board of Supervisor’s action, as presented in Table 4.

Table 4 - Population Projection Based on Proposed Land Use Changes

	Tucson				Catalina	
	Mountains	Southwest	Southeast	Central	Foothills	Tortolita
New Dwelling Units	14	-33	2,381	0	-84	-101
Persons per Household	2.5	3.0	3.1	2.3	2.2	2.4
Occupancy Rate	88.9%	88.9%	85.6%	87.8%	89.4%	88.2%
New Population	32	-88	6,341	0	-166	-216

Source: Pima County Staff, 6-17-15

Persons per Household and Occupancy Rates, based on 2010 Census, Pima County

Likewise, employment by sub-region utilizing the County’s input on square feet of non-residential building space was also analyzed. In this case, the percentage of jobs associated with retail, office and industrial was applied to the total square footage to obtain a breakdown by employment use. A metric of jobs per square foot was then used to establish total jobs, as presented in Table 5.

Table 5 - Employment Projections Based On Land Use Changes, As Approved 5/19/2015

	Southwest ¹	Southeast	Central	Catalina Foothills	Tucson Mountains	Tortolita
Employment Square Feet (Per staff)	200,000	1,392,000	0	190,000	0	365,000
Employment Percentage						
Retail	25.3%	24.5%	25.7%	22.8%	22.6%	24.1%
Office	44.0%	46.4%	51.4%	50.4%	46.4%	46.7%
Industrial	30.7%	29.1%	22.9%	26.9%	31.0%	29.2%
Square Feet						
Retail	162,000	340,484	-	43,240	-	87,973
Office	38,000	646,186	-	95,727	-	170,446
Industrial	-	405,329	-	51,033	-	106,581
Jobs per SF						
Retail	253	532	-	68	-	137
Office	115	1,958	-	290	-	517
Industrial	-	579	-	73	-	152
Total New Jobs from Land Use Change	68	3,069	-	431	-	806

Table Notes:

¹Southwest sub-region square footage breakdown provided by staff
 Employment percentages are based on US Census data for each sub-region
 Jobs = Retail 640 per SF, Office 330 per SF, and Industrial 700 per SF
 Source: Pima County Staff, 6-17-15, ESI Corp

When comparing the total population within these six sub-regions to the projected population derived in 2035, the population generated by these land use changes does not exceed the 2035 projections, thereby negating any additional impact to Pima County, as shown in Table 6.

Table 6 - Population and Employment Land Use Changes Compared to 2035 Projections

Sub-region	Land Use Changes		2035 Projections	
	New Residential Population	New Employment	Net New Population	New Employment
Tucson Mountains	32	0	5,103	9,241
Southwest	-88	368	17,511	23,094
Southeast	6,341	3,069	13,395	18,158
Central	0	0	3,652	34,887
Catalina Foothills	-166	431	6,928	4,260
Tortolita	-216	806	9,734	7,134

Table Notes:

Population and employment projections are for the unincorporated county
 Source: Pima County, ESI Corp

The 2035 projections for New Employment in Table 6 represents a “build out” condition of the land use changes most likely to be developed in the next 20 years per staff’s assumptions. However, “build out” could actually be well beyond the year 2035. If you assume that 20 percent of the new jobs would be created by 2035, the result is still more jobs for each sub-region than what would be generated by the land use changes.

FINDINGS

Once the multiplier rate was calculated for each budget line item it was applied to each of the 13 sub-regions. Table 7 includes a grand total for all of the sub-regions. Overall the findings show that in the year 2035 the net fiscal impact to Pima County is positive, but marginally so at \$4.1 million.

Table 7 - Net Fiscal Impact of Proposed Vacant Land Uses, Unincorporated County

REVENUE (general fund)	Total
Property tax	\$44,732,910
Licenses & Permits (cable TV provider fee)	\$245,172
Intergovernmental:	
Federal grant & aid	\$482,273
State Grants & aid	\$65,105
Sales and use Tax	\$8,783,589
Shared Vehicle License Tax	\$3,645,412
Liquor License Fee	\$24,159
Transient Lodging tax	\$1,779,235
City participation	\$159,717
Charges for Services	\$6,348,608
Fines & Forfeits	\$679,927
Investments earnings	\$23,120
Misc.	\$810,470
TOTAL REVENUE	\$67,779,698
EXPENDITURES (general funds)	
General Government	\$27,082,383
Community Resources	\$4,721,507
Justice and Law	\$7,566,644
Sheriff	\$20,694,980
Health Services	\$3,584,026
TOTAL EXPENDITURES	\$63,649,542
NET IMPACT	\$4,130,157

When evaluating how each sub-region performs over the next 20 years, 5 out of the 13 sub-regions yield a negative fiscal impact, including Avra Valley, Southwest, Southeast, Mountain View, and San Pedro (Table 8). Overall, the land use changes approved in the final adopted general plan are few enough and unlikely to make a significant difference in the net fiscal impact for the unincorporated area of the county during the next 20 years.

As previously discussed, this model does not include annual maintenance and capital replacement costs, which can be about three times greater than the annualized capital costs. Given that Pima County is currently undergoing deferred maintenance in road infrastructure, combined with the lack of a revenue stream dedicated to cover maintenance expenses, the projected population and employment growth will compound the problem.

Table 8 - Pima County Fiscal Impact by Sub Region, 2035

	Total	Avra Valley	Tucson Mountains	Southwest	Altar Valley	Upper Santa Cruz	Mountain View	Southeast	Central	Catalina Foothills	Rincon Valley	Tortolita	San Pedro	Ajo-Why
Assumptions														
Total vacant employment acres in unincorporated county	4,376	706	420.3	724.2	0.1	280.2	0.0	588.8	1,007.0	93.0	371.9	155.9	0.0	28.3
Total SF	190,609,848	30,757,716	18,308,268	31,546,152	4,356	12,205,512	0	25,648,128	43,864,920	4,051,080	16,199,964	6,791,004	0	1,232,748
Square feet of building space	78,223,741	10,775,655	6,432,984	13,164,790	2,222	6,224,811	0	10,524,096	19,110,730	2,066,051	5,856,076	3,461,321	0	605,005
Net assessed value per service population		\$4,070	\$5,391	\$2,794	\$9,440	\$7,556	\$4,831	\$3,451	\$4,134	\$7,351	\$6,313	\$6,965	\$1,887	\$4,520
2035 Projection														
Net New Population in unincorp county (2015-2035)	83,062	4,834	5,103	17,511	3,162	4,574	594	13,395	3,652	6,928	12,124	9,734	45	1,406
Employment growth in unincorporated county	134,153	14,585	9,241	23,094	5	12,835	0	18,158	34,887	4,260	8,741	7,134	0	1,215
Service Population	217,215	19,419	14,344	40,605	3,167	17,409	594	31,553	38,539	11,188	20,865	16,868	45	2,621
NET NEW REVENUE AND EXPENDITURES (2015-2035)														
REVENUE (general fund)														
Property tax	44,732,910	\$3,380,941	\$3,307,755	\$4,852,539	\$1,278,784	\$5,626,816	\$122,747	\$4,658,294	\$6,815,690	\$3,518,053	\$5,634,900	\$5,026,067	\$3,633	\$506,690
Licenses & Permits (cable TV provider fee)	245,172	\$14,268	\$15,062	\$51,687	\$9,333	\$13,501	\$1,753	\$39,538	\$10,780	\$20,449	\$35,786	\$28,732	\$133	\$4,150
Intergovernmental:														
Federal grant & aid	482,273	\$43,116	\$31,846	\$90,152	\$7,031	\$38,652	\$1,319	\$70,055	\$85,566	\$24,840	\$46,327	\$37,451	\$100	\$5,818
State Grants & aid	65,105	\$5,820	\$4,299	\$12,170	\$949	\$5,218	\$178	\$9,457	\$11,551	\$3,353	\$6,254	\$5,056	\$13	\$785
Sales and use Tax	8,783,589	\$511,183	\$539,629	\$1,851,742	\$334,373	\$483,689	\$62,814	\$1,416,486	\$386,189	\$732,618	\$1,282,081	\$1,029,345	\$4,759	\$148,681
Shared Vehicle License Tax	3,645,412	\$325,905	\$240,722	\$681,446	\$53,143	\$292,161	\$9,969	\$529,533	\$646,779	\$187,761	\$350,174	\$283,084	\$755	\$43,980
Liquor License Fee	24,159	\$2,627	\$1,664	\$4,159	\$1	\$2,311	\$0	\$3,270	\$6,283	\$767	\$1,574	\$1,285	\$0	\$219
Transient Lodging tax	1,779,235	\$193,441	\$122,556	\$306,284	\$61	\$170,222	\$0	\$240,820	\$462,695	\$56,498	\$115,935	\$94,614	\$0	\$16,109
City participation	159,717	\$14,279	\$10,547	\$29,856	\$2,328	\$12,801	\$437	\$23,201	\$28,338	\$8,226	\$15,342	\$12,403	\$33	\$1,927
Charges for Services	6,348,608	\$567,575	\$419,225	\$1,186,761	\$92,550	\$508,808	\$17,361	\$922,199	\$1,126,388	\$326,992	\$609,840	\$493,001	\$1,315	\$76,593
Fines & Forfeits	679,927	\$60,786	\$44,898	\$127,100	\$9,912	\$54,493	\$1,859	\$98,766	\$120,635	\$35,020	\$65,313	\$52,800	\$141	\$8,203
Investments earnings	23,120	\$1,346	\$1,420	\$4,874	\$880	\$1,273	\$165	\$3,729	\$1,017	\$1,928	\$3,375	\$2,709	\$13	\$391
Misc	810,470	\$72,457	\$53,519	\$151,503	\$11,815	\$64,955	\$2,216	\$117,729	\$143,796	\$41,744	\$77,853	\$62,937	\$168	\$9,778
TOTAL REVENUE	67,779,698	\$5,193,745	\$4,793,143	\$9,350,276	\$1,801,161	\$7,274,898	\$220,818	\$8,133,076	\$9,845,705	\$4,958,250	\$8,244,755	\$7,129,484	\$11,062	\$823,325
EXPENDITURES (general funds)														
General Government	27,082,383	\$2,421,206	\$1,788,362	\$5,062,579	\$394,809	\$2,170,511	\$74,060	\$3,933,987	\$4,805,031	\$1,394,906	\$2,601,504	\$2,103,082	\$5,611	\$326,737
Community Resources	4,721,507	\$422,110	\$311,781	\$882,603	\$68,830	\$378,404	\$12,912	\$685,846	\$837,703	\$243,186	\$453,543	\$366,649	\$978	\$56,963
Justice and Law	7,566,644	\$440,360	\$464,865	\$1,595,188	\$288,047	\$416,675	\$54,111	\$1,220,235	\$332,684	\$631,115	\$1,104,452	\$886,732	\$4,099	\$128,081
Sheriff	20,694,980	\$1,850,162	\$1,366,575	\$3,868,565	\$301,693	\$1,658,594	\$56,593	\$3,006,153	\$3,671,760	\$1,065,916	\$1,987,937	\$1,607,068	\$4,287	\$249,676
Health Services	3,584,026	\$208,581	\$220,188	\$755,579	\$136,437	\$197,363	\$25,630	\$577,978	\$157,579	\$298,935	\$523,136	\$420,010	\$1,942	\$60,667
TOTAL EXPENDITURES	63,649,542	\$5,342,419	\$4,151,771	\$12,164,514	\$1,189,816	\$4,821,546	\$223,306	\$9,424,200	\$9,804,758	\$3,634,059	\$6,670,571	\$5,383,541	\$16,917	\$822,124
NET IMPACT	\$4,130,157	-\$148,673	\$641,372	-\$2,814,238	\$611,346	\$2,453,352	-\$2,487	-\$1,291,124	\$40,947	\$1,324,191	\$1,574,184	\$1,745,943	-\$5,855	\$1,201

APPENDIX A – DATA SOURCES AND APPROACH

Fiscal Impact Model Data Sources and Approach	
Data	Source/Approach
Vacant acres for commercial and industrial uses for each sub-region	Pima County (<i>Appendix B</i>)
Population and projections by sub-region for incorporated, Tribal and unincorporated county	Pima County (<i>Appendix C</i>)
Employment by sub-region	Pima County provided U.S. Census, Summary File 3 tract data, or 2007-2011 ACS tract data by sub-region to derive a 2010 baseline.
Countywide employment projection	Pima County Business Patterns for years 1997 and 2012. Annualized the 15 year growth and applied to each sub-region to project employment growth for 2014 and 2035.
Employment projection by sub-region for the unincorporated county.	Pima County provided vacant employment acres in the unincorporated county by sub-region, which was converted to square feet of land. A floor to area ratio (FAR) was applied to calculate the square footage of commercial and industrial building space. Jobs per square foot for retail/office and industrial was then derived to calculate total jobs.
Net Assessed Valuation	Utilized the limited net assessed value by sub-region from Pima County and derived an assessed value per service population (population and employment). Calculated the primary property tax using the primary tax rate of 4.2779. (<i>Appendix D</i>)

APPENDIX B - UNINCORPORATED VACANT LAND

Unincorporated Vacant Land for Commercial and Industrial Land Uses

Subregion	Commercial	Industrial	Total
Avra Valley	1.5	704.6	706.1
Tucson Mountains	3.6	416.7	420.3
Southwest	304.7	419.5	724.2
Altar Valley	0.1	0.0	0.1
Upper Santa Cruz	280.2	0.0	280.2
Mountain View	0.0	0.0	0.0
Southeast	222.0	366.8	588.8
Central	539.2	467.8	1,007.0
Catalina Foothills	93.0	0.0	93.0
Rincon Valley	26.7	345.2	371.9
Tortolita	155.6	0.3	155.9
San Pedro	0.0	0.0	0.0
Ajo-Why	24.9	3.4	28.3
Total	1,651.5	2,724.3	4,375.8

APPENDIX C - UNINCORPORATED COUNTY POPULATION PROJECTIONS BY SUB-REGION

Unincorporated County Population Projections by Sub-region

Sub-region	2015	2035
Avra Valley	17,895	22,729
Tucson Mountains	12,490	17,593
Southwest	12,490	17,593
Altar Valley	7,542	10,704
Upper Santa Cruz	25,798	30,372
Mountain View	1,432	2,026
Southeast	37,397	50,792
Central	18,499	22,151
Catalina Foothills	99,015	105,943
Rincon Valley	14,894	27,018
Tortolita	60,373	70,107
San Pedro	110	155
Ajo-Why	3,777	5,183

Source: Pima County

APPENDIX D - NET ASSESSED VALUATION BY SUB-REGION

2013 Taxable Limited Net Assessed Value

PLANNING AREA	REAL & SECURED PERSONAL PROPERTY ¹	REAL & SECURED PERSONAL PROPERTY: CENTRALLY-VALUED PROPERTY (CVPs) ²	UNSECURED PERSONAL PROPERTY ³	TOTAL
Avra Valley	\$87,651,614.72	\$46,563,850.88	\$7,012,915.26	\$141,228,380.86
Tucson Mountains	\$477,968,157.12	\$30,593,339.29	\$20,692,402.50	\$529,253,898.91
Southwest	\$276,960,453.50	\$67,528,190.23	\$23,614,871.54	\$368,103,515.27
Altar Valley	\$28,154,935.10	\$80,828,855.10	\$2,103,306.63	\$111,087,096.83
Upper Santa Cruz	\$424,358,027.00	\$71,217,824.02	\$7,022,547.13	\$502,598,398.15
Mountain View	\$11,463,195.51	\$5,473,997.97	\$4,099,741.88	\$21,036,935.36
Southeast	\$400,186,938.39	\$111,257,589.55	\$46,440,098.98	\$557,884,626.92
Central	\$1,837,598,326.81	\$86,556,186.17	\$78,186,767.55	\$2,002,341,280.53
Catalina Foothills	\$1,890,011,115.84	\$58,372,400.93	\$47,664,014.62	\$1,996,047,531.39
Rincon Valley	\$106,016,455.37	\$7,841,829.46	\$7,184,983.91	\$121,043,268.74
Tortolita	\$1,082,683,377.26	\$30,040,091.94	\$27,619,007.64	\$1,140,342,476.84
San Pedro	\$1,555,094.15	\$1,035,715.62	\$344,470.60	\$2,935,280.37
Ajo-Why	\$15,627,644.17	\$5,691,742.35	\$517,179.94	\$21,836,566.46
Tohono O'odham Nation	\$104,169.06	\$534,842.49	\$382,145.82	\$1,021,157.37
Total	\$6,640,339,504.00	\$603,536,456.00	\$272,884,454.00	\$7,516,760,414.00

Assessed Valuation per Service Population

Subregion	Population	Employment	Service Population	Total Assessed Value	Assessed Value per Service Pop
Avra Valley	24,667	10,035	34,702	\$141,228,381	\$4,070
Tucson Mountains	68,463	29,716	98,179	\$529,253,899	\$5,391
Southwest	92,806	38,961	131,767	\$368,103,515	\$2,794
Altar Valley	7,564	4,204	11,768	\$111,087,097	\$9,440
Upper Santa Cruz	53,705	12,815	66,520	\$502,598,398	\$7,556
Mountain View	1,432	2,923	4,355	\$21,036,935	\$4,831
Southeast	121,365	40,288	161,653	\$557,884,627	\$3,451
Central	331,628	152,721	484,349	\$2,002,341,281	\$4,134
Catalina Foothills	180,673	90,876	271,549	\$1,996,047,531	\$7,351
Rincon Valley	15,178	3,996	19,174	\$121,043,269	\$6,313
Tortolita	112,700	51,018	163,718	\$1,140,342,477	\$6,965
San Pedro	110	1,446	1,556	\$2,935,280	\$1,887
Ajo-Why	3,777	1,054	4,831	\$21,836,566	\$4,520

Notes: Net Assessed Valuation is 2013 and Population and Employment are 2015

Source: Pima County, U.S. Census, Summary File 3 tract data, or 2007-2011 ACS tract data; ESI Corp

Glossary and Sources

Glossary

E.1 Introduction

Land use planning, like most fields, has its own language. The language of planning makes it easier for planners to present complex ideas and concepts in a concise manner. However, for readers unfamiliar with the language of planning, the terminology can be confusing. As an aid to readers, listed below are definitions of a number of the key terms used in this Comprehensive Plan Update, *Pima Prospers*.

[Note: There are many different definitions used for some terms below throughout the world (e.g. sustainability). For the purposes of this plan, the following definitions apply].

E.2 Policy Terms and Definitions

Acre: A measure of land containing 43,560 square feet.

Active Design: An approach to the development of buildings, streets, and neighborhoods that uses architecture and urban planning to make daily physical activity and healthy foods more accessible and inviting.

Activity Centers: A concentration of commercial and other land uses. Activity centers can vary greatly in size from the central districts of large cities to regional commercial areas to neighborhood shopping centers.

Adaptive Reuse: Conversion of a building into a use other than that for which it was originally designed, such as changing a warehouse into an art gallery space or housing, or a single family residence into a small business. [This definition is more expansive than one currently found in the zoning code and is meant to depict a future set of circumstances. The one in the zoning code correctly defines how the term is presently used in the code].

Affordable Housing: Dwelling units for sale or rent that are deemed affordable for lower or middle income households. It is also housing that does not create an economic burden for a household and allows residents to meet other basic needs on a sustainable basis.

Age-limited: Housing options that are restricted to a population of a certain age group, for example 55+.

Aggregate: Sand, gravel, crushed stone and quarried rock used for construction purposes.

Aging in Place: The ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level.

Ambient (outdoor) Air Pollutants: The Clean Air Act requires the EPA to set National Ambient Air Quality Standards for six common air pollutants. They are particle pollution (often referred to as particulate matter), ground-level ozone, carbon monoxide, sulfur oxides, nitrogen oxides, and lead.

Approach/Departure Corridors:

Approach Departure Corridor One (ADC-1). A specifically designated area 12,000 feet from the northwest end of the runways at Davis Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Two (ADC-2). A specifically designated area 30,000 feet from the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential.

Approach Departure Corridor Three (ADC-3). A specifically designated area located 30,000 to 50,200 feet at the southeastern end of runways at Davis-Monthan Air Force Base where land use is susceptible to a degree of risk of aircraft accident potential, less than in the ADC-1 or ADC-2 zones.

Arizona Revised Statutes (A.R.S.): The statutory laws of the State of Arizona, as amended. Title 11 of the Statutes directs counties to prepare a comprehensive plan and provides mandates and guidance for that preparation.

Arts District: A demarcated area, intended to create a 'critical mass' of places of cultural consumption - such as art galleries, dance clubs, theatres, art cinemas, music venues, and public squares for performances.

Bike Routes: Routes designated for bicycle travel that may include shared streets, bike lanes, or multiuse paths, in any combination.

Biogas: A mixture of methane and carbon dioxide produced by the bacterial decomposition of organic wastes and used as a fuel.

Biological Core Management Areas: Those areas that have high biological value. They support large populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for five or more priority vulnerable wildlife species.

Blight: The process whereby a previously functioning city, or part of a city, falls into disrepair and decrepitude.

Board of Supervisors: The Pima County Board of Supervisors is the elected policy-setting body for Pima County. The Comprehensive Plan is ultimately approved by the Board on consideration of input from the residents, Planning and Zoning Commission, and staff.

Brownfields: Land previously used for industrial purposes or some commercial uses. The land may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up.

Buffelgrass: Buffelgrass, an invasive plant species introduced for cattle forage that grows rapidly and poses a serious fire risk to the Sonoran Desert, an ecosystem that is not fire adapted.

Built Environment: The human-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighborhoods to large-scale urban surroundings.

CANAMEX Corridor: The CANAMEX corridor is a corridor linking Canada to Mexico through the United States. The corridor was established under the North American Free Trade Agreement. Currently the corridor is defined by a series of highways.

Carbon Dioxide (CO₂) Sequestration: Capture and secure storage of carbon that would otherwise be emitted to or remain in the atmosphere. It is a way to show accumulation of greenhouse gases.

Carbon Footprint: Carbon footprint is a measure of the impact our activities have on the environment and particularly on climate change. Carbon footprint is measured by the total amount of greenhouse gases produced to directly and indirectly support human activities. It is usually expressed in equivalent tons or pounds of carbon dioxide.

Central Arizona Project (CAP): Central Arizona Project is designed to bring about 1.5 million acre-feet of Colorado River water per year to Pima, Pinal and Maricopa counties. CAP carries water from Lake Havasu near Parker to the southern boundary of the San Xavier Indian Reservation southwest of Tucson. It is a 336-mile long system of aqueducts, tunnels, pumping plants, and pipelines and is the largest single resource of renewable water supplies in the state of Arizona.

Character: The image and perception of a community as defined by its built environment, landscaping, natural features and open space, and types and style of housing, that contribute to its individuality.

Character Areas: Character areas cover geographical areas of different size and each has a common setting, land use pattern, density and intensity, or unique type or scale of development. "Character" can generally be thought of as the look or feel of a place--that which sets it apart from other areas. Based on this definition, three major character areas have been identified in Pima County:

Urban – Located in close proximity to incorporated jurisdictions, major transportation corridors and areas where infrastructure is in place or planned, urban uses contain a mix of housing, commercial, employment, and activity centers in a moderate to higher density setting. Urban communities offer a variety of housing types, including low and mid-rise apartments and condos, duplexes, townhomes, small-lot single-family homes, and some single-family homes on slightly larger lots.

Suburban – These are neighborhoods in relatively close proximity or adjacent to neighborhood centers and retail in a low to moderate density setting. Suburban communities offer residents larger lots in a lower density setting.

Rural – Development is characterized by low to very low density single-family residential homes on large lots, ranches, small scale commercial, agriculture, livestock, farms, food production, and distribution uses with limited and greater distance to services.

Commercial Façade Program: Program activities are designed to bring commercial structures up to code or improve their facades. If the commercial structure is owned by a private, for profit entity the rehabilitation activity is limited to the exterior of the building and the correction of code violations. Any other improvements will be carried out under the special economic development category.

Community Development Target Areas: Locales where the majority of the population is low income therefore automatically qualifying the area for Community Development Block Grant (CDBG) funds.

Community Node and Gateways: A concentration of uses that provide vibrancy, convenience, and variety to a community. Gateways may also define the entrance to a specific area within a community.

Compact Development: Refers to the act of constructing buildings vertically or horizontally, often in a mixed-use area, and configuring them on a block or neighborhood scale that makes efficient use of land and resources, and is consistent with neighborhood character and scale. Compact building design reduces the footprint of new

construction, thus preserving greenspace to absorb and filter rain water, reduce flooding and stormwater drainage needs, and lower the amount of pollution washing into our streams, rivers and lakes. Compact building design is necessary to sustain transit ridership at levels necessary to make public transit a viable transportation option.

Compatibility: The design, arrangement, and location of buildings and structures or other created or natural elements of the urban environment which are sufficiently consistent in scale, character, siting, coloring, or materials with other buildings or elements in the area so as to avoid abrupt or severe differences.

Complete Streets: As defined by the National Complete Streets Coalition, Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from transit stations. In a desert environment, shade plays an important role in encouraging walkability.

Comprehensive Plan: The road map of the county including the vision, goals, policies, and implementation strategies that guide decisions regarding the growth and redevelopment of the county. It is a comprehensive, coordinated set of intents and directions for the county including, but not limited to, land use, transportation,

economic development, environment, water resources, infrastructure, public facilities and services, parks, recreation, trails, conservation, food production, health services and the physical environment.

Concept Ready: Sites that are ready for development. The site has proper entitlement to zoning, height and size to accommodate a wide range of industrial uses. Sewer improvements, water infrastructure, biological resources, and roadways are planned but not built like many shovel-ready sites.

Concurrency: A governmental policy requiring the availability of public services (water, sewer, roads, schools, etc.) prior to or about the same time a new development comes on line.

Connectivity: Refers to the directness of links and the density of connections in a transport network. As connectivity increases, travel distances decrease and route options increase, allowing more direct travel between destinations, creating a more accessible and resilient transportation system.

Conservation: The controlled use and systematic protection of a resource including, but not limited to, environmental or cultural resources, with the purpose of keeping such resources from harm.

Conservation Lands System: The Conservation Lands System (CLS) is the ultimate expression of those lands where conservation is fundamental and necessary

to achieve the Plan’s biological goals, while delineating areas suitable for development. The CLS was renamed the Maeveen Marie Behan Conservation Lands System in November 2009 in memory of Dr. Behan’s work on the Sonoran Desert Conservation Plan (SDCP) and the development of the CLS.

Corridors: Linear connections between neighborhoods created by road, rail, rivers and washes, and greenway connections.

Creative Economy: At the heart of the creative economy are the cultural and creative industries that lie at the crossroads of arts, culture, business, and technology.

Critical Landscape Connections: Six broadly-defined areas where biological connectivity is significantly compromised, but where opportunity to preserve or otherwise improve the movement of wildlife between major conservation areas and/or mountain ranges still persists.

Cultural Resources: Physical evidence or place of past human activity: site, object, landscape, structure; or a site, structure, landscape, object or natural feature of significance to a group of people traditionally associated with it.

Dark Sky/Skies: Preservation of the natural light/dark cycle through minimizing light pollution. Reducing unneeded light is essential to maintaining the viability of the numerous major astronomical assets in the region covered by the Plan and comes with proven economic, ecological and human health benefits.

Davis-Monthan AFB Environs Zone: a boundary around Davis-Monthan Air Force Base within which only compatible land uses are allowed. Within the Zone, acoustical treatment of buildings is required to reduce exposure to high levels of airport noise.

Density: Density is used to describe the number of dwelling units per acre in residential districts.

Designated Area Agency on Aging: An agency designated by the State Unit on Aging in a designated area to develop and administer a plan for a comprehensive and coordinated system of aging services.

Development: The physical extension and/or construction of the built environment. Development-related activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities); as well as the creation of parks and recreation facilities.

Development Target Areas: Target Areas (neighborhoods) are specific areas in Pima County that have been identified for community development assistance based on household income. To be eligible, the target area must have more than 51 percent of the households below 80 percent of the median income as determined by the Department of Housing and Urban Development.

Distressed Area: A generic term referring to site specific blighted properties. There may be distressed areas within Community Development Target Areas (CDTA).

Drought: A sustained, natural reduction in precipitation that results in negative impacts to the environment and human activities. Short-term drought is measured by the departure of precipitation from average conditions on a time-scale from one to several months. Long-term drought is measured when sustained precipitation deficits -over time periods of one to several years- affect surface and subsurface water supplies.

Dwelling Unit: A building or portion of a building designed or used by a family or group of people for residential purposes as a single housekeeping unit, but not including convalescent homes, hospices, assisted living facilities, hospitals, hotels, motels, and other group living arrangements or accommodations for the transient public.

Easement: The right to use property owned by another for specific purposes or to gain access to another property. Common examples of easements include the right of a property owner who has no street front to use a particular segment of a neighbor's land to gain access to the road, as well as the right to run a sewer line across a strip of an owner's land, which is frequently called a right of way.

Economic Development: A set of policies that create and guide actions and strategies that promote the standard of living and economic health of the area such as workforce training, critical infrastructure, regional competitiveness, environmental sustainability, social inclusion, health, safety, literacy, and other initiatives.

Economic Development Corridor: Developed to stimulate and support reinvestment along major transportation corridors such as the proposed Sonoran Corridor linking I-19 to I-10 and others. These corridors are often the primary resource for transportation, shopping, commercial services and public services. In the economic development context, these corridors include major routes that connect a variety of industries, including aerospace and defense.

Ecosystem: An ecosystem includes all of the living things in a given area, interacting with each other, and also with their non-living environments.

Effluent: Treated municipal wastewater. Similarly, reclaimed water is former wastewater (sewage) that is treated to remove solids and impurities, and used in sustainable landscaping irrigation, to recharge groundwater aquifers, to meet commercial and industrial water needs, and for drinking.

El Corazon: The Heart of Tres Ríos del Norte at the Confluence of the Santa Cruz, Rillito and Cañada del Oro Rivers. This County project includes ecosystem restoration along both banks of the Santa Cruz River, flood control protection for the surrounding community, and additional regional recreation elements.

Equity Building: Increasing the net value of an asset such as the portion of a home's value or mortgage that has been paid off. As a mortgage loan is paid off, equity is gained.

Elements: A component of the Comprehensive Plan dealing with specific topics that are either required (e.g. water) or optional (e.g. health and economic development) as defined in the A.R.S. Title 11, Chapter 6, Article 1, including economic development, open space and land use, etc.

Employment Centers or Districts: Primarily single use areas like shopping or campuses where development patterns were created specifically for that use such as educational districts like the University of Arizona or medical districts based around hospitals like Northwest Hospital or Tucson Medical Center.

Energy Efficient Mortgage Program: Energy Efficient Mortgage program (EEM) is a Federal Housing Administration (FHA) program that helps homebuyers or homeowners save money on utility bills by enabling them to finance the cost of adding energy efficiency features to new or existing housing as part of their FHA insured home purchase or refinancing mortgage.

Exurbs: The region that lies beyond a city and its suburbs.

Fair Housing Act: A law enacted as part of civil rights legislation that prohibits discrimination of home sales, rentals and financing based on race, color, national origin, religion, sex, familial status or those with disabilities.

Final Integrated Water Management Plan: A plan detailing proposed water resources, reuse, replenishment, conservation and use of renewable water supplies for the tentative plat or development plan stage of a proposed project.

Focused Development Investment Area: State statutes require planning for growth areas, specifically identifying those areas that are particularly suitable for multimodal transportation and infrastructure expansion and improvements designed to support a concentration of a variety of uses, such as residential, office, commercial, tourism, and industrial uses. In unincorporated Pima County, Focused Development Investment Areas fulfill these functions.

Fossil Fuels: Fuels formed by natural processes such as anaerobic decomposition of buried dead organisms. The age of the organisms and their resulting fossil fuels is typically millions of years, and sometimes exceeds 650 million years. The fossil fuels, which contain high percentages of carbon, include coal, petroleum, and natural gas.

Fugitive Dust: Particles lifted into the air caused by man-made and natural activities such as the movement of soil, vehicles, equipment, blasting, and wind.

Gigawatts: Unit of electric power equal to one billion (10^9) watts, one thousand megawatts, or 1.34 million horsepower enough to supply a medium size city.

Goals: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable. Goals are not quantifiable, time-dependent, or suggestive of specific actions for achievement. There is at least one general plan goal per element, with more than one goal per element where appropriate or necessary. Goals often refer to one or more aspects of the vision and incorporate specific values.

Gray Water: The relatively clean waste water from baths, sinks, washing machines, and other kitchen appliances.

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation, and deconstruction.

Greenhouse Gases: Any of various gaseous compounds (such as carbon dioxide) that absorb infrared radiation, trap heat in the atmosphere, and contribute to the greenhouse effect.

Green Improvements (Housing): Green home improvements offer a variety of benefits to homeowners and the environment, including installation of solar panels, low water features, water harvesting, and energy efficient appliances and construction. The federal government has initiated a variety of tax incentives and grants for green home improvements, as have state organizations and local energy companies.

Green Infrastructure: Practices that use or mimic natural systems and processes to promote infiltration, evapotranspiration, and harvesting of stormwater for retention and use in the landscape, generally by using vegetation and soil to manage stormwater where it falls.

Green Purchasing: Refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose.

Green Streets: An integrated system of stormwater management within a street's right-of-way that reduces the amount of water that is piped directly to streams and rivers. Green streets make the best use of the street tree canopy for stormwater interception (water harvesting) as well as temperature mitigation (shade) and air quality improvement.

Greenways: A corridor of undeveloped land preserved for recreational use or environmental protection.

Greyfields: Older, economically obsolete development. The term is commonly applied to malls that are past their prime and are experiencing declining levels of occupancy.

Groundwater: All water below the surface of the land. It is water found in the pore spaces of bedrock or soil, and it reaches the land surface through springs or it can be pumped using wells.

Groundwater Adverse Impact: The lowering of a piezometric surface (the imaginary surface to which groundwater rises under hydrostatic pressure) in the area occupied by a groundwater-dependent ecosystem, or diversion of regional groundwater flows or sources of recharge away from a groundwater-dependent ecosystem.

Groundwater-Dependent Ecosystems: Shallow groundwater areas, springs and intermittent and perennial streams that are not effluent-dominated, as mapped by Pima County.

Groundwater Recharge: A hydrologic process where water moves downward from surface water to groundwater. Recharge occurs both naturally (through the water cycle) and anthropologically (i.e., “artificial groundwater recharge”), where rainwater and or reclaimed water is routed to the subsurface.

Growing Smarter Act: 1998 Arizona state legislation that affected how cities and counties conduct and administer long-range planning activities. This legislation required four new plan elements and expanded other

elements; required additional public notification and involvement; and required that Comprehensive and General Plans be readopted every 10 years. The Growing Smarter Act was amended by the Growing Smarter Plus Act.

Growing Smarter Plus Act: 2000 Arizona state legislation that revised some of the considerations of the 1998 Growing Smarter Act. The Growing Smarter Plus Act required an additional element, and redefined major amendments to the Comprehensive Plan. The Growing Smarter Plus Act has been amended several times including adding Energy as an element.

Habitat Protection Priority Areas: Those areas referenced and mapped as part of the 2004 open space bond program.

Health Impact Assessment (HIA): HIA is a process that helps evaluate the potential health effects of a plan, project or policy before it is built or implemented. An HIA can provide recommendations to increase positive health outcomes and minimize adverse health outcomes. (See also Land Use Element, Section 3.1, Goal 1, Policy 14).

Health Literacy: The ability to obtain, read, understand and use healthcare information to make appropriate health decisions and follow instructions for treatment.

Healthy Community: For the purposes of the Comprehensive Plan, a healthy community is a condition of living that enables the present generation to enjoy social well-being, a vibrant economy, and a healthy

environment, without compromising the ability of future generations to enjoy the same.

Healthy Home: A healthy home is sited, designed, built, renovated and maintained to support health. A healthy homes approach is a coordinated, comprehensive and holistic approach to preventing diseases and injuries that result from housing-related hazards and deficiencies.

Healthy Housing Standards: The Healthy Housing Standard is a living tool for property owners, elected officials, code agency staff, and all who are concerned about housing as a platform for health. Individually and together, the Standard constitutes minimum performance standards for a safe and healthy home. It provides health-based measures to fill gaps where no property maintenance policy exists and also serves as a complement to the International Property Maintenance Code and other housing policies already in use by local and state governments and federal agencies.

High Noise or Accident Potential Zones: High noise or accident potential zones means any property located in the following zones: Luke Air Force Base in Maricopa County, Davis-Monthan Air Force Base in Pima County, Yuma Marine Corps Air Station and Laguna Army Airfield in Yuma County and Libby Army Airfield in Cochise County, or ancillary military facilities.

Housing Tenure: Refers to the arrangements under which the household occupies all or part of a housing unit. Types of tenure

includes ownership by a member of the household and rental of all or part of the housing unit by a member of the household, etc.

Human Infrastructure: Human Infrastructure relates to the efficient provision of existing and future services needed to support current and forecasted populations. These include:

- health services;
- public safety and emergency services;
- parks and recreation;
- workforce training/education;
- library services; and
- animal care.

Each of the services listed above play a significant part in how our county functions, they implement the overall vision and they each connect our people with each other on multiple levels.

Human Scale: The quality of the physical environment which reflects a sympathetic proportional relationship to human dimensions and which contributes to the citizen’s perception and comprehension of the size, scale, height, bulk and/or massing of buildings or other features of the built environment.

Identity: Qualities that make a community distinctive, unique, interesting or attractive.

Implementation Strategies: Located in a companion document, implementation strategies ensure that the Plan is used, and that the policies in the Plan are implemented

by specific tasks. The implementation strategy lists all of the tasks, lead responsible entities, schedule for completion, and potential funding mechanisms.

Important Riparian Areas: Critical elements of the Sonoran Desert where biological diversity is at its highest. These areas are valued for their higher water availability, vegetation density, and biological productivity. They are also the backbone in preserving landscape connectivity.

Inclusive Home Design Ordinance: This standard provides technical criteria for making sites, facilities, buildings, and elements accessible.

Indirect Potable Resources: A water recycling application where municipal wastewater is highly treated and discharged directly into groundwater or surface water sources with the intent of augmenting drinking water supplies.

Infill: Development of vacant land (often individual lots or left-over properties) within areas that are already largely developed.

Infill Incentive District: Used to promote high quality new development, redevelopment and infill development within the district through the use of flexible development standards.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, flood control improvements, and roads.

In-lieu Fee: An in-lieu fee is an option where developers may pay a fee instead of fulfilling a specific requirement (for example the developer may choose to pay an in-lieu fee to a third party to provide parks instead of building a project-specific park on site).

Intergenerational Housing: A housing concept that enables a family of multiple generations to live together on one property. There are many arrangements for such housing, but one example takes the form of a single-family home that includes additional dwelling units that are used for cohabitation between parents, children, and other relatives, such as grandparents. Other arrangements may include multiple manufactured homes on one lot, a two or three story duplex or triplex, each floor being a family residence, a family living over a garage, etc.

Impervious Surface: Any surface through which rainfall cannot pass or be effectively absorbed such as roads, buildings, paved parking lots, sidewalks etc.

Intensity: Used to describe size, bulk, use, and scale of development in nonresidential districts.

Intermountain West Corridor (I-11): Through the recent transportation authorization bill, (MAP-21) Congress recognized the importance of the portion of the Corridor between Phoenix and Las Vegas and designated it as future I-11, intended to be a new high-capacity, multimodal transportation facility connecting the two cities. Extended, it has the potential to

become a major multimodal north-south transcontinental Corridor through the Intermountain West, connecting cities, trade hubs, ports, intersecting highways, and railroads.

Isolated Basins: Hydrologic basins in Pima County except the Tucson and Avra basins.

Land Use: The occupation or utilization of land area for any human activity, infrastructure, conservation of the natural environment, and economic development as specifically defined in the Comprehensive Plan.

Land Use Map: A map that graphically depicts existing or future land uses and densities. It visually defines land use compatibility and spatial relationships, establishes the physical form of the community, and identifies urban design opportunities. A land use map serves as a guide in preparation of zoning ordinances, zoning district maps, rezonings, comprehensive plan amendment requests, CIP planning, bond decisions, and indirectly variances and CUP's.

Level of Service (LOS): A measure of congestion and performance, typically on an A through F scale; a very congested freeway, for example, would have a "low" level of service (such as LOS F); LOS can also be applied to transit, bicycle and pedestrian travel modes.

Livability: The sum of the factors that add up to a community's quality of life—including the built and natural environments,

economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

Live-work: A mixed-use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

The Loop: A system of shared use paths connecting the Rillito, Santa Cruz and Pantano River parks with the Julian Wash and Harrison Road Greenways. The loop will extend through Marana, Oro Valley, Tucson, and South Tucson. Pima County residents and visitors on foot, bikes, skates, and horses can enjoy the more than 100 miles of shared-use paths that have already been completed.

Low Impact Development (LID): A land development or re-development approach that preserves or restores on-site natural systems and hydrologic functions, and reduces impervious or disturbed areas to manage stormwater as close to its source as possible.

Mass: The combination of the three dimensions of length, height, and depth which give a building its overall shape; a building is often composed of many masses, hence the term massing, which is often used to describe the form or shape of structures.

Mitigate: To lessen the impact of, alleviate, or avoid to the extent reasonably feasible.

Mix of Uses: An area with a combination of compatible land uses.

Mixed Use Development: Development that includes a mixture of complementary land uses; sometimes referred to as live/work/play areas. A common mix of land uses that may include housing, retail, office, commercial services, civic uses, recreation or open space.

Horizontal Mixed Use: Combines single-use buildings on distinct parcels with a range of other land uses within one block.

Vertical Mixed Use: Combines different uses in the same building. Lower floors could have more public uses with more private uses on the upper floors. For example, the ground floor could have retail, second floor may have professional offices, and the top floors may have some form of residential use.

Multi-family: A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate zoning lots. Multi-dwellings include structures commonly called garden apartments and condominiums.

Multimodal: The combination of several travel modes within a single corridor or facility; also refers to the ability to choose among several travel modes.

Multiple Use Management Areas: Those areas where biological values are significant, but do not attain the level associated with Biological Core Management Areas. They support populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for three or more priority vulnerable species.

Neighborhood: The smallest subarea in planning, defined as a residential area whose residents have public facilities and social institutions in common, and generally within walking distance of their homes.

Neighborhood Capacity: The combined influence of a community's commitment, resources, and skills that can be deployed to build on community strengths and address community problems.

Net Metering: The practice that allows consumers to produce renewable energy and sell the excess power back to the grid and to the utilities, thereby rolling back meters and their electric bills.

Net Zero Energy Buildings: At the heart of the Zero Energy Building concept is the idea that buildings can meet all their energy requirements from low-cost, locally available, nonpolluting, renewable sources. At the strictest level, a Zero Energy Building generates enough renewable energy on site to equal or exceed its annual energy use.

Non-attainment (air pollution): Used as an air quality standard, a "non-attainment" air pollution classification means that air quality

in a particular region does not meet (or “attain”) a federal air quality standard.

Non-potable: Water that is not of drinking water quality, but which may still be used for many other purposes depending on its quality.

Open Space: An area of land not developed for use as residential, commercial, industrial, office, or institutional.

Functional Open Space - A designed open space element of the development that has a functionally described and planned use as an amenity for the direct benefit of the residents of a development, with not more than three percent of man-made impervious surface within such designated areas.

Natural Open Space (undisturbed open space) - Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, except pedestrian and non-motorized access trails, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation of conservation area.

PAG: Pima Associations of Governments. Pima Association of Governments is a nonprofit metropolitan planning organization with Transportation Planning, Sustainable Environment Planning and Technical Services divisions. These divisions coordinate efforts with all the local jurisdictions in Pima County, and with the Pascua Yaqui Tribe and Tohono O’odham

Nation. PAG's nine-member Regional Council has representatives from the local, state and tribal governments.

Parks: The National Recreation and Parks Association developed a park classification system that establishes a hierarchy of parks. Such hierarchy includes:

Regional Parks – Regional parks supplement community and neighborhood parks, serving broader based recreation needs in addition to those addressed in smaller parks. The increased size permits larger development of both active and passive facilities, providing a wide range of recreational pursuits. Regional parks may include sizeable areas of undeveloped land with natural vegetation. Regional parks can also incorporate linear parks, such as The Loop, and provide connectivity to the regional trail system.

Community - Community parks are typically larger in scale than neighborhood parks and serve several neighborhoods with both active and passive recreational facilities. A community park may include a community center. Group activities are well integrated and may include highly used recreational facilities such as programmed athletic sports fields, swimming pools, and recreation centers. Community parks may also contain large passive open space areas or preserve unique landscapes. This type of park,

due to their location on major thoroughfares, provides a visual break in the built environment.

Neighborhood - A neighborhood park is the basic unit of the park system and serves as the recreational focus of an individual neighborhood. Playgrounds, trails and usable open spaces are generally given the highest priority. A neighborhood park may include a neighborhood center. This type of park includes features for sitting, picnicking, and relaxing.

Pocket - A pocket park is the smallest park in the park classification system and is considered as an alternative when providing a typical neighborhood park is impractical. Pocket parks provide open space and meet the recreational needs of neighborhoods. Pocket parks are residential in scale and character and provide a quiet setting for park use. They include passive uses such as picnic and sitting areas, and shade. In more urban areas, pocket parks may take the form of courtyards, plazas, promenades, and ramadas in mixed-use development.

Linear - Linear parks offer scenic beauty and allow safe, uninterrupted pedestrian, bicycle and/or equestrian movement along natural or built corridors. They are generally located along washes, creeks, streams or in association with major thoroughfares or boulevards. An example of a linear park is The Loop.

Pedestrian Oriented: An environment designed to make movement by pedestrians fast, attractive, and comfortable for various ages and abilities; considerations include separation of pedestrian and auto circulation, street furniture, clear directional and informational signage, safety, visibility, shade, lighting, surface materials, trees, sidewalk width, intersection treatment, curb cuts, ramps, and landscaping.

Pervious Surface: A surface which allows water to filter into the ground, which enables natural groundwater to recharge, helps with filtration of pollutants, and reduces erosion and flooding. The use of pervious asphalt and concrete for parking lots, roads and sidewalks is an important part of stormwater management that conserves precious natural resources.

Planned Development Communities: An area of land with a minimum size, as specified by district regulation, to be planned and developed using a common master zoning plan, and containing one or more uses and common areas.

Planning Area: Thirteen distinct areas within Pima County are addressed by the Comprehensive Plan, including: Ajo/Why, Altar Valley, Avra Valley, Catalina Foothills, Central, Mountain View, Rincon Valley, San Pedro, Southeast, Southwest, Tortolita, Tucson Mountains, and Upper Santa Cruz. The planning areas are based on watersheds and natural hard boundaries such as I-10, for example.

Planning and Zoning Commission: The Planning and Zoning Commission is made up of 10 volunteer members; two members are appointed by the supervisor for each of the districts. The Planning and Zoning Commission hears and makes recommendations on land use decisions such as rezoning cases, amendments to the zoning code, and amendments to the comprehensive plan, as well as the comprehensive plan update process.

Policies: A course or principle of action defined to support a given goal.

Potable water: Drinking water or potable water is water safe enough to be consumed by humans or used with low risk of immediate or long term harm.

Preliminary Integrated Water Management Plan (PIWMP): A plan identifying all sources and uses of water intended for, and water demand projections based upon, a proposed rezoning.

Primary Care Areas (PCAs): Primary Care Areas describe areas in Arizona where the local residences primarily obtain their health care.

Primary Property Taxes: The County currently assesses a primary property tax to provide funding for the judicial system, Sheriff, healthcare, general services, and community development.

Public/Private Partnership: Achieving a goal or providing a service by merging public and private resources in the form of, for example, financial assistance, expertise, collaborative planning, and public relations support.

Recharge: Water that infiltrates into the ground, usually from above, that replenishes groundwater reserves, provides soil moisture, and affords evapotranspiration.

Rainwater Harvesting: A technique used for collecting, storing, and using rainwater for landscape irrigation and other uses.

Reclaimed Water: Former wastewater that is treated to remove solids and impurities, and used for a variety of uses including sustainable landscaping irrigation, to recharge groundwater aquifers and to meet commercial needs.

Redevelopment: A process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment. Redevelopment may be publicly or privately initiated. It can transform an underutilized or distressed area into an economically viable and productive part of the community.

Renewable: Generating power from naturally-replenished resources such as wind, biogas or solar power.

Renewable and Potable Water: A quality of water suitable for essential human uses such as drinking, cooking or cleaning, which is derived from a renewable source. In the manner used in this policy, treated surface

water, including treated Central Arizona Project water, is considered renewable and potable, but effluent and groundwater are not.

Renewable Energy Incentive District (REID):

The district offers incentives to encourage utility or large-scale solar facilities to be developed on specifically selected sites in unincorporated Pima County.

Renovation: The process of improving a broken, damaged, or outdated structure. Renovations are typically either commercial or residential. Renovation can refer to making something new, or bringing something back to life and can apply in social contexts. For example, a community can be renovated if it is strengthened and revived.

Revitalization: Improves a neighborhood's physical, economic, and social conditions to enhance the overall quality of life and economic opportunities for neighborhood residents.

Rezoning: A public process for zoning district changes and amendments, upon recommendations by the planning and zoning commission and adoption by the board of supervisors to change the range of uses for property, and implement the comprehensive plan.

Right-of-way: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian: Vegetated ecosystems along a water body through which energy, materials, and water pass. Riparian areas characteristically have a high water table or are subject to periodic flooding.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low density residential uses, or open space.

Safe Yield: Safe yield is the term used to express the amount of water an aquifer or well can yield for consumption without producing unacceptable negative effects.

Scale: The sense of proportion or apparent size of a building or building element as created by the placement and size of the building in its setting; scale usually applies to how the sense is perceived in relation to the size of a human being and refers to the apparent size, not actual size, since it is always viewed in relationship to another building or element.

Secondary Property Taxes: The County has a secondary property tax to fund special taxing districts such as the Regional Flood Control District and the Library District.

Section 10 Permit: Section 10, of the Endangered Species Act, provides a clear regulatory mechanism to permit the incidental take of federally listed fish and wildlife species by private interests and non-federal government agencies during lawful land, water, and ocean use activities. An applicant for an incidental take permit must submit a "conservation plan" that specifies,

among other things, the impacts that are likely to result from the taking and the measures the permit applicant will undertake to minimize and mitigate such impacts.

Sense of Place: The feeling associated with a location, based on a unique identity and other memorable qualities.

Sewage Conveyance: Method of transporting wastewater by gravity along a downward-sloping pipe gradient.

Single-occupancy Vehicle Mile Traveled (VMT): One person traveling alone in a vehicle for one mile.

Smart Growth: Smart growth seeks to identify a common ground where developers, environmentalists, public officials, citizens, and financiers can find ways to accommodate growth. It promotes compact, mixed-used development that offers a high-quality living and working environment and encourages a choice of travel mode— walking, cycling, and transit, while protecting environmental features and resources.

Special Assessment District (improvement district): Improvement Districts can be formed to implement a specific improvement for a particular area of the County as a special assessment district. An improvement district can only be formed by petition of the majority of the property owners in the affected area. This funding mechanism is typically used for neighborhood road improvements, street

lighting, utilities, and revitalization programs such as the formation of Arts District and others. The county has used Improvement Districts but for very discrete projects in specific neighborhoods.

Specific Plan: A type of rezoning on larger parcels with phased development and with a unique set of development and design standards. Represented on the Comprehensive Plan maps as “Planned Development Communities.”

Special Species Management Areas: Those areas that are crucial to the survival of three species of special concern to Pima County: the Cactus ferruginous pygmy-owl, Mexican spotted owl, and Southwest willow flycatcher.

Sports Facilities Assessment: In December of 2012, Pima County worked with the Pima County Sports and Tourism Authority (PCSTA) to perform a County-wide sports facilities assessment. The study first determined the number of existing and planned sports facilities. We then assessed future facility needs for the overall community through interviews, workshops, and summits.

Sprawl: Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served.

Stocking Rates: The number of animals on a given amount of land over a certain period of time.

Storefront retail: Storefront-style shopping areas cater to pedestrians and are characterized by ground level walk-in retail activity.

Stormwater: The flow of water which results from a rainfall event.

Stormwater Harvesting System: A system for the on-site collection and retention of precipitation that has reached the ground, collected from paved, impervious or disturbed surfaces, which may consist of:

- a. earthworks (including but not limited to depressed landscape areas, basins, berms, swales);
- b. structures (including but not limited to curbs with inlets, scuppers or cuts, gabions, check-dams, permeable paving, rock mulch); and
- c. other green infrastructure and low impact development elements to slow and disperse stormwater and promote its infiltration into the soil.

Study Area: The Study Area for the Comprehensive Plan is the entire 9,184 square miles of Pima County.

Subsidence Area: The lowering of the land surface more than 3 inches as mapped by the U.S. Geological Survey.

Suburban: The low to medium-intensity development patterns which surround the downtown or other more intense, urban areas of a city.

Sun Corridor: The greater Phoenix-Tucson area, commonly referred to as the Arizona Sun Corridor, is one of eleven nationally-defined megapolitan areas in the United States. A megapolitan region is defined as a conglomeration of two or more intertwined metropolitan areas with a combined population of five million or more.

Sustainability: The basis upon which an organism or a community can manage its own continuing viability, meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Target Areas: see Community Development Target Areas.

Tech Launch Arizona: The UA created Tech Launch Arizona (TLA) to move inventions, technologies and intellectual property from the laboratory out into the marketplace.

Tiger V Grant Funding: The U.S. DOT National Infrastructure Investment grant program provides transportation funding on a competitive basis for projects that have a significant impact on the nation, a metro area, or a region.

Traditional Neighborhood Development (TND): A community type structured by a standard pedestrian shed oriented toward a common destination consisting of a mixed-use center or corridor, and in the form of a medium-sized settlement near a transportation route.

Transfer of Development Rights (TDR):

Transfers of development rights are used to transfer ownership of development potential from lands where development is less desirable to lands where it is more desirable. The land from which development is transferred is generally called the “Sending Property” and the property to which it is transferred is called the “Receiving Property.”

Transit Oriented Development (TOD):

A mixed use residential and commercial area designed to maximize access to public transportation, and often incorporate features to encourage transit ridership. A TOD neighborhood typically has a center with a transit station (streetcar, bus station etc.), surrounded by relatively higher-density development with progressively lower-density development spreading outward from the center.

Unincorporated Pima County: Land within designated County jurisdictional boundaries and outside of any town or city boundaries.

Urban: Urban areas are generally characterized by moderate and higher density residential development, commercial development, and industrial development, as well as the availability of public services required for that development (i.e. water, sewer, roads, transit etc.).

Urban Heat Island: A developed urban or suburban area that is significantly warmer (2 degrees-10 degrees Fahrenheit or 1-6 degrees Celsius) than surrounding rural

areas due to the retention of heat by unshaded buildings and paved surfaces. Urban heat islands can increase energy demands, air conditioning costs, air pollution and greenhouse gas emissions, and heat-related illness and mortality.

Urban Form: The general pattern of building height and development intensity, and the structural elements that define a place physically, such as natural features, transportation corridors, open space, public facilities, as well as activity centers and focal elements.

Vernacular Architecture: A style of architecture exemplifying common techniques, decorative features, and materials of a particular historical period, region, or group of people.

Vision: A shared image of the future characterized by long-term thinking, and provides the foundation for the development of goals, policies, and implementation strategies. A vision is not a binding goal and may not be achievable in the lifetime of those participating in the drafting of the Comprehensive Plan.

Volatile Organic Compounds: VOCs are ground-water contaminants of concern because of very large environmental releases, human toxicity, and a tendency for some compounds to persist in and migrate with ground-water to drinking-water supply wells.

Walkability: Walkability is a measure of how friendly an area is to walking. Walkability has many health, environmental, and economic benefits. Factors influencing walkability include the presence or absence and quality of footpaths, sidewalks, or other pedestrian rights-of-way, traffic and road conditions, land use patterns, shade, building accessibility, and safety, among others.

Walkable Neighborhood: Definitions of neighborhood walkability may include walking proximity to amenities (such as movie theaters, clothing stores, parks, and libraries) or may refer to community-built environment design features of neighborhoods (such as street connectivity and sidewalk access).

Wastewater: Water carrying wastes from homes, businesses, and industries that is a mixture of water and dissolved or suspended solids, or excess irrigation water that is runoff to adjacent land.

Watercourse: Any lake, river, stream, creek, wash, arroyo, or other body of water or channel having banks and a bed through which waters flow at least periodically. The watercourse includes the streambed, channel banks, floodway and floodway fringe areas, and areas subject to sheet

flooding (Pima County Zoning Code 16.08.740).

Water Harvesting: The accumulation and storage of rainwater for reuse before it reaches the aquifer.

Water Resource Impact Assessment: The review County staff performs on proposed rezoning applications.

Water Resource Impact Review: The review County staff performs on a proposed Comprehensive Plan amendment.

Watershed: The contributing drainage area located upstream of a specific point along a watercourse (Pima County Zoning Code 16.08.760).

Xeriscape: A style of landscape design requiring little or no irrigation or other maintenance, used in arid regions.

Zoning Code: Regulatory document that specifies distinct areas of land use or zoning district, and also establishes development standards for each of those zoning districts. The Pima County Zoning Code also allows for Zoning Overlay Districts.

Zoonotic: A disease of animals, such as rabies or psittacosis that can be transmitted to humans.

Sources

E.3 Sources

This section of Appendix E includes all the Geographic Information System (GIS), demographic and socioeconomic data sources.

Arizona Department of Administration. Employment and Population Statistics. Data downloaded 2014. laborstats.az.gov.

- Population Estimates.
- Population Projections.

Arizona Department of Health Services. Data downloaded 2014. Health Professional Shortage Areas. www.azdhs.gov/hsd/data

City of Tucson and Pima County Location of Growth, Urban Form, and Cost of Infrastructure - A White Paper Supporting Phase Two of the Water, Wastewater Infrastructure Supply and Planning Study. June 15, 2009

http://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Wastewater%20Reclamation/Water%20Resources/WISP/062509-Growth.pdf

Imagine Greater Tucson

Imagine Greater Tucson: Looking Forward - A Vision for a Greater Tucson Region September 2012
http://www.imaginegreatertucson.org/wp-content/uploads/2013/08/Looking-Forward_Vision-for-a-Greater-Tucson-Region.pdf

National Historical Geographic Information System. Data downloaded 2013-2014.

Minnesota Population Center.

www.nhgis.org

Pima Association of Governments. Data received 2013-14.

www.pagregion.com/Default.aspx?tabid=58.

- Population Projections. Received 2014.
- Population Estimates. Received 2014.
- Building Permits. Received 2013.

Pima Association of Governments 2014
Regionally Significant Corridors Study Final Report January 2014
<https://www.pagnet.org/Default.aspx?tabid=1142>

Pima County Bond Advisory Committee 2014
Sonoran Corridor Powerpoint Presentation – June 2014
(maps, status, employment centers, Aerospace and Sonoran corridor alternative alignments)
http://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Bonds/Future%20Bond%20Election%20Planning/Flood%20Control%20Governmental%20Facilities%20Job%20Growth%20Education/Sonoran-Corridor-Highway-Improvements-Between-I-10-I-19-presentation.pdf

Pima County Community Development and Neighborhood Conservation. Data received 2014

- Foreclosures
- Draft Community Development Target Areas (CDBG),
- Other Economic Development / Incentive Areas

http://webcms.pima.gov/government/community_development_neighborhood_conservation/

Pima County Community Wildfire Protection Plan. September 2013
<http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=45265>

Pima County Economic Development Plan Draft Update 2015-2017 (February 2015)
<http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=183160>

Pima County Economic Development Plan 2012-2014 (Nov 2012)
<http://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=183160>

Pima County Finance and Risk Management Department. Data received 2014.
http://webcms.pima.gov/government/finance_and_risk_management/

Pima County Information Technology Department, Geographic Information Systems.
Pima County GIS Library. Data accessed 2013-15
webcms.pima.gov/cms/one.aspx?portalId=169&pageId=23035.

Pima County Health Department
Pima Animal Care Center. Data received 2013-14.
http://webcms.pima.gov/government/pima_animal_care_center/

Pima County Infrastructure Plan 2013

Pima County Multi Species Conservation Plan (MSCP)

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