



Oracle Workshop Exercise	Table 1 Tim and Kevin 3 participants	Themes, Key Decision Points, and Questions
1 Viable and Compatible Land Use	<ul style="list-style-type: none"> <li>▪ Support mixed use concepts, especially horizontal mixed use. However, disagreement about height unless studies show little impact.</li> <li>▪ Some disagreement on retail vs residential uses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for mixed use along Oracle and Grant, except for 1 dissenting view (will not agree unless mountain vistas are mitigated).</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide clearer guidance on view mitigation (see Issue #2).</li> </ul> </li> </ul>
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Participants suggested managing development heights and building placement to maximize views.</li> <li>▪ Some disagreement about appropriate height. Struggled with balancing regional development pressures over time and existing building heights.</li> <li>▪ Possible compromise with horizontal mixed use</li> </ul>	<ul style="list-style-type: none"> <li>▪ Height consensus: may vary based on developer concerns, profitability. Can tolerate up to 4 stories at Grant and Oracle. Unsupportive if the view is gone.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Current C-2 zoning allows heights up to 40' with setbacks. Provide clearer guidance on view mitigation.</li> </ul> </li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪ Liked the idea of situating buildings and limiting heights away from Grant Road in order to preserve views.</li> <li>▪ Some disagreement about heights on Castro and Grant: some favored 2+ stories because of less impact to views, others were adamant that this area be kept clear.</li> <li>▪ Consensus: mixed use is desired, but should be designed in a way to protect views.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Favored the idea of situating taller buildings away from Grant Road, so long as views are protected.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide clearer guidance on view mitigation. (see Issue #2).</li> </ul> </li> </ul>
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪ Interest in a community center immediately fronting Grant Road, or on the corner of 14<sup>th</sup> and Grant.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interest in a community center immediately fronting Grant Road, or on the corner of 14<sup>th</sup> and Grant.</li> </ul>
5 Community Identity	<ul style="list-style-type: none"> <li>▪ General agreement that the intersection of Oracle and Grant is a gateway.</li> <li>▪ Several different cultures intersect here as well.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Oracle and Grant should be seen as a Gateway.</li> <li>▪ Taking feedback from other workshops into account: public art, streetscape and landscape.</li> </ul>

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6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
7 Public Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪ Receptive to shared parking idea, but preferred it to be a “green” structure.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Receptive to shared parking idea, but preferred it to be a “green” structure</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪ Favored the preservation of long-existing uses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Favored the preservation of long-existing uses.</li> </ul>
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
11 Parking	<ul style="list-style-type: none"> <li>▪ Favored the idea of a shared parking structure so long as it counts toward business parking requirements.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide clearer guidance on shared parking to make it “green”.</li> </ul> </li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪ Favored community garden idea.</li> </ul>	<ul style="list-style-type: none"> <li>▪ General discussion favoring community gardens.</li> </ul>

Oracle Workshop Exercise	Table 1 Tim and Kevin 3 participants	Themes, Key Decision Points, and Questions
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪ General consensus to incorporate public art at the intersection of Oracle and Grant in order to promote identity, recognize the presence of local Yaqui community and foster historical ties. Also, consider the Native community's different concepts of land use.</li> </ul>	<ul style="list-style-type: none"> <li>▪ General interest in incorporating public art that also recognizes Yaqui community.</li> </ul>
14 Watershed	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
15 Streetscape	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>

Fontana Workshop Exercise	Table 1 Brent Crowther and Forest Weier 4 participants	Table 2 Tim Sullivan and Kevin Saavedra 3 participants	Table 3 Anita and Forest 1 participant	Themes, Key Decision Points, and Questions
1 Viable and Compatible Land Use	<ul style="list-style-type: none"> <li>▪ Like commercial uses near Mansfield Park, feel it will lead to residential development.</li> <li>▪ Wanted to encourage affordable housing and mixed use.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Diversity of use is important.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Like ideas of mixed use, however some disagreement about the role of residential development here.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan encourages a mix of nonresidential uses along arterial streets.</li> </ul> </li> </ul>
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Recognized that Concept 2 allows for more money to be put into high density buildings, but group expressed skepticism that the neighborhood would support high density commercial/office.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall, prefer lower-intensity concepts.</li> <li>▪ Group was unsure if people would want to live in taller residential buildings.</li> <li>▪ Cited examples of Phoenix as undesirable.</li> <li>▪ Saw University Boulevard and U of A “Main Gate” as a mixed use area that is appealing and accessible to motorists, pedestrians, and bikes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Participant felt need to maintain current heights in order to maintain views. Felt that weather would be affected by tall, dense buildings.</li> <li>▪ Participant also felt that it is necessary to maintain quiet residential areas in order to keep the quality of life.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall skepticism about taller building heights. General preference for Concept 1. Building heights might be mitigated by setbacks.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan allows for higher density multifamily residential along arterial streets, current zoning allows up to 40’ for residential in C-2 area and 25’ in C-1 and R-2 areas. Provide more specific design guidelines to mitigate neighborhood concerns.</li> </ul> </li> </ul>

Fontana Workshop Exercise	Table 1 Brent Crowther and Forest Weier 4 participants	Table 2 Tim Sullivan and Kevin Saavedra 3 participants	Table 3 Anita and Forest 1 participant	Themes, Key Decision Points, and Questions
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪ 1 participant was not too concerned about mountain views due to speed of traffic and felt that views are already blocked by existing buildings.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ See Issue #2 regarding heights. One participant felt that view was not a major issue.</li> </ul>
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪ Group liked what they perceived as the safer design of Concept 1. Favored the larger, more visible alley and felt that it would discourage crime.</li> <li>▪ Were unsure if Concept 2 emphasized pedestrian connections.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Felt that Concept 1 was safer, expressed a preference to walk in a design similar to Concept 1.</li> <li>▪ Like the idea of walking through shops in order to get to Mansfield park.</li> <li>▪ Prefer to have lights and encouraging more bicycling like on Mountain Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Groups felt that Concept 1 was safer, more conducive to walking.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan allows for higher density multifamily residential along arterial streets, current zoning allows up to 40' for residential in C-2 area and 25' in C-1 and R-2 areas.</li> </ul> </li> </ul>
5 Community Identity	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>

Fontana Workshop Exercise	Table 1 Brent Crowther and Forest Weier 4 participants	Table 2 Tim Sullivan and Kevin Saavedra 3 participants	Table 3 Anita and Forest 1 participant	Themes, Key Decision Points, and Questions
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪ Did not like the townhomes in Concept 1 or 2, felt that area already had existing townhomes and did not need any more.</li> <li>▪ Felt that traffic would be louder for concept 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Community building may not be appropriate, as there is already one in Mansfield Park.</li> <li>▪ Some disagreement about the benefits vs problems of having more people move into a small area.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Table disagreed on type and extent of residential development.</li> <li>○ Area Plan encourages new residential development that preserves and enhances existing neighborhoods. Townhomes can be considered appropriate use. Some existing design guidelines on implementing this.</li> </ul> </li> </ul>
7 Public Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Like the idea of an open air market in plaza or in parking lot. Mercado use is good in Concept 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to comments favoring open air markets/Mercado.</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>

Fontana Workshop Exercise	Table 1 Brent Crowther and Forest Weier 4 participants	Table 2 Tim Sullivan and Kevin Saavedra 3 participants	Table 3 Anita and Forest 1 participant	Themes, Key Decision Points, and Questions
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recognized that density will have to come into the area sooner or later, despite their preferences.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one comment that recognized that density will have to come to the area sooner or later, despite group preferences.</li> </ul>
11 Parking	<ul style="list-style-type: none"> <li>▪ Felt that Concept 2's parking garage would bring crime.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Felt that trees were critical to the success of Concept 1's parking scheme.</li> <li>▪ Overall liked the open feel of Concept 1.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consensus preference for Concept 1 and its depicted parking lot with placement of trees.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Preference for Concept 1 parking lot. Large show of support for trees in parking lot.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ See Issue #12.</li> </ul> </li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪ Concept 1's plaza is more enclosed and more densely planted, but feel it may be too close to the parking lot and fumes.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Group felt that the more trees, the better for the environment and would help mitigate pollution from Grant Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Participant felt that more massive native landscaping with water harvesting is needed if quality of life/environmental quality is to be improved.</li> </ul>	<ul style="list-style-type: none"> <li>▪ More trees, native landscaping needed.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan provides broad guidance on usage of plants and enhancing environmental quality. Provide more detailed about native landscaping and water harvesting.</li> </ul> </li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Group felt that Tucson character was defined by large open spaces and taller buildings could hurt this.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one comment about how taller buildings could hurt Tucson open space character.</li> </ul>

Fontana Workshop Exercise	Table 1 Brent Crowther and Forest Weier 4 participants	Table 2 Tim Sullivan and Kevin Saavedra 3 participants	Table 3 Anita and Forest 1 participant	Themes, Key Decision Points, and Questions
14 Watershed	▪	▪	▪	▪ Not specifically discussed.
15 Streetscape	▪	▪	▪	▪ Not specifically discussed.
16 Aesthetic Improvement	▪	▪	▪	▪ Not specifically discussed.
17 Signage	▪	▪	▪	▪ Not specifically discussed.



Table 1 - Tim Sullivan / Kevin Saavedra

*Community Character and Vitality Workshop Summary*  
*1<sup>st</sup> Avenue Center Exercise - January 21, 2010*



Table 2 - Anita Fonte

1 <sup>st</sup> Avenue Workshop Exercise	Table 1 Tim Sullivan / Kevin Saavedra 3 participants	Table 1 Anita Fonte 1 participant	Themes, Key Decision Points, and Questions
1 Viable and Compatible Land Use	<ul style="list-style-type: none"> <li>▪ Would be receptive to residential multifamily because of proximity to U of A.</li> <li>▪ No consensus on high-density residential may be 2-3 story townhomes – particularly along Park as transition to residential neighborhood</li> <li>▪ Prefer smaller anchor stores like Trader Joes.</li> <li>▪ 99 cent Store or Family Dollar also appropriate anchors</li> <li>▪ Retail should be placed along 1<sup>st</sup> due to the traffic along it.</li> <li>▪ NE corner appropriate for more intense office, up to 3 stories; but must fit with neighborhood and look good!</li> <li>▪ Office workers will support retail uses</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Receptive to limited mixed uses, but overall felt that anchor retail uses were appropriate.</li> <li>▪ Orient retail to 1<sup>st</sup> Avenue because of higher traffic</li> <li>▪ NE corner appropriate for more intense office, up to 3 stories; but must fit with neighborhood and look good!</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Unsure about high-density housing, may be 2-3 story townhomes – but Area Plan allows for higher density multifamily residential along arterial streets; C-3 zoning along 1<sup>st</sup> Ave. allows up to 40' for residential and C-1 in other areas allows up to 25'. Plan encourages a mix of nonresidential uses.</li> </ul> </li> </ul>
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Participants felt that this location was appropriate for a large anchor store.</li> <li>▪ Favored residential or residential-scaled office buildings to transition to Park.</li> <li>▪ Agree to more intense office uses on Northeast corner, up to 3 stories in height, but must be designed to fit with the existing neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ No consensus about high density residential components. 2-3 story townhomes might be possible.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan allows for higher density multifamily residential (see Issue #1). Provide clearer guidance on transition and buffering between uses and established neighborhood.</li> </ul> </li> </ul>

1 <sup>st</sup> Avenue Workshop Exercise	Table 1 Tim Sullivan / Kevin Saavedra 3 participants	Table 1 Anita Fonte 1 participant	Themes, Key Decision Points, and Questions
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪ Favored shared street to improve pedestrian access to Frys.</li> <li>▪ Concern about safety of shared parking, make it visible from Grant Road.</li> <li>▪ Provide shared streets and landscaping within revitalized retail centers</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about safety of shared parking, make it visible from Grant Road.</li> <li>▪ Provide shared streets and landscaping within revitalized retail centers</li> </ul>
5 Community Identity	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪ Use 2-3 story townhomes along Park Ave as transitional use to residential neighborhood</li> <li>▪ Use residentially-scaled office on western edge as transitional use to residential neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not clear that mapped transitional uses were a consensus or not.</li> </ul>
7 Public Space	<ul style="list-style-type: none"> <li>▪ Provide shared streets and landscaping within revitalized retail centers</li> <li>▪ Courtyard office form to provide open space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Single family homes or open space for children's park on the Southwest corner of 1<sup>st</sup> and Grant.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No consensus point in this regard.</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪ Want small retail/restaurant uses fronting onto Grant.</li> <li>▪ Keep Laundromat @ NW corner of 1<sup>st</sup> and Grant.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ No consensus point in this regard.</li> </ul>

1 <sup>st</sup> Avenue Workshop Exercise	Table 1 Tim Sullivan / Kevin Saavedra 3 participants	Table 1 Anita Fonte 1 participant	Themes, Key Decision Points, and Questions
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪ Like existing Fry's or other large grocery as an anchor. Recognized potential draw from larger region.</li> <li>▪ Support offices in the center.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Recognize the need for anchor retail, and the pass-by traffic support for it.</li> <li>▪ Compliment with more intense office up to 3 stories.</li> </ul>
11 Parking	<ul style="list-style-type: none"> <li>▪ Like shared parking idea along Grant Road, but only if visible along the road.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Favor shared parking only if visible along Grant Road (in other words, safe).</li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪ Would like to see community gardens on top of a parking garage, if that will be built.</li> <li>▪ Interested in solar, wind for energy harvesting. Could be placed on top of anchor retail or community center.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interest in energy harvesting methods, such as solar and wind.</li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
14 Watershed	<ul style="list-style-type: none"> <li>▪ Liked water harvesting ideas, support for implementing ideas at this location.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion about support for water harvesting ideas at this location.</li> <li>▪ Area Plan discusses mitigation measures for drainage and integration into open spaces.</li> </ul>
15 Streetscape	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>



Table 1 - Brandy McLain / Kathy Jirschele



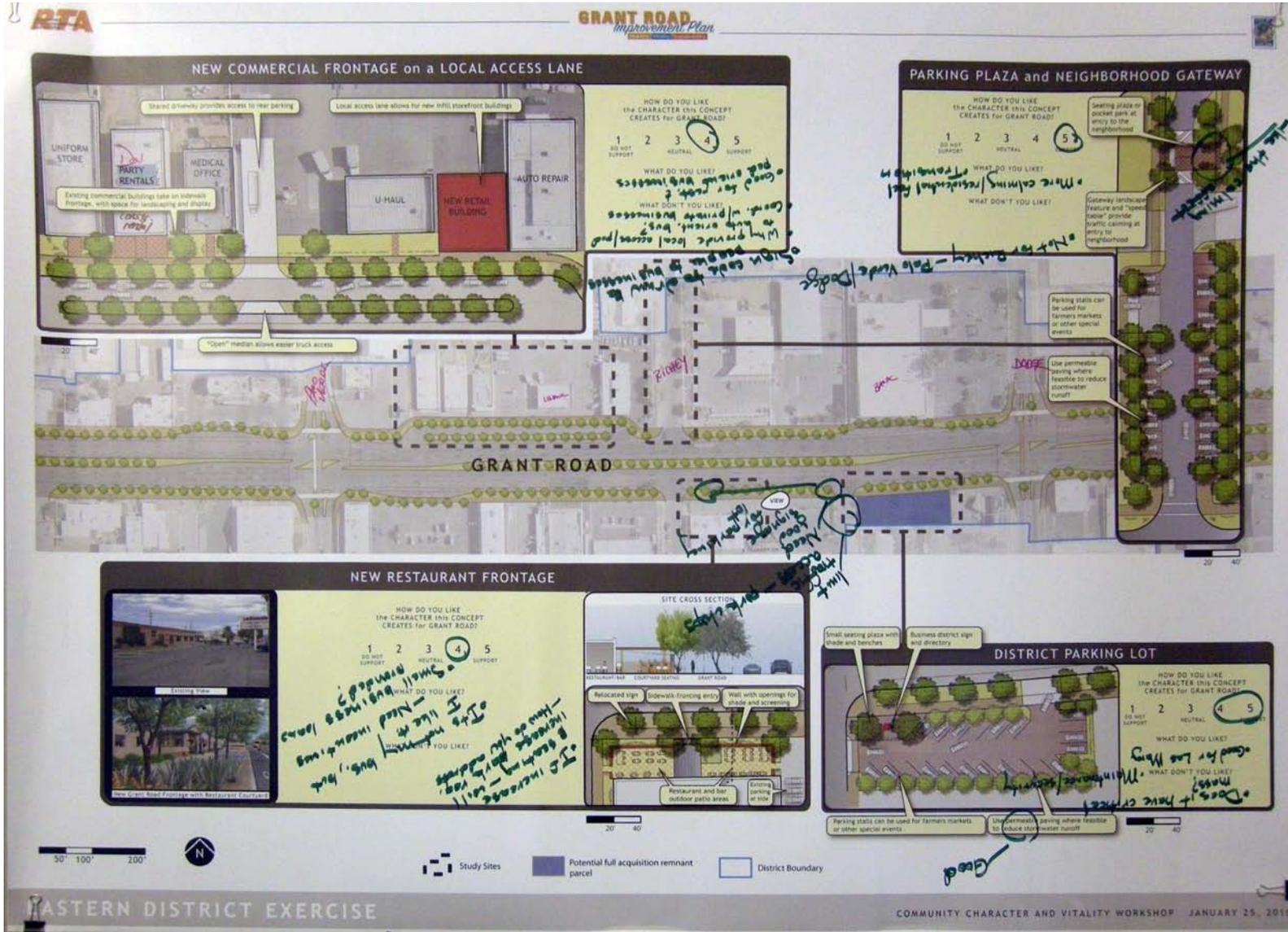


Table 3 - Steven Eddy / Joanne Hershenhorn



Eastern District Concepts Exercise	Table 1 Brandy McLain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 5 participants	Table 3 Steven Eddy /Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Forest Weier 4 participants	Themes, Key Decision Points and Questions
1 Viable and Compatible Land Use	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Possibilities for mixed use along local access lane</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about where auto-oriented businesses would fit within a local access lane situation</li> <li>▪ Local access lane will be good for restaurants and pedestrian-oriented businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to land uses along local access lane</li> </ul>
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>

<p style="text-align: center;">4 Contributing to Street Activity and Safety</p>	<ul style="list-style-type: none"> <li>▪ Mixed support regarding local access lane concept</li> <li>▪ Low support of restaurant frontage concept</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for “inviting feel from major street to business entrance”</li> <li>▪ Support for safety and visibility at district parking lot</li> <li>▪ Overall support for local access lane (4)</li> <li>▪ Support for “human scale” of neighborhood gateway</li> <li>▪ Support for restaurant frontage concept</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about security of district parking lot</li> <li>▪ Support for local access lane concept</li> <li>▪ Support for restaurant frontage concept – “attractive”</li> <li>▪ Idea that city should provide incentives for improvement like restaurant frontage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for restaurant frontage concept – “people like to see things happening,” although some thought it was too close to traffic whizzing by.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for places like district parking lot to be well-lit and safe</li> <li>▪ General support for activity created by restaurant frontage concept</li> <li>▪ Support for pedestrian environment created by local access lane</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ How can pedestrian orientation of local access lane work with auto-oriented businesses?</li> <li>▪ How can the CC&amp;V plan make improvements like that shown in restaurant frontage happen?</li> <li>▪ What does “inviting feel from major street to business entrance” look like?</li> </ul>
<p style="text-align: center;">5 Community Identity</p>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ What is potential for both neighborhood gateway and district parking lot to promote community identity?</li> </ul>

<p>6 Protecting and Enhancing Neighborhoods</p>	<ul style="list-style-type: none"> <li>▪ Support for local access lane slowing traffic</li> <li>▪ Mixed support on neighborhood gateway concept</li> <li>▪ Neighborhood gateway concept would bring more people into the neighborhood</li> <li>▪ Neighborhood gateway concept brings more traffic into neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for traffic calming and human scale of neighborhood gateway</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about district parking lots leading to more traffic in the neighborhoods</li> <li>▪ Support of neighborhood gateway concept because of its effect of its transition and “calming entry to neighborhood.”</li> <li>▪ Ideas for lights for walkers and cyclists at neighborhood gateway</li> <li>▪ Strong support (5) for neighborhood gateway concept</li> </ul>	<ul style="list-style-type: none"> <li>▪ Need for speed table at neighborhood street entry to district parking lot</li> <li>▪ Strong support of traffic calming/buffer portion of neighborhood gateway concept</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for and appreciation of neighborhood gateway concept to create a calming transition and buffer from the neighborhoods</li> <li>▪ Concern over improvements such as district parking or 90 degree parking on side street to bring more traffic into neighborhoods</li> </ul>
<p>7 Public Space</p>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for farmers market in neighborhood gateway concept</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to alternate use of parking areas</li> <li>▪ No comments on whether plaza in Neighborhood Gateways would offer palatable small public spaces</li> </ul>
<p>8 Flexibility of Space</p>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for interchangeable 90 degree parking on side streets and farmers market</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Possible support for other uses in district parking lot, but depends on what uses are around it</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussed in terms of parking areas being used for markets; groups which discussed generally supportive of this concept</li> </ul>

<p>9 Supporting Small Businesses</p>	<ul style="list-style-type: none"> <li>Like local access lane helping adjacent businesses</li> </ul>	<ul style="list-style-type: none"> <li>Concerns about visibility of businesses on local access lane</li> <li>Concerns about providing parking that is close enough to small businesses</li> <li>Support of visibility of restaurant frontage in concept</li> </ul>	<ul style="list-style-type: none"> <li>Questions as to whether local access lane will benefit businesses</li> </ul>	<ul style="list-style-type: none"> <li>Concern about visibility of businesses with local access lane</li> </ul>	<ul style="list-style-type: none"> <li>Concerns about viability of businesses fronting onto local access lane in terms of visibility and parking</li> </ul>
<p>10 Balancing Regional and Local</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Not specifically discussed, although traffic calming touches on this</li> </ul>
<p>11 Parking</p>	<ul style="list-style-type: none"> <li>Skepticism regarding whether side streets are wide enough to accommodate 90 degree parking on both sides</li> <li>Support for district parking concept (4.5 average)</li> <li>Mixed support on neighborhood gateway concept</li> </ul>	<ul style="list-style-type: none"> <li>Skepticism that drivers will use district parking lot</li> <li>Slightly over neutral rating for district parking lot</li> <li>Support for parking on street in local access lane</li> <li>Concerns about neighborhood gateway parking, too far from businesses</li> </ul>	<ul style="list-style-type: none"> <li>Support for district parking lot concept</li> </ul>	<ul style="list-style-type: none"> <li>General support for district parking lot concept</li> <li>Questions regarding district parking lot concept as to how far away are the businesses using it</li> <li>Concern about safety of 90 degree parking in neighborhood gateway concept</li> </ul>	<ul style="list-style-type: none"> <li>General support for district parking lot concept, though some concerns about impact on neighborhood traffic, lack of use, and distance from businesses that need parking</li> <li>Mixed support for 90-degree parking on side streets</li> </ul>
<p>12 Tucson Environment</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Discussion limited to specific tree species</li> </ul>

<p>13 Tucson History and Culture</p>	<ul style="list-style-type: none"> <li>Keep design features of restaurant frontage concept in line with the area and existing architecture</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Discussion limited to comment about architecture shown in restaurant frontage concept</li> </ul>
<p>14 Watershed</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Support for permeable paving at District Parking lot and neighborhood gateway</li> </ul>	<ul style="list-style-type: none"> <li>Support for porous pavers because of water harvesting</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Support for and interest in permeable paving in parking areas</li> </ul>
<p>15 Streetscape</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Concern over who maintains landscaping in district parking lot</li> <li>Desire for syncopated street trees</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Discussion centered on concerns about trees blocking visibility and maintenance of landscaping</li> </ul>
<p>16 Aesthetic Improvement</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Not specifically discussed, although many comments relate to aesthetics of concepts presented</li> </ul>
<p>17 Signage</p>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Signage important for local access lane businesses</li> </ul>	<ul style="list-style-type: none"> <li>District parking lots need good signage</li> <li>Signage especially important at local access lane</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>Emphasis on importance of visible signage</li> </ul>



Table 1 - Brandy McLain / Kathy Jirschele



Table 2 - Kevin Saavedra / Priscilla Fernandez



Table 3 - Steven Eddy / Joanne Hershenhorn



Country Club Workshop Exercise 2	Table 1 Brandy McLain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
<p style="text-align: center;">1 Viable and Compatible Land Use</p>	<ul style="list-style-type: none"> <li>▪ Table felt that most uses don't allow for zoning upgrades because of the amount of land area available.</li> <li>▪ Felt that mixed uses should incorporate residential. General preference of mixed use instead of just retail.</li> <li>▪ Consolidate [parcels] in order to have better opportunities for development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Like 2-story live/work buildings facing pedestrian access. Business/retail on ground floor. General favorable reaction to mixed uses.</li> <li>▪ Prefer high density chips.</li> <li>▪ Like the idea of corner coffee shops.</li> <li>▪ Overall, need to put more restaurants near the school. The existing Hamburger stand is dead.</li> <li>▪ Promote a variety of uses so that people with children at the school will want to live nearby.</li> <li>▪ Favored uses near residential areas: food, clothing retailers, books, newsstands, coffee shops, as well as food carts.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interested in using excess school property as a community garden.</li> <li>▪ Like to see art galleries, restaurants.</li> <li>▪ Interested in ideas of how to make the NE corner of intersection more of a community centers with the outlying areas to support it.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Live/work units generally appealing to people.</li> <li>▪ Maintain mixed-use intensity of area restaurants, live/work, dog park.</li> <li>▪ Some participants commented that Decorator Square is "just asking for" condo development, given its size, however some participants insist that residential should not be adjacent to Grant Road. Possible compromise might be to have retail front Grant and have residential uses to the rear of parcels.</li> <li>▪ Overall support for restaurant uses.</li> <li>▪ Support for C-1 uses.</li> <li>▪ Have a display area for antiques.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for mixed use,</li> <li>▪ Approval of residential uses.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Disagreement about whether mixed use should take a more vertical or horizontal form Cragin-Keeling Area Plan encourages consolidation of parcels to adequately buffer higher density uses from lower density uses; and area plans encourages a mix of uses including higher density residential, especially along arterial roads.</li> </ul> </li> </ul>

Country Club Workshop Exercise 2	Table 1 Brandy Mclain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Prefer 3+ stories along Grant, 1-2 stories along residential neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Make sure taller buildings front Grant while shorter buildings face the neighborhood. Stagger business hours for safety: residential at night, business during the day. Mix three uses: office, commercial, residential.</li> <li>▪ At decorator square, have 2 stories of commercial along streets, 1 story residential towards neighborhood.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for up to 3 stories at the intersection and along Grant Road, but must have shorter buildings immediately adjacent to the neighborhood.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ See Issue #1; Area Plans include broad design guidelines on heights and massing for residential transitions.</li> </ul> </li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>

Country Club Workshop Exercise 2	Table 1 Brandy McIn / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ The area is heavily pedestrian. Need more open spaces and restaurants.</li> <li>▪ More life is needed on Grant Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Install a barrier along sidewalk to prevent kids from crossing away from designated areas. Also situate businesses around the crossing areas. Important to “funnel” kids into proper areas.</li> <li>▪ Have an improved crossing to increase safety when kids cross N to S sides.</li> <li>▪ Landscape median on Country Club to restrict pedestrian crossing.</li> </ul>	<ul style="list-style-type: none"> <li>▪ If developing entire area as an Antique district, have to come up with ideas on how to get people across the intersection safely.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consensus about barriers for children.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan encourages child-friendly site design that extends to pedestrian crossings.</li> </ul> </li> </ul>
5 Community Identity	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Area has great neighborhood character. Don’t bring in East Coast feel. Some positive examples to follow: St. Phillips, Redondo Towers.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain eclectic charm of this segment.</li> <li>▪ Character of Old Town San Diego was cited as a positive example.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Area Plan encourages child-friendly site design that extends to pedestrian crossings.</li> </ul> </li> </ul>

Country Club Workshop Exercise 2	Table 1 Brandy McInain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪ Acquire adjacent properties to give more opportunity (as long as improvements are compatible with neighboring businesses or residents).</li> <li>▪ Landscape buffers needed to separate all improvements from neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Affordable housing is needed in this area. Participants felt it would fit here.</li> </ul>	<ul style="list-style-type: none"> <li>▪ How will residents' access be affected on E Lorretta? Can't cross North.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Group was concerned that the City of Tucson won't acknowledge input. Neighbors should be consulted about details like sound walls.</li> <li>▪ Agreed that it is important to maintain charm of the area or create an identity, such as Antique District. Public space could be incorporated into this.</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ See Issue #1 regarding parcel consolidation.</li> <li>○ Provide guidance about affordable housing?</li> <li>○ Clarify designated "districts" or unique neighborhood areas.</li> </ul> </li> </ul>
7 Public Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ No need for a community center if Doolen School changes its policies.</li> <li>▪ Overall need parks, green spaces, play areas, and places to sit. Parks can act as community centers.</li> <li>▪ Keeling Park was cited as a positive example.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Redevelop Doolen ball fields into more of a park setting. There is a proposal to reconfigure ball fields and participants would like to know what</li> <li>▪ Want a new street with on-street parking for Roberts and ball fields.</li> <li>▪ Park space on NE corner for performances, or</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consider community garden to split up more intense condo developments.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Interest in more public access to Doolen School ballfields as a recreation area.</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide guidance/encourage more public use of Doolen School.</li> </ul> </li> </ul>

Country Club Workshop Exercise 2	Table 1 Brandy McInain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
			community gardens to serve large refugee population to the East. <ul style="list-style-type: none"> <li>▪ Would like to see more public uses (theater, arts, public meeting places)</li> </ul>		
8 Flexibility of Space	▪	▪	▪	▪	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
9 Supporting Small Businesses	▪	▪	▪	<ul style="list-style-type: none"> <li>▪ Need to focus on economic development, especially to attract spillover customers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one comment about the need to focus on economic development in order to attract spillover customers.</li> </ul>
10 Balancing Regional and Local	▪	▪	▪	<ul style="list-style-type: none"> <li>▪ Group understood that the area needs uses that are appealing and viable. It brings outside money and winter visitors.</li> <li>▪ Ace hardware continues to be an anchor and a draw to the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall consensus that large anchor retail is necessary.</li> </ul>

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11 Parking	<ul style="list-style-type: none"> <li>▪ Would like to see minimal parking in front of buildings.</li> <li>▪ Allow off-site parking to count toward requirements.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Impact of Grant Road improvements on parking is a concern.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Consider shared parking for the area.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Allow shared parking and provide guidance on design and function</li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Southwest corner would be good for 2 stories in order to block noise and traffic.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one comment suggesting that 2 stories might help block noise and traffic.</li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
14 Watershed	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>

Country Club Workshop Exercise 2	Table 1 Brandy McInain / Kathy Jirschele 4 participants	Table 2 Kevin Saavedra / Priscilla Fernandez 4 participants	Table 3 Steven Eddy / Joanne Hershenhorn 4 participants	Table 4 Tim Sullivan / Robin Large 4 participants	Themes, Key Decision Points, and Questions
15 Streetscape	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ One participant noted that Palo Verde and Mesquite trees are bad choices for street trees, Arizona ash might make a better choice.</li> <li>▪ Make sure tree maintenance properly prunes trees.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ One table concerned about trees selected and maintenance of trees.</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ If signage removed, need more uniform replacements.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one comment recommending uniform replacements to existing signage.</li> </ul>



Table 1 - Brandy McLain / Lisa Ann Schroers

*Character Segment Workshop Summary  
Eastern District Exercise - January 26, 2010*



Table 2 - Kevin Saavedra / Angela Gelsinon



Table 3 - Tim Sullivan / Andrea Sommer

*Character Segment Workshop Summary  
Eastern District Exercise - January 26, 2010*

Eastern District Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers XX participants	Table 2 Kevin Saavedra / Angela Gelsinon XX participants	Table 3 Tim Sullivan /Andrea Sommer XX participants	Themes, Key Decision Points and Questions
<p style="text-align: center;">1 Viable and Compatible Land Use</p>	<ul style="list-style-type: none"> <li>▪ Desire for more residential in this area</li> <li>▪ Community centers near schools</li> <li>▪ Park close to daycare</li> <li>▪ Support for newer retail, such as office supply store</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for mix of uses</li> <li>▪ Support for businesses that benefit neighborhoods such as coffee shops and other gathering places</li> <li>▪ Concern about medical uses</li> <li>▪ Support for varied residential types</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for a variety of commercial and office land uses, including retail, restaurant, auto service and medical office</li> <li>▪ Support for retail/restaurants to serve residents</li> <li>▪ Support for more residential in this district</li> <li>▪ More commercial uses on Grant toward Swan</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for more residential in these districts</li> <li>▪ Desire for businesses that serve residents</li> <li>▪ Support for wide mix of uses</li> <li>▪ Desire for more community uses like parks and community centers</li> <li>▪ Some disagreement over appropriateness of medical uses</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ To what degree should uses be mixed here – Vertically? Horizontally?</li> <li>▪ Area plan allows for mix of uses, but does not provide much guidance as to how to mix them</li> <li>▪ Area plan speaks to appropriate locations for lower intensity commercial vs. higher intensity commercial; how can CC&amp;V plan refine this and add to it?</li> </ul>

Eastern District Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers XX participants	Table 2 Kevin Saavedra / Angela Gelsinon XX participants	Table 3 Tim Sullivan /Andrea Sommer XX participants	Themes, Key Decision Points and Questions
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for higher density</li> <li>▪ But no more than 3 stories</li> <li>▪ Support concept of “urban environment on a neighborhood scale”</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for higher density residential</li> <li>▪ Support for courtyard style condos/apartments</li> <li>▪ Concern about 3-story or higher on north side because of mountain views</li> <li>▪ Higher buildings OK on south side because they don’t block the mountain views from the street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Apparent support for more urban, well-designed residential in eastern districts, though not too tall; one table liked the courtyard condo/apartment type</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ How does this increased amount of residential along Grant Road integrate with commercial uses, both neighborhood/pedestrian oriented and auto-oriented?</li> <li>▪ How should massing take into account mountain views?</li> <li>▪ Will C-1 zoning (found in some Eastern Segment districts) allow the intensity and mix of uses envisioned by some participants for this area?</li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about buildings 3 stories or more blocking mountain views</li> </ul>	<ul style="list-style-type: none"> <li>▪ Area plans mention this, in terms of “view corridors.”</li> </ul>
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Acknowledgement of beautification of Grant Road and desire for balance of vehicles and pedestrians and landscape</li> <li>▪ Support for parking on side so buildings are fronting on street while not losing visibility of parking areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not a major focus of discussion, but has come up in past public outreach, especially safety.</li> </ul>

Eastern District Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers XX participants	Table 2 Kevin Saavedra / Angela Gelsinon XX participants	Table 3 Tim Sullivan /Andrea Sommer XX participants	Themes, Key Decision Points and Questions
5 Community Identity	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mix of residents such as families, seniors and students</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed, but has been the subject of discussion in past public outreach.</li> </ul>
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about mini-dorms</li> </ul>	<ul style="list-style-type: none"> <li>▪ Strong support for more residential in the district</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed, but a clear issue in Area Plans.</li> </ul>
7 Public Space	<ul style="list-style-type: none"> <li>▪ Support for community gardens near schools</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for dog park</li> <li>▪ General support for more open space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to open space ideas, some placement of chips and general support for open space</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ What are public space priorities for the Eastern Segment districts? Grant-Alvernon Area plan provides some direction on development of parks.</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪ Concern about trees blocking visibility of businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Acknowledgement of importance of existing auto service businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to touching on importance of auto businesses and business visibility; in past public outreach this has been a major issue in these areas.</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ How should CC&amp;V plan address the support of small business here, where the corridor's majority are located?</li> </ul>

Eastern District Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers XX participants	Table 2 Kevin Saavedra / Angela Gelsinon XX participants	Table 3 Tim Sullivan /Andrea Sommer XX participants	Themes, Key Decision Points and Questions
10 Balancing Regional and Local	▪	▪	▪	▪ Not specifically addressed
11 Parking	▪	▪	▪ Support for parking on side: visible, but allows for good pedestrian environment	<ul style="list-style-type: none"> <li>▪ Discussion limited to one group's support for side-parking strategy</li> <li>▪ In past public outreach this has been a major issue in these areas, although usually viewed as a more short term problem (see Eastern District Concepts exercise)</li> </ul>
12 Tucson Environment	▪	▪	▪	▪ Not specifically addressed
13 Tucson History and Culture	▪	▪	▪	▪ Not specifically addressed
14 Watershed	▪	▪	▪	▪ Not specifically addressed

Eastern District Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers XX participants	Table 2 Kevin Saavedra / Angela Gelsinon XX participants	Table 3 Tim Sullivan /Andrea Sommer XX participants	Themes, Key Decision Points and Questions
15 Streetscape	<ul style="list-style-type: none"> <li>▪ Concern about too many trees, especially on local access lane</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to concern about street trees blocking visibility</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪ Support for removal of eyesore buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Each property should have a nice balance of landscape</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to touching on a few issues such as landscaping for private property and “removal of eyesore buildings.”</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪ Support for lighted monument signs</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to some support for lighted monument signs</li> </ul>



Table 1 - Brandy McLain / Lisa Ann Schroers

*Community Character and Vitality Workshop Summary  
Alvernon Center Exercise - January 26, 2010*



Table 2 - Tim Sullivan / Andrea Sommer

Alvernon Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers 5 participants	Table 2 Tim Sullivan / Andrea Sommer 3 participants	Themes, Key Decision Points, and Questions
1 Viable and Compatible Land Use	<ul style="list-style-type: none"> <li>▪ Support for Transit Center</li> </ul>	<ul style="list-style-type: none"> <li>▪ This table was interested in “tech” businesses in the Alvernon Center, including retail and office</li> <li>▪ Support for anchors in Alvernon Center—but one grocery, one electronics store</li> <li>▪ Desire for expansion of Botanical Garden toward Grant Road</li> <li>▪ Desire for garden-themed restaurant/retail to be adjacent to and complement Botanical Garden</li> <li>▪ Support for office above retail</li> <li>▪ Concern about residential at Grant-Alvernon</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for re-investment in existing retail centers (based on this and previous workshops)</li> </ul>
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Support for two-story townhomes</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ No feedback on building heights</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ C-1 zoning is relatively low intensity and may not encourage much reinvestment – 30 foot height limit leads to 2-story office over retail or 3-story office</li> <li>○ Given interest in pedestrian supportive environment (see Issue #4), could reduce setbacks to Grant and Alvernon and new internal streets while transitioning heights and providing buffers to neighborhoods</li> </ul> </li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not an issue in workshops, but is discussed in Area Plan.</li> </ul>

Alvernon Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers 5 participants	Table 2 Tim Sullivan / Andrea Sommer 3 participants	Themes, Key Decision Points, and Questions
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪ Acknowledgement of large pedestrian volumes in Alvernon Center</li> <li>▪ Desire for improvement of pedestrian walkways</li> <li>▪ Concern about safety of public plazas</li> <li>▪ Desire for police substation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Acknowledgement of population density on area and resulting need for good and numerous sidewalks and pedestrian paths</li> <li>▪ Make Botanical Garden visible and accessible from Grant Road</li> <li>▪ Support for shared streets</li> <li>▪ Reorient southern grocery store to direct Grant Road frontage</li> <li>▪ Other retail should front Grant Road</li> <li>▪ Surface parking lots should have pedestrian improvements such as shared streets and ped paths</li> </ul>	<ul style="list-style-type: none"> <li>▪ Need for pedestrian-supportive environment</li> <li>▪ How much and what kinds of public space to support community gathering while also maintaining safety?</li> <li>▪ Public safety and crime (combination of feedback from this and previous workshops)</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide public safety guidelines – “eyes on the street”, lighting, parking design and orientation, etc.</li> </ul> </li> </ul>
5 Community Identity	<ul style="list-style-type: none"> <li>▪ Interest in integrating diverse population of area, including needs of refugee community.</li> <li>▪ Desire for “village effect”</li> <li>▪ Desire for places for community to gather and people to get to know each other</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire to bring presence of Tucson Botanical Gardens out to Grant Road</li> </ul>	<ul style="list-style-type: none"> <li>▪ Diverse input of the regional and local identity of this center</li> <li>▪ Area Plan does not clearly speak to this issue</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Provide clearer guidance on: open space as public gathering places and pedestrian linkages from neighborhoods and through sites</li> </ul> </li> </ul>
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not brought up in this workshop, but a clear issue discussed in Area Plan</li> <li>▪ <b>Decision Points/Issues</b> <ul style="list-style-type: none"> <li>○ Could provide additional guidance on transitioning intensity and buffering neighborhoods while making welcoming &amp; safe connections</li> </ul> </li> </ul>

Alvernon Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers 5 participants	Table 2 Tim Sullivan / Andrea Sommer 3 participants	Themes, Key Decision Points, and Questions
7 Public Space	<ul style="list-style-type: none"> <li>▪ Desire for community gathering areas, including community center, gardens, police and library</li> <li>▪ But lack of support in neighborhood for plazas, play fields, dog parks, and community gardens</li> <li>▪ OK with playground close to day care east of Dodge</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ See Issue #5 discussion</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not discussed or a clear issue for this area, generally comfortable with commercial orientation of the center</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed, although some concerns about chain retail were discussed.</li> </ul>
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪ One comment saying to keep grocery store at Alvernon Grant but perhaps remove one (Wal-Mart).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential to draw people from the region to an anchor in this center</li> <li>▪ Support for grocery and electronics retail anchors</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for anchor(s) in Alvernon Center</li> <li>▪ See Issue #5 and #6 discussions of improving pedestrian linkages with surrounding neighborhoods</li> </ul>
11 Parking	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for more landscaping and pedestrian improvements in parking lots.</li> <li>▪ Some support for structured parking (for anchor grocery store), but needs to be balanced with surface parking.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Taking feedback from other workshops into account:               <ul style="list-style-type: none"> <li>○ Support for more landscaping and pedestrian improvements in parking lots.</li> </ul> </li> </ul>

Alvernon Chip Game Exercise	Table 1 Brandy McLain / Lisa Ann Schroers 5 participants	Table 2 Tim Sullivan / Andrea Sommer 3 participants	Themes, Key Decision Points, and Questions
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed.</li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
14 Watershed	<ul style="list-style-type: none"> <li>▪ Strong support for water harvesting</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
15 Streetscape	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ See discussion about pedestrian environment, Issue #4, #5, and #6</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for more landscaping and pedestrian improvements in parking lots.</li> <li>▪ Desire for garden-themed restaurant/retail to be adjacent to and complement Botanical Garden</li> </ul>	<ul style="list-style-type: none"> <li>▪ Related to pedestrian supportive discussions</li> <li>▪ Related to creating a community identity</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>



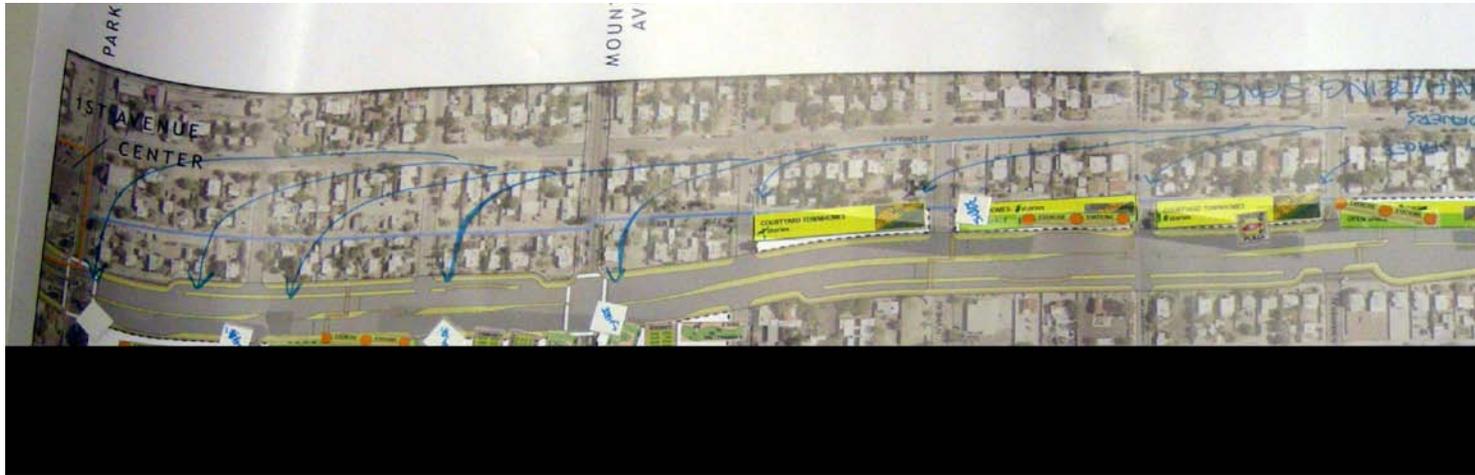


Table 2 - Kevin Saavedra / Lisa Ann Schroers

Central District Chip Game Exercise	Table 1 Joanne Hershenhorn / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
<p style="text-align: center;">1 Viable and Compatible Land Use</p>	<ul style="list-style-type: none"> <li>▪ Mix residential with non-residential</li> <li>▪ Neighborhoods may be irate with townhomes because they may be student mini-dorms</li> </ul>	<ul style="list-style-type: none"> <li>▪ No commercial backing up to residents</li> <li>▪ No residential near indirect left turns</li> <li>▪ Desire for commercial and civic land uses that serve as community gathering places such as restaurants, coffee shops, and community gardens</li> <li>▪ Emphasis on open space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Opposition to mini dorms within neighborhood; would rather have mini-dorms and other dense housing on Grant Road</li> <li>▪ Like townhomes fronting onto open space along Grant Road</li> <li>▪ Support for mixed use/commercial areas in district</li> <li>▪ Commercial makes sense near centers</li> <li>▪ (City should) offer to replace offices being impacted with new offices</li> <li>▪ Can't have just open space along Grant Road: Important to have development supporting open space, keeping it safe. "If we fill in all with open space, we're eliminating [development]. It needs to be balanced."</li> <li>▪ Support for keeping existing triangle park</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire to keep residential character of neighborhoods</li> <li>▪ Desire for gathering places</li> <li>▪ Desire for open space</li> <li>▪ Some support for office in strategic locations (e.g. near centers)</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ What should the nature of the open space be, and how will it interact with development? Some support for development activating and supporting open space.</li> <li>▪ What will be recommendation with regard to new residential along Grant and relationship to student housing? Support for and against townhomes on Grant.</li> <li>▪ R-1 designation of most of district (default land use designation for Jefferson Park Neighborhood Plan and University Area Plan) could challenge some land uses discussed</li> </ul>

Central District Chip Game Exercise	Table 1 Joanne Hershenhorn / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
<p style="text-align: center;">2 Building Height and Massing</p>	<ul style="list-style-type: none"> <li>▪ Prefer “step-down” buildings at corner lots</li> <li>▪ Not too much height: neighbors will be irate and it will block views of the mountains</li> <li>▪ Disagreement in group about multiple stories</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for dense housing on Grant Road</li> <li>▪ Encourage taller buildings in some areas</li> </ul>	<p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ Is 2 stories acceptable along Grant Road in this district? One group clearly supported 2 stories</li> <li>▪ Corner lots vs. mid-block?</li> <li>▪ How effective would neighborhood residential scaling/massing of more urban land uses be here? Some support among groups.</li> <li>▪ Jefferson Park Neighborhood Plan could conflict with some concepts discussed; how compatible is “RFAR” of .35?</li> <li>▪ Blenman-Vista neighborhood Plan: “Encourage the blending of new developments with the existing character of the neighborhoods through the use of residentially scaled architectural details. Unbroken and structural and freestanding wall surfaces and heights should be discouraged.”</li> </ul>
<p style="text-align: center;">3 Mountain Vistas</p>	<ul style="list-style-type: none"> <li>▪ Not too much height: neighbors will be irate and it will block views of the mountains</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one table’s opinion that too much height will upset neighborhood because of blocked views of mountains</li> </ul>

Central District Chip Game Exercise	Table 1 Joanne Hershendorff / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
<p>4 Contributing to Street Activity and Safety</p>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Connect/integrate major road to neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Important to have development supporting open space, keeping it safe</li> <li>▪ Desire for pedestrian-friendly access to neighborhoods</li> <li>▪ Maintain and enhance walkability and comfort of Jefferson Park neighborhood; provide paths for joggers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for pedestrian-supportive integration of neighborhood streets with Grant Road</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ How will open space be kept safe and active? Some support for housing and other development doing this through “eyes” and “taking ownership.”</li> </ul>
<p>5 Community Identity</p>	<ul style="list-style-type: none"> <li>▪ Support for community space and gathering places</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for community gathering places</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for gateway to Jefferson Park at Mountain Ave</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for community gathering places</li> <li>▪ Jefferson Park Neighborhood Plan mentions desire for a gateway feature to neighborhood at Mountain Ave.</li> </ul>
<p>6 Protecting and Enhancing Neighborhoods</p>	<ul style="list-style-type: none"> <li>▪ Landscaping is a plus because it buffers visually and sound</li> <li>▪ Concern about car headlights shining in the windows of homes near ILT</li> <li>▪ Concern about access near ILT</li> </ul>	<ul style="list-style-type: none"> <li>▪ Concern about sound, but group does not like sound walls (feel imprisoning), and doesn’t want to block Grant Road from the neighborhood</li> <li>▪ Desire for connection of major roads to neighborhoods</li> <li>▪ Support for natural sound mitigation more than walls</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for open and inviting entries into neighborhoods</li> <li>▪ Desire to keep residential feel in residential areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire to keep residential feel in neighborhoods</li> <li>▪ Desire to buffer from Grant Road, concern about sound wall; more support for vegetative buffer &amp; “natural” sound mitigation</li> <li>▪ Desire to connect Grant Road to neighborhoods, not to block it; open and inviting entries into neighborhoods</li> <li>▪ How to protect residences near ILT from impacts?</li> </ul>

Central District Chip Game Exercise	Table 1 Joanne Hershenhorn / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
7 Public Space	<ul style="list-style-type: none"> <li>▪ Open space is important along Grant Road</li> <li>▪ More green spaces; improve visual quality</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for community space and gathering places –</li> <li>▪ Special interest in corners; desire for shaded structures, community gardens, or water harvesting in low-lying areas</li> <li>▪ Support for fitness trail along open space</li> <li>▪ Important for open spaces to be accessible</li> <li>▪ Interest in examples of European cities</li> <li>▪ Amenities in the public space, like drinking fountains and public restrooms, especially near transit stops</li> </ul>	<ul style="list-style-type: none"> <li>▪ Important to have development supporting open space, keeping it safe and activating it</li> <li>▪ Plaza/Mercado/community garden at Ward 3</li> <li>▪ Need to create sense of ownership of open space by adjacent residents</li> <li>▪ Keep open space smaller</li> <li>▪ Support for dog parks</li> <li>▪ Support for shade structures</li> <li>▪ Desire to keep existing park</li> <li>▪ Desire for plazas around Mountain for a neighborhood gateway</li> </ul>	<ul style="list-style-type: none"> <li>▪ Wide support for open space along Grant Road in excess acquired property for walking/jogging/fitness paths, community gathering places, and shade. Some desire for dog parks.</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ Should there be an emphasis on specific places for public space improvements, such as corners and Ward 3 office?</li> <li>▪ How should open space be activated and kept safe? Support for residential and other development taking “ownership” of it.</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed, but could be a relevant issue in regard to any open space along these districts</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for replacement of existing offices in district</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one group’s discussion of impacted office space</li> </ul>
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>

Central District Chip Game Exercise	Table 1 Joanne Hershenhorn / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
11 Parking	<ul style="list-style-type: none"> <li>▪ Make sure there is enough parking for buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Need parking ease</li> </ul>	<ul style="list-style-type: none"> <li>▪ Important that there is enough parking for new buildings</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to making sure there is enough parking for new development</li> </ul> <p><b>Discussion Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ Proposed new development types largely depend on parking off alleys. How successful will this arrangement be and what needs to be done to make it successful?</li> <li>▪ “Multiple household parking” is discouraged by Jefferson Park Neighborhood Plan</li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for shade structures at corners</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for shade structures throughout district</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for shade improvements along Grant Road.</li> </ul> <p><b>Discussion Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ What will shade structures look like and where will they be located?</li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>

Central District Chip Game Exercise	Table 1 Joanne Hershenhorn / Recorder 4-5 participants	Table 2 Kevin Saavedra / Lisa Ann Schroers 5 participants	Table 3 Tim Sullivan / Forest Weier 5 participants	Themes, Key Decision Points, and Questions
14 Watershed	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for water harvesting in low areas</li> <li>▪ Support for water harvesting connected to community gardens</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one group's support of water harvesting in low areas and in connection with community gardens</li> </ul> <p><b>Discussion Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ Potentially more of an issue in this district rather than others because of large amount of excess right of way</li> </ul>
15 Streetscape	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
16 Aesthetic Improvement	<ul style="list-style-type: none"> <li>▪ More green spaces, improve visual quality</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>
17 Signage	<ul style="list-style-type: none"> <li>▪ Visibility of business signs is important and signs must be lit</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to one table's emphasis on visibility of signage</li> </ul>



Table 1 - Joanne Hershendorff / Priscilla Fernandez



Table 2 - Tim Sullivan / Forest Weier



Table 3 - Kevin Saavedra / Lisa Ann Schroers

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
<p style="text-align: center;">1 Viable and Compatible Land Use</p>	<ul style="list-style-type: none"> <li>▪ Support for intensity of concept 2</li> <li>▪ Mixed use commercial/residential may work in future (?)</li> <li>▪ Support for live work because retail will thrive</li> <li>▪ Concern about residential on southeast corner</li> <li>▪ Support for townhomes adjacent to neighborhoods</li> <li>▪ Support for land uses relating to University – housing for professors; offices; classrooms; labs</li> </ul>	<ul style="list-style-type: none"> <li>▪ Overall desire for vitality</li> <li>▪ Desire for variety of uses to accomplish vitality. Preference for mixed use over solely residential.</li> <li>▪ Overall support for mixed use, in particular vertical mixed use.</li> <li>▪ Keep SW corner plaza, but bring it to life</li> <li>▪ Support for townhomes to add people to increase vitality, but concern about larger apartment buildings</li> <li>▪ Desire for flexibility in exact uses of buildings</li> <li>▪ Theater doesn't seem viable, potential replacement venue. Support for auditorium/entertainment/ university venue</li> <li>▪ Desire for shops to serve neighborhood</li> <li>▪ Support for office uses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Perhaps studio space or live/work establishments with businesses on the first floor.</li> <li>▪ Consider future transit uses like streetcar, bus, etc. and provide transit supportive uses, such as restaurants and coffee shops.</li> <li>▪ Consider a clinic or community center to better serve neighborhood needs</li> <li>▪ Enhance restaurants and dining. A bookstore like Bookman's would be ideal.</li> <li>▪ Desire for no 24-hour businesses</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for intensity</li> <li>▪ Support for mixed use</li> <li>▪ Support for townhomes adjacent to neighborhoods as transition to center</li> <li>▪ Support for land uses relating to university such as offices, classrooms, and potential auditorium</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ Is there widespread support to keep the two public open spaces in the Center but enhance/activate them?</li> <li>▪ Is there widespread support for encouragement of neighborhood-serving commercial uses?</li> <li>▪ Some Area &amp; Neighborhood Plan and zoning designations may not support what the groups discussed, i.e. Blenman Elm shows Office and Commercial for the area.</li> </ul>

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
2 Building Height and Massing	<ul style="list-style-type: none"> <li>▪ Like intensity of concept 2</li> <li>▪ Support for 2-stories adjacent to neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ OK with tall buildings at Center intersections. “Sooner or later Tucson's got to grow upward. This is a major intersection.” Higher density is appropriate at centers. Taller buildings can be not that visible from neighborhoods.</li> <li>▪ Support for lower buildings on side streets</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for intensity</li> <li>▪ Support for lower heights as transition to neighborhoods</li> </ul> <p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ What is appropriate height at Campbell intersection?</li> <li>▪ Some Area/Neighborhood Plan and zoning designations may not allow/support what is being discussed in this center, such as Blenman Elm Office and Commercial designation of same corner, such as C-1 designation</li> </ul>
3 Mountain Vistas	<ul style="list-style-type: none"> <li>▪ Support for preserving “near distant” views</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
4 Contributing to Street Activity and Safety	<ul style="list-style-type: none"> <li>▪ Support for parking structure that is not visible from the street, but that has “eyes” on it for increased security.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bring SW corner park to life</li> <li>▪ Desire for activity at all hours</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support of increased vitality in the center to varying degrees</li> <li>▪ Support for structured parking in middle of block</li> </ul>

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
5 Community Identity	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Utilize all the corners of the intersection in order to tie all corners together.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed, but past feedback has emphasized this issue</li> </ul>
6 Protecting and Enhancing Neighborhoods	<ul style="list-style-type: none"> <li>▪ Support for 2-stories adjacent to neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Taller buildings can be not that visible from neighborhoods.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Discussion limited to acknowledgement in one group that taller (up to 5 story) buildings along Grant Road will likely not be visible from neighborhoods as well as desire for shorter transitional heights adjacent to neighborhoods</li> <li><b>Decision Points/Issues</b></li> <li>▪ Past feedback has emphasized this issue as a concern</li> <li>▪ How widespread would support be for concepts presented keeping in mind studies shown of visual impacts of heights?</li> </ul>

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
7 Public Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bring SW corner plaza to life by extending it to Grant/Campbell intersection and putting retail/café/restaurant next to it.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Want public facilities like restrooms, bike racks in public spaces.</li> <li>▪ Support for this center as a transportation hub</li> <li>▪ Support for a community center</li> <li>▪ Support for parklike space on northeast corner block, surrounded by businesses</li> </ul>	<p><b>Decision Points/Issues</b></p> <ul style="list-style-type: none"> <li>▪ How should open spaces on two western corners be preserved/enhanced? One table had some ideas</li> <li>▪ How should open space at Campbell Center tie into any potential open space along district to the west?</li> <li>▪ How can any enhanced transit stops/plaza contribute public space?</li> </ul>
8 Flexibility of Space	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for flexibility in exact uses of buildings so they can adapt to economic conditions</li> <li>▪ Mercado is appealing. Businesses surround a parklike space.</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Some interest in this issue</li> </ul>
9 Supporting Small Businesses	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Issue not specifically discussed</li> </ul>

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
10 Balancing Regional and Local	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Desire for shops to serve neighborhood, but also for 24-hour vitality and possibly a university-related entertainment/lecture/classroom/auditorium venue</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ This issue was not specifically discussed, but was indirectly touched on by some groups' conversations; what should balance be between neighborhood-serving commercial, employment and university-related or entertainment venues?</li> </ul>
11 Parking	<ul style="list-style-type: none"> <li>▪ Support for parking structure that is not visible from the street, but that has "eyes" on it for increased security.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for parking structure to ensure there is enough parking</li> <li>▪ 5 story parking is not pleasant. Structure no taller than 2 story, maybe three.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Would like to see shared parking in the middle of mixed businesses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Support for parking structure that is not visible from the street</li> </ul>
12 Tucson Environment	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>
13 Tucson History and Culture	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪</li> </ul>	<ul style="list-style-type: none"> <li>▪ Not specifically discussed</li> </ul>

Campbell Center Chip Game Exercise	Table 1 Joanne Hershenhorn / Priscilla Fernandez XX participants	Table 2 Tim Sullivan / Forest Weier 3 participants	Table 3 Kevin Saavedra / Lisa Ann Schroers 4 participants	Themes, Key Decision Points, and Questions
14 Watershed	▪	▪	▪	▪ Not specifically discussed
15 Streetscape	▪	▪	▪	▪ Not specifically discussed
16 Aesthetic Improvement	▪ Green space in Center counteracts exhaust from cars	▪	▪	▪ Discussion limited to comment about desire for green space counteracting car exhaust.
17 Signage	▪	▪	▪	▪ Not specifically discussed