

**BIG BOX REVIEW SUBCOMMITTEE**  
**MINUTES**  
**April 4, 2002**  
**4:05 p.m.**

**Attendance:**

John Rupley, El Con Resident  
Grace Evans, Bob Morgan & Rob Tomlinson - Big Box Subcommittee Members  
Joyce Joosten, Harrison East-South NA  
Thomas Sayler-Brown, Sayler-Brown Bolduc Architects  
Connie Diamos  
Mary Beth Savel, Lewis and Roca  
Gary Oaks, City of Tucson Transportation Department  
Michael McCrory, City of Tucson Attorney's Office  
Bill Dupont, Colonia Solana NA  
Chris Tanz, T.U.C.S.O.N.  
Sarah More & Jennifer Noriega – City of Tucson Planning Department

1. **Called to Order:** – **Rob Tomlinson**, the Subcommittee Chair, opened the meeting.
2. **Introductions** –All attendees introduced themselves.
3. **Discussion of Subcommittee Membership** – **Rob** discussed the change in legal formation of the Subcommittee, which was made by the Planning Commission at the April 3, 2002, meeting. The Planning Commission voted to limit the Subcommittee to the three appointed Planning Commission members. **Rob** explained that although only the three members are eligible to vote, public participation at the meetings is strongly encouraged. **Joyce Joosten** raised concerns with the membership decision of the Planning Commission. **Rob** made a commitment to revisit the issue with the Planning Commission in May.
4. **Discussion** – **Gary Oaks** discussed the difference in trip generations in shopping centers and big boxes of the same gross floor area. Big box stores generate fewer trips per square foot than a regular shopping center. He stated, though, that there are higher trip generation peaks at big boxes than at shopping centers due to higher turnover at the shopping centers. Trips to a big box store are longer, resulting in parking demand. If a grocery section is added to a big box, more trips will be generated even if there is no additional square footage. For example, he stated that Home Depot generates half of the trips for the same square footage as a Wal-Mart. But, Wal-Mart still generates fewer trips than a similar size shopping center. He added that it is not only the groceries that generate more traffic, it is also the lower prices. He noted that hours of operation, such as 24-hour stores, do not affect trips. Trips in the 10 p.m. - 6 a.m. time frame are only about 10% of the total, spread out over 8 hours. **Gary** also commented that he thinks the power center on Irvington, right off the freeway, works well. And, he noted that one of the issues related to big box developments is the huge field of parking in front of the stores. Finally, he mentioned that ITE doesn't have much data on big box developments, especially in the Southwest.

**Grace Evans** noted the need for public/central spaces for community discourse. She supported the concept of allowing big box stores in some locations "by right".

**John Rupley** spoke regarding neighborhood impacts. He raised a concern about extended hours of operation. He stated that the loading docks seem to impact neighborhoods more than the group of stores. The big box process is a very difficult process to follow for neighbors.

**Sarah More** stated that the Mayor and Council can make changes to proposed big boxes at the time of adoption. She suggested that a checklist be created to enable developers to go directly to permitting as long as they meet all criteria on the checklist.

**Mary Beth Savel**, who was involved in the adoption of the Pima County Big Box Ordinance, discussed a few of the focal points the County reviewed. They focused on impacts and performance standards to mitigate the impacts. Because of the amount of money that goes into the big box process, developers need certainty. **Mary Beth** said that developers will respond to incentives, such as an easier approval process, for better design. She recommended that the Planning Department create a list of developable sites, with the zoning, that could be available, to encourage infill and redevelopment. **Sarah** said she would have a map created for the next meeting that illustrates the vacant land. **Mary Beth** noted the importance of choice in the market place, that big box stores fill a consumer need.

5. **Rob** – wrapped up the meeting and said that there would be more speakers next week. **Joyce** asked that she have the opportunity to speak on Target issues next week. The next meeting will be on April 11<sup>th</sup> at 4 p.m. in the same location, Himmel Park Library meeting room, 1035 N. Treat.

6. **Adjournment 6:16 p.m.**