



HISTORIC ROBLES RANCH REHABILITATION & ADAPTIVE USE ROBLES JUNCTION, PIMA COUNTY, ARIZONA

By Linda Mayo, Pima County Administrator

To residents of the Robles Junction community, the acquisition, rehabilitation, and adaptive use of the Robles Ranch will allow this site to continue to be the focal point of the community by providing a sense of place and identity that is rooted deep in history. At this literal crossroads, Sonoran and southern Arizona culture and economic development were brought together in ways that significantly shaped the broad patterns of southern Arizona history.

Robles Ranch is representative of activities and events that have shaped the development of the cattle industry, freighting, mining and travel in southern Arizona. This historic landmark, literally the original building that established Robles Junction, was identified as a Historic Preservation Bond Project in 1997, and has been determined to be a significant historic site in Pima County.

As a consequence of the interest of the Robles Junction community to preserve its founding settlement site, the historic Robles Ranch was determined to be eligible for the National Register of Historic Places and the Arizona State Register of Historic Places as an example of vernacular regional architecture in southern Arizona, where ranch houses grew in response to need and prosperity and as an important site representing large-scale cattle ranching in Pima County. Its acquisition by Pima County and subsequent rehabilitation and adaptive use as a community center using bond funds approved in 1997 are testimony to the public support for historic preservation in rural Pima County.

Historically, this ranch was the focal location for the community when first established in 1882 by Bernabé Robles who built and operated a stage station and ranch that once covered over one million acres and extended from Mexico to the Town of Florence. By 1949, Robles Ranch, reduced to only 50 square miles, was sold to Mr. and Mrs. John R. Stevens who continued to operate the ranch. Around 1967, Ralph Wingfield bought the property and ran some 800 head of cattle on 34,000 acres. In the mid-1980s, the ranch was sold and broken into small parcels. In 1989, Maurito Miguel Garcia and Francisco Garcia Jr. acquired the property, and in June 1996, the US Customs service filed a *lis pendens* for the property subject to suit for forfeit. After the property was determined eligible for the National Register of Historic Places, Pima County with the support of the Robles Junction community and in cooperation with the US Attorney's Office purchased the parcel in January 1998.

In accordance with the Bond Improvement Program, approved by voters on May 20, 1997, the bond projects for the rehabilitation and adaptive use of Robles Ranch and the new sheriff substation were initiated in 1998. Based on input from the community and from the sheriff, it was decided to co-locate the new sheriff substation at Robles Ranch. An additional five-acre parcel was acquired in October 1999, for a total of about 11 acres. The new sheriff substation, separate from the historic Robles Ranch, was

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2002 ARIZONA PLANNING ASSOCIATION ELECTIONS

By Ron Short, FAICP

Only a couple more months until candidates for chapter offices need to submit their 200-word background and position statement for the following chapter offices:

President: Provide leadership to the chapter board and membership in guiding the chapter activities. This position is the spokesperson for the chapter.

Vice-President for Professional Development: Provide coordination with a professional development committee to conduct six workshops, conference AICP preparation session and ethics session, AICP full day exam preparation workshop and Fellows nomination program. This position requires the person to be AICP, due to the AICP training and development responsibility.

Vice President for 2004 Conference: Provide coordination for the 2004 chapter conference. This conference would be in the southern area of the state. It is hoped Tucson planners will be able to host this conference.

Treasurer: Develop the annual budget and oversee the chapter's financial activities.

Director-at-Large (two positions) Assume responsibility for the membership or nominations program.

This is an outstanding opportunity for a chapter member to provide an important service for the membership. Those persons who are new to the planning profession or to the chapter will find it rewarding to work with other board members to achieve the chapter objectives. Also, those who have been chapter members for a while and even may have been on the board in past years are encouraged to become board members.

Please give serious consideration in running for one of the open chapter positions for 2002. Contact me at 623-930-2592 or e-mail me at rshort@dancris.com for additional information about the positions or process. The deadline for position statements will be the second week of July 2002. Step forward and serve the other members of the chapter to help continue to make the Arizona Planning Association effective and a leader of chapters in the American Planning Association.



HISTORIC ROBLES RANCH, *Continued from page 1*

designed to be compatible with the Sonoran style of the ranch house.

Rehabilitation of the 117 year old Robles Ranch headquarters included the reinforcement of damaged structural elements and repairs to windows, doors, roof, flooring, termite treatment, adobe masonry and refinishing of building interior and exterior, new electrical and heating and cooling systems, and other improvements. Except for the addition of an exterior ADA compliant public restroom, no significant interior or exterior alterations were

made. This adaptive use of the historic Robles Ranch will allow community use of the facility as a community center, library and reading room, and meeting place. Offices for social services, and for recreation and educational uses, are also programmed. This rehabilitation project will provide a much-needed meeting place and anchor for this rural community.



AZPA ANNUAL CONFERENCE IN PAGE

MARK YOUR CALENDARS for the APA State Planning Conference to be held in Page, "The Center of Canyon Country," September 25-27, 2002.

FANTASTIC MOBILE WORKSHOPS/TOURS

This will be the first time that a conference has been held in Page, so be prepared to enjoy some spectacular scenery. The theme of this year's conference is "Expose Yourself to Nature." To assist in this exposure to nature, the conference committee has prepared some fantastic mobile workshops and tours including:

- Colorado River Float Trips
- Glen Canyon Dam Tours
- Antelope (slot) Canyon Tours
- Lake Powell (Rainbow Bridge) Tours

Space will be limited on many of the tours so sign up early. Due to the nature of these mobile workshops and tours, additional fees may be required.

While in Page, add a few extra days to your schedule to take advantage of the many nearby natural wonders. Some of these places would be great side trips to and from the conference. Following is a list of some of these spectacular areas with mileage noted from Page.

<u>Grand Canyon (South Rim)</u>	140 miles
<u>Grand Canyon (North Rim)</u>	120 miles
<u>Zion National Park</u>	112 miles
<u>Bryce Canyon National Park</u>	150 miles
<u>Monument Valley</u>	125 miles
<u>Canyon De Chelly</u>	198 miles
<u>Marble Canyon/Lees Ferry</u>	35 miles

EXHIBITORS/SPONSORS

Now is the time to think about being a conference exhibitor or sponsor. The Arizona Planning Association invites planning departments, consultants, non-profit organizations, university planning programs, and other groups to participate as an exhibitor or sponsor at this year's conference. This is a great opportunity to show off your products and

services to hundreds of the region's planners, zoning officials, and elected and appointed board members.

TRANSPORTATION

One of this year's sponsorship opportunities is a "fun bus" to provide transportation to and from Page. One generous sponsor has already stepped to the plate. Depending upon the number of sponsorships, conference participants can count on minimal to free transportation between Phoenix and Page, and a good time as well.


GOLF TOURNAMENT

The golf tournament will be held on Wednesday, September 25th, at the Lake Powell National Golf Course. Come join your fellow planners for a memorable round of golf with breathtaking views of Lake Powell and the Glen Canyon Dam.

This year's conference will be held at the Courtyard by Marriott. Because there are a limited number of rooms at the conference center, the Marriott has only set aside 50 rooms for our conference. The management has agreed to make more rooms available once reservations are made for the first 50 rooms. Please make your reservations now so more rooms will be made available for other members. The room rate at the Marriott will be \$75.00 (plus tax). Please call (928) 645-5000 to make your reservation.

For further information, contact Steve White at 928-645-8861 or e-mail sewhite@ci.page.az.us. You can also call the association office at 602-866-7188.





WHAT REALLY IS "SMART GROWTH?"

by Steve McCutchan, AICP

This is the first in a series of six articles about smart growth and how communities can improve the livability of their neighborhoods through the implementation of smart growth principles.

Stand in a circle of planners for no more than five minutes, and I can guarantee you that the term "smart growth" will be spoken. But what really is smart growth?

Generally when I hear the term smart growth used, it is in the context of discussing a particular project such as a transit-oriented development, or TOD. Projects alone are not smart growth. Projects may implement smart growth principles or be part of the implementation of a smart growth vision or plan, but they are not smart growth.

Smart growth is a set of ten guiding principles that, if implemented as part of an overall vision, will result in sustainable, healthier and more livable neighborhoods and communities. Smart growth principles are not substitutes for comprehensive long range planning, but should be used to guide long range planning efforts to strengthen the jobs / housing balance, reduce automobile dependency, encourage pedestrian travel, simultaneously reduce the cost of housing and infrastructure, revitalize downtowns or older neighborhoods, preserve significant open space features, create or reinforce a sense of place and community, and both streamline and make the project approval process more transparent, among other notable goals. Who wouldn't want to plan a community that embraced these principles as part of its overall vision of the present and future?

The ten smart growth principles in no particular order are: (*Source: The Smart Growth Network via www.smartgrowth.net*).

Mix Land Uses: Smart growth supports the integration of mixed land uses into communities as a critical component of achieving better places to live.

Take Advantage of Compact Building Design: Smart growth provides a means for communities to incorporate more compact building design as an

alternative to conventional, land consumptive development.

Create a Range of Housing Opportunities and Choices: Providing quality housing for people of all income levels is an integral component in any smart growth strategy.

Create Walkable Neighborhoods: Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of smart growth.

Foster Distinctive, Attractive Places with a Strong Sense of Place: Smart growth encourages communities to craft a vision and set standards for development and construction which respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas: Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving our communities quality of life, and guiding new growth into existing communities.

Strengthen and Direct Development Towards Existing Communities: Smart growth directs development toward existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe.

Provide a Variety of Transportation Choices : Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.

Make Development Decisions Predictable, Fair and Cost Effective : For a community to be successful in implementing smart growth, it must be embraced by the private sector.

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Encourage Community and Stakeholder Collaboration: Growth can create great places to live, work and play if it responds to a community's own sense of how and where it wants to grow.

Hopefully you're now asking yourself what do I need to start the process of implementing the ten smart growth principles in my community. We've developed a multi-step process called "Vision Smart Growth" that places a community on a path resulting in the implementation of smart growth principles as an integral part of a community's vision for its future. The multi-step process includes the following:

Assessment: Phase one of the assessment takes a close look at the process a community now uses to make decisions. The assessment includes a review of existing plans and documents, interviews with a wide range of stakeholders, initial community scoping meetings and an audit of the decisions made by the community's elected leadership over the past five years. Additional assessment elements may be added to reflect features intrinsic to the community being assessed.

The assessment phase is concluded through the drafting of a preliminary report and a public meeting to present the findings of the report. Comments made on the preliminary report will be included as an appendix for future reference.

Visioning: Smart growth involves the implementation of all ten principles; implementing less than ten, let's say five or six that seem acceptable and reasonable is good planning, but not smart growth. The phase two process of visioning asks a community and its elected leadership to look introspectively at what it wants to achieve and how fast it wants to achieve it by determining how to implement the spirit of the smart growth principles. Smart growth principles are inherently not cut and dry. They are inherently open-ended statements of what elements of planning need to be addressed to result in healthy and livable communities.

The process of visioning examines different scenarios that a community can employ to implement each of the ten principles including where emphasis

should be placed initially and subsequently based upon the particular needs of the community. Based upon extensive community and stakeholder input, the elected leadership adopts the principles of smart growth—consisting of a set of realistic programs for each principle—as a vision for the community's present and future.

Implementation Programs : With a vision, communities are ready to begin the process of implementing smart growth programs as part of the process of growing their community. Implementation programs can take various forms including amendments to long range plans, zoning ordinances and similar planning documents, short and long range budgeting to direct financial and personnel resources to actualize smart growth programs, development of community awareness programs to harness the power of the public to implement smart growth, among other programs.

An implementation program needs to be a dynamic program—dynamic because the process of implementing the smart growth principles may necessitate more changes as more is understood and advancements in a community are realized—and a realistic program. A realistic implementation program doesn't stop at recommending a particular action, but also includes a timetable for beginning and ending, a designation of responsibility and a commitment of personnel, and a budgetary commitment to financial resources.

It's time that the continuous rhetoric by communities about smart growth change into action to assess where they are, create a vision for where they want to progress toward and begin to implement smart growth principles. Smart growth is the only answer to help communities grow into sustainable, healthy and livable communities only if actions speak louder than words.

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NEWS FROM APA

HUGE BOOM IN RESIDENTIAL MIGRATION TO RESORT TOWNS CONCERNS LOCALS, PLANNERS

Washington, DC - Vacation spots typically inhabited by a small number of locals in the off-season are attracting residential migration in record numbers, and developing year-round community conflicts. These locations typically offer coastal, mountain, and lakeside recreation areas, natural beauty, fresh air, and entertainment options. But those who used to come and visit are now coming to stay permanently.

As APA researcher Nate Hutcheson reports in *Zoning News*, a publication of the American Planning Association (APA), communities that offer such luxuries are now prime candidates for land use conflicts.

"Americans are on the move to resort destinations," says Hutcheson. "The populations of traditional getaway destinations are surging, and planners are coming face-to-face with new social, economic, and public health challenges because of this."

Residential migration to vacation destinations is estimated at 700,000 to 1.6 million people per year. In 2001, APA's Planning Advisory Service recorded an increase in the number of inquiries about planning for and regulating short-term rental properties in residential districts — particularly single-family districts. In response to this, APA conducted a survey of the residential dynamics and planning efforts for almost 40 tourist-oriented communities, the results of which are published in *Zoning News*.

The task for planners seems to be finding and maintaining a balance between year-round, seasonal, and vacationing people while considering the effects on property, the well being of the community, and a thriving economy.

An insidious problem with short-term rentals is their impact on housing costs. Short-term rentals "squeeze" the supply of housing, increasing demand and housing costs. Businesses that rely on lower-paying service and tourist jobs find that high housing costs have pushed many workers out of the community. In Florida's Key West, workers are bused in from the mainland to work just three or four days. These workers sleep in bunkhouses while in town.

Also, according to APA's survey, residential and commercial property owners feel that more of a distinction needs to be made dividing where one works and lives. Most respondents felt that zoning codes

and a licensing system would offer better solutions despite the time and expense required for administering and enforcing new regulations.

Planners admit to a dilemma: Many property owners rely in the rent streams and spending dollars generated by vacationers, but locals want to preserve their neighborhood's residential character. Invariably, residents will threaten to abandon a once-beloved community or resort locale if renting a house on the beach or settling into a neighborhood means an endless stream of nuisances from disruptive vacationers.

For communities grappling with such disputes, clear definitions are essential. Set definitions and criteria for terms such as 'short-term renters,' 'vacation property,' and 'resort dwelling' should be established to eliminate confusion and ambiguity, and often are not.

More information from the survey is available through *Zoning News*. Please contact Mike Davidson, Co-Editor, *Zoning News* at 312.431.9100 or mdavidson@planning.org.

PLANNING VICTORIES IN SUPREME COURT AND SENATE

On April 23, the U.S. Supreme Court, in a 6-3 decision, provided a solid win for the planning process in the case of *Tahoe Sierra Preservation Council v. Tahoe Regional Planning Agency*. The issue at hand was whether or not a temporary moratorium on land development constitutes a taking of property. In a far-reaching decision, the court found that the use of moratoria, in this case, as part of the planning process does not constitute taking of property requiring compensation to the landowner. Rather than forcing landowners and planning officials to rush through the development process, the court's decision affirmed the need for communities to take the time to think things through and make informed decisions before breaking ground. APA had filed an amicus brief stating the view that planners need to have the ability to use interim development controls and temporary moratoria to avoid making decisions that could adversely impact the natural environment and surrounding communities.

On April 25, the U.S. Senate Environment and Public Works Committee, by a vote of 12-7, gave final approval to S. 975, the Community Character Act. This legislation recognizes that the federal gov-

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ernment can be a partner with localities in building vibrant, livable places without intrusive federal mandates. The Community Character Act, introduced by Rhode Island Senator Lincoln Chafee, would provide a much-needed incentive to help states and localities initiate and implement smart growth planning strategies.

Read more about the APA Amicus Curiae Committee and APA's *Tahoe* brief at www.planning.org/amicusbriefs

Read more about the Community Character Act at www.planning.org/legislation

CALL FOR PAPERS/SESSION PROPOSALS: COMMUNITY INDICATORS CONFERENCE

A national conference on "Planning, Developing, and Using Community Quality of Life Indicators" is scheduled for Williamsburg, Virginia, on November 13-16, 2002. Sponsored by the International Society for Quality of Life Studies, the conference seeks to bring together scholars and practitioners for mutual learning and improvement of both the study and practice of community indicators work.

The conference organizers have just released a Call for Papers/Session Proposals. The academic component of the conference involves presentation of new concepts, models, and methods related to the planning, development, and use of community Quality of Life (QOL) indicators. Full papers as well as abstracts can be submitted for review and possible presentation at the conference. The practitioner component of the conference involves panel sessions and workshops led by experts in community QOL indicators.

Submission deadline is August 30, 2002. The complete Call for Papers and additional conference information are available at <http://business.wm.edu/isqols/community/>

NEW PEW OCEANS REPORT LINKS SPRAWL TO DECLINING COASTAL HEALTH

With more than half the nation living along the coast, changes are needed to preserve aquatic habitats. In his report for the independent Pew Oceans Commission, Dana Beach of the South Carolina Coastal Conservation League details the effects of urban design and land-use practices on aquatic

ecosystems in the United States. Beach presents new strategies and tools that communities may use to preserve the same ecosystems that attract residents, tourists, and businesses to the coasts.

The report is available at http://www.pewoceans.org/oceanfacts/2002/04/12/fact_25649.asp

OPEN SPACE PROTECTION: CONSERVATION MEETS GROWTH MANAGEMENT

This paper from the Brookings Center on Urban and Metropolitan Policy is a comprehensive review of existing federal, state, and local open space protection programs and their role in shaping metropolitan growth. The report primarily finds that, despite their widespread use, programs to protect and conserve open space are rarely integrated with strategies to manage growth.

The full report is available in PDF format at <http://www.brookings.edu/dybdocroot/es/urban/publications/hollisfultonopenspace.htm>

INCREASING ACCESS TO HOUSING FOR LOW-INCOME FAMILIES

A new issue brief from the National Governors Association (NGA) Center for Best Practices focuses on state efforts to improve access to affordable housing for low-income residents. States can use several tools to increase access to housing for low-income families and to increase the affordable housing stock. The brief provides some options for states to subsidize families' rental costs, promote homeownership among low-income families, and provide incentives for developers to build and preserve affordable housing units.

The Issue Brief is available in PDF format at www.nga.org/cda/files/032902HOUSING.pdf

GROWING SMART ROLL-OUT CONTINUES

APA was recently awarded an EPA Smart Growth Network grant to reprint copies of our *Planning for Smart Growth: 2002 State of the States* report. As part of our efforts to get copies of the report and Growing Smart into the hands of key organizations, the publication will be sent to over 600 members of the Smart Growth Network as well as state elected officials. APA will continue working with individual chapters to support their advocacy on "growing smart" legislation in the states. The report is available at <http://www.planning.org/growingsmart/states2002.htm>.

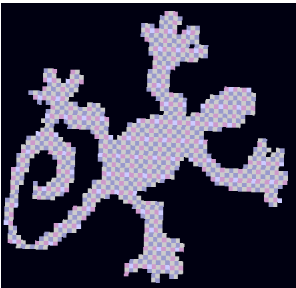


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2002 Arizona Planning Association ■ Important Dates to Remember

JULY		2003	TO PUBLISH
16-19	Western Planner Conference Evanston, Wyoming	March 29 – April 2 National Planning Conference Denver, Colorado	Articles should not exceed four pages, single spaced, 12 point font, formatted in Word Perfect or MS Word. Be sure to spell check your article. Graphics are encouraged: tables and charts saved as either Excel or Lotus (*.xls or *.wk4); pictures and maps saved in bitmap, tiff or eps format (*.bmp, *tif, or *.eps). Submissions should be e-mailed or sent on 3.5" disk to the newsletter editor, co-editor, or staff administrator. Please include your name, title, organization, phone number, and e-mail address.
31	Professional Development Workshop: Raising the Bar on Commercial Development		
SEPTEMBER			
13-15	Fall Leadership Meetings Providence, Rhode Island		
25-27	AzPA State Conference Page, Arizona		

