

Daniel Bursuck - Re: Optional Grant Road Urban Overlay District (Oracle to 1st) Preliminary Draft Posted

From: john wakefield <jwakeart@gmail.com>
To: Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov>
Date: 03/11/2017 4:56 PM
Subject: Re: Optional Grant Road Urban Overlay District (Oracle to 1st) Preliminary Draft Posted
Attachments: example of correct english.pdf

Better version of suggestions attached,

regards

John Wakefield



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On Sat, Mar 11, 2017 at 4:52 PM, john wakefield <jwakeart@gmail.com> wrote:

Hi Dan, thanks for giving me the opportunity to comment of your report.

The key problem is that faulty English (bad grammar, incorrect usage, and superfluous words) makes the report harder to read and understand than it should be.

I'm sorry I'm too busy to edit the entire document but the attached example shows how a simple translation into correct English can shorten the report by about 60% and make it easier to comprehend.

I trust you are not offended by my suggestions - nothing personal is intended,

best regards

John Wakefield



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On Fri, Mar 10, 2017 at 5:12 PM, Daniel Bursuck <Daniel.Bursuck@tucsonaz.gov> wrote:

Greetings,

Based on your previous interest in Grant Road land use planning efforts, staff at the City's Planning and Development Services Department (PDS) would like your thoughts on the **Preliminary Draft** for the optional Grant Road Urban Overlay District (UOD) for the area along Grant between Oracle Road and 1st Avenue ([click here for link to preliminary draft of UOD](#)). Preparation of the Preliminary Draft was informed by (a) lessons learned from several iterations of overlays in the city – with the most recent being the Infill Incentive District (IID), (b) the *Grant Road Community Character & Vitality Corridor Vision: Oracle Road to Swan Road*, (c) *Plan Tucson, City of Tucson General and Sustainability Plan*, (d) area and neighborhood plans, and (e) feedback from the Grant Road Task Force, stakeholder interviews, and public workshops. For additional background on the Grant Road land use planning efforts please visit the following web page: <https://www.tucsonaz.gov/pdsd/grant-road-land-use-planning>.

Review and Comment Schedule & Procedures: This Preliminary Draft will be available for public review and comment through **Monday, April 10, 2017**. Please email all questions and comments to Daniel Bursuck at Daniel.bursuck@tucsonaz.gov or Rebecca Ruopp at Rebecca.Ruopp@tucsonaz.gov. If you prefer to phone, please call Daniel at [\(520\) 837-4984](tel:520-837-4984) or Rebecca at [\(520\) 837-6973](tel:520-837-6973).

Comments in UOD Document Margins: As you are reviewing the document, please note that there are boxes with comments on the right side of some pages. These comments provide staff's explanations about particular terminology and about topics identified to date that are proposed for further elaboration in future iterations.

Topics Suggested for Particular Attention: While we encourage you to read the full document, which is only 18 pages, you may want to take particular note of the following topics, which have come up most frequently in public discussion:

- Building height (Section C-2.O.1.a, Page 14)
- Development transition standards (Section C-2.B, Page 10)
- Landscape standards (Section C-2.I, Page 13)

- Group dwellings and/or student housing (Section B-2.b.11, Page 7)
- Setback relief (Section C-2.O.1, Page 14)
- Parking relief / requirements (Section C-2.E, Page 11)
- Environmentally conscious design practices (Section C-2.M, Page 14)
- Building orientation (Section C-2.A.1, Page 9)

Next Steps: Staff will compile all comments received for use in revising the Preliminary Draft Grant Road UOD for further public review. The revised draft will be presented first at a Grant Road Task Force meeting and then at public meetings. Notice of the Task Force meeting and the public meetings will be sent to everyone on the City's Grant Road contact list and to the Ward 3 and 6 Council Offices.

We appreciate your time and look forward to your feedback.

Thank you,

Dan Bursuck
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Grant Road Investment District Urban Overlay Document

Example (from page 13) of how a simple re-write into correct English will reduce the length of the report by about 60% and make it much easier to read and understand.

3. Mitigation of Service Areas

Potential nuisance or noisy areas shall be oriented away from affected residential property, such as by placing service areas for loading and garbage disposal between the developing site's buildings, behind opaque barriers, or by using architectural or landscaping treatments that effectively reduce nuisance impacts from service areas. The service area shall be mitigated to reduce the noise and view of the service features, reduce the emission of offensive odors to owners or occupants of adjacent properties or create a nuisance or hazard beyond the property lines of the project site, and prevent vibrations that are discernible beyond the property lines of the project site.

Several confusing phrases, for example “**Mitigation of Service Areas**” - you can't **mitigate** a service area - I think you mean “mitigation of noise or other nuisance associated with service areas”.

Also a “noisy area” is almost OK because noisy is an adjective but what is a “**nuisance area**”? (Nuisance is mostly used as a noun eg “The noise associated with this area is a nuisance”.)

Several misused words, for example **oriented** does not mean placed or located, rather it implies *geographical direction* (like NNE) or, more loosely, *tendency* (like sexual orientation).

Also several unnecessary words inserted as padding in an attempt to make the text seem more important than it is, for example: “**mitigation**”, “**potential**”, “**developing**”, “**effectively**”.

Paragraph above contains 109 words - compare the very much better version below (36 words):-

3. Service Areas

Noises, vibrations, unsightly views, offensive odors, hazards or other nuisances associated with loading, garbage disposal or other service areas shall be buffered from residential property by opaque barriers, and/or architectural or landscaping treatments.