

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

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**From:** Alice Roe <[alicer@dakotacom.net](mailto:alicer@dakotacom.net)>  
**To:** Daniel Bursuck <[Daniel.Bursuck@tucsonaz.gov](mailto:Daniel.Bursuck@tucsonaz.gov)>  
**Date:** 04/09/2017 8:20 PM  
**Subject:** Re: Optional Grant Road Urban Overlay District (Oracle to 1st) Preliminary Draft Posted  
**Cc:** Ruopp Rebecca <[Rebecca.Ruopp@tucsonaz.gov](mailto:Rebecca.Ruopp@tucsonaz.gov)>

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Daniel and Rebecca,

Below are some comments on the draft.

There is a lot of thought and drafting in the draft. Thank you for the work in trying to tame this effort.

Alice Roe  
[alicer@dakotacom.net](mailto:alicer@dakotacom.net)

Name: "Grant Road Investment District" ok, with me, but the word "investment" may jangle some people's chains. Somehow this draft should incorporate the concept that this applies only to the Phase 1 & 2 , or incorporate "west of Oracle to First Ave" or some such, or maybe GRID Overlay District Ph 1&2."

p.2: A-4. Historic Preservation. I think this needs to stay in. Yes, there are not many historic properties, but in a sense we are writing this as a template for the further east areas. And to demonstrate to those who are very concerned about the further east historic properties that such properties will be accommodated.

p.5. 5. GRID Historic Preservation Review, a. TPCHC. Keep this item in because it serves as a prototype and demonstration of good faith for the areas further east of the Phases 1&2 overlay district.

p.6, 6. Development projects in a NPZ. Jefferson Park is the big concern. I had thought that JPNA residential frontage was to be removed from consideration for the future for an overlay. Hence, this may not be necessary even as a prototype for the future. As we are writing for the long term, though, there may be others coming along as the neighborhoods age. It is better to have such planned for rather than leaving the matter to the chance "whim" of the design professionals and PDSO director.

P.7. In the note comment [DB10]. I think group dwellings need to be treated as in 1. and require M&C Special Exception even for that area between 4th Ave. and 6th Ave. Mr. Finkelstein would like his zoning done for him, or an exception conveniently for his 5 BR chalet style student housing complex.

p.9 Adaptive Reuse. Clearly this has to be defined in some way, if such a project is to be given special dispensation. If we cannot define what is "adaptive reuse" then it should be removed. And reuse of buildings go through the usual use of underlying zoning or using the optional district requirements.

p.10 h. About the problem of building orientation. I think we are contradictory: building to have entrance defined architecturally from the street, but with parking in the rear.... If building is oriented to street, then what happens to the entrance from rear parking.

p.10 B.2.a. I think this is good. As well as b. building bulk reduction

p. 11, d. Balconies. No balconies facing residential whether screened or not.

p. 11. E. Parking 1.b. 500 ft seems reasonable for off site parking being 1/5 of a mile rather than 1/4. Does a parking lot across Grant or a side street take into consideration the distance of crossing the street? or crossing the street at a designated pedestrian crossing light?

p.12,c, Concurrent neighborhood meetings. The advertising/noticing of such meetings needs to state clearly that the neighborhood meeting will be fulfilling both requirements and state why the meeting is required in language other than a citation number from the UDC or the overlay district.

p.12 Table on Land use type. Group dwellings see my note from p.7 on the same matter.

p. 13 landscaping requirements: Is requiring 36" boxes for trees reasonable. A smaller tree might be more viable over the long term. Granted we should not just say planting a skinny sapling complies.

p. 13 J On site water management. 1. "Detention of storm water is not required"... should say Detention of storm water is encouraged.

p. 14. M. 12. Why should the undefined "Adaptive Reuse" count for 2 of the minimum of 3 design practices?

p.15, comment [DB24]. Yes, do consider using the 500 feet instead of 1/4 mile for parking off-site.

On Mar 10, 2017, at 5:12 PM, Daniel Bursuck <[Daniel.Bursuck@tucsonaz.gov](mailto: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](mailto:Daniel.bursuck@tucsonaz.gov) or Rebecca Ruopp at [Rebecca.Ruopp@tucsonaz.gov](mailto:Rebecca.Ruopp@tucsonaz.gov). If you prefer to phone, please call Daniel at [\(520\) 837-4984](tel:5208374984) or Rebecca at [\(520\) 837-6973](tel:5208376973).

**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,

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