

Daniel Bursuck - GRUOD Preliminary Draft Comments

From: Dennis Caldwell <dennis@caldwell-design.com>
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Date: 01/26/2018 11:10 AM
Subject: GRUOD Preliminary Draft Comments

Hi Dan, this is looking great, please submit my comments for review as a resident of the 1st Ave Center (Sub-Center B) area, El Cortez Heights Neighborhood.

Grant Road Urban Overlay Document Preliminary Draft – January 25, 2018
 Dennis Caldwell Comments 1/26/18

C-2 GRID ZONING OPTION DESIGN STANDARDS

A. Streetscape Design

2. Shade

a. [comment] Can't we push this for more than 50%?

B. Development Transition Standards

2. Mitigation of Taller Structures

d. [comment] Balconies should not be permitted as they can significantly increase noise into neighborhoods. This has been observed with the roof top patio on Congress at the Playground and with mini dorms throughout Northwest Neighborhood.

J. On-Site Water Management

9. Standing water may not be more than 6 inches deep. [comment] This is not functional if applied to stormwater retention basins in planted areas. For safety reasons, the pooling stormwater should be less than 3 feet deep. The more capacity these areas have for capturing water will help mitigate flooding. If this "6 inches" is meant to refer to public right of way areas like walkways or parking lots, that should be defined.

M. Environmentally Conscious Design Practices.

6. Provide 100% desert-adapted plant species. Species chosen must adhere to the Arizona.

[comment] Isn't this already required under "I. Landscaping #2"? Rather than compliance with the ADWR Drought Tolerant/Low Water Use Plant List, Why not promote certain species that will help add continuity to the project landscaping or unique to Tucson like the saguaro cactus or paloverde trees. i.e. 8 saguaro cacti per acre, 100% shade tree requirements paloverde or what ever the landscape architects on the project want to promote.

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