

AGENDA MATERIAL

DATE 8/2/22 ITEM NO. RA. 31
OLD FORT LOWELL NEIGHBORHOOD ASSOCIATION, INC.



July 29, 2022

Pima County Board of Supervisors
Pima County Development Services Department
201 N. Stone Ave.
Tucson, AZ 85701

Re: August 2, 2022 Hearing - Specific Plan Rezoning and Comprehensive Plan Amendment P20SP00002, RIVER HOUSE TRUST, ET AL. - N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

The Old Fort Lowell Neighborhood Association, Inc. (OFLNA) is requesting that Supervisors deny the rezoning and plan amendment for this proposed development. Old Fort Lowell Neighborhood (OFLN) is adjacent to the development to the south across the Rillito and has not been invited to participate in discussion about its concerns, which are outlined below:

1. Traffic studies did not consider the impact on the Old Fort Lowell Neighborhood.
 - a. The proposal for a new divided median and U-turns at the Gregory School, which is within the boundary of the Neighborhood and the Fort Lowell Historic Zone Buffer, will impact residents south of the River.
 - b. Traffic studies minimized the number of trips added to Craycroft by the single entry point, suggesting that the senior residents will drive less than average. It does not appear to consider additional trips for delivery trucks (both semi-trucks and Amazon), employees, caregivers, etc.
 - c. Traffic study did not consider the proximity of two high schools (young drivers) within a mile or suggest mitigation such as slow traffic zones.
 - d. Fort Lowell Road (a Local Road) is already negatively affected by cut-through traffic volumes and speed between Craycroft and Swan, most of which comes to/from the foothills/Pima County. There was no consideration for this in the traffic study.
 - e. Craycroft is already over capacity with traffic that speeds over the speed limit. Swan Road is under capacity but apparently little consideration was given to directing any traffic for the apartment complex to Swan.
 - f. Pima County 407 Bonds provide for \$3.5M in improvements in the next two years at Fort Lowell Park, which is on both sides of Craycroft, and a pedestrian and bike Greenway on Glenn Street. These were not considered in the traffic study.

We request that a traffic program be initiated with the City to resolve these issues before the development proceeds.

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2. Viewsheds will be affected.
 - a. Proposals for 10-foot high, lit entry signs and 14 foot street lights negatively impact the streetscape, landscape and viewsheds for neighbors to the south of the River. Decorative entry walls should comply with historically compatible materials such as adobe, be low key, and use only native landscape. Lighting should comply with Dark Skies and be directed downward, away from neighbors to the south.
 - b. The proposal for multi-story modern architecture is misplaced and incongruent with the traditional Tucson architectures on both sides of the riverbed.
3. Riparian areas on the Loop should be retained as is. This area of the Loop is attractive and distinctive in cultural landscape on both sides of the River. It reflects the historic rural nature of Fort Lowell and an important confluence of the Tanque Verde and Pantano Washes. Residents of the City, County and our Neighborhood heavily use the Loop for its natural beauty. Food trucks and vendors are not needed in the parking lots in this area; they only add to traffic congestion in an already crowded parking lot.
4. There should be a commitment to use reclaimed water and water harvesting for all landscape in the development. Runoff water can be directed to reservoirs for landscape use.
5. In general, the Plan Amendment introduces a path for even more urbanization of the Loop in this area, which we oppose because it contradicts the overall sense of place that we wish to preserve.

We hope to have further discussion about these topics.

Sincerely,

Patricia D. Treeful

Patricia D. Treeful
President
Old Fort Lowell Neighborhood Association

Cc:

Paul Cunningham, Ward 2 Council, City of Tucson
Elaine Hill & Chris Jech, Chairs, Fort Lowell Historic Zone Advisory Board
Sam Credio, City of Tucson Director of Transportation