

HOUGHTON ROAD CORRIDOR TUCSON, ARIZONA

CITY OF TUCSON WATERCOURSE PRESERVATION & PROTECTION

Prepared for

Arizona State Land Department

Task I-C-5.5 Deliverable

UPP No. 47-111563

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Introduction

GRS Landscape Architects, Inc., as part of a team of consultants was retained to look at potential opportunities and constraints to the development of the Houghton Road Corridor (HRC). The HRC is approximately 12,000 acres located in Southeast Tucson. This work is done as a part of the HRC Urban Planning Permit (UPP) No. 47-111563 issued to Westcor in January, 2008.

GRS Landscape Architects, Inc.'s scope of work includes evaluating washes and watercourses within the HRC to determine the relative condition and value of the riparian areas associated with these drainages and to evaluate the applicability and impact of City of Tucson regulations on these drainages. This report documents current City of Tucson policies, regulations and development standards impacting development adjacent to or within washes, presents the results of an extensive field evaluation of the washes within the project area and identifies potential impacts of these ordinances on development within the project area.

Executive Summary

This report summarizes existing City of Tucson Ordinances, Policies and Development Standards affecting potential development along washes subject to the Floodplain Ordinance, ERZ (Environmental Resource Zone) Ordinance and WASH (Watercourse, Amenity, Safety and Habitat) Ordinance. The 12,000 acre HRC (Houghton Road Corridor) project includes approximately 105 miles of washes subject to the Floodplain Ordinance, 16 miles subject to the WASH Ordinance and 14 miles subject to the ERZ Ordinance (as specified in the Overview of City of Tucson Policies, Ordinances and Development Standards for Washes, page 4, paragraph 2).

The condition of the riparian vegetation in these washes has been documented within this report. This documentation is based on extensive field evaluation. The condition of this vegetation can be used to determine the extent of applicability of the City of Tucson Ordinances. As a result of this study approximately 41 miles of the watercourses mapped by the City of Tucson do not meet the criteria for Floodplain Ordinance jurisdiction (as specified in the Conclusions and Recommendations, paragraph 4).

CONCLUSION AND RECOMMENDATIONS

Based on field evaluation of the quality and quantity of riparian vegetation, certain reaches of City of Tucson mapped watercourses will likely not be subject to the Ordinances. These occur primarily for 2 reasons:

Washes fall outside the regulated area - Regulated areas are shown in Figure 4. Where vegetative resources fall outside these limits, they are not subject to WASH, ERZ or Floodplain Ordinances.

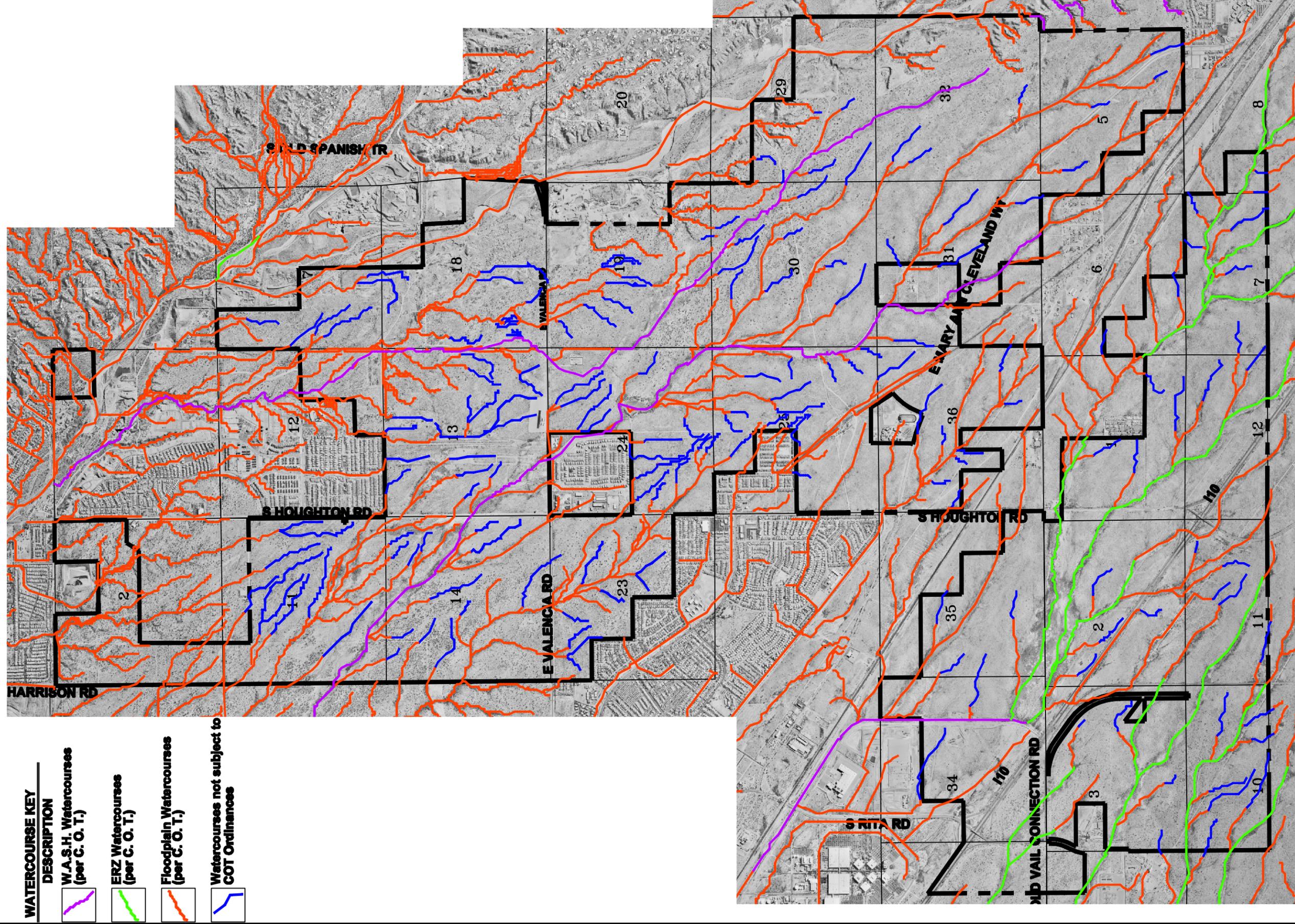
No PRA is found within the regulated area - Where the floodplain is void of protected riparian areas, washes are not subject to the riparian protection and mitigation standards found within the Ordinances.

Based on these two conditions, many reaches of mapped watercourses are not subject to the Ordinances. Figure 8 illustrates those reaches that are most likely outside the jurisdiction of the City of Tucson Ordinances. This figure includes approximately 41 miles of watercourses removed from jurisdiction.

With the information that has been gathered in this study, the following recommendations are provided:

1. Negotiate with the City of Tucson to obtain concurrence that the 41 miles of watercourses do in fact fall outside the jurisdiction of the Floodplain Ordinance.
2. Work with the project team to identify areas of Wash disturbance critical to the masterplan concept. Once these areas of disturbance are identified, negotiate mitigation or alternative preservation areas to facilitate the infrastructure, utility and other needs of the project.
3. Develop a complete plan showing disturbed, preserved and mitigated riparian areas as part of the masterplan document. This will allow for the resolution of this issue at the masterplan level, providing detailed development rights.

The work suggested in these recommendations is part of the HRC scope in future phases of the UPP.



WATERCOURSE KEY	
DESCRIPTION	
	W.A.S.H. Watercourses (per C. O. T.)
	ERZ Watercourses (per C. O. T.)
	Floodplain Watercourses (per C. O. T.)
	Watercourses not subject to COT Ordinances

1" = 3000'



North

FIGURE 8 Washes per COT and Watercourses not Subject to the Ordinances

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Houghton Road Corridor
Watercourse Data

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