

Grant Road Improvement Corridor Planning Task Force

June 23, 2016

Extended LAR and Minutes

1) Call to order

The meeting was called to order by Meeting Facilitator, Nanci Beizer. A quorum was established, informational handouts were distributed to the Task Force.

Citizen Task Force Members

Present		Absent
Alice Roe	Andrew Jones	Dale Calvert
Beverly Rutter	David Sunderman	Jay Young
Roy Garcia	Jim Hogan	Shannon McBride-Olsen
John Wakefield	Linda Marie Small	Susan Alexander
Moon Joe Yee	Robert Tait	
Deidre Brosnihan	John Anderson	

2) Project Team & Task Force Member Introductions

Discussion held. No action taken. The Task Force and the project team introduced themselves. Project team members present included the following:

- Beth Abramovitz, Tucson Department of Transportation (TDOT) – Grant Road Improvement Plan Project Manager
- Rick Pargas, HDR – Grant Road Phase 3 & 4 Design Project Manager
- Nicole EwingGavin, City of Tucson (COT) Planning and Development Services (PDSD)
- Rebecca Ruopp, COT PDSD
- Daniel Bursuck, COT PDSD
- Britton Dornquast, Regional Transportation Authority (RTA) MainStreet Business Assistance
- Rick Kaneen, Kaneen PR– Public Outreach
- Genna Dreier, Kaneen PR– Public Outreach

3) Review and Approve September 30, 2015 Meeting Summary

The Task Force reviewed and approved the meeting summary from September 30, 2015.

4) Grant Road Improvement Project Update

Staff made a presentation with an illustrative PowerPoint. The meeting materials are available on the Grant Road website at <http://www.grantroad.info/public-meetings>. Discussion held. No action taken.

a. Phase 2 Schedule Update

Beth Abramovitz, TDOT, provided a Phase 2 (North Castro Avenue to North Fremont Avenue) update. She indicated that the final design of Phase 2 was completed in June 2016. Construction is anticipated to begin late fall 2016.

b. Phase 3 & 4 Design Update

Rick Pargas, HDR, provided an overview of the Phase 3 & 4 (Palo Verde to Venice Place) progress, noting that the 30% design plans are now complete. The alignment exhibit of the 30% plans is available at <http://grantroad.info/pdf/30%25-Alignment.PDF>. The relocation and acquisition planning is slated to occur from 2015-2017, with an anticipated construction period from 2018-2020.

Additionally, Rick Pargas reviewed design modifications pertaining to drainage that differ from the Design Concept Report (DCR) from 2010. He explained that the existing drainage conditions of Grant Road include water runoff that flows south to north, no median curb and undersized storm drains. Because the proposed improvements include a raised median, the existing flow is blocked on Grant Road. To mitigate drainage challenges and allow all weather access to Grant Road, the project team is proposing to implement a detention basin at Grant Road and Dodge Boulevard and complementary inverted siphons.

- The detention basin will be located on the southeast corner of Grant Road and Dodge Boulevard. It will be approximately 1 acre, 6 feet deep and have native landscape.
- The inverted siphon structures will be placed at Palo Verde, Richey Boulevard, Sycamore Avenue, and Walnut Avenue.

5) Phase 2 Land Use Planning Update

Staff made presentations with PowerPoint slides (available on <http://www.grantroad.info/public-meetings>). Discussion held. **Per consensus, the Task Force approved PDSD's approach to Land Use Planning as long as technical jargon is eliminated, specific examples are provided, the Task Force is included prior to any changes, and all stakeholders along the Grant Road Corridor are included in the process.**

a. Reinvestment tools

Nicole EwingGavin, PDSO, described reinvestment tools and economic incentives being considered for Phases 1 & 2 of Grant Road.

- **Government Property Lease Excise Tax (GPLET):** This is the biggest incentive that the City currently offers, and is geared toward commercial sites. The GPLET provides up to eight years of property tax abatement. To qualify for the GPLET, projects have to be within the designated GPLET boundary and result in a property value increase of at least 100%. The City is proposing that the GPLET area be expanded on Grant Road.

b. Remnant parcels (Oracle Road to First Avenue)

Nicole EwingGavin reviewed the remnant parcels along Grant Road from Oracle Road to First Avenue. She explained that when properties are purchased for an RTA-funded roadway project those portions of the properties that are not needed for the project are sold by the City with the proceeds going to the RTA to help cover costs. PDSO conducted an analysis to determine the best options for selling these properties. The criteria for evaluating remnant parcel sale options included size, location, access, adjacent properties, dimensions, existing site improvements, and compliance/consistency with the Grant Road Vision document and Land Use Plans. The three options of selling/disposing remnant parcels are:

1. **Offer to an adjacent property:** This would be a direct sale to an adjacent property owner. Typically these parcels are generally smaller, have access issues, have the potential to be used by an adjacent business and are not viable as a stand-alone property.
2. **Offer to highest bidder:** These properties are not at a major intersection and are developable on their own.
3. **Request for Proposals (RFP):** Using an RFP would allow consideration of not only the highest bid, but also how the property would be developed. The properties that are recommended for RFP evaluation are more prominent parcels, larger in size, at major intersections, indicated as potential development areas in the Mayor and Council adopted Plan Tucson, the Grant Road Vision document, and/or area and neighborhood plans. This is a method that has been used elsewhere in the city.

PDSO provided a map to the Task Force that showed the remnant parcels that the City will seek to sell on Grant Road between Oracle Road and First Avenue and the sales

options that the City is suggesting be used for each parcel. The next steps for the sale of these properties is as follows:

- **Receive direction from Mayor & Council:** August 9, 2016
- **Conduct a workshop with Task Force to determine RFP criteria:** August 2016 – September 2016
- **Bid and sale process:** August 2016 – November 2016
- **RFP process:** October 2016 – Spring 2017

c. Land use next steps

Dan Bursuck, PDSD, presented proposed regulatory tools currently being pursued by PDSD. Of those tools, the removal of the 40-acre minimum size for a Planned Area Development (PAD) and the Reinvestment Overlay District are most applicable to the redevelopment of Grant Road.

Removing the required minimum size of a PAD will achieve the following goals:

- increase flexibility for development when dealing with challenging sites, as opposed to developing within normal commercial or industrial zones;
- restrict uses normally allowed by a typical rezoning;
- reduce total project timeline for developers, and
- allow smaller businesses and projects to take advantage of a tool already being used successfully by larger developments.

Building on similar successful tools such as the Infill Incentive District (IID), the proposed Reinvestment Overlay District is an optional overlay zone that aims to achieve the following:

- create development along Grant Road that matches the vision set out in the Grant Road Community Character & Vitality Corridor Vision: Oracle Road to Swan Road;
- provide relief from requirements for parking, loading areas, landscaping, setbacks, waste collection, etc., and
- expand allowed uses along Grant Road when supported by existing plan documents.

6) Call to Audience

Four members of the public addressed the Task Force.

- **Jane Hoffmann** representing the Samos Neighborhood read a short statement about the Park Prescription Grant. She expressed that Samos Neighborhood

supports the Park Prescription Grant and that she would like this grant to set a standard/precedent for what happens on the north side of Grant Road.

- **Suzanne Trappmann**, Jefferson Park, explained that she had attended multiple planning meetings at Tucson Association of Realtors and provided input. After hearing that there would be new stakeholder meetings, she expressed concern that the time previously spent on providing input seemed wasted. She asked if the original input would be factored into the plan.
- **Margot Garcia** expressed her concern regarding storm water management. She noted she has been involved in city planning since the 1970s. She wants the Task Force and public to identify storm water as resource, not a problem. She suggested that the storm water be put in open arroyos not in cement channels so it can percolate into the groundwater. She views this as a missed opportunity for beneficial use.
- **Judy Bosnos** expressed her concern regarding the schedule of the Grant Road Improvement Project. She urged the team to give her an answer as to why the project is not phased sequentially from west to east.

7) Task Force Round Table

Discussion held. No action taken.

8) Adjournment

7:45 pm