



Grant Road Improvement Project

Grant Road Task Force Meeting

Wednesday, September 30, 2015

Donna R. Liggins Recreation Center, 2160 N. 6th Avenue

5:30 p.m.

MEETING SUMMARY

■ Welcome & Introductions

Quorum was established. The meeting was called to order by the facilitator, Nanci Beizer. The Task Force and Project Team introduced themselves. The Task Force then reviewed and approved the meeting summary from July 16, 2015, with one correction (i.e., Andrew Jones' name).

Task Force Members Present:

Susan Alexander	Jim Hogan	Beverly Rutter
John Anderson	Andrew Jones	Linda Marie Small
Dale Calvert	Shannon McBride-Olson	Dave Sunderman
Roy Garcia Sr.	Alice Roe	Moon Yee

■ Call to the Audience

Two individuals spoke at Call to the Audience.

■ Update of Grant Road Design/Construction

Beth Abramovitz, the Grant Road Project Manager, Tucson Department of Transportation, provided an update on the Grant Road Project Open House to be held October 27, 2015, 5:30 p.m. at the Tucson Association of Realtors, 2445 N. Tucson Boulevard. She noted that the focus of the Open House would be the Phase 2 100% plans and the Phases 3 & 4 30% plans.

■ Update on Community Character & Vitality Corridor Vision

Rebecca Ruopp, Office of Integrated Planning, reported that the Mayor and Council had adopted by a vote of 7 to 0 the "Grant Road Community Character and Vitality Corridor Vision: Oracle Road to Swan Road," with a text revision requested by Council Member Uhlich. The revision was to replace the 4th and 5th bullet points on Page 40 of the Vision document with the following language:

Following the widening of Grant Road, pursue land uses and/or buffers that are:

- 1. In keeping with existing zoning, neighborhood/area plans, and existing uses.*
- 2. Compatible with enhanced surrounding properties:*

Examples of uses/buffers could include multimodal paths for pedestrians and bicycles, open spaces and linear parks, architectural elements and buffering walls, and developments similar to what exists today.



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■ Land Use Tools: Phases 1 & 2

Rebecca Ruopp introduced the topic of land use tools being explored by the City to encourage reinvestment in areas such as the Grant Road corridor and then turned the presentations over to appropriate staff.

Ombudsperson: Jennifer Toothaker, Tucson Department of Transportation, introduced herself as the “ombudsperson” for property and business owners affected by the project. Jennifer shared her contact information and explained that she is available to talk to property and business owners to provide the most current information about the project.

Infill Incentive District / Urban Overlay District: Carolyn Laurie, Planning and Development Services Department, gave a PowerPoint presentation on the Infill Incentive District (IID). She explained what an IID is; provided a chronology of the IID’s development and adoption by Mayor and Council; and reviewed the uses of an IID, neighborhood involvement in the IID process, and the current IID boundaries. She also provided an example of how the IID was used for a project on Stone Avenue. Carolyn then discussed the differences between the IID, which is driven by state statutes, and an Urban Overlay District (UOD), which is a rezoning.

Economic Development & Business Assistance: Camila Bekat, Office of Economic Initiatives, also using PowerPoint slides, talked about how roadway improvements, such as those being undertaken for Grant Road, spur economic investment. She followed this by talking briefly about the City’s small business assistance line, and then described three financial incentives applicable to Phases 1 & 2 of the Grant Road Project, including (1) the Government Property Lease Excise Tax (generally referred to by its acronym “GPLET”); the HUD 109 loan; and the Primary Jobs Incentive.

Remnant Disposition Strategies: Rebecca Ruopp talked briefly about strategies being considered for the eventual disposition of remnant portions of parcels purchased by the City in conjunction with the roadway project. These strategies included consolidating parcels; selling parcels with conditions; and identifying parcels that could be economic catalysts and using a Request for Proposals (RFP) process to specify certain types of development in keeping with the Grant Road Vision document.

■ Land Use Planning Process & Next Steps

Rebecca Ruopp, using PowerPoint slides, presented a proposed process with a tentative timeline for continuing the exploration and development of land use planning tools for Phases 1 & 2 of the Grant Road Project. The process she described began with stakeholder interviews/meetings with questions designed to learn more about such things as the current market and developer interest in the corridor; additional incentives



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that should be considered; and regulatory changes needed. She went on to explain that staff would then use input from the interviews/meetings to draft documents and recommendations regarding an Urban Overlay District or other overlay; incentives; the disposition of remnant parcels; and potential amendments needed to area and neighborhood plans. These draft documents and recommendations would be presented to the Task Force for feedback, which would inform staff's next round of revisions in preparation for public workshops. Staff would review input from the public workshops to determine the level of agreement/concerns with the proposed land use planning tools as proposed in the draft documents and recommendations. If there were general agreement on the tools, staff would further revise the documents and recommendations as appropriate and present them to the Task Force for final review and comment before taking them to Mayor and Council for approval. However, Rebecca noted that if there were significant areas of concern, staff would develop strategies to address the concerns and review those with the Task Force and then with Mayor and Council for further direction.

■ Call to the Audience (on Process)

Three individuals spoke at Call to Audience.

■ Task Force Recommendation re Process

Task Force members discussed the proposed process and provided the following final recommendation.

Final Recommendation

Recommend a multi-pronged, iterative public process to develop land use planning tools to advance the Community Character & Vitality Corridor Vision for Phases 1 & 2. Process will include no fewer than four Task Force Meetings (inclusive of September 30, 2015, meeting) designed to:

1. review information and input received through interviews, meetings, and workshops with stakeholders and through land use planning documents and recommendations drafted by staff;
2. offer input and guidance on materials presented, and on addressing concerns if/as identified; and
3. provide recommendation(s) to Mayor and Council on land use planning tools that should be put in place to advance the "Community Character & Vitality Corridor Vision."



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Project Team will:

- add “property owners” to list of stakeholders
- prioritize meeting schedule to give residents and those most directly impacted an early voice
- ensure Task Force is notified of meetings and workshops so they can attend (taking into account Open Meeting Law provisions)
- document who gets noticed for meetings
- create a summary for each meeting and send to stakeholders who participated in meeting to review for clarity and accuracy and then provide approved summary to Task Force and post.

Process should be completed within 12 months. The Task Force should be consulted if the schedule is to be protracted.

Action Taken

Task Force members indicated consensus on the final recommendation.

■ **Adjournment**

Meeting adjourned at 7:30 p.m.