



## Grant Road Corridor Planning Task Force

WEDNESDAY, September 14, 2016 AT 5:30 PM  
 Donna R Liggins Recreation Center  
 2160 North 6th Avenue  
 Tucson, Arizona 85705

### Extended Legal Action Report and Minutes

**1) Call to order**

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

#### Citizen Task Force Members

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

**2) Project Team & Task Force Member Introductions**

The Task Force and the project team introduced themselves. Project team members present included the following:

- Rebecca Ruopp, City of Tucson (COT) Planning and Development Services (PDSD)
- Daniel Bursuck, COT PDSD
- Becky Flores, COT PDSD
- James MacAdam, COT City Manager’s Office
- Jim Rossi, COT Real Estate

Discussion held. No action taken.

**3) Review and Approve September 30, 2015 Meeting Summary**

The Task Force unanimously agreed the following edits should be made to the meeting summary from June 23, 2016 and brought back for approval at the next meeting.

- Task Force Member Beverly Rutter suggested the following addition to the minutes “Round Table” portion: “Beverly Rutter redefined terminology relating to consideration of a wall as part of the road design for the north side of Grant west of Campbell. A more appropriate designation is ‘neighborhood protection wall’ rather than noise wall.”
- Additional highlights from the Task Force “Round Table” discussion should be included in the meeting summary.

Additionally, Task Force member Jim Hogan noted that the Task Force had received the minutes only several days before this meeting and normally the Task Force had received the minutes for review in a more timely fashion. [Staff agreed that the minutes should go out sooner, noting that there had been some “bumps in the road” during the transition from roadway design issues to land use planning issues and from the Tucson Department of Transportation (TDOT) staffing of the Citizen Task Force to Planning and Development Services staffing.]

**4) Project to Review City of Tucson Boards, Committees, and Commissions**

James MacAdam, City Manager’s Office, gave a presentation and presented a handout to the Task Force members related to a City-wide review of all Boards, Committees, and Commissions. James MacAdam noted a survey will be distributed to the Task Force members to receive their feedback and suggestions related to the Grant Road Corridor Planning Task Force. Discussion held. No action taken.

**5) Grant Road (Oracle Road to 1<sup>st</sup> Avenue) – Land Use Planning**

Staff made presentations with PowerPoint slides (available on <https://www.tucsonaz.gov/pdsd/grant-road-land-use-planning>).

**a. Feedback from Grant Road Stakeholder Interview Meetings**

Dan Bursuck, PDS, presented an overview of the Stakeholder Interview Meetings, which were held by staff between July 14, 2016 and August 10, 2016. The purpose of the Stakeholder Interview Meetings was to gain a better understand of challenges and opportunities for redevelopment of the Grant Road corridor. Highlights from those meetings included:

- parking and small lots will be a major challenge in redevelopment;
- provide a more inviting streetscape for all users (pedestrians, bus riders, bicyclists, residents, customers, business owners);
- importance of an inclusive, transparent process in creating the tools and using the tools, and
- focus on catalytic projects.

Discussion held. No Action Taken.

**b. Grant Road Urban Overlay District Update**

Dan Bursuck, PDS, presented an update on the proposed Grant Road Urban Overlay District: Oracle Road to 1st Avenue, which would be an optional overlay zone. Building on the City’s experience with similar tools, such as the Infill Incentive District (IID), PDS is developing the Grant Road UOD: Oracle Road to 1st Avenue for public review.

Primary objectives of the UOD are to:

- 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.

Discussion held. No Action Taken.

**c. Remnant parcels (Oracle Road to First Avenue)**

Dan Bursuck, PDSO, reviewed the remnant parcels along Grant Road from Oracle Road to First Avenue. Dan discussed 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 Community Character & Vitality Corridor Vision: Oracle Road to Swan Road document and adopted land use plans. The three options for selling/disposing remnant parcels are:

1. **Offer to an adjacent property:** This would be a direct sale to an adjacent property owner. Typically these properties are generally smaller, have access issues, have the potential to be used by an adjacent business and are not viable as stand-alone properties.
2. **Offer to highest bidder:** While not prominent properties, for instance at a major intersection, they are developable on their own.
3. **Request for Proposals (RFP):** Using an RFP allows 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, for instance larger in size, at major intersections, identified as potential development areas in the Mayor and Council adopted Plan Tucson, the Grant Road Community Character & Vitality Corridor Vision: Oracle Road to Swan Road document, and/or area and neighborhood plans. The use of RFPs for sale of City properties has been done elsewhere in the city.

Jim Rossi, COT Real Estate, provided an update on the properties that are currently being offered to an adjacent property or offered to a highest bidder. 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 using for each parcel. The next steps for the remnant parcel sale and development are as follows:

- **Bid and sale process for adjacent property and direct sales:** Present – End of 2016
- **Public workshops to provide feedback on goals and objectives for inclusion in FRP:** October 2016 – November 2016
- **RFP release, selection, and negotiation process:** Early to Mid-2017

Discussion held. No Action Taken.

**6) Call to Audience**

Four members of the public addressed the Task Force.

- **Bob Cook** asked question as to whether long-term leases were an option for City properties. He also noted that the UODs represent a new paradigm. He went on to say that the City has had suburban parking standards, but current needs have changed and needed to reconsider zoning.
- **Will Nelson** asked if the tools being discussed might be used to make the Grant/1st intersection a less utilitarian, more inviting place that would be a true destination.
- **Brian Silverstein** commented on the map and that it would be nice to include one with an updated aerial that shows the completed portion at Grant Road and Oracle Road.
- **Pete Chalupsky** asked whether the UOD/RFP tools could be used to provide neighborhood entries/identifiers.
- **Alan Huerta** asked a question about what is happening with the Basin project.

#### 7) Task Force Round Table

- Task Force Member *Alice Row* stated she is glad we are finally working on land use.
- Task Force Member *Linda Small* stated she thinks the process for input is a vast improvement.
- Task Force Member *Deirdre Brosnihan* expressed concern about relief from landscape, which is something important for the long-term vision.

No action taken.

#### 8) Adjournment

7:30 pm