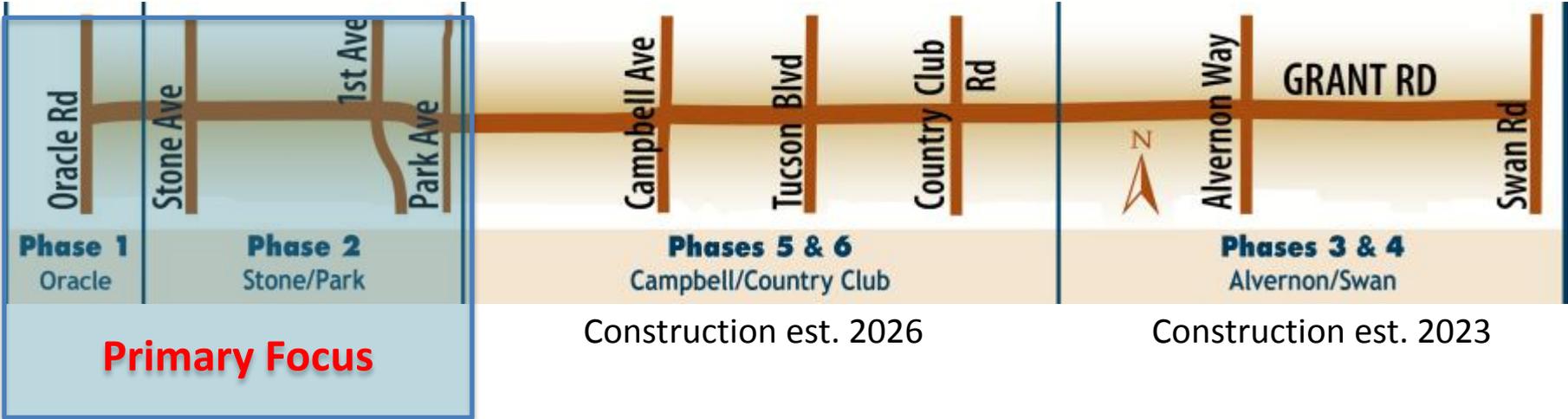


# Grant Road Planning Task Force

Donna R. Liggins Center  
February 22, 2018 ■ 5:30PM-7:30PM



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# Tonight's Agenda

*Primary Focus: Land Use Planning*

- Call to Order & Introductions
- Review and Approve 10.19.17 Meeting Summary & Select Task Force Member for Mayor & Council Report
- Roadway Construction & Remnant Parcel Updates
- 1<sup>st</sup> Call to the Audience
- Grant Road Urban Overlay District (UOD) Update
- 2<sup>nd</sup> Call to the Audience
- Task Force Round Table

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# Review and Approve October 19, 2017, Meeting Summary

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# Selection of Task Force Member to Update Mayor and Council

- Mayor and Council Meeting Date: June 5, 2018, 5:30 pm
- What Mayor and Council are looking for:
  - 5-minute report approved by Task Force
  - Report content suggestions: Summary of Task Force size and purpose; major actions taken by full Task Force; anticipated activities or goals for 2018.
  - No handouts, PowerPoints, or other materials

# Department of Transportation Update

**Staff Representing TDOT**  
**David Burbank – Project Manager**  
**Jim Rossi – Real Estate**

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*Brief Update: Phase 2*  
**Roadway Construction Status**  
**Responses to Task Force 10.19.17 Questions**  
**Basin Amenities**

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# Grant Road Phase 2

- Project Length – 1.2 Miles
- Contractor – Markham Contracting Co., Inc.
- Contract Amount - \$15,518,496.49
- Construction Contract Award – December 2016
- Construction Notice to Proceed – March 20, 2017 (15 months under contract)
- Expected Construction Completion – July 2018

# Grant Road Phase 2

- Construction Progress (South side of Grant Road )
  - Completed with first lift of asphalt
  - Driveways, access ramps, detention basin, landscaping in progress
  - Finishing up sewer work & water work, and removals

# Grant Road Phase 2

- Construction Progress(North side of Grant Road )
  - Prepping subgrade from Stone towards Park
  - Plan to pave first lift of asphalt mid-March
  - Working on curb-sidewalk-driveways
  - Need to complete HCS extensions
  - Placing new light posts
  - Existing sewer line removals on east end
  - Plan to pulverize Stone this week
  - TEP has one big pole to remove, pole is down and foundation to be removed next week.

***Brief Update: Phases 3 & 4***  
**Design Status**  
**RTA's Presentation to Mayor and**  
**Council 2.21.18**

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# Grant Road Phases 3&4

- RTA Funding Period – Period (2017 – 2021)
- Project Length – 1.5 miles (Sparkman Blvd to Venice Ave.)
- Design Milestone – 60% plans scheduled Feb 22, 2018
- Final PS&E Expected – March 20, 2019
- ROW Efforts – near Alvernon only acquisition's, real estate activities are picking up.
- Construction Portion – Programmed 2023-2025
- Construction Budget - \$31,000,000

# Grant Road Phases 5&6

- RTA Funding Period – Period 3 (2021 – 2026)
- Project Length – 2.0 miles (Santa Rita Ave to Sparkman Blvd.)
- Construction Budget - \$30,000,000
- Construction Period – Estimated time frame is 2026.

## *Question for Task Force:*

*Would you like to have a Task Force Meeting focused on Roadway Construction and Design, and in Particular Phases 3&4, in the next 4 – 6 weeks?*

# Discussion & Questions from Task Force



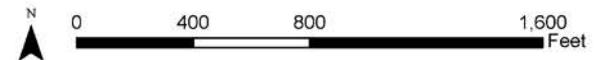
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*Brief Update:*  
Remnant Parcels  
Between Oracle Rd. and 1<sup>st</sup> Ave &  
Between Park Ave. and Santa Rita Ave.

# Remnant Parcels: Oracle Rd. to 1<sup>st</sup> Ave.



## Remnant Parcels

### Sale Option

- Sale to adjacent property
- Sale to highest bidder
- RFP proposal evaluation

### Grant Road Alignment

- Existing ROW
- New Curb
- New ROW

### Existing Overlay

- GPLET
- Infill Incentive District (IID)

Created by: Planning and Development Services  
Date: 9/14/16

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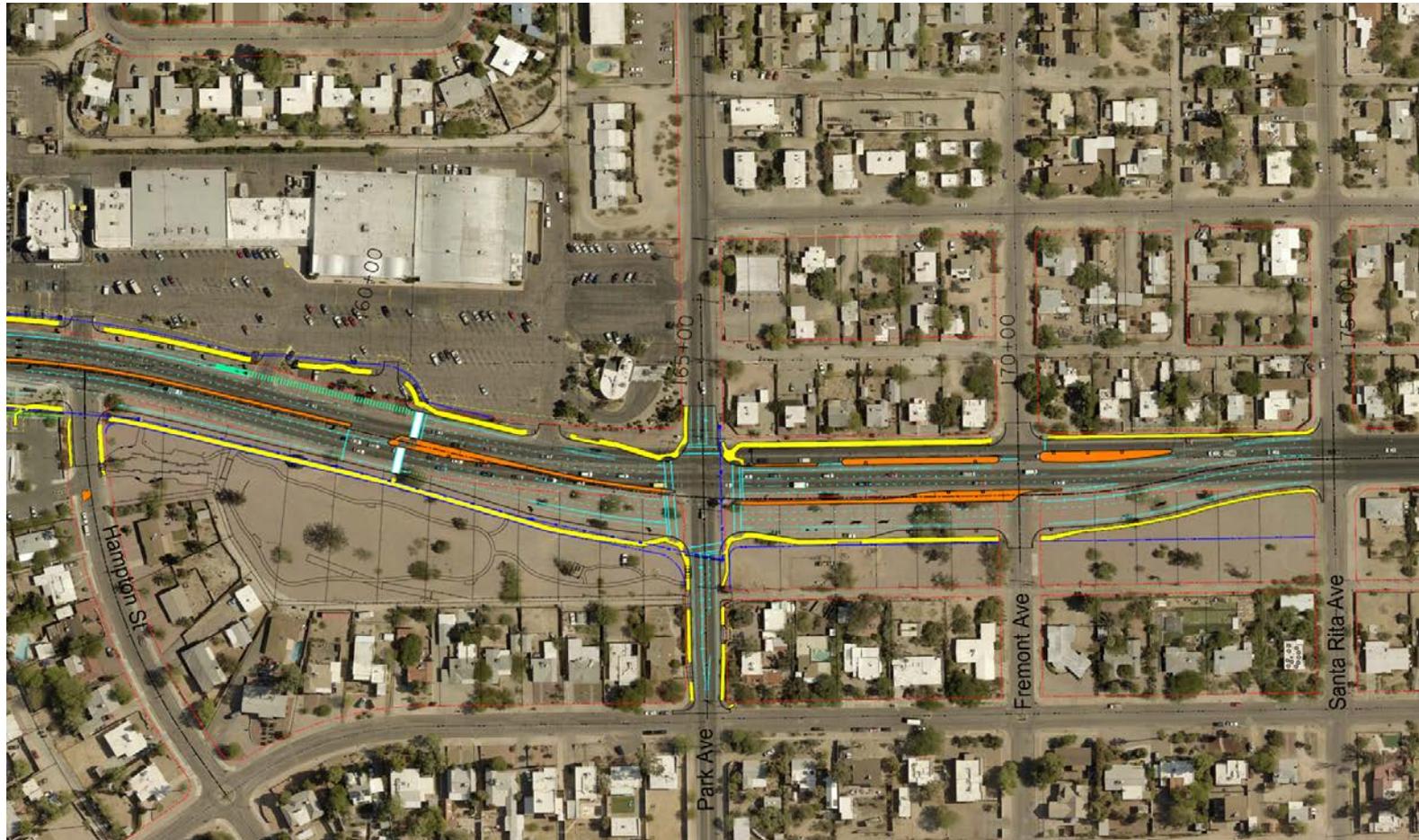


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# Remnant Parcels: Park Ave. to Santa Rita Ave.



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# Questions from Task Force



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# 1<sup>st</sup> CALL TO THE AUDIENCE

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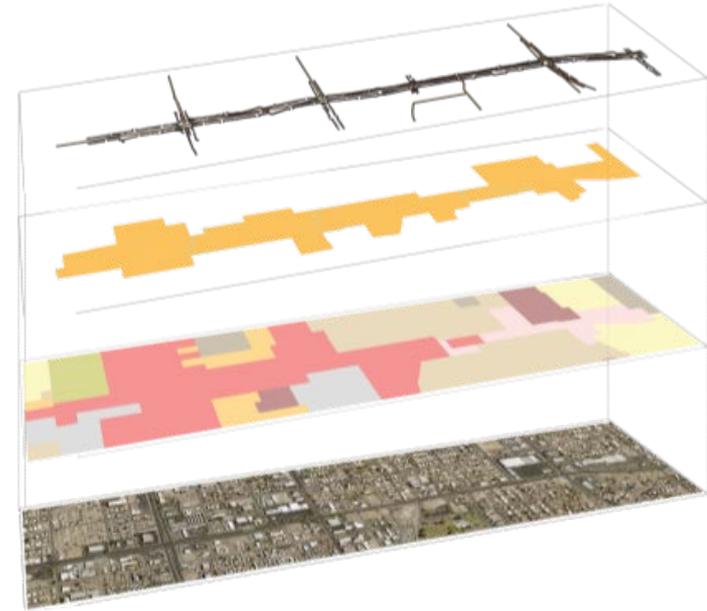


***Tonight's Primary Focus***  
***Update:***  
**Urban Overlay District (UOD)**  
**for Grant Road**  
**from Oracle Rd. to 1<sup>st</sup> Ave.**



# Urban Overlay District (UOD) Purpose

- Encourages comprehensively planned pedestrian and transit-oriented urban infill and mixed-use areas
- Offers optional zoning for property owners
- Allows regulatory relief in exchange for better design
- Provides flexible solutions to deal with such issues as:
  - Parking
  - Setbacks
  - Landscaping
  - Building Height



# UOD Status

- Steps Completed in Preparation of UOD
  - Public Workshop on Land Use Tools (Nov. 2016)
  - Preparation of Preliminary UOD (Feb. 2017)
  - Review of Preliminary Draft UOD with Grant Road Task Force (Mar. 2017)
  - Preliminary Draft UOD made available for public review and comment (Mar. – April 2017)
  - Internal evaluation of City’s administrative and review processes for overlays conducted to inform development of UODs (Summer 2017)
  - Returned to Task Force for Update (Oct. 2017)
  - Finished revisions and distributed Draft UOD to Task Force and Public (Oct. 2017 – Feb. 2018)



# Overview of Feedback from First Review by Task Force and Public

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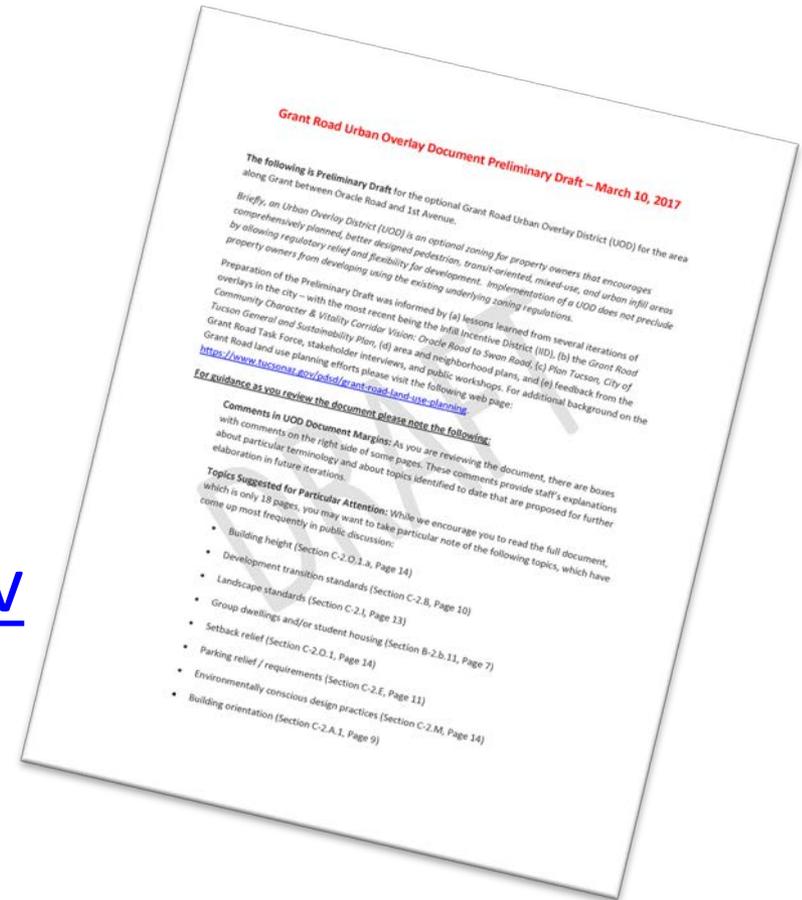
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# Feedback from First Review by Task Force and Public

- Comments from 5 people
- 79 total comments
- Comments posted on website at

<https://www.tucsonaz.gov/pdsd/grant-road-land-use-planning>



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# Feedback Summary

- No group homes allowed without a Mayor and Council Special Exception (current policy for other overlays)
- Needs to be adaptive for future – leave in historic and neighborhood regulations (HPZ and NPZ)
- Need clear definition of “Adaptive Reuse” - should it count for two points?
- Remove use of “story” and replace with exact height

## Feedback Summary (cont.)

- Careful not to put too much emphasis on historic – could lead to lack of creative design
- Concern about relying on landscaping for screening and shade – issues related to maintenance and effectiveness
- Concern about cost to maintain pervious pavement

## Feedback Summary (cont.)

- Concern for allowance of establishments that serve alcoholic beverages, with no protections
- Balconies should be allowed as they break up vertical mass of a multi-story building – also concern about behavioral issues – facing residential
- Remove best-practice option – giant loophole
- Concern about non-exact language – such as “may” and “reasonable”



# Feedback from Internal Evaluation

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# Process to Develop Under an Overlay

1. Submit UOD Application to Design Review Committee for review and approval



2. Submit Development Package to PDSD Plans Review for approval



3. Submit Building Plans to PDSD for review and approval

# Feedback from Internal Evaluation

- Need to standardize the overlay document as much as possible so it can be replicated
- Repurpose existing Design Review Board w/ ad-hoc neighborhood members
- Breakdown in communication between different review processes
- Provide required checklists for applicants to ensure everything is being reviewed appropriately
- Ensure that what is included in UOD document are things that staff can review for and enforce

# Overview of Changes Made in Current Draft

- Included existing Design Review Board
- Refined definition of “Adaptive Reuse” for more clarity
- Revised language to be more exact
- Revised to more adequately address realities of maintenance of public and private spaces

# Feedback Received Since Current (Jan. 25<sup>th</sup>) Draft

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## Feedback Summary (cont.)

- Balconies (2 comments)
  - Should be removed altogether.
  - If permitted, should be restricted on sides facing adjoining properties.
- Design Review Board quorum number
- Alternative compliance

## Feedback Summary (cont.)

- Alcoholic beverage service
- Reductions in parking
- Improvements in the right-of-way and maintenance
- Treatment of stormwater
- **Housing in UOD**



# Incorporating Housing into UOD

- Past overlays have not addressed housing
- Opportunity to provide different types
  - Starter homes or smaller homes for retirees
  - Very little close to downtown and services



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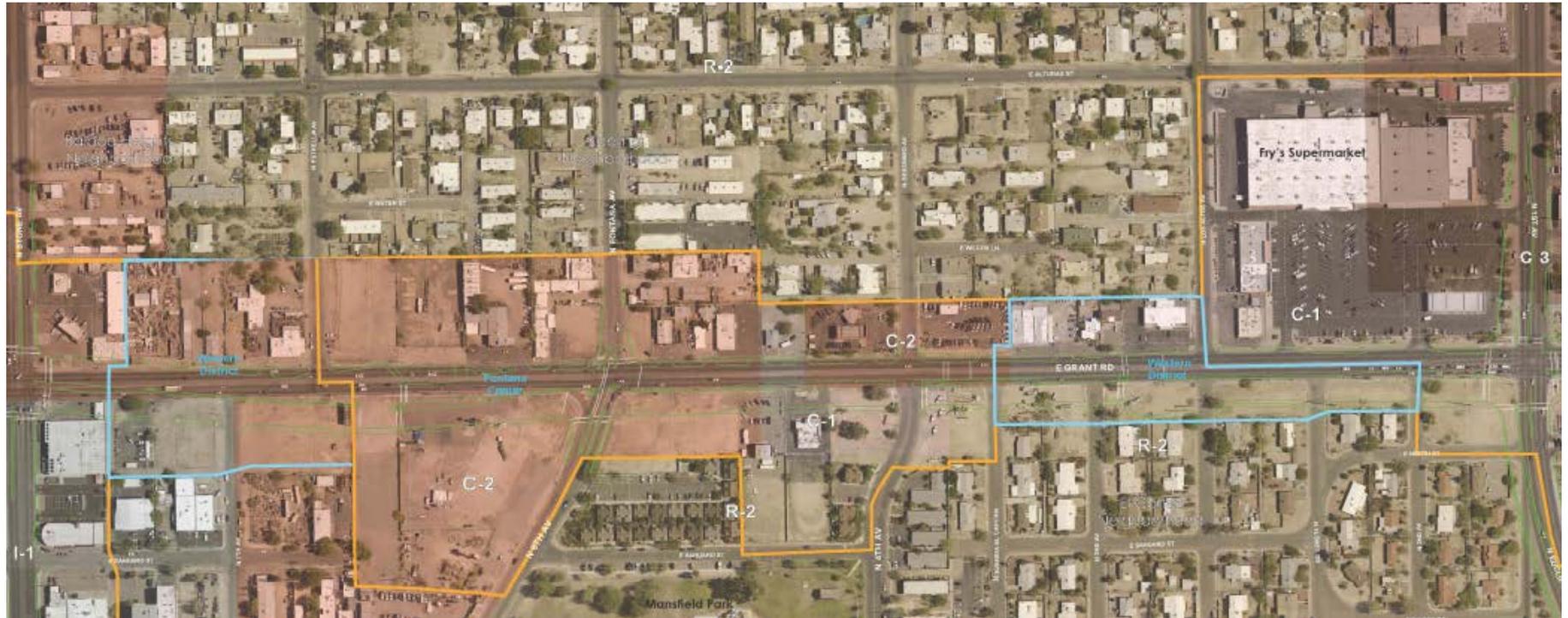
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## Incorporating Housing into UOD (cont.)

- Conducted meetings with Stakeholders
- The following idea arose:
  - Many corridors have R-2 behind Commercial Zones
  - In the R-2 zone (medium-density residential), single-family residential requires a lot that is nearly twice the size of multi-family residential
  - Allow for multi-family residential densities for single family residential development

# Incorporating Housing into UOD (cont.)



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# Next Steps for UOD

- Staff review of new comments of UOD
- Public Meetings in mid to late March 2018
- Final revisions to Draft UOD and begin Rezoning Process
- To Zoning Examiner in June 2018
- To Mayor and Council in late July / August 2018

***Note: Goal is to have UOD at completion of Phase 2 construction when interest in development in the area is anticipated to increase.***

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# Questions from Task Force



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# 2<sup>nd</sup> CALL TO THE AUDIENCE

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# Task Force Round Table

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