

# Grant Road Planning Task Force

Donna Liggins Center  
October 19, 2017 5:30PM-7:30PM



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# Tonight's Agenda

- Call to Order & Introductions
- Review and Approve 3.2.17 Meeting Summary
- Roadway Construction & Remnant Parcel Update
- 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



# Review and Approve March 2, 3017 Meeting Summary

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# Department of Transportation Update

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

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# Update on Construction of Phase 2

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# Milestones to Date

- Project construction awarded December 7, 2016
- Preconstruction conference/Partnering on 2/15/17
- Construction notice to proceed on 3/20/17
- Groundbreaking ceremony on 3/24/17
- Traffic switch to southside of Grant on 10/4/17



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# Work Completed to Date

- Base Lift of AC from 7th Ave to Santa Rita (East Bound Lane)
- Removed old AC, Curb, Sidewalk, and Street Lights & Signals
- Water main has been installed from Castro to Estrella including Stone N & S.
- Water removals have begun on north side of Grant Road from Stone to the east.



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# Work Completed to Date (cont.)

- Majority of Storm Water has been installed including areas like Stone and Euclid.
- Excavation of all the dirt in the detention has been hauled off - 18,000 CY removed.
- Pedestrian bridge has been installed. Deck needs concrete to be useable, waiting for the deck to be completed.
- Art work base has been crafted and sculpture installed. We lack electrical service run to sculpture, then complete.



# Current Work

- MCCI is working on Water main and storm water piping on the north side of Grant Road, heading east from Stone
- Sewer work includes HCS extensions on north side of Grant Road
- Installation of sidewalk on the South side of Grant Road and ADA Ramps.
- Irrigation also installed on South Side (Almost finished)
- Removal of existing curb, sidewalk from Castro to Park on north side of Grant Road
- Removal of existing AC is soon to be scheduled to start road way grading
- MCCI has coordinated with SWG on relocating some of their existing lines.



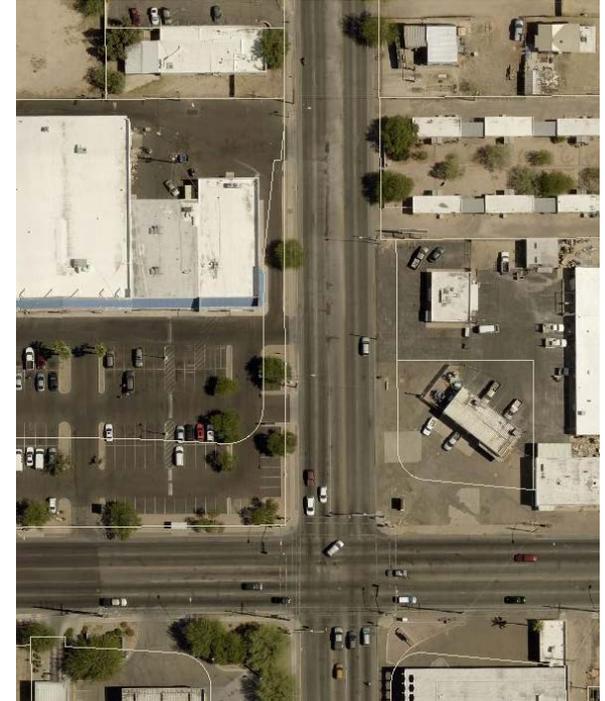
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# October 13th Stone Closure - North Side

- Storm Water installed from Grant, headed north on stone then continued on Grant heading East
- Removed Street lights & Existing storm drains
- Removed Old Existing water lines
- Repaired all cold mix patches with hot mix asphalt



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# October 20th Stone Closure - South Side

- Removing existing water line
- Repairing cold mix patches with hot mix asphalt
- Installing irrigation sleeves
- Installing electrical sleeves
- Reconstruct sewer manholes (removing old & installing new)



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# Future Construction Activities

- Removal of existing asphalt on north side of Grant Rd. (Castro to 1st Ave)
- Water line Installation heading East to Santa Rita
- Installation of irrigation sleeves
- Finish up storm drain @ 1st Ave that connects to detention area (NAP)
- Installation of curb and sidewalk from Castro to Santa Rita
- Planting trees and shrubs



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# Basin Amenities

- Landscaping activities to begin November
- Pre-activity meeting scheduled for next week
- Currently, amenities ordering on hold until November
- Confirmation of amenities recommendation

## Amenities

- Steel Edging
- Pre-manufactured Bench
- Shade Structure and Foundation
- Precast Concrete Picnic Table
- Bottle Refilling Station
- Brick Pavers



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# Update on Phases 3 & 4

## Palo Verde to Swan

- Construction plans at 60% - Dec. 2017 – Jan. 2018
- Construction plans at 90% - Mid 2018
- Construction plans at 100% - Feb. 2019
- Construction Period – Fiscal Year 2023 - 2025



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# Questions from Task Force



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# Update on Remnant Parcels in Phases 1 & 2

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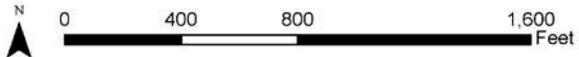
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# Remnant Parcel Update



**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)

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Date: 9/14/16

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# Questions from Task Force



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# Grant Road (Oracle to 1<sup>st</sup>) Urban Overlay District (UOD) Update

**Grant Road Improvement Project**  
Grant Road Planning Task Force  
Land Use Planning  
October 19, 2017

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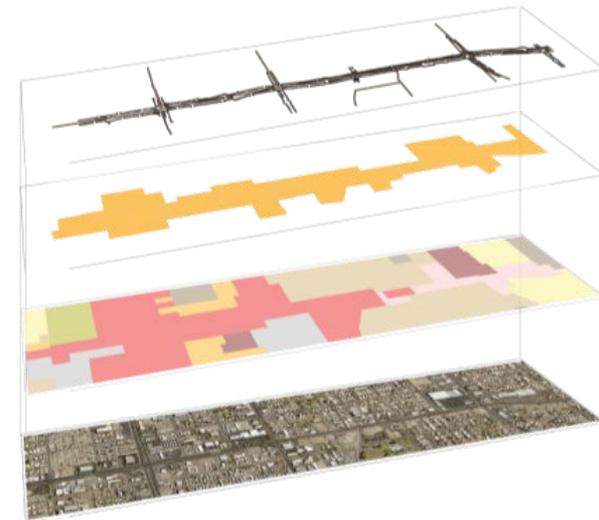


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# Urban Overlay District (UOD)

- 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 Update

- 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)



# Feedback from Public and Task Force

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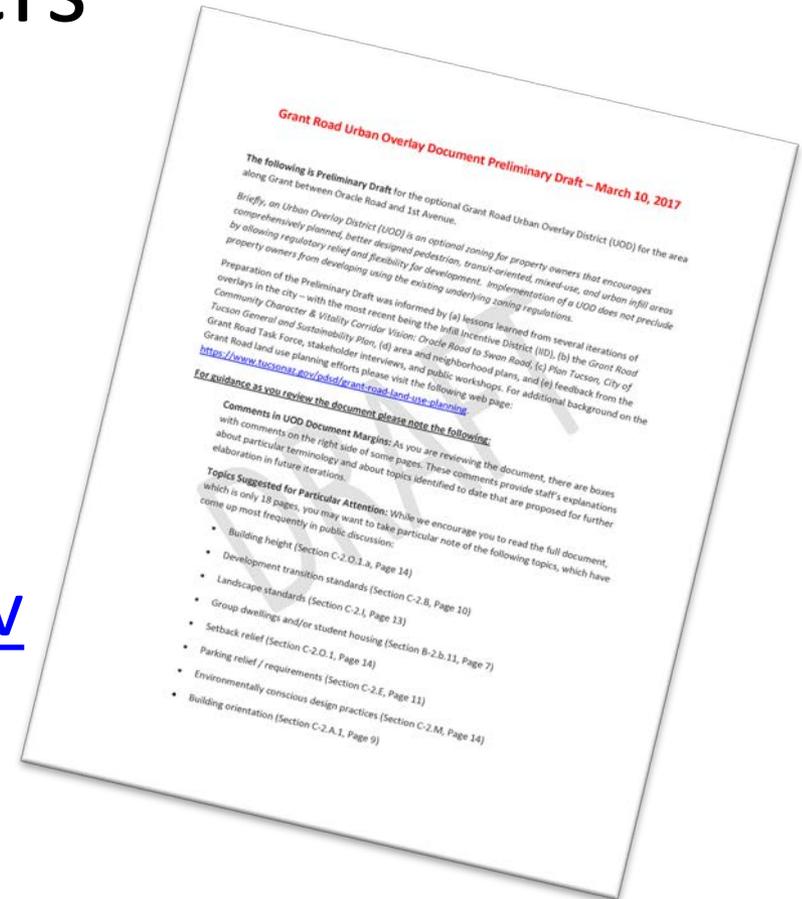


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# Feedback from Public and Task Force Members

- Comments from 5 people
- 79 total comments
- Comments posted on website
- <https://www.tucsonaz.gov/pdsd/grant-road-land-use-planning>



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# Overview of Feedback from Public and Task Force Members

- No group homes allowed without a M&C 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

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## Overview of Feedback from Public and Task Force Members (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
- Remove use of story and replace with exact height

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## Overview of Feedback from Public and Task Force Members (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 Review

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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 Review

- 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 for
- Ensure everything in document are things we can review for and enforce

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## Some Changes to Expect in Next Draft

- Standardize the overlay document as much as possible (e.g. centers and segments)
- Repurpose existing Design Review Committee
- A clear definition of Adaptive Reuse
- Revise language to be more exact
- Revise to incorporate feedback regarding the realities of maintenance of public and private spaces

## Next Steps for UOD

- Distribute revised draft of UOD in December 2017
- One month public review period
- Staff review of comments
- Return to Task Force with revised draft UOD and comments early 2018



# 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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