Grant Road Land Use Tools Workshop - Urban Overlay District (UOD)

KEEP PEDESTRIAN USE [illegible] & [illegible] SAFE.

Residential Hotel Near Student Housing or Young Families

No tall building By residential areas No higher 35'

Parking Requirements

Building Height

Pedestrian environment / landscaping outside of right-of-way

Building Setbacks, Step-backs, and Transition to Residential

Grant Road Land Use Tools Workshop - Request for Proposals (RFP)

RFP Site #1:
- Approximately 60,000 SF (1.37 acres)
- Zoned C-2
- Corner of 7th Avenue and Grant Road
- Large parcel at intersection

RFP Site #2:
- Approximately 32,400 SF (0.74 acres)
- Zoned C-2 and R-2
- Corner of 6th Avenue and Grant Road
- Major bicycle corridor

RFP Site #3:
- Approximately 11,400 SF (0.26 acres)
- Zoned R-2
- Corner of two major arterials (Euclid Avenue and Grant Road

Objectives as laid out in the Grant Road Vision:
- Encourage viable and compatible uses
- Create context appropriate building heights and massing
- Contribute to street activity and safety
- Protect and enhance neighborhoods
- Support small and independent businesses
- Provide, improve and connect public spaces
- Balance needs of regional and local-service businesses
8. Strengthen community identity
9. Provide adequate and well-designed parking
10. Complement the Tucson Environment
11. Make Tucson history and culture more evident
12. Integrate watershed management in site design
13. Respect important views
14. Increase multi-modal access to places along Grant Road

Support for higher population

Sample goals from other Requests for Proposals (RFPs):

- The project should incorporate:
  (1) private development featuring a mix of uses, and;
  (2) public open space, which are thoughtfully integrated and serve a diversity of people working, living, and visiting the area.

sample use that could support

- The project should incorporate community open space that is urban in character, well integrated with surrounding uses, highly visible to and actively used by people of all ages.

- The design of the project should create a signature destination that integrates the arts, includes sustainable/environmentally sensitive design, activates the streetscape, and offers architecture responsive to the urban historic fabric and views.

- The project should be developed with sensitivity to the needs of surrounding neighborhoods, transit users, adjacent properties, and local businesses.

- The project should be based on thoughtful site design that considers not only access and egress, but also contributes to improving surrounding multi-modal transportation circulation.

- The project should provide pedestrian and bicycle connectivity to surrounding uses; to walkways/alleys, roadways, and bikeways; to adjacent residential and commercial areas; and to transportation modes.

Jenn's Table 11/16/16 1st Exercise

- We Should Buffer Residential

- The Entire corridor should Look good.

- Quality Businesses

- Commercial on 1st floor & Residential above.

- Height @ or in commercial areas.

- No tall buildings next to residential.

- Unified Design Elements.

- Hotel Uses - ~~long~~ short term rental.

- NEIGHBORHOOD INPUT, esp El Cortez

Jenn's Table

Site #2

→ Small Commercial to Support neighborhood.

Site #1

— office, commercial, medical

- More height.
- Difficult to develop Stand-alone
- can't park front lot

Site 8

Jen
John

Site #3

- Something that supports the neighborhood.
- Partnership w/ neighborhood.
- Park?
- Farmers Market.
- integrate w/