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

Building Height

Pedestrian environment / landscaping outside of right-of-way

Building Setbacks, Step-backs, and Transition to Residentia

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:

1. Encourage viable and compatible uses
2. Create context appropriate building heights and massing
3. Contribute to street activity and safety
4. Protect and enhance neighborhoods
5. Support small and independent businesses
6. Provide, improve and connect public spaces
7. 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

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.
- 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 consid not only access and egress, but also contributes to improving surrounding multi-modal transportation circulation.
- The project should provide pedestrian and bicycle connectivity surrounding uses; to walkways/alleys, roadways, and bikeways; to adjacent residential and commercial areas; and to transportatio modes.

11/16/2016 Carolyn L. Table
1st Exercise

ART!

HIERACHY

1) PRESENT USE - DESIRED USE
2) FUTURE USE - 10 YEAR PLUS
3) RE-DEVELOPMENT OPTIONS - FEATURES
PEDESTRIAN VS

SECTIONS

1) MAJOR USE ENDS: GREATER ACTIVITY "NODES"
DUMBBELL 2 ENDS
2) STRIP "MIDDLE SECTION"