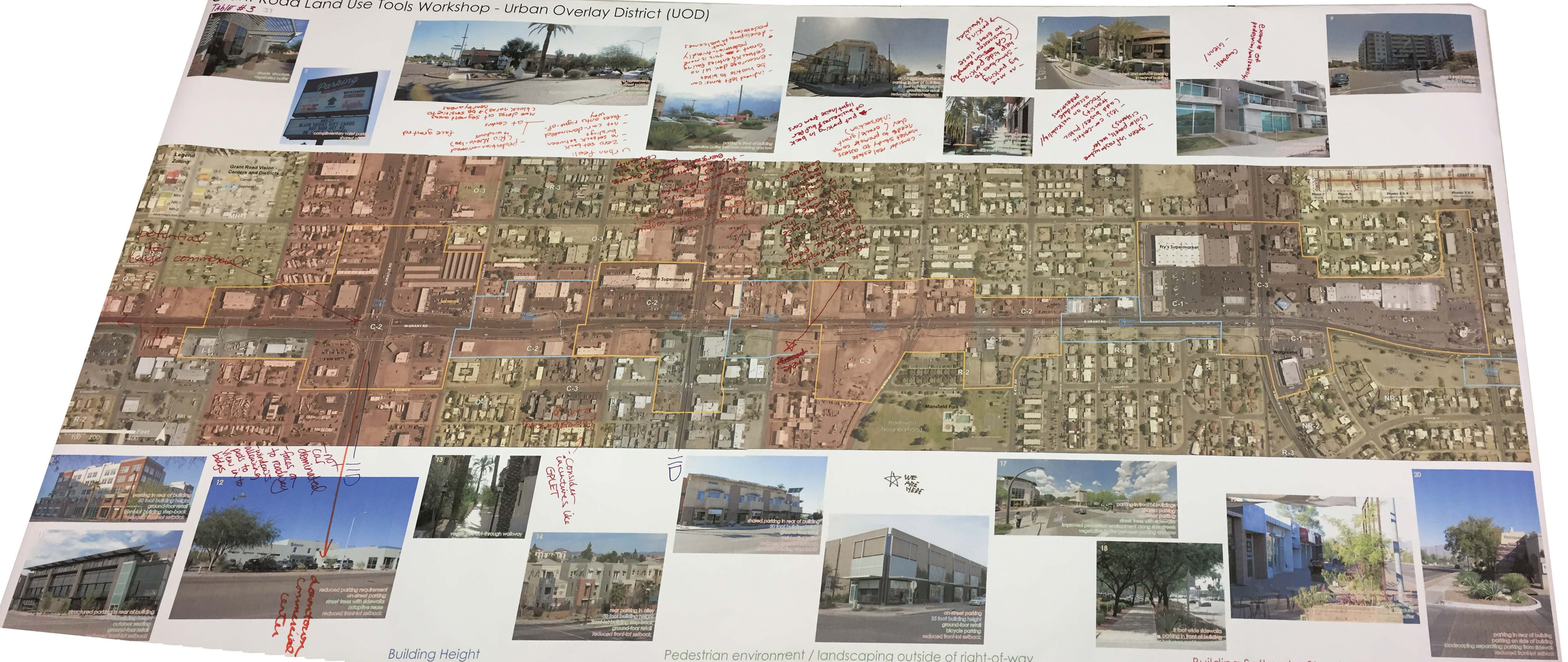
Grant Road Land Use Tools Workshop - Urban Overlay District (UOD)

Table #3



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)

#5 JENN 11/17/16

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

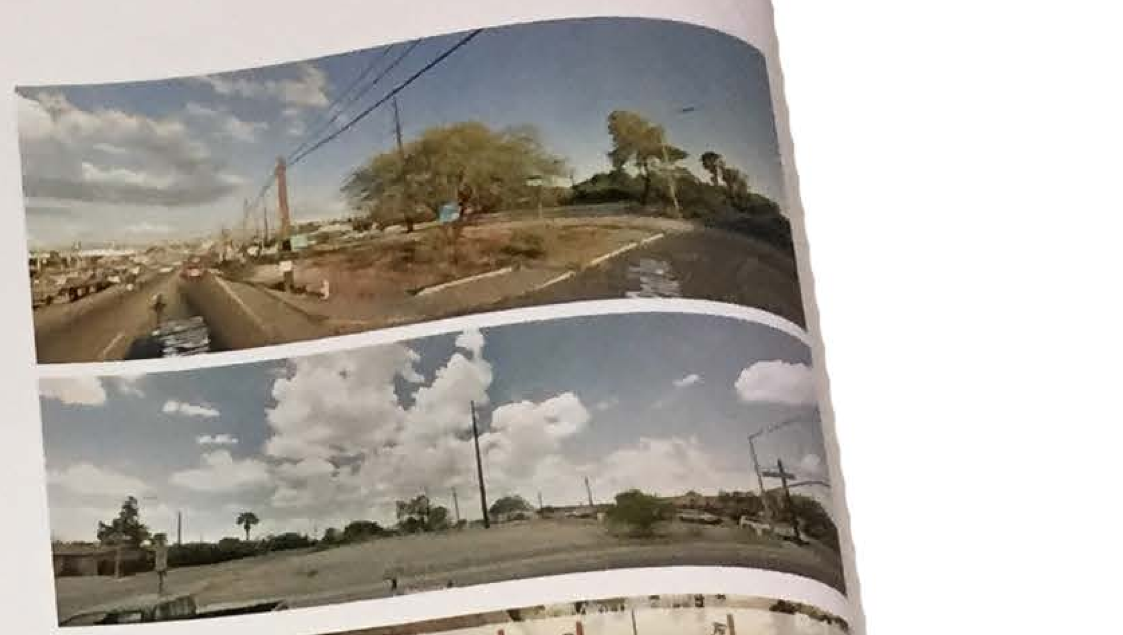
Site 1
- encourage "eyes on the street"
- improve security/student housing
- increase height of buildings
- student housing now disrupt/disturb neighbors; housing owners not best for neighbors either
- renovate w/ conditions; sale of property to be thoughtful of design; sensitive to neighbors

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

Site 2
- mixed housing/retail
- restaurants/cafes
- small spaces for start-up restaurants
- increase height

Site 3
- coffee shop (Cilia coffee time on Speedway) - local
- ASK community/neighbors what they want to see/value
- provide service to neighbors via neighborhood meetings
- energize neighborhood w/ coffee shop
- farmers market/holiday market

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

STUDENT APARTMENTS

DOG PARK

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 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.

Intersections should have greater density
must be sensitive to adjacent land uses.
multi use - mixed use Residential
entryway of building @ sidewalk
Welcoming to pedestrians
Oracle / Grant Great potential for Commercial
Something that can be supported by surrounding neighborhood
depressed low income area

Parking and Zoning to incentivize new development
recreation centers / multigenerational center for community
to come together
~~Mean~~ DO NOT like BIG parking Building in Back
parking structures like in California Not parking lots
Close to Road accessible to pedestrians
Green Infrastructure
less car centric MORE TRANSIT opportunities
For Residential near bus routes/stops
Sound Walls to act as Buffer or Screen ~~from~~ for
neighborhood
MIXED USE with residential where people live
work and frequent places in the neighborhood
Create NEW city center
Encourage WALKability