

GRANT ROAD LAND USE TOOL WORKSHOP

November 16 & 17, 2016

**Grant Road Improvement Project: Land Use Planning
Planning and Development Services Department**

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Agenda

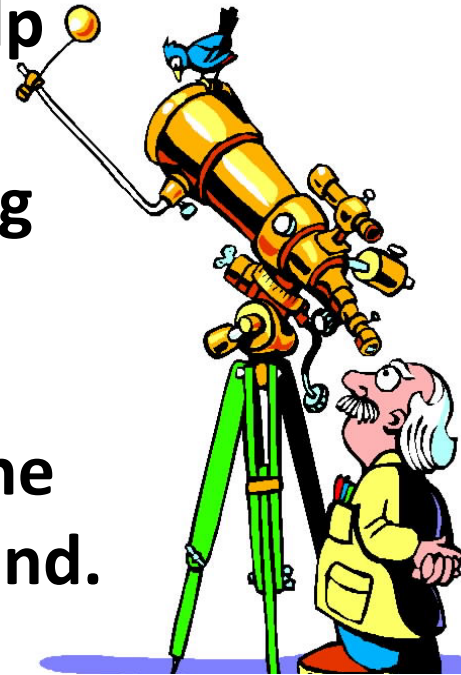
- ▶ **Welcome & Introductions**
- ▶ **Project Focus & Background**
- ▶ **Land Use Tools**
- ▶ **Workshop Exercise #1**
- ▶ **Workshop Exercise #2**
- ▶ **Breakout Group Reports**



Workshop Focus is on...

...the parcels adjacent to Grant Road OUTSIDE the public right of way. Together we are going to consider two tools that can be used to help encourage thoughtful redevelopment in the corridor and listen to your ideas for designing these tools to be most effective.

But first let's take a few minutes to review the Grant Road Improvement Project's Background.

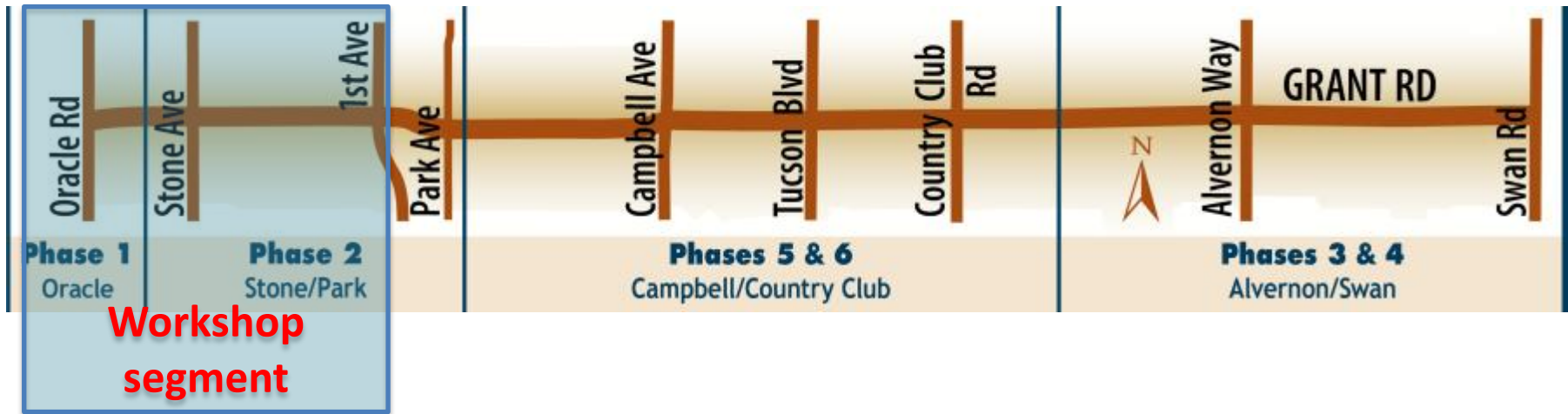


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Project Mandate & Extent

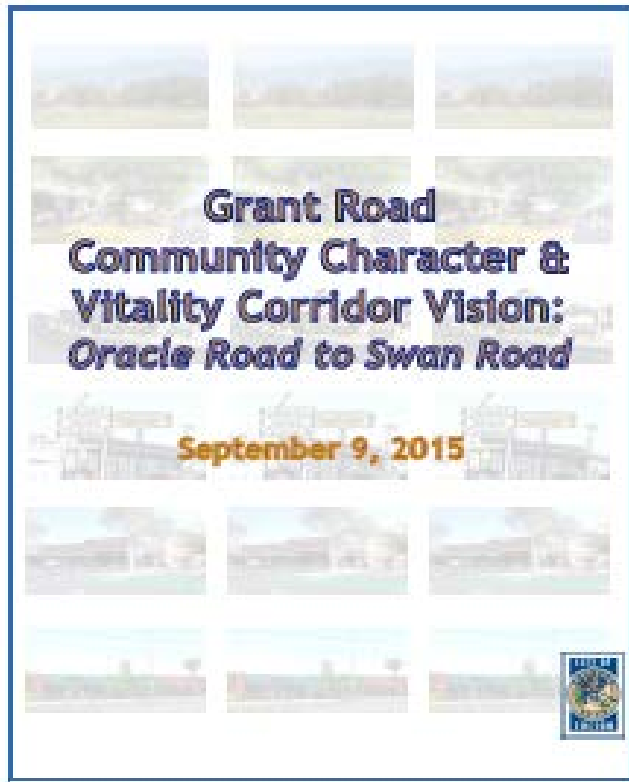
Voter approved road improvement project for Grant Road running from Oracle Road to Swan Road to be implemented in phases between now and 2023.



Some Project Highlights

- ▶ **Regional Transit Authority (RTA) Plan (2006):
Grant Road, Oracle to Swan -- Widen to 6-lanes with streetscape, bike lanes, and sidewalks**
- ▶ **Project guided by Grant Road Citizen Task Force**
- ▶ **Design concept completed in 2010**
- ▶ ***Grant Road Community Character & Vitality (CCV)
Corridor Vision: Oracle Road to Swan Road approved
by Mayor and Council on September 9, 2015***

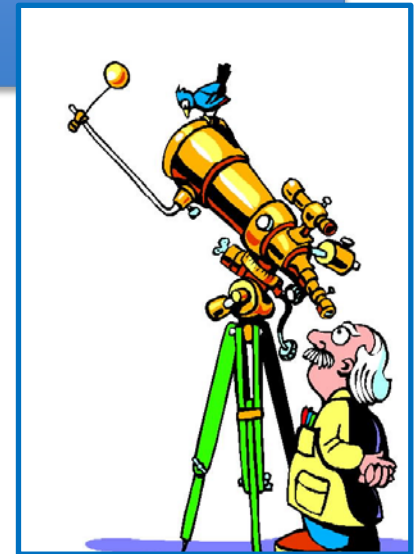
Grant Road Vision: Guidance for Land Use Planning



THE LAND USE TOOL FOCUS

First Tool: Urban Overlay District

Second Tool: Request for Proposals



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Why Do We Need Land Use Tools?

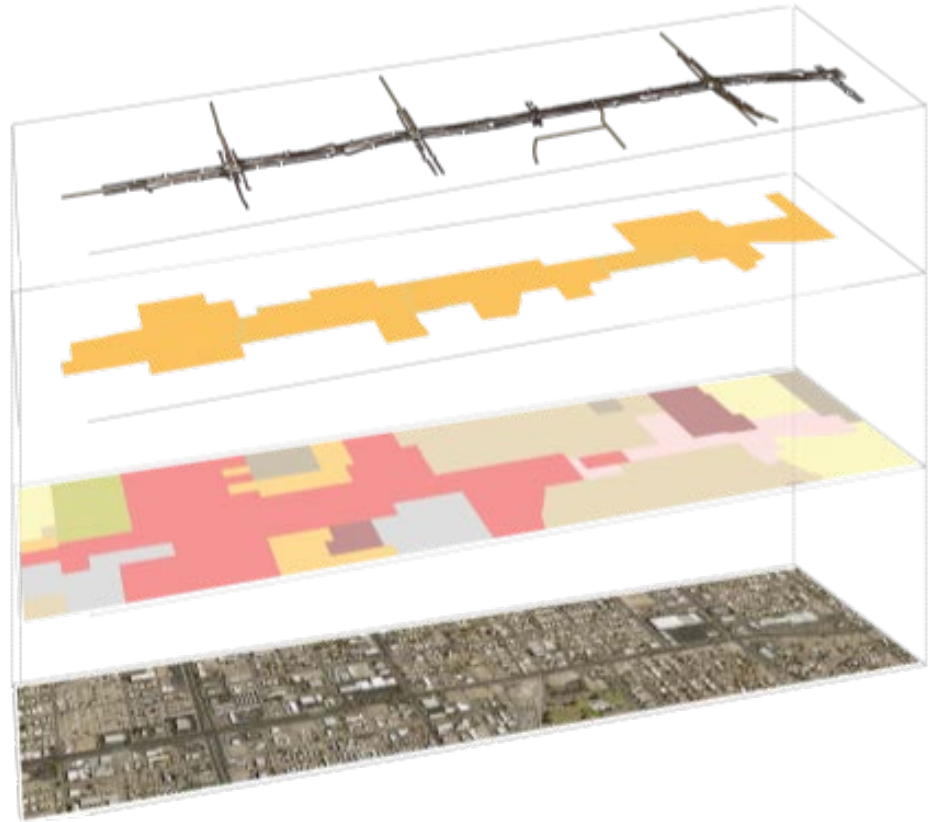
Property acquisition and expanded right-of-way width from roadway projects have led to challenges for redevelopment under existing traditional zoning codes.

We need tools to spur redevelopment that helps achieve the vision as the roadway improvements occur.



Proposed Land Use Tools

- ▶ **Urban Overlay District (UOD)**
- ▶ **Request for Proposals (RFP)**

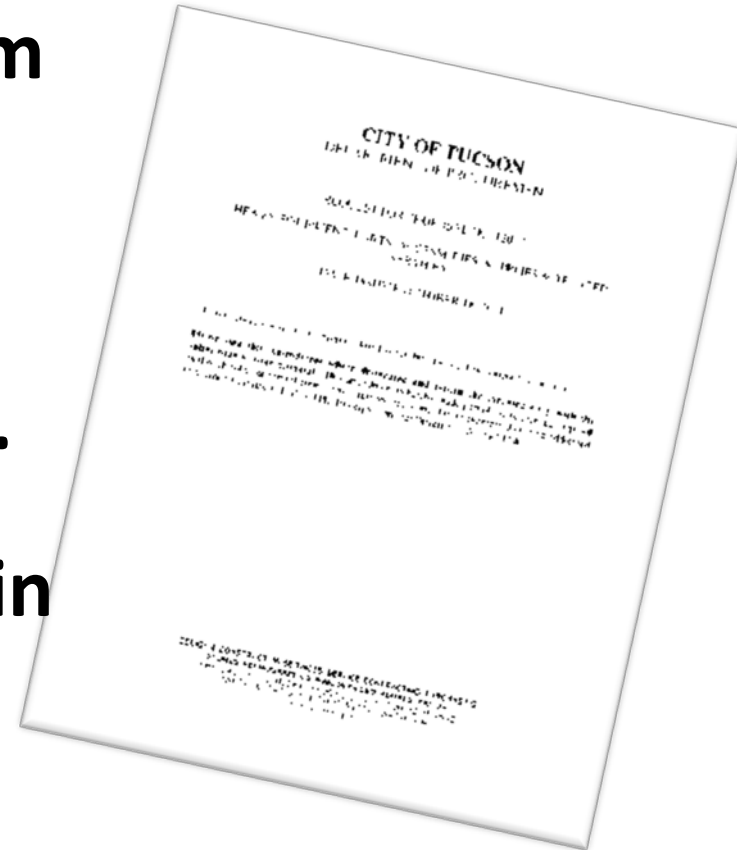


Urban Overlay District (UOD)

- ▶ 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

Request for Proposals (RFP)

- ▶ Document to elicit bids from potential buyers.
- ▶ Allows more control over type of future development.
- ▶ Proposed use is considered in addition to bid price.

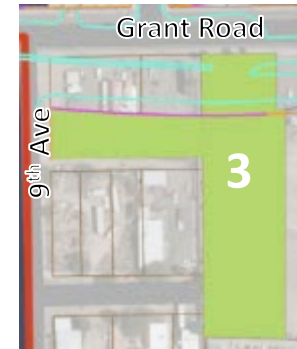


RFP *continued*

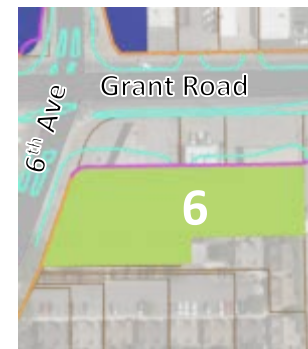
RFP used for properties that are:

- ▶ **More prominent**
- ▶ **Larger in size**
- ▶ **At major intersections**
- ▶ **Indicated as potential development areas in Plan Tucson, Grant Road Vision, and/or adopted Area and Neighborhood Plans**
- ▶ **Potential catalytic sites per Grant Road Vision**

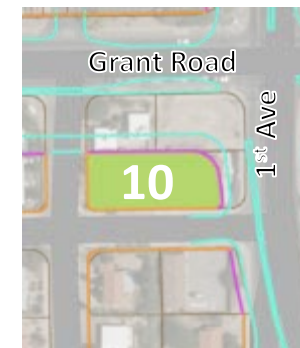
Parcel 3



Parcel 6



Parcel 10



Initial RFP Evaluation Criteria Being Considered

- ▶ Level of return and benefits to the City
- ▶ Consistency with City Plans (*Grant Road Vision, Plan Tucson, etc.*)
- ▶ Meets goals and objectives of neighborhoods and other stakeholders *

Multi-Modal, Mixed-Use Development Opportunity Along Streetcar Line

The City of Tucson is seeking a developer for a 4.7-acre site in the heart of Tucson's vibrant downtown to create a distinctive multi-modal, mixed-use development incorporating a modern transit center.

The site is adjacent to Tucson's Modern Streetcar line, which began operating in July 2014. The site currently consists of the Ronstadt Transit Center and two surface parking lots.

The site is surrounded by more than \$920 million in recent private and public investment, including new restaurants, shops, businesses and housing. Pending investments near the site are a grocery store, a new hotel, additional housing, and roadway improvements.

Two-Step Request for Proposals

First Step: Qualifications Due August 28, 2014

Project website:
tucsonaz.gov/integrated-planning/ronstadt-transit-center-multi-modal-mixed-use-development-opportunity

Request for Proposals (RFP):
http://tucsonprocurement.com/bidders_bidopportunities.aspx?City=City+of+Tucson. See item #14083.

FOR MORE INFORMATION:
Don Longenecker, Contract Officer: (520) 837-4125 or Don.Longenecker@tucsonaz.gov
Michael Keith, Downtown Tucson Partnership: (520) 863-6944 or michael.Keith@downtowntucson.org

11/22/2016

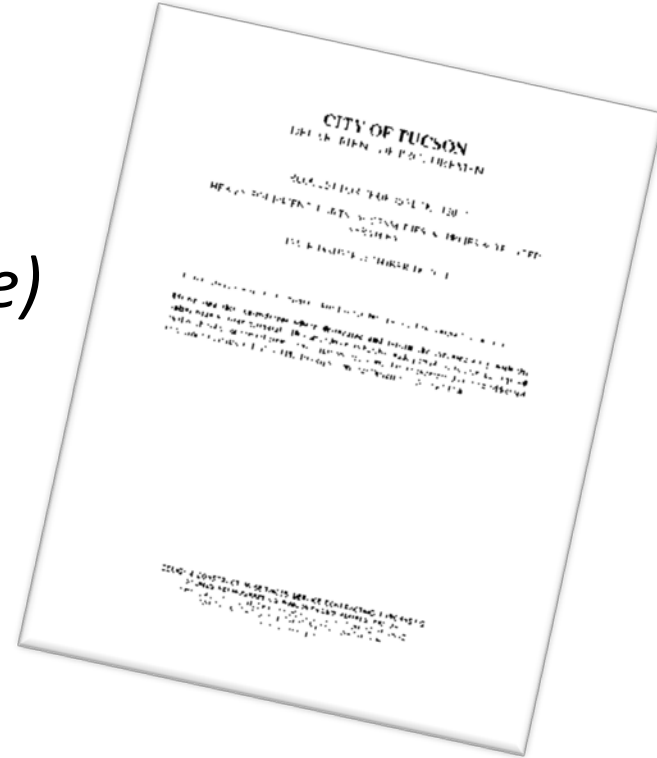
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Initial Evaluation Criteria *continued*

- ▶ **Integration with Grant Road Improvement Project**
- ▶ **Historic preservation *(if applicable)***
- Applicant qualifications & financial capacity**
- ▶ **Business plan for operation after completion**
- ▶ **Project timeline**



WORKSHOP EXERCISES



Exercise #1: Urban Overlay District

- ▶ **Groups of 6-8 people at each table .**



- ▶  **Maps of Grant Road: Oracle to 1st segment with illustrative examples of potential future conditions.**

- ▶ **Discussion of types of development desired to inform a UOD.**



Exercise #1 Map

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



Parking Requirements

Building Height

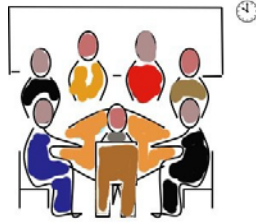
Pedestrian environment / landscaping outside of right-of-way

Building Setbacks, Step-backs, and transition to Residential



Exercise #2: Request for Proposals (RFP)

- ▶ **Same groups**



- ▶  **Second map with three RFP sites.**

- ▶ **Identification of development goals to be included in the RFPs to help ensure these important sites become catalysts for quality corridor projects while being sensitive to the surrounding neighborhoods.**



Exercise #2 Map

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 8th 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 the Ronstadt Transit Center RFP:

Goal A: Vision Character

The project must incorporate (1) a transit center with arrival or pickup services, (2) private development featuring a mix of uses, and (3) public open space, which are thoughtfully designed and serve a diversity of people working, living, and visiting downtown. Examples of types of uses that are encouraged include watershed, retail, adult, adult care, offices, grocery, pharmacy, employment, education use, and recreation and entertainment uses.

The project should incorporate community open space that is obtain to citizens, well integrated with surrounding uses, highly visible to and actively used by people of all ages, includes some natural features, and has a clearly responsible entity in charge of its programming and maintenance.

The design of the project should create a signature destination that integrates the city's, recognizes the community's cultural diversity, includes sustainable/eco-friendly, weather design, includes the checkbook, and offers, and includes responses to the urban form: fabric and views, sensitivity to the needs of downtown neighborhoods, transit users, adjacent properties, and low-displacement business/industry.

Goal B: Transportation and Infrastructure

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 incorporate establishment of the Ronstadt Transit Center as an appropriate mix that can serve multiple modes of transport other than bus, including, but not limited to, public buses, bicycles, scooters, and pedestrians. It should provide connections to the Tucson Skytrain and transit station, and should incorporate complementary programs and facilities such as bike share, car share, valet, and taxis.

The project should enhance the transit infrastructure and facilities for current bus riders and increase the appeal of transit for new riders. Examples of improvements identified by community members as valuable include incorporation of transit kiosks and services, better designed bus stops, a connecting, shade, seating, bicycle, and car share, and other transit services.

The project should provide pedestrian and bicycle connectivity to surrounding sites, to wilderness, trails, schools, and libraries; be adjacent to transit and commercial areas and to transportation modes, such as bus lanes, transit stations, and the modes of service that are the southern boundary of the RFP project area and the historic "Red Desert" in the northern part of the property.

Goal C: Resilience and Economic Viability

The project should be designed to include, include providing a sufficient number of private investment to accommodate transit public transit, the City's tax base, and downtown development efforts.

Goal D: Communication and Participation

The project team should be committed to regular, collaborative meetings and communication with the City and other agencies, and community engagement with stakeholders.



Group Reports on Both Exercises

- ▶ **Each group identifies and documents:**
 - **three UOD development components (for example 60' building height) and**
 - **one key goal for each of the three RFP parcels**
- ▶ **Each group selects a spokesperson**
Spokesperson reports groups findings to all workshop participants



THANK YOU FOR
PARTICIPATING IN THIS
WORKSHOP AND SHARING
YOUR TIME AND IDEAS!

