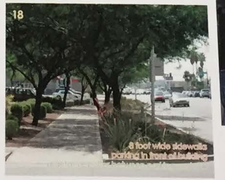
Grant Road Land Use Tools Workshop - Urban Overlay District (UOD)



Building Height

Pedestrian environment / landscaping outside of right-of-way

Building Setbacks, Step-backs, and Transition to 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

RA table #3

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 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.

RA
11/16/16

* Don't want liquor licenses to be crowded.
* Height of bldg. relative to neighborhoods
* Don't like tight step downs
* Set backs in relation to height (determine by angle?)
* Close to street / but set back from neighborhoods

* Parking shouldn't go into neighborhoods

* Can UOD restrict uses (bars/restaurants - uses w/ parking

* People behind dev. shouldn't feel shut out - inviting in some way

* walking corridors for neighborhoods - connectivity

* Don't see why anybody would use an overlay because so much C2 zoning

* landscaping to soften rainwater runoff
* Bookstore at Rosemont + Broadway - landscaping softens
* Materials - improve
* design criteria/design continuity
* integrated outdoor use
* open invitation → from 1-10 along Grant

* landscaping/public art - greet people
* density around intersections
* competing w/other sections of the City - (dev. needs to think outside the box)
* Mixed use
* Dev. look at things differently
* First floor Commercial/residential
* Have to have people.

* Shade -
* Solar - (solar shede structures)
* Exchanges - process can't be too uncertain
* Overlay over all non-residential properties/use
* How do you go back to relook at UOD - % change
* Public part. needed in process
* Amending UOD provisions.
* Back parking - concerns from neighborhoods

* parking as buffer for neighborhoods

* headlights don't shine into ~~parking~~ residential area

* People don't stay on Campbell sidewalk

* Incentivize solar for businesses

* Which way does solar face

* shared parking - period of time uses need parking

* Country Club/ Broadway

*

RFPs

Site #3 - Park area - Difficult to develop