# 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

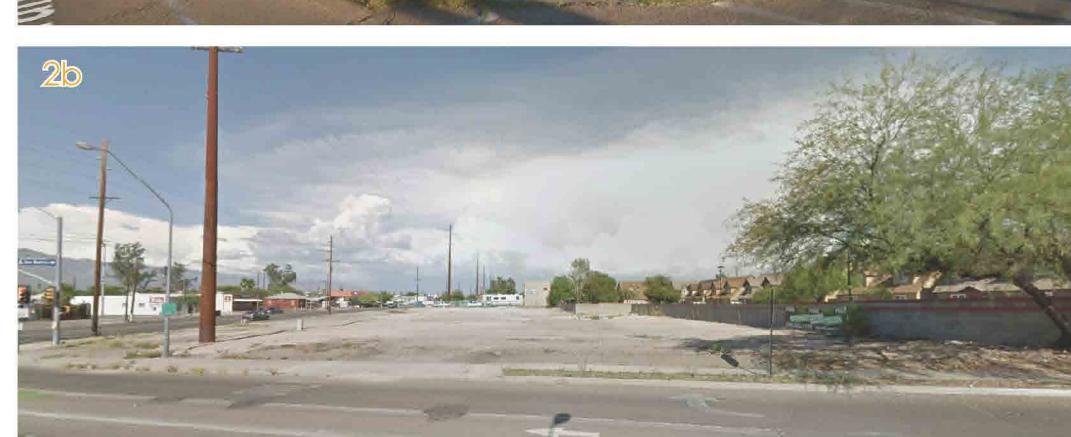




## RFP Site #2:

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

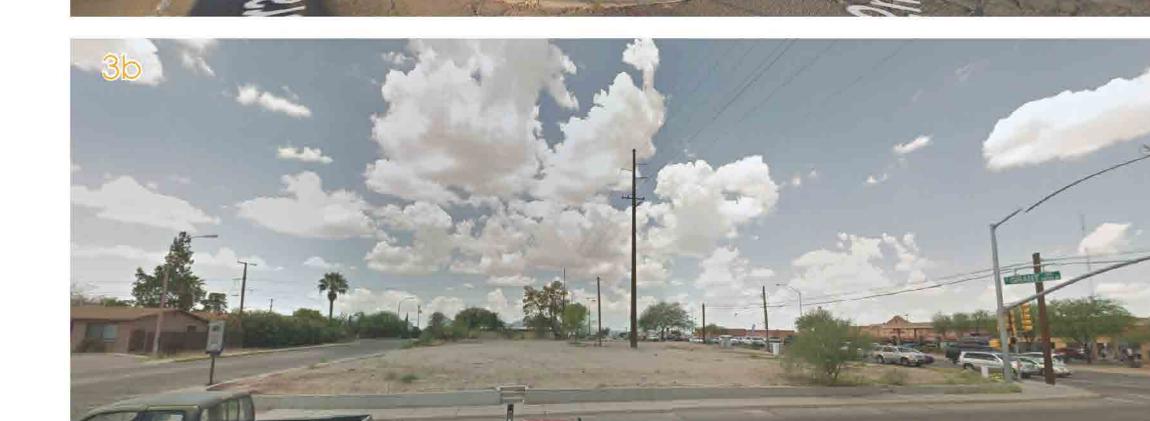




#### RFP Site #3:

- 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 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.