

GRANT ROAD *Land Use Planning Process*

Grant Road Corridor Planning Task Force

Wednesday, September 30, 2015

5:30 pm – 7:30 pm

AGENDA

1. **Welcome & Introductions** *(5 mins.)*
2. **Review & Approve July 16, 2015, Meeting Summary** *(5 mins.)*
3. **Call to Audience** *(10 mins.)*
4. **Update on Grant Road Design/Construction** *(5 mins.)*
5. **Update on Community Character & Vitality Corridor Vision** *(10 mins.)*
6. **Land Use Tools: Phases 1 & 2** *(45 mins.)*
7. **Land Use Planning Process & Next Steps** *(15 mins.)*
8. **Call to Audience: On Process** *(10 mins.)*
9. **Task Force Recommendation re Process** *(15 mins.)*
10. **Adjournment**



WELCOME & INTRODUCTIONS

Member	Representing
Susan Alexander	Business interests
John Anderson (<i>new member</i>)	Alternative modes of transportation
Dale Calvert	Citizen Transportation Advisory Committee
Roy Garcia	Neighborhoods along Grant Road
James Hogan	Business interests
Andrew Jones	Neighborhoods along Grant Road
Shannon McBride-Olson	Member Planning Commission
Rebecca Ramey	Regional and local users of Grant Road
Alice Roe	Neighborhoods along Grant Road
Beverly Rutter	Neighborhoods along Grant Road
Linda Small	Business interests
David Sunderman	Neighborhoods along Grant Road
Robert Tait	Business interests
John Wakefield	Business interests
Moon Joe Yee	Regional and local users of Grant Road
Jay Young	City Manager Appointment



GRANT ROAD CORRIDOR LAND USE PLANNING TEAM

- **Office of Integrated Planning (OIP)**
 - Nicole Ewing Gavin
 - Rebecca Ruopp
 - Becky Flores
- **Tucson Department of Transportation (TDOT)**
 - Beth Abramovitz
 - Jennifer Toothaker
- **Planning & Development Services Department (PDSD)**
 - Carolyn Laurie
 - Daniel Bursuck
- **Office of Economic Initiatives (EI)**
 - Camila Bekat

REVIEW & APPROVE

JULY 16, 2015, MEETING SUMMARY

Grant Road Improvement Project
Grant Road Task Force Meeting
Thursday, July 16, 2015
Tucson Association of Realtors (2445 North Tucson Boulevard, Tucson Arizona 85716)
5:00 – 5:30: Refreshment & Informal Conversation with Team
5:30: Formal Meeting Begins

Meeting Summary

■ Welcome & Introductions

Quorum was established. The meeting was called to order by the facilitator, Nanci Beizer. The Task Force and Project Team introduced themselves. Additionally, the Task Force reviewed and approved the meeting summary from March 18, 2015.

■ Brief Review of Roadway Project Status

A public meeting will be held on October 27, 2015 to discuss the overall status of the Grant Road Improvement Project.

- **Phase 2:** Final design plans will be completed in the fall of 2015. Construction of this segment is anticipated to begin spring of 2016.
- **Phase 3 & 4:** 30% design plans will be complete in the fall of 2015. The construction of this segment is currently slated for 2018.
- **Paving:** The paving on Grant from Santa Rita Avenue to Columbus Boulevard has been completed.
- **Drainage:** In the area of Columbus Wash on Grant Road there will be drainage improvements. This will be discussed further at the October 27, 2015 open house.

■ Brief Review of Land Use Planning Recommendations per March 18, 2015, CTF Meeting & May 5, 2015, Mayor and Council Study Session

■ Call to the Audience – General Comments

- Joan Hall from Jefferson Park Neighborhood Association presented the Task Force and the audience with an information piece regarding the Pima County Bond package. She explained that the projects listed in the pamphlet could segue way nicely into the areas near and around Grant Road. She encouraged the Task Force to vote "yes" on this bond package.
- Minnette Burges, resident of Jefferson Park Neighborhood Association, provided her concerns regarding the formalized public involvement process. She explained that the context of this

CALL TO AUDIENCE:
GENERAL
10 minutes

UPDATE ON GRANT ROAD CONSTRUCTION/DESIGN

Open House on:

- 100% Plans for Phase 2
- 30% Plans for Phases 3 & 4

Format: Brief presentations, followed by opportunity to talk with project team members at stations on different project elements (e.g., road design, landscape, public art)

Date: October 27, 2015

Time: 5:30 pm

Place: Tucson Association of Realtors, 2445 N. Tucson Blvd.

LAND USE PLANNING APPROACH

Mayor & Council Action, May 5, 2015

From M&C May 5th Memo:

City Manager's Office Recommendation – The City Manager recommends that the Mayor and Council endorse the **two-step approach outlined** in this memorandum to restart and move the land use planning forward for the Grant Road Corridor between Oracle Road and Swan Road, as recommended by the Task Force at its March 18, 2015 meeting. In summary, these two recommendations include **(1)** adopting a Corridor Vision based on the Draft Community Character & Vitality document prepared in 2011 by the Project Team with active input from the Task Force and public, and **(2)** achieving the Corridor Vision through development and implementation of land use planning tools, including an overlay and other tools phased with the roadway design.

It was moved by Council Member Uhlich, duly seconded and CARRIED by a voice vote of 7 to 0, to approve the City Manager's recommendation as described in the Mayor and Council agenda materials.

UPDATE ON CORRIDOR VISION

Mayor & Council Action, Sept. 9, 2015

Resolution No. 22455

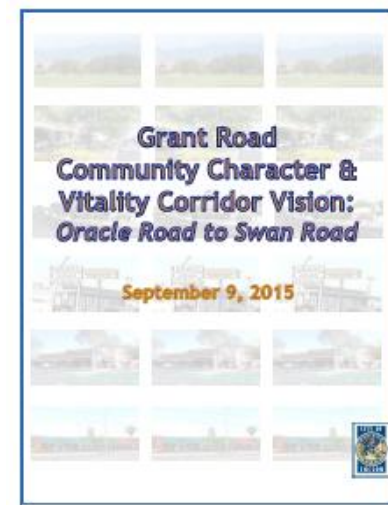
Council Member Uhlich requested the following revision to replace the 4th and 5th bullet points on Page 40 of the Community Character and Vitality Corridor Vision with the following language:

Following the widening of Grant Road, pursue land uses and/or buffers that are:

1. In keeping with existing zoning, neighborhood/area plans, and existing uses.
2. Compatible with enhanced surrounding properties.

Examples of uses/buffers could include multimodal paths for pedestrians and bicycles, open spaces and linear parks, architectural elements and buffering walls, and developments similar to what exists today.

It was moved by Vice Mayor Uhlich, duly seconded, and PASSED by a roll call vote of 7 to 0, to PASS and ADOPT Resolution No. 22455, as amended.



LAND USE TOOLS FOR EXPLORATION

Types of tools referenced in
May 5, 2015, Mayor and Council Memo

- Overlay**
- Possible regulatory changes**
- Economic Incentives**
- Remnant Disposition Strategies**

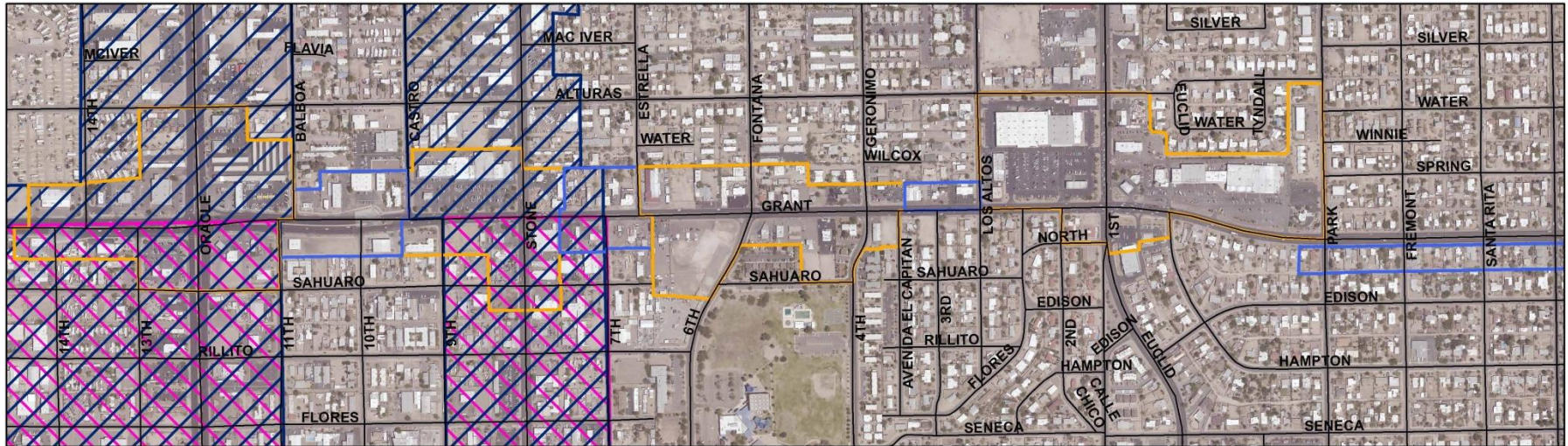
IDENTIFYING & IMPLEMENTING LAND USE TOOLS

WILL BEGIN WITH PHASES 1 & 2:

Oracle Road to Santa Rita Road

Tools Already in Place

- Ombudsperson
- Infill Incentive District
- GPLET & Other Economic Initiative Programs



Office of Integrated Planning
09/28/15, MB

PROPERTY & BUSINESS OWNER OMBUDSPERSON

Jennifer Toothaker

Jennifer.Toothaker@tucsonaz.gov

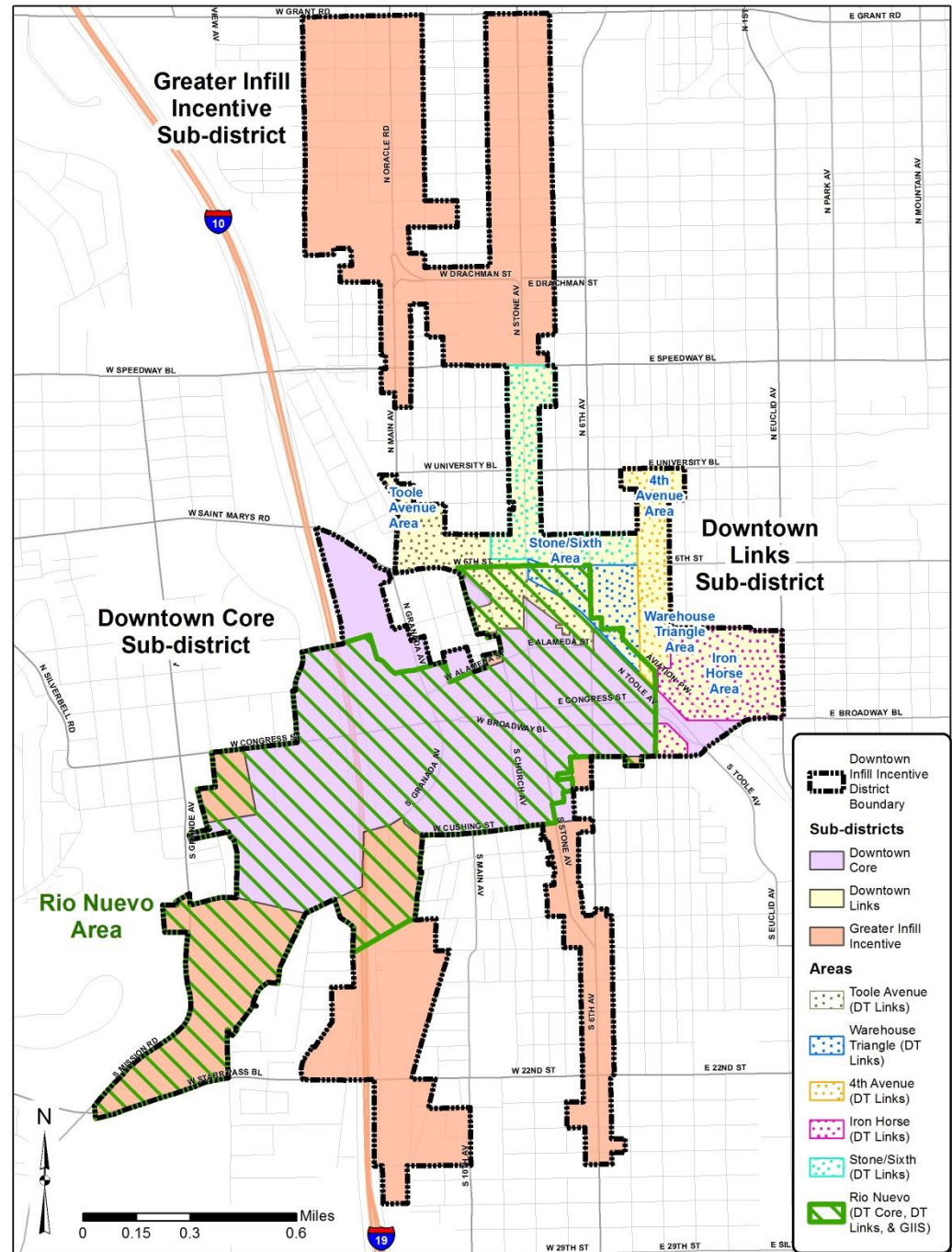
(520) 837-6646

**Available to talk to businesses property
and business owners in Corridor to provide
most current information on project.**

Infill Incentive District (IID)

Grant Road Task Force

September 30, 2015

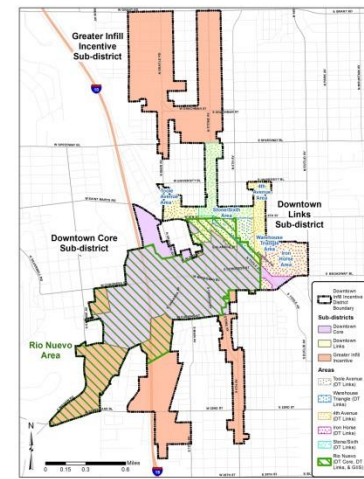


What is an Infill Incentive District (IID)?

1. An overlay with a zoning option.
2. Established by State Statutes for jurisdictions to allow incentives for infill in appropriate areas.
3. Applicants have the option to develop in accordance with the regulations of the underlying zoning; **OR**,
4. Applicants can request the IID for certain development regulations, such as building setback, height, or parking, in exchange with compliance with certain design standards and privacy mitigation standards.

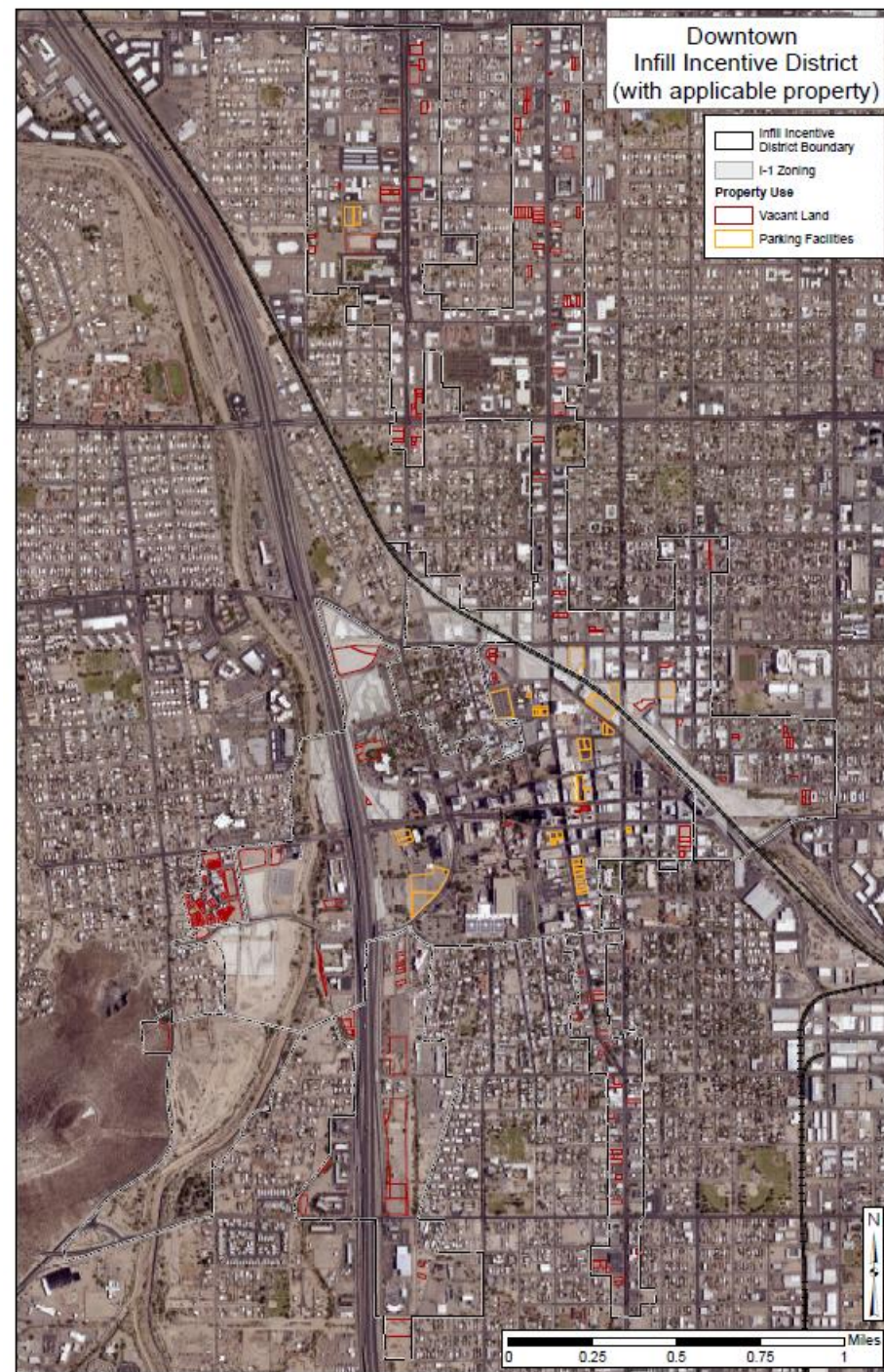
Chronology of IID

- 2006 – Established the IID boundaries
- 2009 – Established first set of IID zoning standards
 - Downtown Links conceptual overlay document accepted
- 2010 – Created the IID Downtown Core and Greater Sub-districts
 - Downtown Links overlay rezoning process initiated
- 2013 – **Mayor and Council Initiated changes to IID**
 - Consolidation of IID/Downtown Links/Rio Nuevo District
- 2014 – Review of consolidated draft
- 2015 – Ordinance adopted by Mayor and Council



IID Offers Development Flexibility

- Parking
- Development Standards
 - Pedestrian Access
 - Landscaping
 - Loading
 - Lot dimensions
 - Solid waste collection
- Density Exemption
- Increased Building Height
 - D-Links
 - D-Core, GIIS
- Industrial Land Allowing Infill Uses
 - Over 100 acres
- Multi-zoned Lots Allowing More Flexibility to Site Plan



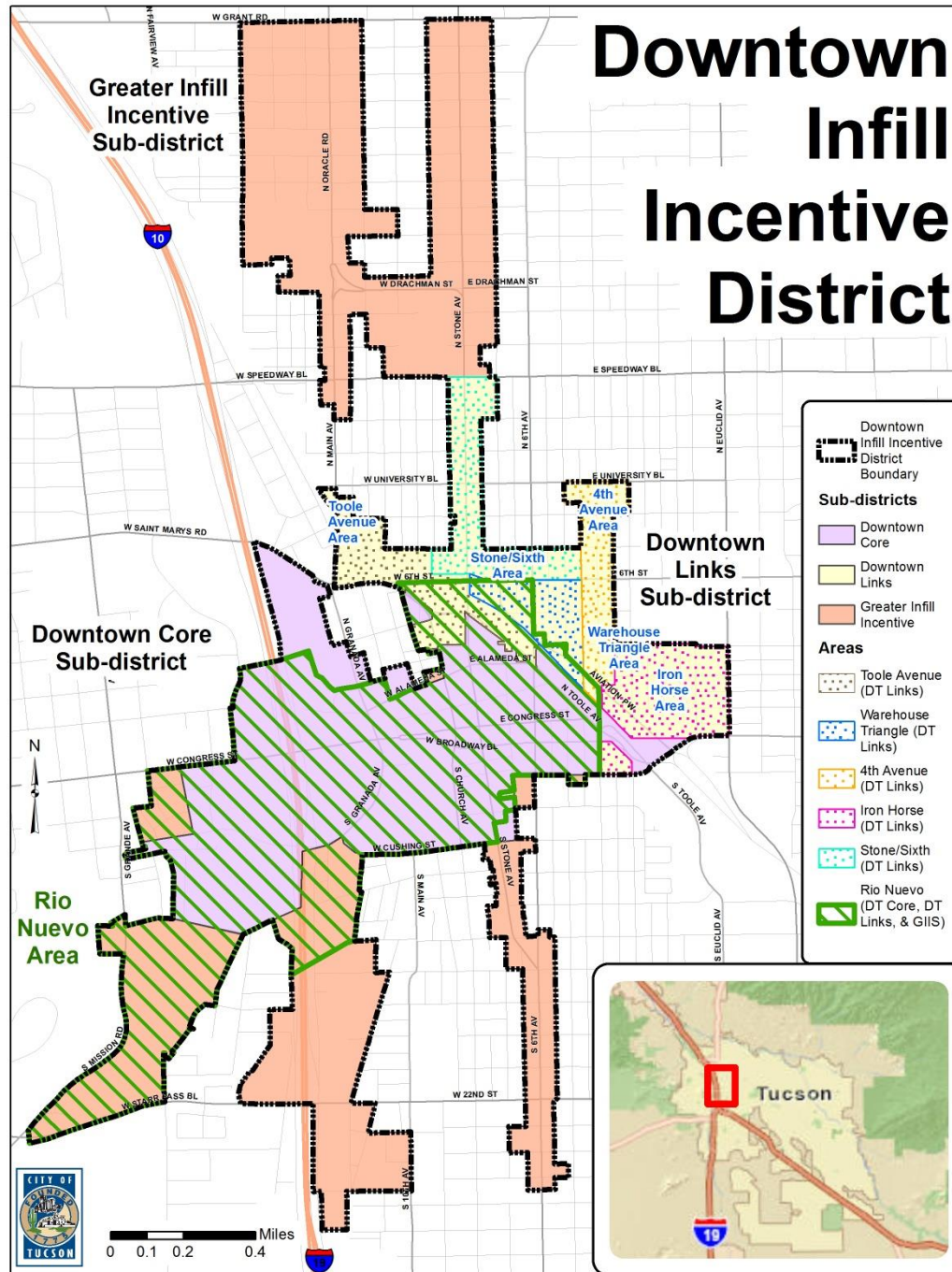
IID Includes Neighborhood Involvement

- Major review – 300’ noticed neighborhood meeting
- Minor review - 50’ noticed neighborhood meeting
- Neighborhood summary sent to PDSD and neighborhood for further comment
- Neighborhood liaison receives monthly project updates
- DRC representation - At large neighborhood representative and one representative from association within 300’

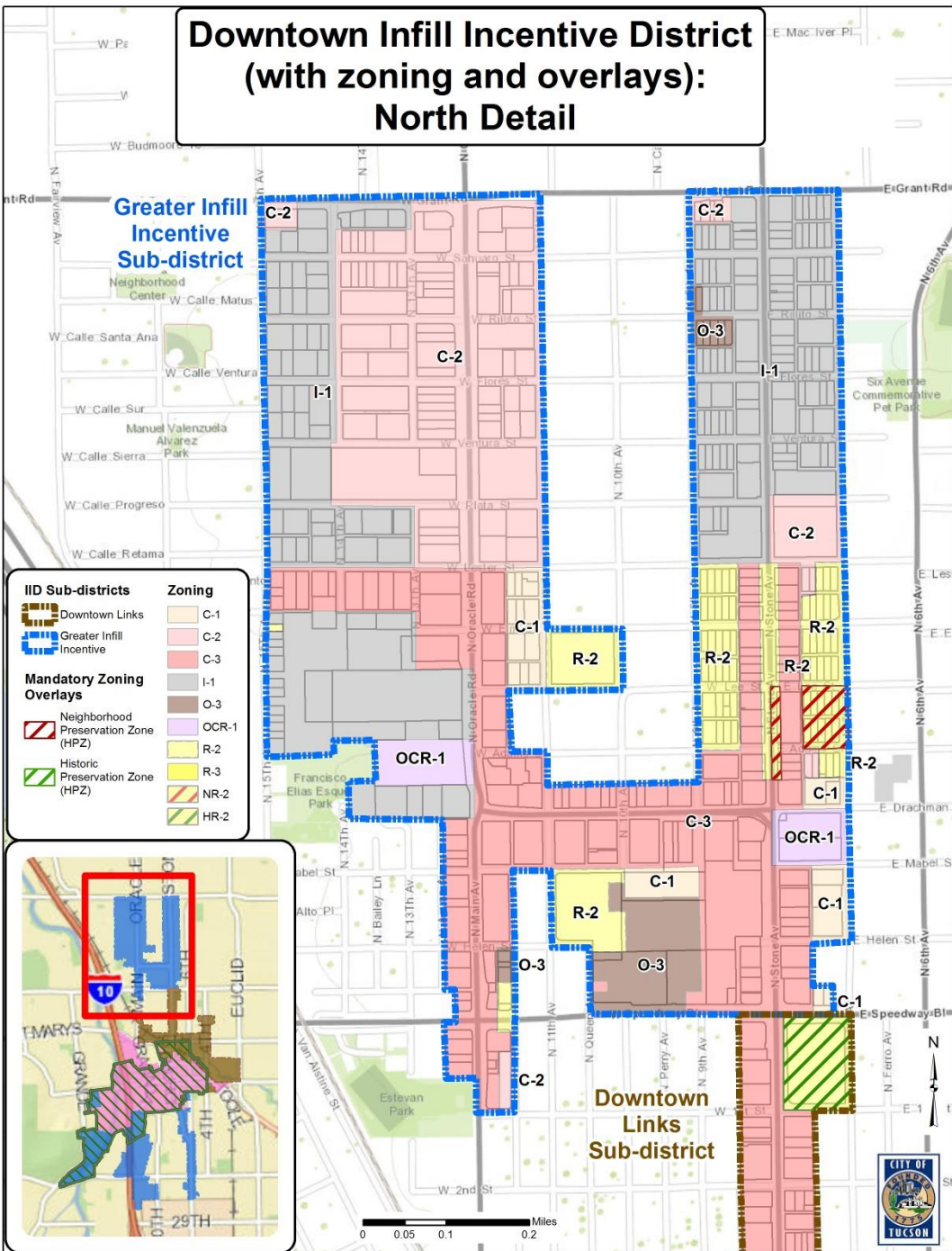
Sections 5.12. (1 through 16)

- .1 Purpose
- .2 Establishment
- .3 Definitions
- .4 Applicability
- .5 IID Plan Submittal Requirements
- .6 IID Plan Review and Approval
- .7 RNA Zoning Standards
- .8 General Optional IID Standards
- .9 Greater Sub-district Standards**
- .10 Downtown Core Standards
- .11 Downtown Links Standards
- .12 Toole Ave Area
- .13 Warehouse Triangle Area
- .14 Fourth Ave Area
- .15 Iron Horse Area
- .16 Stone/Sixth Area
- 11.4.2 Definitions

Downtown Infill Incentive District



Downtown Infill Incentive District (with zoning and overlays): North Detail



The Greater Infill Incentives (GIIS) Section 5.12.9.

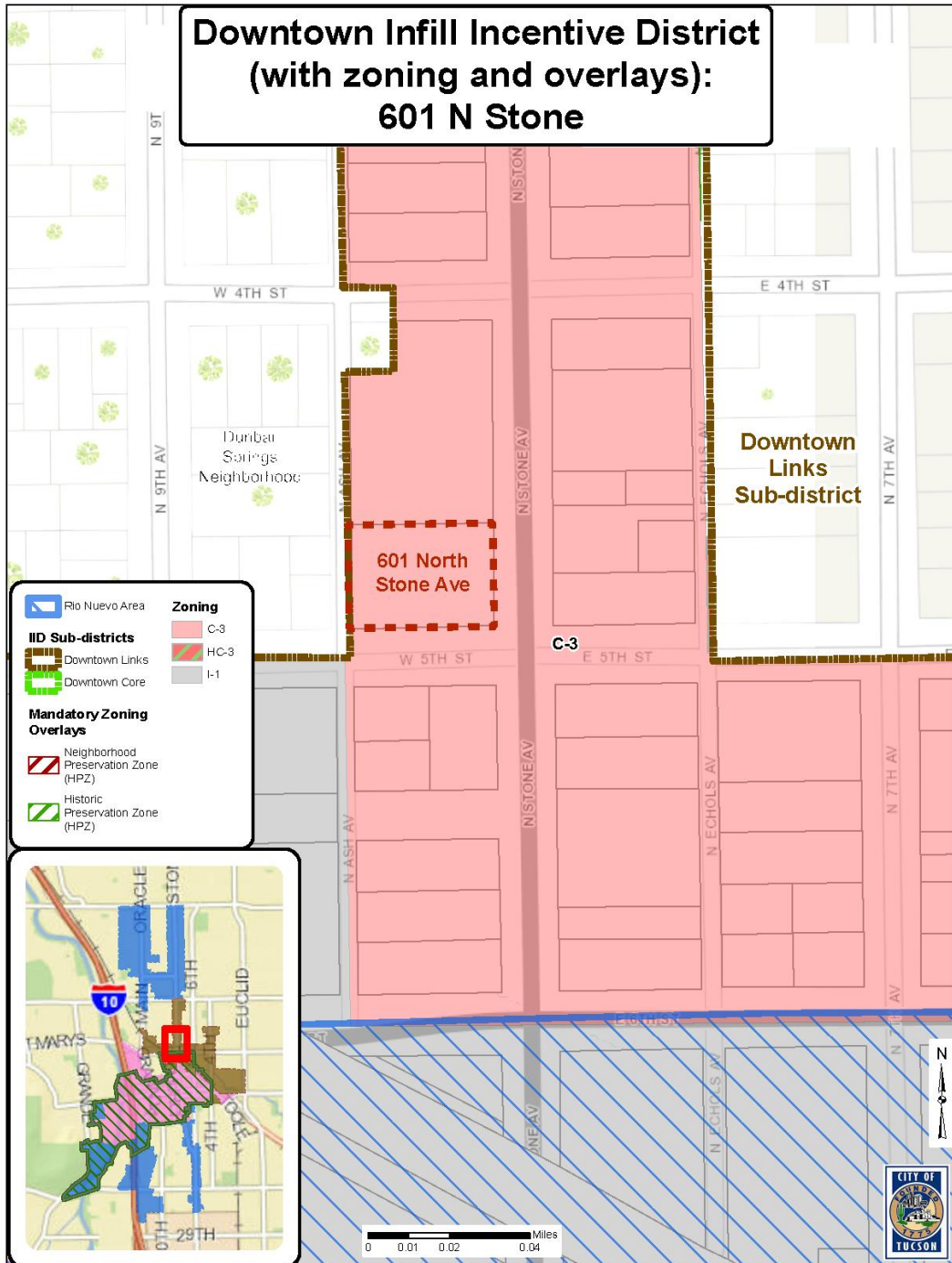
Parking spaces may be located as follows:

On site; or Off-site within 1/4 of a mile of the project site under a shared parking agreement that is approved by the City.

IID Parking Agreement

Rezoning not required

**Downtown Infill Incentive District
(with zoning and overlays):
601 N Stone**



The Greater Infill Incentives (GIIS) Section 5.12.9.

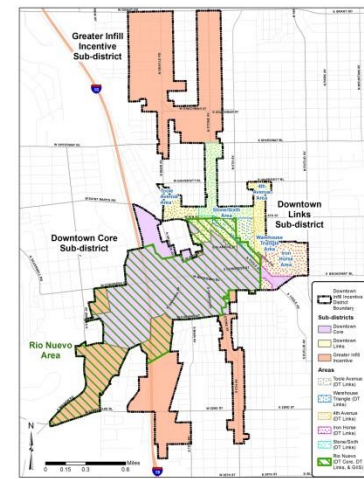
- Parking
- Development Standards
 - Pedestrian access
 - Landscaping
 - Loading
 - Lot dimensions
 - Solid waste collection

5.12.9 Greater Infill Incentive Sub-district Minor Review



**TABLE 5.12-GIIS-1
PERMITTED LAND USES**

LAND USE TYPE	
<u>Commercial Services Group</u>	<u>Industrial Use Group</u>
<u>Administrative and Professional Office</u>	<u>Craftwork</u>
<u>Alcoholic Beverage Service</u>	<u>Retail Trade Group</u>
<u>Entertainment</u>	<u>General Merchandise Sales</u>
<u>Food Service</u>	<u>Food and Beverage Sales</u>
<u>Personal Services</u>	<u>Residential Group</u>
<u>Travelers' Accommodation., Lodging</u>	<u>Attached Family Dwelling</u>
<u>Civic Use Group</u>	<u>Multifamily Dwelling</u>
<u>Civic Assembly</u>	<u>Group Dwellings, pursuant to Section 5.12.6.K</u>
<u>Cultural Use</u>	
<u>Educational Use: Instructional School</u>	<u>Other Uses</u>
<u>Educational Use: Postsecondary Institution</u>	<u>Mixed Uses are limited to a combination of Residential and any other uses listed in this table.</u>
<u>Religious Use</u>	



Urban Overlay District (UOD) Or Infill Incentive District

Urban Overlay District is a Rezoning

- Zoning Examiner Hearings
- Mayor and Council Approval

IID driven by State Statutes

- Study required full with 3 out of 5 items represented
- Multi-jurisdictional oversight
- Planning Commission
- Mayor and Council

**QUESTIONS
ABOUT THE IID?**



Economic Development and Business Assistance



Economic Impact of Upgrading Roads

- Improved roadway will spur economic investment



Business Assistance Tools

- Small Business Assistance Line
- Connection to local capital resources and technical assistance



Current Financial Incentives Available in Grant Road Phases 1 & 2

- Government Property Lease Excise Tax (GPLET)
- HUD 108 loan (larger projects)
- Primary Jobs Incentive

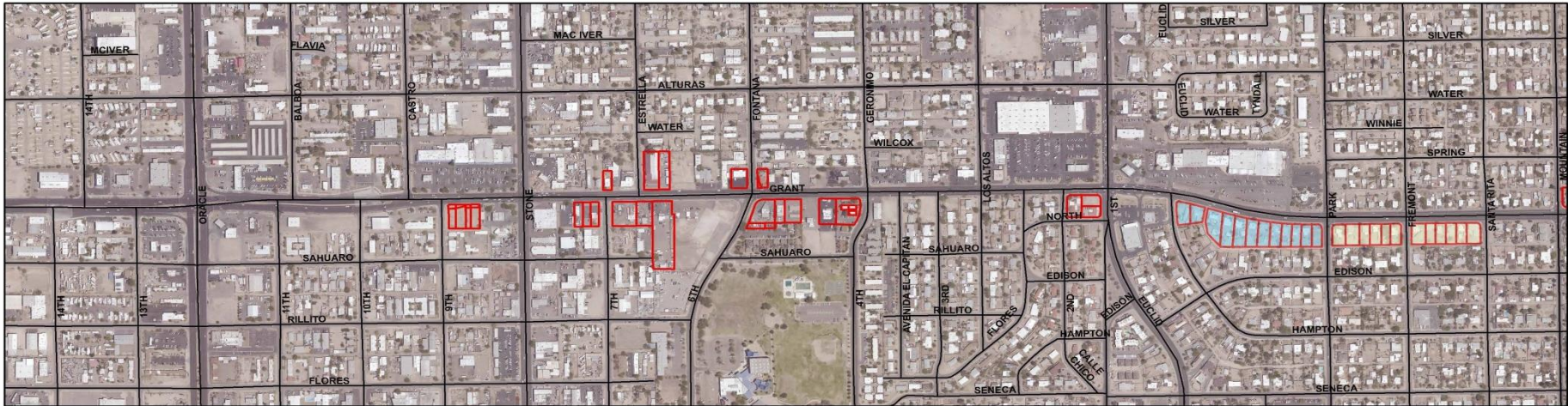





Suggestions for New/Expanded
Tools?

Questions?

REMNANT DISPOSITION STRATEGIES

City-Owned Properties Phases 1 & 2



-  Potential Development Opportunities
-  Restricted to residential development or buffer
-  Future drainage basin



Office of Integrated Planning
09/29/15, MB

Strategies for Consideration

- Consolidate parcels
- Sell with conditions, developing per overlay
- Identify parcels that could be economic catalysts and use Request for Proposal to specify certain types of development



LAND USE PLANNING PROCESS & NEXT STEPS

Examples of Questions to Be Answered to Begin Customizing Tools for Phases 1 & 2

- What is the current market & developer interest?
- Are there additional incentives that should be considered?
- Are there regulatory changes needed?
- Are there key parcels that would catalyze the Corridor Vision?
- Does it look as if plan amendments may be required.
- Other questions?

LAND USE PLANNING PROCESS & NEXT STEPS

Multi-pronged, iterative process recommended based on discussions with Task Force and information still needed.

Sept. 2015

Oct. 2015 – Dec. 2016

Dec. 2015. – Jan. 2016

Late Jan. 2016

TASK
FORCE

RESEARCH & ANALYSIS

- Best Practices
- Interviews / Meetings
 - Real estate professionals
 - Developers
 - Residents
 - Businesses
 - Anyone who requests (TF)

All meeting summaries posted.

TEAM PREPARES INITIAL DRAFT OF DOCUMENTS & RECOMMENDATIONS

Could include:

- *UOD or other overlay approach*
- *Incentives*
- *Remnant dispositions recommendations*
- *Potential plan amendments needed**

** Meet with neighborhoods if need for plan amendments identified.*

TASK
FORCE

PROCESS & NEXT STEPS *continued*

Feb. 2016

**TEAM REVISIONS
TO DRAFTS
BASED ON TASK
FORCE INPUT**

Mar. 2016

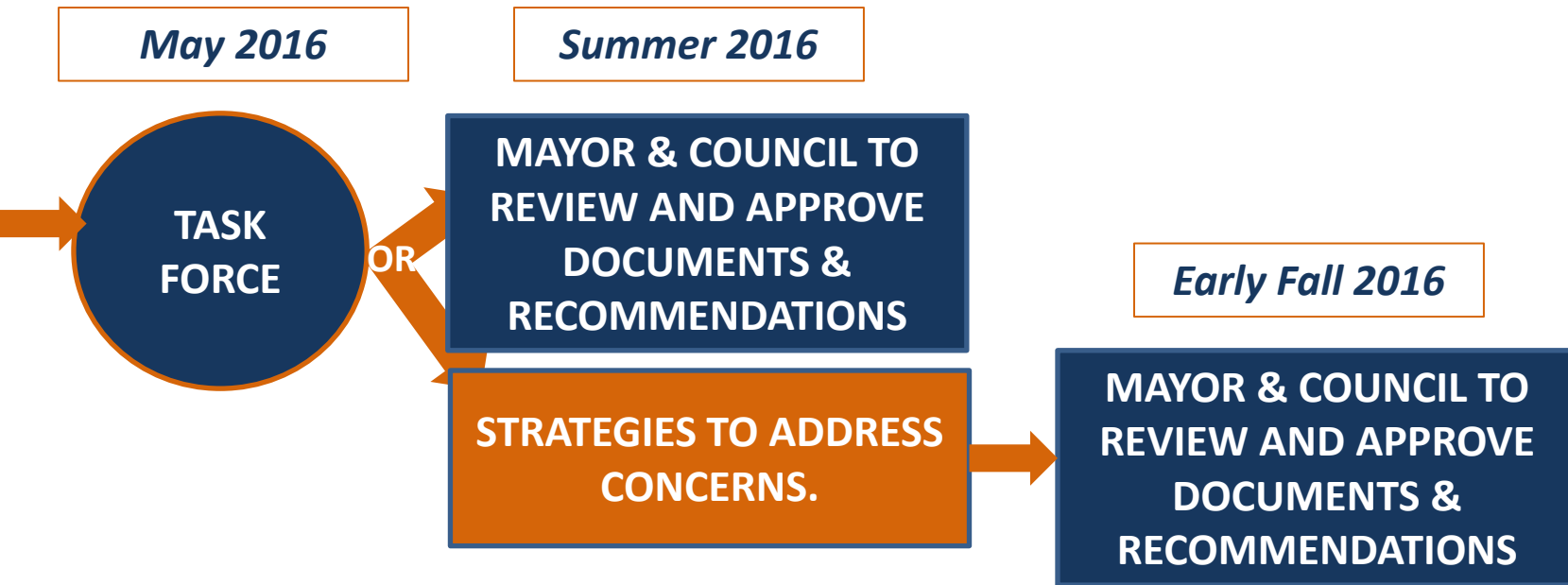
**PUBLIC WORKSHOPS
ON RECOMMENDED TOOLS**

April 2016

**TEAM ANALYZES PUBLIC INPUT
& DETERMINES LEVELS OF
AGREEMENT/CONCERNS WITH
RECOMMENDED TOOLS .**

- IF significant areas of concern, develop strategies to address concerns to take to Task Force.
- IF general agreement, continue with revisions to take to Task Force.

PROCESS & NEXT STEPS *continued*



**CALL TO AUDIENCE:
ON PROCESS
*10 mins.***

TASK FORCE RECOMMENDATION RE PROCESS

Recommend a multi-pronged, iterative public process to develop land use planning tools to advance the Community Character & Vitality Corridor Vision. Process will include no fewer than four Task Force Meetings (inclusive of September 30, 2015, meeting) designed to:

1. review information and input received through interviews, meeting, and workshops with stakeholders and land use planning documents and recommendations drafted by staff;
2. offer input and guidance on materials presented, and on addressing concerns if/as identified; and
3. provide recommendation for Mayor and Council on land use planning tools that should be put in place to advance the Community Character & Vitality Corridor Vision.

Process should be completed within 12 months. The Task Force should be consulted if the schedule is to be protracted.

ADJOURNMENT