

# Grant Road Planning Task Force

Donna Liggins Center  
March 2, 2017 5:30PM-7:30PM



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# Tonight's Agenda

- Call to Order & Introductions
- Review and Approve 6.23.16 & 9.14.16 Meeting Summaries
- Introduction of New TDOT Project Managers and Update on Construction Timeline
- Grant Road Land Use Planning Update
- Call to the Audience
- Task Force Round Table

03/02/2017

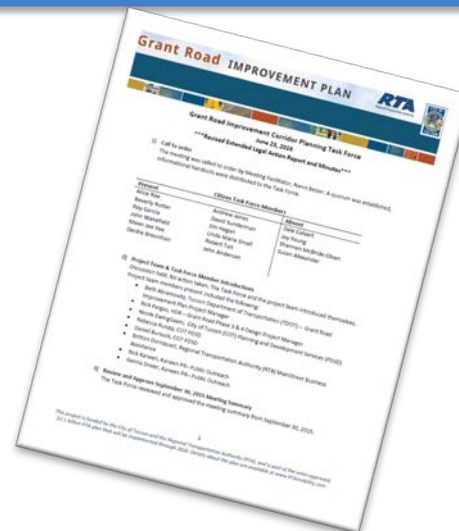
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# Review and Approve Revised June 23, 2016 Meeting Summary



# Review and Approve September 14, 2016 Meeting Summary



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# Introduction of New TDOT Project Managers and Roadway Update

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# UPCOMING GRANT ROAD PHASE 2 PRECONSTRUCTION OPEN HOUSE

- **DATE:** Thursday, MARCH 16th
- **TIME:** 5:30 - 7:00 p.m. - **with a brief presentation at 5:45 p.m.**
- **PLACE:** Donna R. Liggins Recreation Center - 2160 N. 6th Avenue

*Look forward to seeing you there.*



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# Update from Real Estate on Remnant Parcel Disposition

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# UPDATE ON LAND USE PLANNING TOOLS Phases 1&2 (Oracle to 1<sup>st</sup>)

**Grant Road Improvement Project**  
Grant Road Planning Task Force  
Land Use Planning  
March 2, 2017

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# Land Use Tools Workshops and Neighborhood Meetings

***Workshops and meetings with developers, neighbors, businesses and various Grant Road users to gain a better understanding of challenges and opportunities for Grant Road Land Use Tools***

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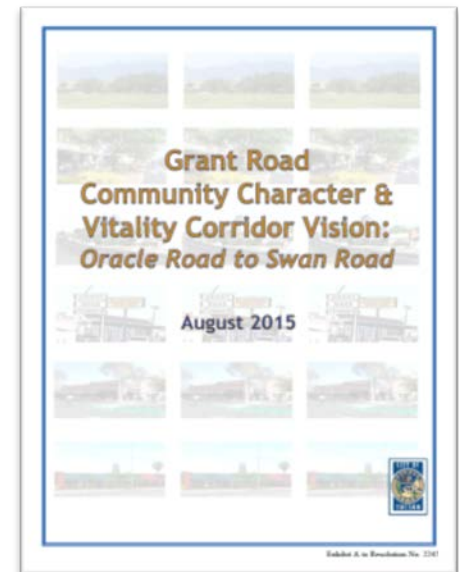
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# Land Use Tools Workshops

## What was the purpose?

- To gain a better understanding of:
  - What can be realistically done in the Grant Road corridor to advance the vision
  - Logistical challenges of redeveloping along Grant Road
  - How to use an Urban Overlay District and/or Request for Proposals to redevelop Grant Road in a way that benefits all



# Land Use Tools Workshops

## Who was invited?

- Task Force members
- Neighborhood representatives
- Development community representatives
- Business owners
- Infill Incentive District (IID)/Main Gate District (MGD) advisory members



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# Land Use Tools Workshops

## When were they held and how were they organized?

- Two, two-hour workshops on Nov. 16<sup>th</sup> & 17<sup>th</sup>
- Brief overview presentation on Grant Road Improvement Project background and proposed Land Use Tools
- Two breakout exercises on the tools
- Groups report on their findings to the workshop as a whole.



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# Exercise 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

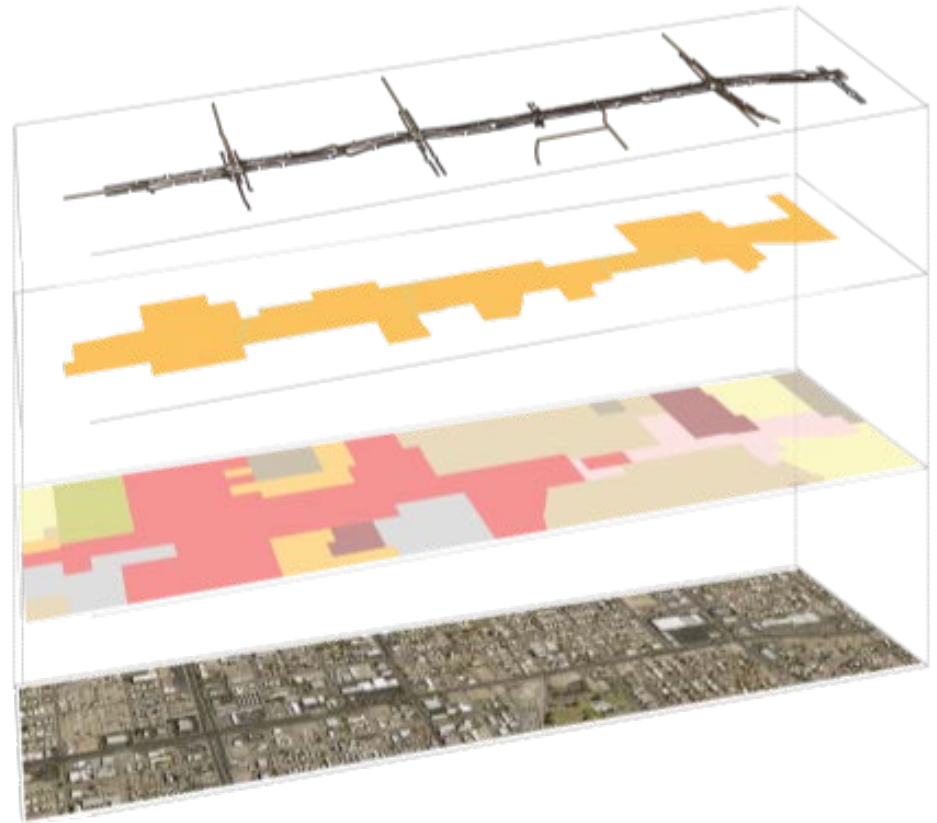


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# Two Tools Discussed at Workshops

1. **Urban Overlay District (UOD)**
2. **Request for Proposals (RFP)**



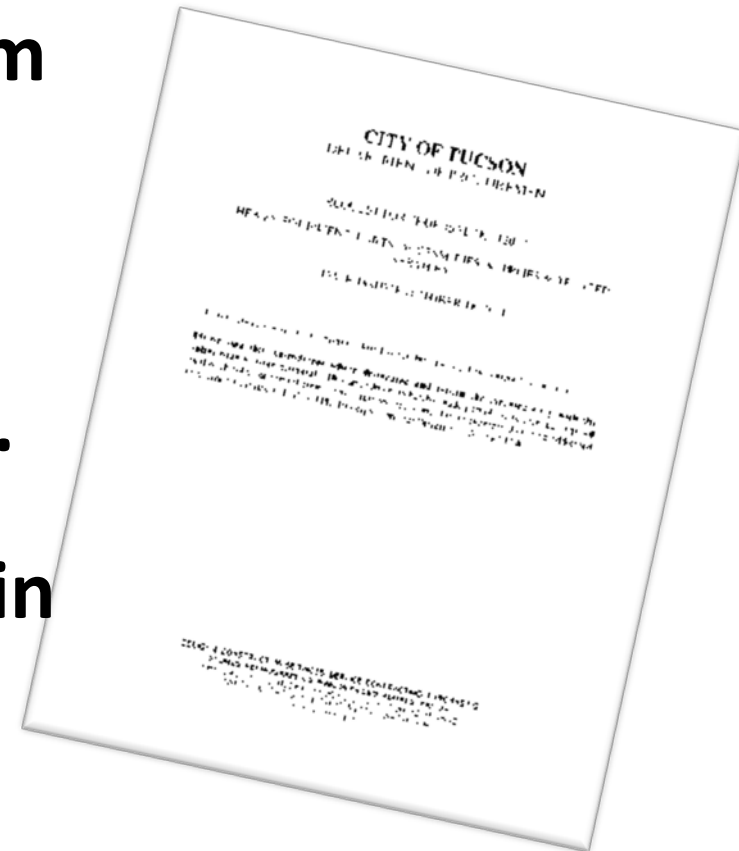
# Tool 1: Urban Overlay District (UOD)

- ▶ 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



# Tool 2: 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.





# Tool 2: Request for Proposals (RFP)

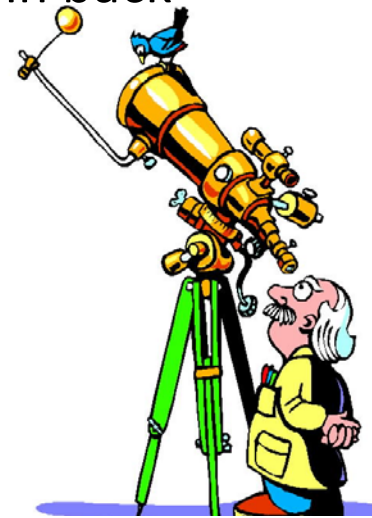
**Three sites under consideration for the RFP:**



# Results of Land Use Tools Workshops (UOD)

## What did we learn?

- Highlights on what to focus on for Urban Overlay District:
  - Reduced building setbacks from roadway – parking in back
  - Parking and small lots will be a challenge – protect neighborhoods
  - Shade and green infrastructure is important
  - Building height at major intersections
  - Encourage mixed-use development
  - Support transit



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# Results of Land Use Tools Workshops (RFP)

## What did we learn?

- Highlights on the three RFP sites:
  - Overall may be difficult to develop
  - Access to RFP sites pose challenge to redevelopment
  - Sizes of parcels are a concern – may need to combine with others
  - Need to support and be sensitive to neighborhoods
  - Possibility of student and/or senior housing at sites #1 & #2
  - Need for good incentives for these to work

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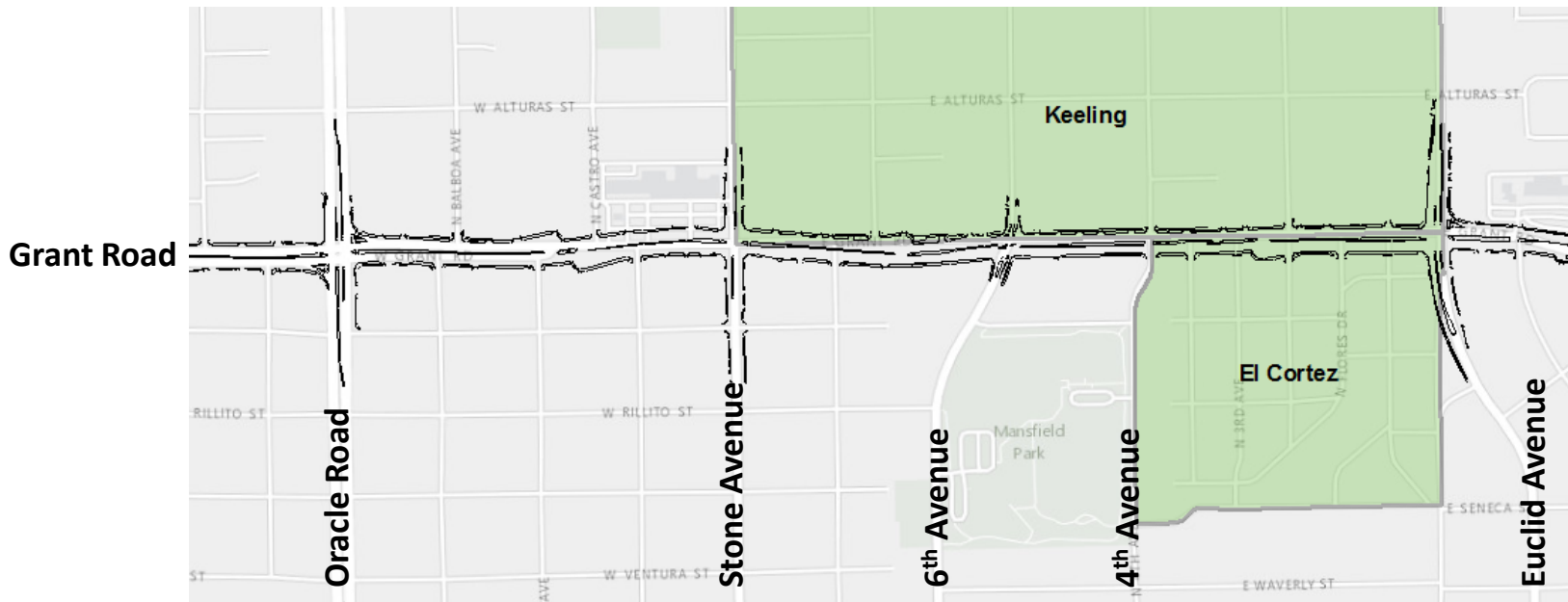


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# Neighborhood Meetings

In addition staff met with El Cortez Heights and Keeling Neighborhood Associations



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# Neighborhood Meetings

- **Highlights from Keeling Neighborhood Association**
  - Worried about impact of building height on views from Mansfield Park
  - 4<sup>th</sup> Avenue / Fontana Bike Boulevard major asset
  - Need for development supportive of neighborhoods
  - Small scale commercial at 6<sup>th</sup> and Grant



# Neighborhood Meetings

- **Highlights from El Cortez Heights Neighborhood Association**

- Concern about impact on neighborhood of new commercial development at Southwest Corner of 1<sup>st</sup> and Grant
- May be potential for student and/or senior housing near 6<sup>th</sup> Avenue and Grant
- Need to protect and support existing neighborhoods and commercial development

# Grant Road Urban Overlay District (UOD) Update

***Urban Overlay District modeled after City's existing overlays  
and tailored to Grant Road to help  
provide regulatory relief and spur redevelopment.***

# Key Components of Existing Overlays

## Developmental relief:

- Parking
- Dimensional standards
- Landscaping
- Circulation
- Environmental services

## In exchange for:

- Taller buffer walls
- More landscape screening
- Building orientation
- Storm water management
- **More compatible design**



# UOD Document in preparation

## Since the last meeting

- Conducted Land Use Tools Workshops
- Met with Neighborhoods
- Drafting the Optional Grant Road Urban Overlay document

**Tonight we will share highlights from that document then revised and distribute a preliminary draft next week.**

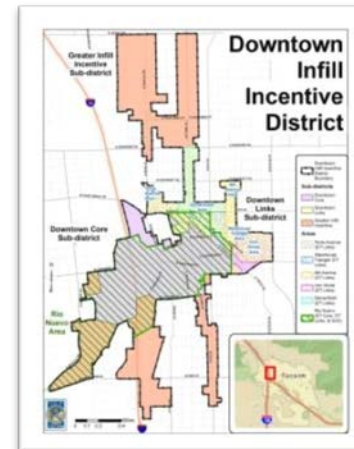
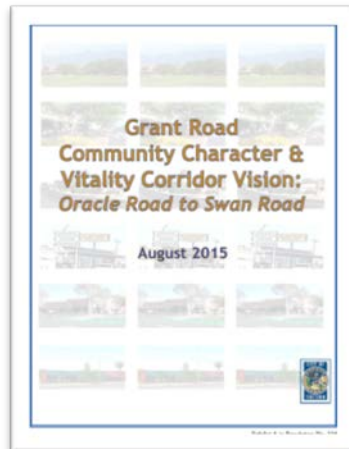
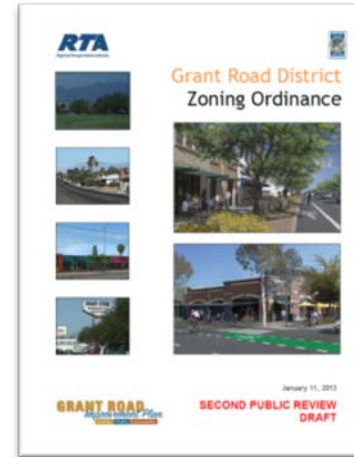


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# Building Blocks for Grant Road Urban Overlay District

Public Feedback  
(Taskforce Meetings,  
Workshops,  
Stakeholder  
Interviews)



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# Common threads through the process

- Parking relief with protections for neighborhoods
- Reduced Setbacks
- Bringing buildings forward on lots
- Improved pedestrian environment
- Support transit connections
- More building height at major intersections less near neighborhoods
- Green infrastructure & sustainable practices



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# Preliminary draft of Grant Road UOD

**Tonight we will present the following highlights of that preliminary draft:**

- Parking
- Setbacks
- Landscaping / screening
- Building heights
- Development transition standards
- Environmentally conscious design Practices
- Uses
- Minor and major Reviews

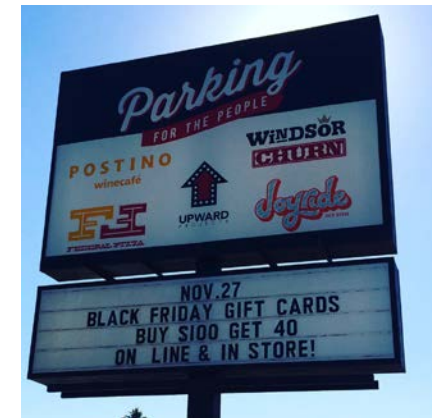
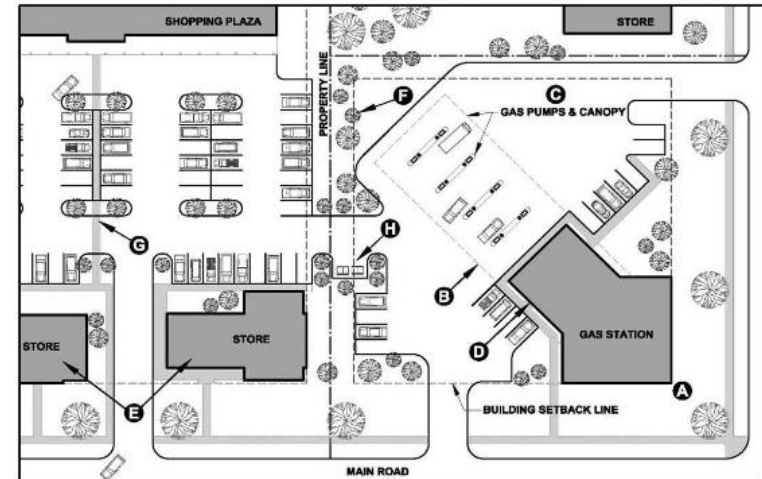


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# Highlights Parking

- May be reduced up to 25% with analysis and findings that show the proposed parking is adequate
- Surface parking shall be located either next to or behind the proposed building
- Further reductions in parking may be allowed through shared parking agreements and in exchange for additional bicycle facilities (when applicable).

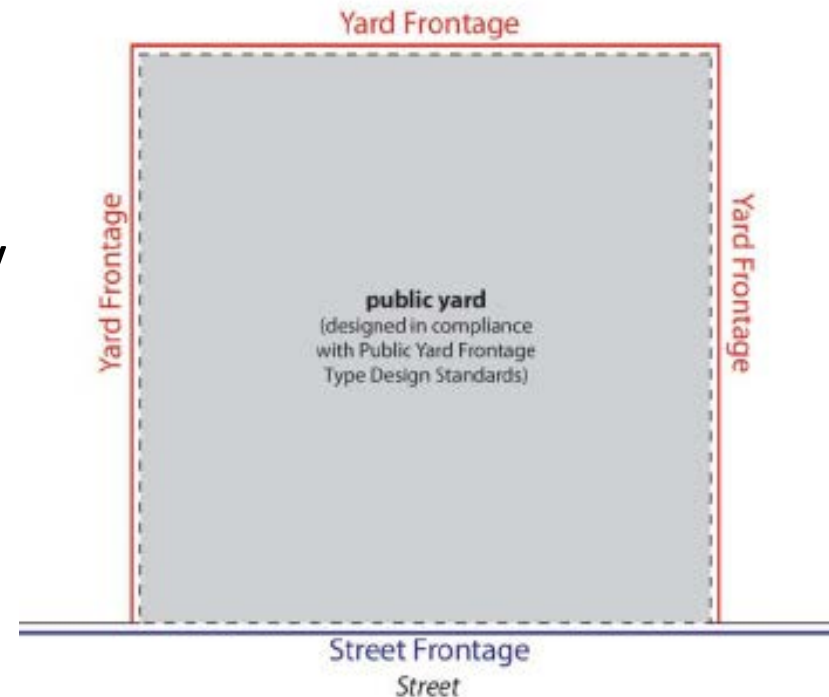


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# Highlights Setbacks

- Perimeter yard requirements may be reduced or waived if:
  - Consistent with Major Streets and Routes Plan
  - There is adequate sign visibility
  - No traffic safety issue is created
  - Does not create a future roadway expansion problem
  - Provides adequate buffering residential





# Highlights

## Landscaping / Screening

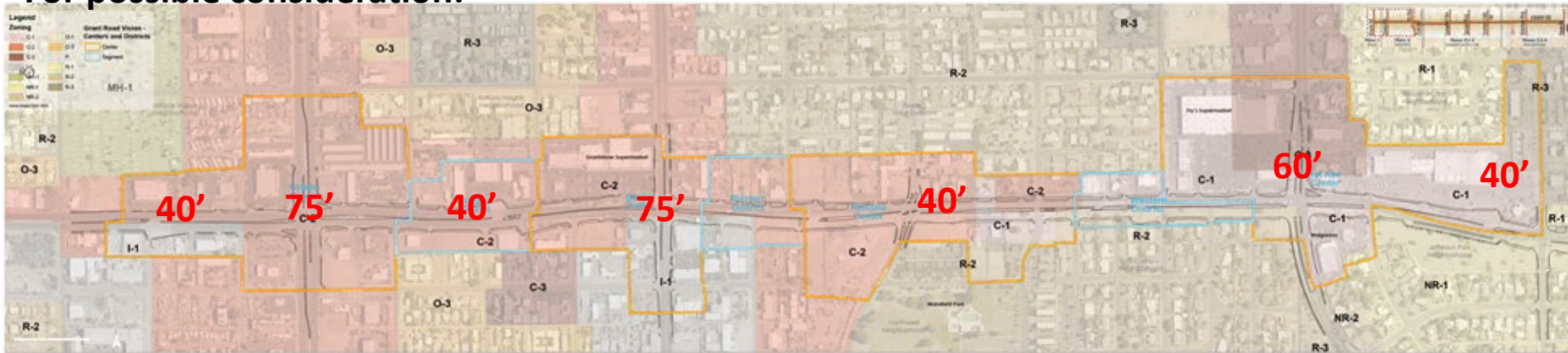
- Modification to landscaping and screening may be granted if:
  - shade is provided for pedestrians and customers, such as along sidewalks, pedestrian circulation paths, and outdoor patios
  - Conforms with development transition standards
- Additional standards for type of landscaping (size, drought tolerant, etc.)



# Highlights

## Building Heights

For possible consideration:



- More building height at major intersections, less along segments and near neighborhoods
  - 75' building height at Oracle and Stone Intersections
  - 60' building height at 1<sup>st</sup> Avenue Intersection
  - 40' building height for remaining portions



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# Highlights

## Development Transition Standards

### Development Transition Standards

- Mitigation of Taller Structures
  - Maximum building height 25 feet within 30 feet of the property line.
  - Building orientation and windows above the second story shall be located to reduce views into affected residential properties.
  - Balconies shall be oriented away from residential properties
  - Bulk reduction may be required by design professional if facing residential uses
- Required mitigation of Service Areas
- Required mitigation of Parking Facilities and other areas.



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# Highlights

## Environmentally Conscious Design Practices

- Each development shall include three or more of the following:
  - Shade for at least 70% of parking areas.
  - Shade for at least 70% of pedestrian areas
  - Direct access connections from transit stops.
  - Energy Star or cool roof rated at least 0.65 reflectivity and at least 85% emissivity.
  - Use LED outdoor lighting of less than equal to 3600 kelvin to comply with COT Outdoor Lighting Code.
  - Shade for Short Term Bicycle Parking Facilities.
  - Solar panels on roof or shade structures.
  - Green roof with at least 4" of growth medium
  - Porous concrete or permeable paving adjacent to planting areas.
  - Vegetated "greenwalls" (covered by live plant material) or trellises.
  - Provide low-e glass better than the requirement per the International Energy Conservation Code for all windows.
  - Adaptive reuse of existing structure
  - Use reclaimed water for landscaping
  - 100% desert-adapted plant species. Species chosen must adhere to the Arizona Department of Water Resources Tucson AMA Drought Tolerant / Low Water Use Plant List.



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# Highlights

## Additional Improved Design Elements

- Landscaping
- Right-of-Way maintenance
- On-Site water management
- Lighting and light trespass
- Hardscape materials



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# Highlights Uses

TABLE C-2-GRID-1 - LAND USE TYPE	
<p><b>Commercial Services Group</b></p> <p>Administrative and Professional Office</p> <p>Alcoholic Beverage Service</p> <p>Entertainment</p> <p>Food Service</p> <p>Personal Services</p> <p>Travelers' Accommodation, Lodging</p> <p><b>Civic Use Group</b></p> <p>Civic Assembly</p> <p>Cultural Use</p> <p>Educational Use: Instructional School</p> <p>Educational Use: Post-secondary Institution</p> <p>Membership Organization</p> <p>Postal Service</p> <p>Protective Service</p> <p>Religious Use</p>	<p><b>Industrial Use Group</b></p> <p>Craft work</p> <p>Microbrewery</p> <p><b>Retail Trade Group</b></p> <p>Car Share</p> <p>General Merchandise Sales</p> <p>Food and Beverage Sales</p> <p>Pop-up Peddler Pod</p> <p><b>Residential Group</b></p> <p>Attached Family Dwelling</p> <p>Multifamily Dwelling</p> <p>Group Dwellings, pursuant to Section B-2.b.13</p> <p>Residential Care Services, but only Adult Care Service</p> <p><b>Other Uses</b></p> <p>Mixed Uses are limited to a combination of Residential and any other uses listed in this table.</p>

- Additional land uses when allowed by adopted Area and Neighborhood Plans



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# Highlights

## Minor and Major Review

- Design Review

*Two Types:*

1. Minor – smaller scale and limited impact on residential. Review conducted by Design Professional
2. Major – larger scale development with potential impacts. Review conducted by Design Professional and Design Review Committee

### Minor



### Major



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# Preliminary Draft of Grant Road Urban Overlay District

- Distribute preliminary draft of UOD next week
- One month public review period
- Revise based on input
- Return to Task Force with revisions to draft UOD approx. beginning of May



# Preliminary Draft of Grant Road Urban Overlay District

- Some key issues to focus on while reviewing preliminary draft:
  - Building height
  - Development transition standards
  - Landscape standards
  - Group dwellings and/or student housing
  - Setback relief
  - Parking relief / requirements
  - Environmentally conscious design practices
  - Building orientation



# Grant Road Request for Proposals (RFP) Update

***Request for Proposals of select prominent parcels as a catalyst for development.***

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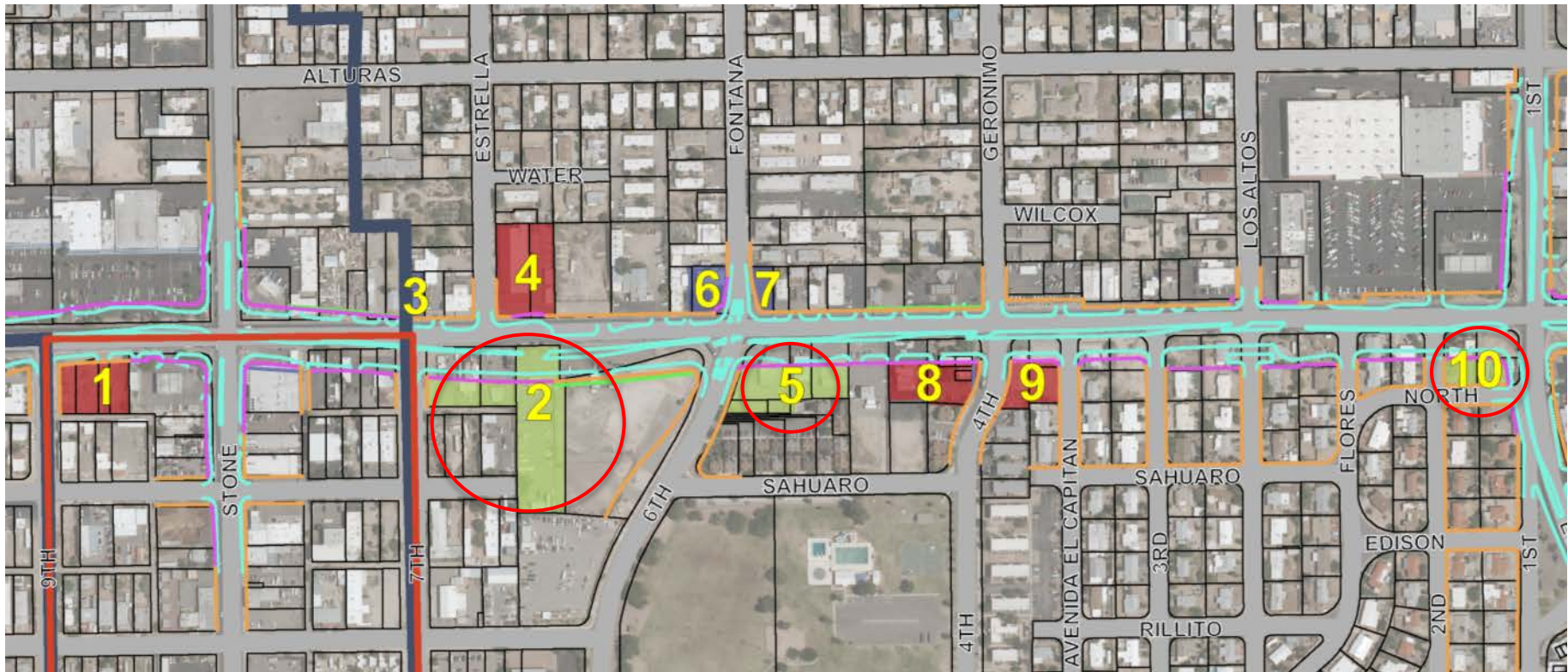


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# Remnant Properties – Oracle to 1st



## Remnant Parcels

### Sale Option

- Sale to adjacent property
- Sale to highest bidder
- RFP proposal evaluation

### Grant Road Alignment

- Existing ROW
- New Curb
- New ROW

### Existing Overlay

- GPLET
- Infill Incentive District (IID)

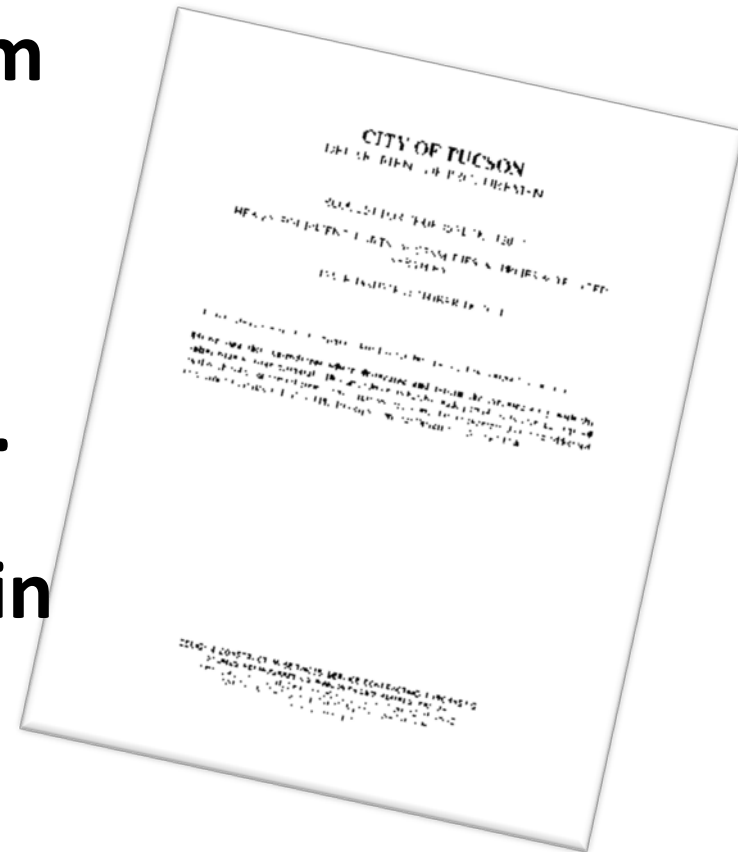


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# Request for Proposals (RFP)

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



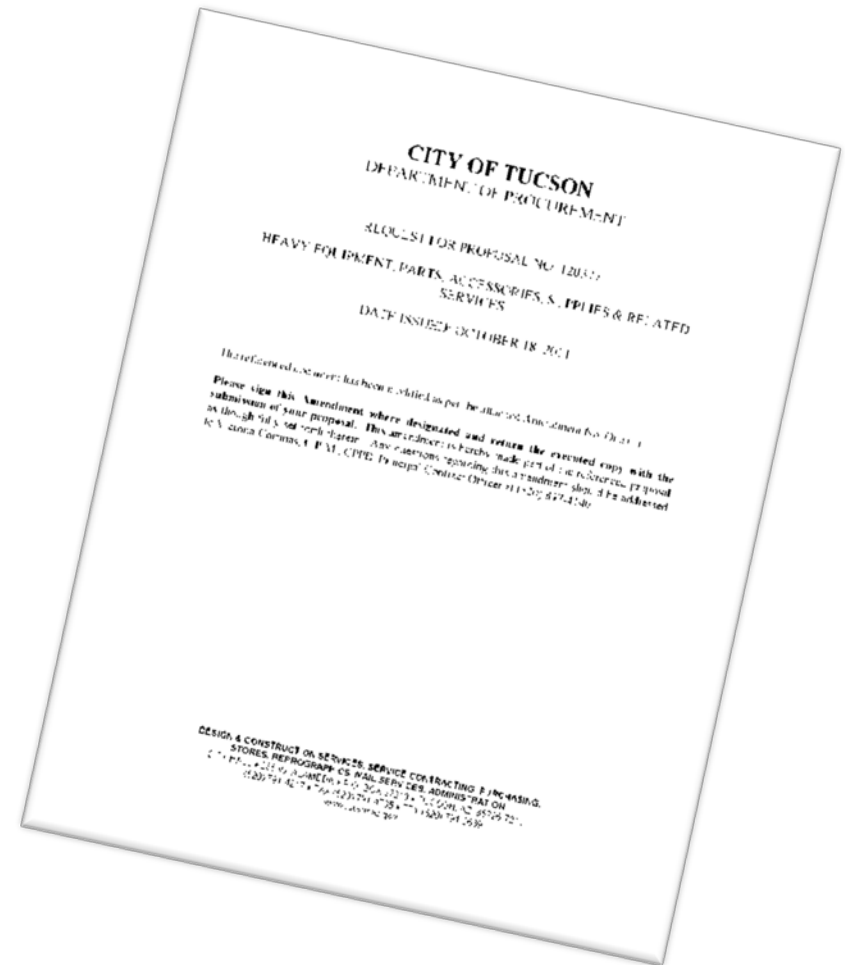
# Request for Proposals (RFP)

- Feedback on three RFP sites:
  - Overall may be difficult to develop
  - Access to RFP sites pose challenge to redevelopment (esp. #3)
  - Sizes of parcels are a concern – may need to combine with others
  - Need to support and be sensitive to neighborhoods
  - Possibility of student and/or senior housing at sites #1 & #2
  - Need for good incentives for these to work



# Request for Proposals (RFP)

- Because of feedback and further review of site conditions, Staff is considering whether RFP is best approach for achieving the vision.
- Update at next Task Force meeting prior to final decision.



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# CALL TO THE AUDIENCE

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