

Tonight's Agenda

1. Call to Order
2. Project Team & Task Force Member Introductions
3. Review and Approve June 23, 2016 Meeting Summary
4. Project to Review City of Tucson Boards, Committees, and Commissions
5. ***Grant Road (Oracle to 1st Avenue) - Land Use Planning***
 - Feedback from Grant Road Stakeholder Interview Meetings
 - Grant Road Urban Overlay District Update
 - Remnant Parcel Disposition and the Request for Proposals (RFP) Process
 - Next Steps
6. Call to Audience
7. Task Force Round Table
8. Adjournment

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UPDATE ON LAND USE PLANNING TOOLS

Grant Road Improvement Project
Grant Road Planning Task Force
Land Use Planning
September 14, 2016

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Stakeholder Interview Meetings

Meetings with developers, neighbors, businesses and various Grant Road users to gain a better understanding of challenges and opportunities for redevelopment of the corridor

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Stakeholder Interview Meetings

What was the purpose?

- To gain a better understanding of:
 - Existing uses and conditions in the Grant Road corridor.
 - What can be realistically done in the Grant Road corridor to advance the vision
 - How to redevelop Grant Road in a way that benefits all
 - Logistical challenges of redeveloping along Grant Road

Stakeholder Interview Meetings

Who was invited?

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

29 people attended meetings (5 task force members)

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Stakeholder Interview Meetings

When were they held and how were they organized?

- Four, 90-minute meetings between July 14th and August 10th
- Loosely structured conversations about Grant Road
- Attendees were asked about experiences, current and future needs, and possible development incentives related to Grant Road

Stakeholder Interview Meetings

What did we learn?

- A few highlights:
 - Parking and small lots will be a major challenge in redevelopment
 - Provide a more inviting streetscape for all users (pedestrians, bus riders, bicyclists, residents, customers, business owners)
 - Importance of an inclusive, transparent process in creating the tools and using the tools
 - Focus on catalytic projects

Grant Road Urban Overlay District: A Work in Progress

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

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What is an Urban Overlay District?

- Created to encourage comprehensively planned, pedestrian and transit-oriented, urban infill, and mixed-use areas
- Optional zoning property owners can choose to use
- Allows regulatory relief in exchange for better design
- Provides flexible solutions to deal such issues as:
 - Parking
 - Setbacks
 - Landscaping



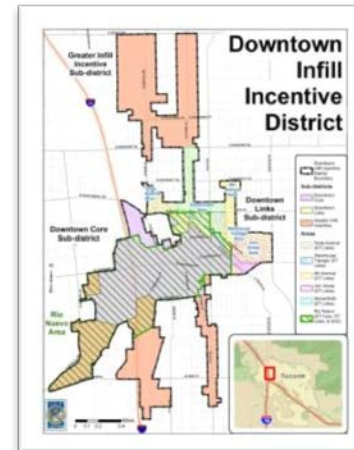
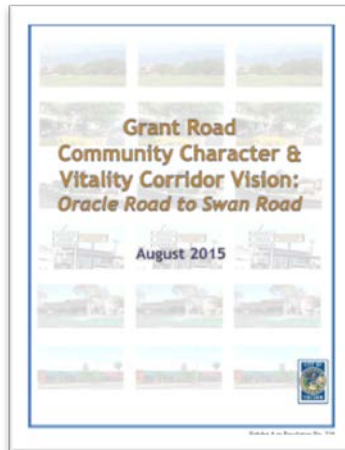
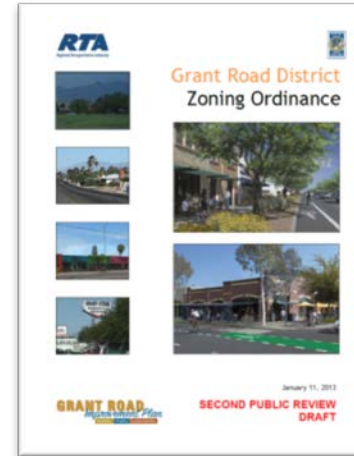
Grant Road Urban Overlay District: Update

Since June 23rd Grant Road Task Force Meeting

- Conducted Stakeholder Interview Meetings (July & August)
- Preparing preliminary draft Urban Overlay District document for Grant Road – Oracle to 1st for initial review (August – October)

Building Blocks for Grant Road Urban Overlay District

Stakeholder
Interview
Meetings

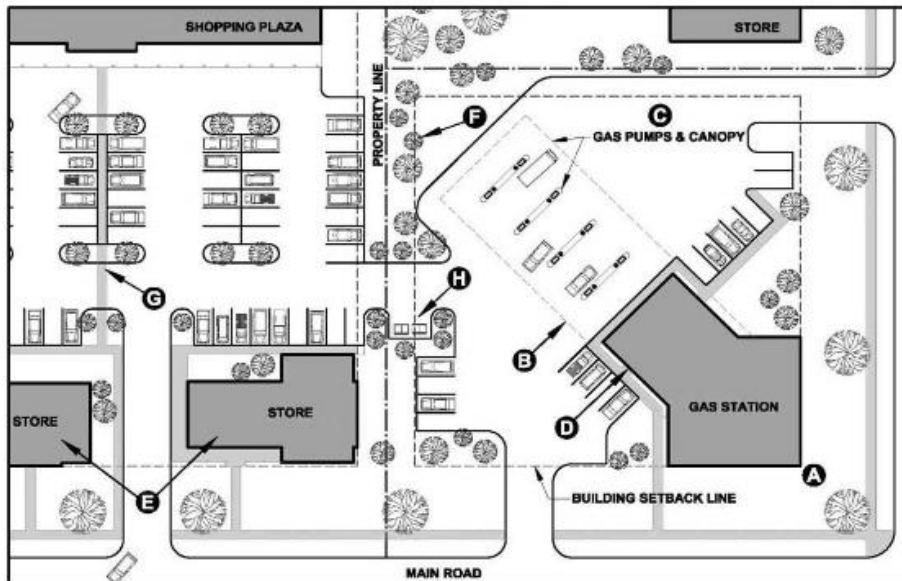


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Grant Road Urban Overlay District (UOD): Key Components under Consideration

- Relief from parking requirements, with sensitivity to surrounding properties and neighborhoods



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Key Components of Grant Road UOD *continued*

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

TABLE 5.12-GRID-1 - LAND USE TYPE

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

- 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

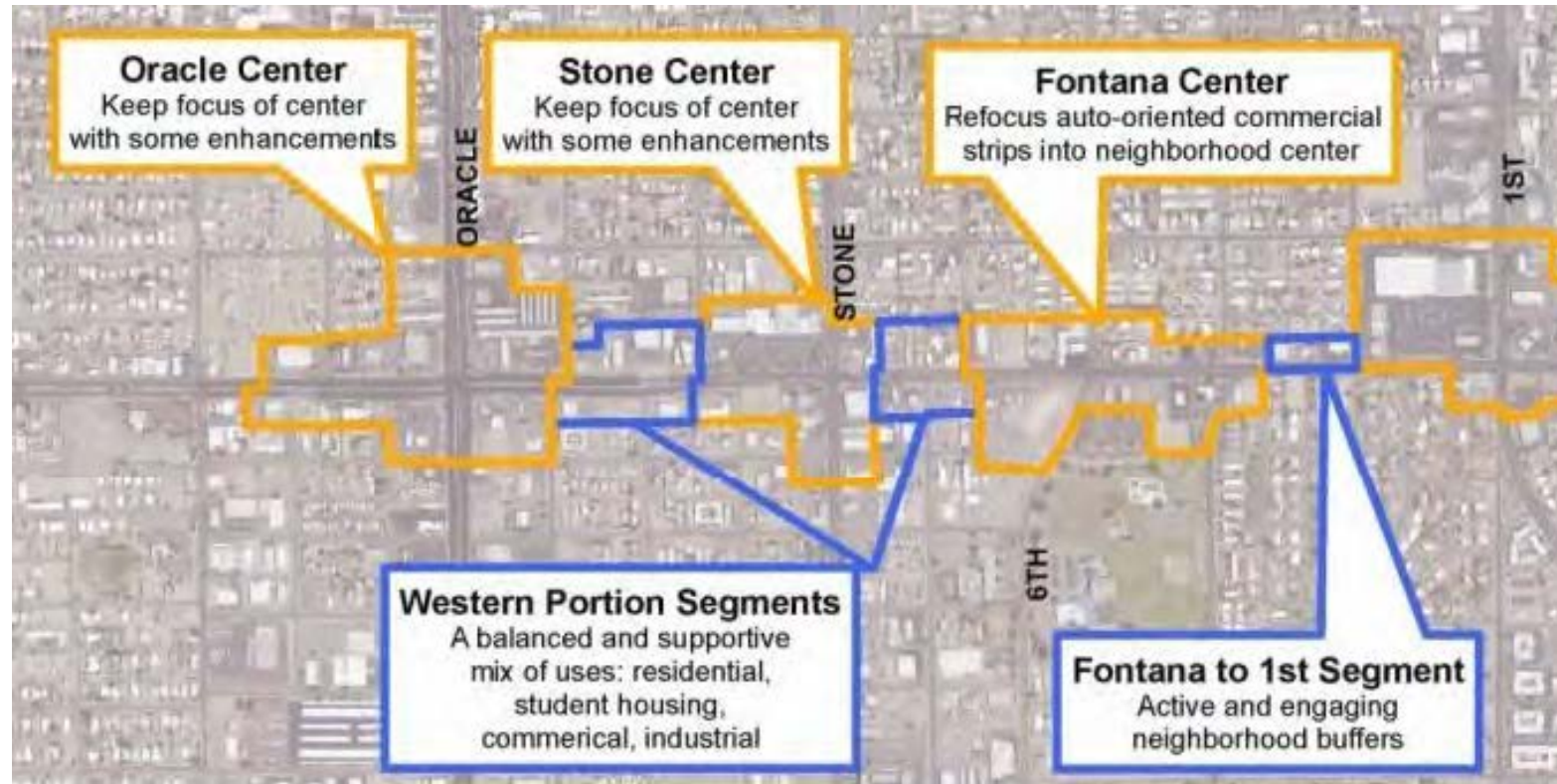


Major



Key Components of Grant Road UOD *continued*

- Variation in heights, transitions, access, etc. (specific to centers and segments as identified in Grant Road Corridor Vision)



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Grant Road Urban Overlay District: Next Steps

- Hold Workshops on Grant Road Urban Overlay District – Oracle to 1st (*Oct '16 – Nov '16*)
- Distribute Draft Grant Road Overlay Document and receive comments (*Nov '16 - Jan '17*)
- Submit document to Mayor & Council for direction (*Jan '17 – Feb '17*)
- Begin Zoning Examiner process (*Feb '17 – March '17*)



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Remnant Parcel Sale & Development

Strategies Approved by Mayor and Council (date)




- 1. Direct sale to adjacent property owner**
- 2. Sale to highest bidder**
- 3. Request for Proposals (RFP)**

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

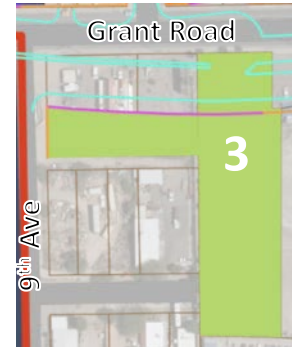


Request for Proposals (RFP) *continued*

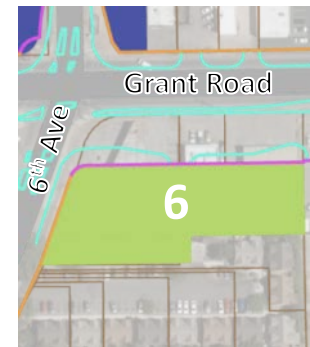
RFP used for properties that are:

- 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

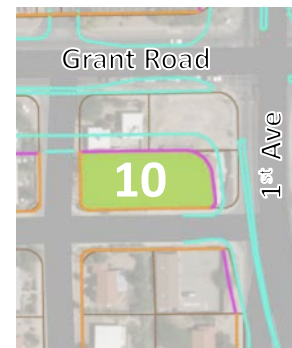
Parcel 3



Parcel 6



Parcel 10



Grant Road Property RFPs: Criteria under Consideration

- 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 \$930 million in recent private and public investment, including new restaurants, shops, businesses and housing. Upcoming 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

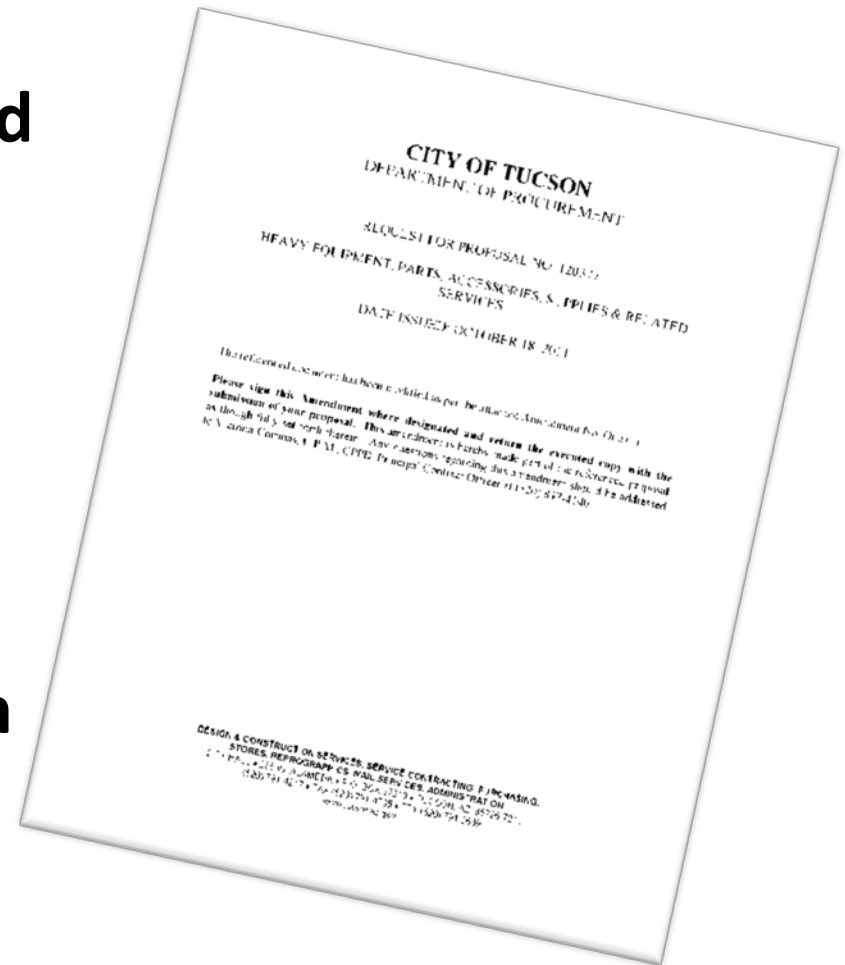
Request for Proposals (RFP):
http://tucsonprocurement.com/bidders_bidopportunities.aspx?Orderby=ContractNum. See Item #140863.

FOR MORE INFORMATION:
Don Longanecker, Contract Officer: (520) 837-4125 or Dan.Longanecker@tucsonaz.gov
Michael Keith, Downtown Tucson Partnership: (520) 869-6944 or michaelkeith@downtowntucson.org



RFP Criteria *continued*

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



Remnant Parcel Sale and Development: Next Steps

- **Bid and sale process** (*Present – End of 2016*)
- **Workshop to provide feedback on goals and objectives for inclusion in RFP** (*Oct '16 – Nov '16*)
- **RFP release, selection, and negotiation process** (*Early to Mid '17*)
 - **Selection Committee will include stakeholder representatives**



CALL TO THE AUDIENCE

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