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

Table 1 11/17/16

Parking Requirements

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

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

2-3 level student housing w/ Main ~~dorms~~ → Not 1st ground floor retail choice, but better than what's there now

RFP Site #3:
- Approximately 11,400 SF (0.26 acres)
- Zoned R-2
- Corner of two major arterials (Euclid Avenue and Grant Road

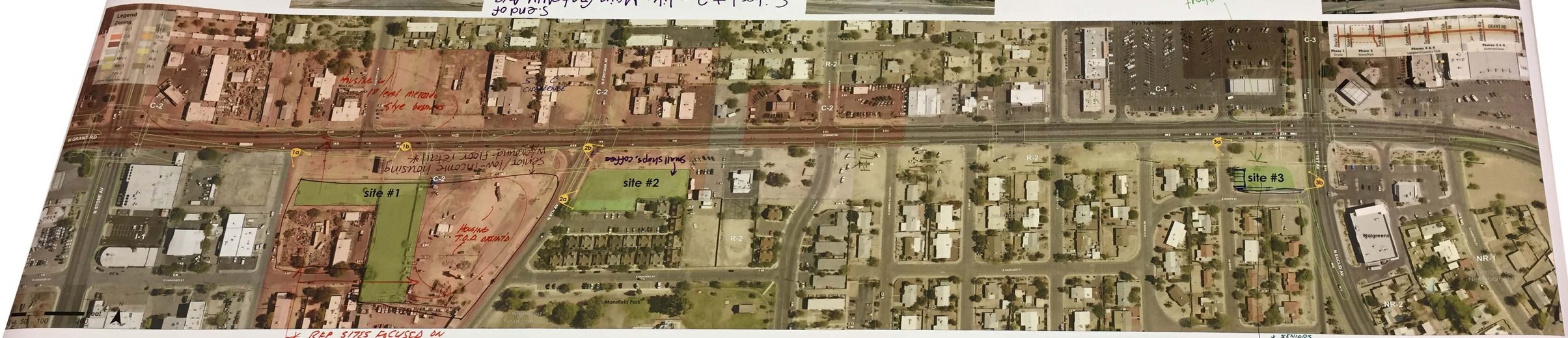
Goals for site #3 - sensitivity to the neighborhood

Concern about access + traffic to site #3

Professional-scale office (quiet) ok

Sites 1 + 2 - like Main Gateway Ave height within the context of surrounding neighborhoods Goals: gathering, destination

S. end of



Mixed use 1-2 level mercado style business

Senior/low-income housing w/ ground-floor retail *

Small shops, coffee

Housing T.O.D. oriented

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

* RFP SITES FOCUSED ON SMALL LOCAL DESIGN FIRMS

* CREATE INCENTIVE CARROT TO RE-PURPOSE LOT

LOOK @ MINIMIZE REMOVAL AS PART OF INCENTIVE PACKAGE TO ATTRACT T.O.D. / Look @ future benefits to the city $ from such a re-use

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.

* SENIORS
2 STY HOUSING OR OFFICE

Table #1
11/17

(UOD) Table 1 ~~4~~
11/17

- Density
- Streetscape
- No more drugstores → Destinations
- Preserve + repurpose older buildings – more affordable rents
- Grant + 1st – bring buildings up to the street (better ped. access)
- Step-down from street to neighborhoods
- 2-stories against street in residential areas
- Public notice for property dev. in UOD + design review process

- Mixed use needs to activate the street front
- Parking - UOD automatically has reduced parking requirements + individual parking plan option
- TOD
- Noise mitigation for adjacent neighborhoods
- Designated "zones" for different types of development

11/17

Table 1 11/17
(UOD)