



# GRANT ROAD *Improvement Plan*



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**GRANT ROAD CORRIDOR TASK FORCE**  
**November 15, 2010**  
**College Place, 1601 N. Oracle Road, Tucson, Arizona 85705**  
**5:30 P.M.**  
**MEETING RESULTS**

## MEETING TOPICS

- Project Update
- Preliminary Design Phase Update
- Public Art Master Plan
- Grant-Oracle Intersection Design Update
- Community Character & Vitality Plan

## PRESENTATIONS

- Project Update
- Preliminary Design Phase Update
- Public Art Master Plan
- Grant-Oracle Intersection Design Update
- Community Character & Vitality Plan

## Introductory Remarks

Nanci Beizer called the meeting to order, overviewed the agenda, asked for and received approval of the July 13, 2010 draft Task Force Meeting Summary. She informed the group that former Task Force Member, Fletcher Sliker has been placed in to hospice care and that Project Team member Phil Erickson has had a new baby.

## Project Update

Melissa Antol presented the following update:

- The RTA review is completed and it was determined that Grant Road was on target.
- The Design Concept Report and 30% design plans for Grant Road from Oracle to Swan review has been completed and will be available at the 11/17/10 Public Open House for public input and approval.
- The Draft Public Art Master Plan is completed and ready for Task Force review. It will also have one more final review with the City and be presented for review by the public at the 11/17 Open House.
- The City is currently reviewing the 60% construction documents for Grant-Oracle. 100% design plans are estimated to be completed by Spring 2011.
- Land use planning stakeholder briefings have begun.
- The Bike Boulevard designs completed; however, there is currently no funding for construction.

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### Preliminary Design Phase Update

Dave Perkins presented the Design Concept Report including preliminary plans and estimates, the Design Concept Report (DCR), how to use plans and DCR in the final design and Milestone Open House format and materials. Dave explained that the Design Concept Report includes parts of the 30% Grant Road design and will be used for all six intersection projects and functions as the “why” for the plans. Each project will have its own public art and outreach component. The 30% design plans include: cover sheet, general notes, geometric centerline control, typical roadway sections, roadway plan and profile, storm drain plan and profile, utility plans, traffic signal layout, indirect left turn signing concepts, lighting, landscape, water harvesting, irrigation and streetscape. The Grant Road Project cost estimate is \$102 million which does not include the costs of right-of-way acquisitions. The City has reviewed the DCR and comments from them have been logged with responses made from the individual design teams. The DCR is an engineering document and the first step for final design. The DCR Table of Contents includes: acknowledgements and special dedications, including a dedication for former Task Force facilitator, Lynn Slagle; introduction; public involvement; existing conditions; recommended design concepts; design criteria; noise analysis; project implementation; streetscape, landscape and public art; community character and vitality plan; roadway plans and typical sections. All six reconstruction projects will include: recognition of the Vision and Guiding Principles; public outreach to neighborhoods, business and property owners; public art and artists outreach and consideration of changing times.

The Task Force asked if there was a City or RTA process for changes and how the public would be involved? Dave responded that he was uncertain how the City would organize stakeholder groups for the remainder of the project. Melissa Antol responded the alignment and design innovations have been approved by the Mayor and Council and any changes to these would have to go back to Mayor and Council. The Land Use Plan will also be approved by Mayor and Council, so changes would have to go back through them as well. Minor changes will take place as materials and technologies improve and will be handled on a case by case basis with involved interests. Dave was asked how long each intersection project would take to complete and he estimated that it would take each segment approximately one to one and a half years.

### Public Art Master Plan

Jeanine Centuori and Russell Rock of Urban Rock Design overviewed the Draft Public Art Master Plan: structure of the Public Art Master Plan (PAMP), community input, and public art recommendations. The structure of the PAMP includes nine chapters: Introduction and Overview, The Process, PAMP Principles, Public Art Terms, Public Art Recommendations, Themes for Art, Strategies for Implementation, Coordination with Private Realm and Conclusions. The Community engagement strategy included visual presentations, interactive tools (menu, large format drawings, games), and an assessment of input. Community input was gained through a sequence of presentations and workshops: with the Task Force sessions and input, Mobility and Access Workshops, Public Art Workshop, and Design Open House. This resulted in Urban Rock’s draft recommendations. Jeanine Centuori and Russell Rock presented the Public Art Master Plan Recommendations which encourage “a sense of place”: scale, budget range, genre, form, themes

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and threads. The structure of the recommendations include: introduction, rationale as developed from community input, diagram, scale of project, budget range, site specific genre, form, themes (history, environment, ecology) and public art call considerations. Jeanine and Russell presented benefits to coordinating public art with the private realm: benefit property owners with public art improvements, the public with enhanced public realm, and extend the public art budgets. In conclusion: PAMP is embedded with public input, is a resource, suggests a creative blend of artists and is intended to open a dialogue.

The Task Force had the following questions and comments regarding PAMP:

- The plan was artfully expressed, very exciting, impressive!
- Will the plan account for mischief makers, will art be protected? Can temporary art recommended during construction be applied to abandoned properties? Is it possible to involve potential mischief makers in outreach, in projects? Can temporary art be extended to mitigate ghost-town affect? Can recommendations be expanded beyond construction? Jeanine responded that temporary art was not just designed for construction and could be applied to properties, for example as murals, and that this was in the budget.
- Would it be possible to have rotating art works for special events, for example, similar to the painted horses or cows seen in other cities? Recommendation #7 could be expanded to include this.
- There was a concern about the City's capability of coordinating the changes that could occur over time with all of the roadway projects. Is the City thinking about who has the responsibility? Is there an overall Master Plan? Melissa Antol responds that this is one of the first Public Art Master Plans. It was suggested that this was a role Tucson Pima Arts Council (TPAC) should play. The Task Force suggested TPAC be held accountable for the management of the public art on the roadway
- Is the PAMP the only plan to guide continuity of the project? "Yes"
- Is the "call to artists" open to the Task Force? Melissa responded an email to involve the Task Force was sent. Rick adds that TPAC should take a leading role in informing the public and that Task Force members might want to talk to them about their interest as this is a first opportunity for TPAC, and they should be thinking about public involvement.
- There was a concern about continuing to keep the community involved, for example with the art at Mountain Ave. How do we build in the community buy-in so that the buy-in is still there when it's time to create the plan?

Nanci Beizer asked for and received the Task Force's endorsement of the Draft Public Art Master Plan.

### Grant/Oracle Intersection Update

Bruce Beenken introduced Tom Weideman, the Department of Transportation Project Manager for the Grant-Oracle intersection project, and presented an update on the Grant-Oracle Intersection

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including schedule update, ongoing design tasks and public art update. The schedule update included: 60% plans were submitted October 29, 2010; 90% plans, February 2011; Public Open House is tentatively scheduled for March 2011; Final plans, April 2011; clear right of way and utilities in summer 2011 and advertise and award construction, Fall 2011. The Task Force inquired about the construction timeline and Bruce Beenken estimated 9-11 months. Bruce mentioned that utility relocations are scheduled to begin in March 2010, and noted that to the public this is often seen as the beginning of the roadway construction. The Task Force asked how construction contracts were awarded and if there was any local favoritism. Tom Weideman responded that this was an open bid process and typically contractors in Phoenix and local jurisdictions responded. When the project is advertised for bid it is open for three weeks to a month. The interested contractors can call at this time and get specifics about the design.

Companies bidding, are always required to submit their certificates of insurance, bonds etc. and the company awarded the job are checked to make sure they are viable and can do this job. The Council does have a small business mandate that ensures the appropriate amounts of the contract cost is spread out throughout the community.

Bruce Beenken reviewed ongoing tasks which included: right of way acquisition; utility relocation designs; and detailing water harvesting, landscape and streetscape features. The Task Force asked if any problems with the sewer and storm drains in the Grant-Oracle section have come up? Tom Weideman explained nothing we weren't aware of, primarily it's sewer design, and we are aware of the clay pipes.

Bruce Beenken introduced Hank Saxe and Cynthia Patterson, the public artists selected for the Grant- Oracle project and they shared some examples of their work and provided a project status update.

### Community Character & Vitality: Plan Process & Schedule and Vision & Planning Objectives

Tim Sullivan presents the updated schedule and public involvement strategy including three Task Force meetings or workshops at key decision points, multiple on-going opportunities for public involvement, and Planning Commission and Mayor & Council involvement. The public involvement strategy includes: stakeholder meetings with neighborhoods, businesses and development and real estate professionals; Design focus groups of stakeholders in the area for resolving design approaches for key issues and specific sites along Grant Road; Open Houses that are segment-specific and corridor-wide; study sessions to update Planning Commission and Mayor & Council; and plan adoption through public hearings and meeting with Planning Commission and Mayor and Council.

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Tim reviewed the CC&V planning process, which must address two questions: what is the vision for the future of Grant Road? How do we achieve that vision? Tim explained that the vision for the future Grant Road will be based on feedback from public workshops, the Vision Statement and Guiding Principles, existing Neighborhood and Area Plan policies, the design of Grant Road and the design team analysis.

The vision will be defined in planning objectives and the vision concepts for the Centers and Districts. Achieving the vision will include an Urban Design and land Use Plan, an Optional Urban

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Overlay District, the City wide Business Retention Assistance and Maintenance Program (RAMP) and Area and Neighborhood Plan refinements. Tim explained that the future vision shared by the community and the policy framework that will support it are vital to the future of Grant Road. Achieving the vision also depends on the private sector to effectively maintain and revitalize properties along Grant Road.

Tim reviewed the Vision for the Future of Grant Road. This included the Planning Objectives, which are 14 general statements of guidance derived from public feedback and guiding principles. He then reviewed the Policy Framework - how to achieve the Vision:

- Business Retention, Assistance and Maintenance Program (RAMP)
- Area and Neighborhood Plan refinements
- Design Guidelines
- Optional Grant Road Revitalization Zone
- Implementation Plan

Tim presented the CC&V Vision Concepts Review for Centers and Districts. Vision concepts were proposed for the Oracle Center, Stone Center, Stone to Fontana District, Fontana Center, Fontana to 1<sup>st</sup> Avenue District, 1<sup>st</sup> Avenue Center, Central Segments Districts, Campbell Center, Eastern Segment Districts, Tucson Center, Country Club Center, Alvernon Center, Columbus Center and Swan Center.

The Task Force had a number of comments and questions regarding the CC&V planning process including:

- Would non-conforming use be grandfathered to other future businesses down the road? Melisa explained that the Business RAMP is still being developed and this issue is being considered. Eventually, the goal is for everyone to be brought up to code. The objective is to provide relief to property owners impacted by the immediate roadway project who want to stay on site after their property is impacted.
- Will the guidelines for the Business RAMP be in place for the Grant-Oracle project? Melissa explains that is the goal.
- There was concern about property values and how RAMP will work with prop 207.
- Business owners will have the option to negotiate a full or partial acquisition.
- There was concern about the impact of construction and demolition on small businesses. There are numerous small businesses along Grant Road and it would be beneficial for the Task Force to hear their concerns and address these practical matters. Tim explained how construction schedules can be modified to accommodate the different schedules that might happen for demolition and construction that might work around business hours.
- The development community has always hoped that the incentives with the overlay district will make it possible to redevelop the lots along the Corridor. These options will retain some property owners and help maintain cohesiveness along the corridor.
- The team can't answer all of the questions coming up. There are a lot of individual decisions business owners will face. Plans may conflict with each other, for example having a transit stop

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in front of a single family residence on either side with low density, or wanting to have peace along the corridor but allowing for student housing. Tim notes, we are trying to put in place the foundation for long-term planning but also short-term remedies.

- Hope that the CC&V Plan will provide the framework to “keep it funky” in the long term. Appears we are throwing businesses a bone so they won’t become angry.
- Providing options will always present conflicts but we need to keep in mind that we are broadening these options and it is ultimately up to the property owner.
- What is the vision for Grant Road? Is there a single vision? Tim responds that the vision is embodied in the Guiding Principles.
- The planning objectives process is very overwhelming and it feels like conceptualization on top of conceptualization. Melissa notes that we have been getting public input for three years for the roadway design; now we have to reorganize for the planning objectives and want to know if we have captured what is important in the 14 general objectives, and if anything is missing.
- The 14 general statements of guidance look fine.
- There was concern and confusion over the boundaries for centers and districts. Is there a process for changing boundaries? Are there differing incentives for being in one or the other? How fixed and rigid are the boundaries for centers and districts? If my business is in a district but it would be more beneficial to be in a center, how do I get those lines moved? Tim responds that at this point the process is still fluid.
- The Vision Concept for my District indicates more density than the neighborhoods in my area will agree with. Tim noted that this was a good example of the kind of issues we need to talk through on the Vision Concepts.

Nanci asked for and received endorsement for the CC&V process, including schedule and public involvement.

Nanci asked for and received endorsement of the Plan Objectives.

Nanci asked for and received endorsement of the Vision Concepts (conceptually).

Task Force members asked for more time to review the language in the Vision Concepts and provide feedback to the Planning Team, through Nanci, for the February meeting.

### Task Force Roundtable

Nanci Beizer conducted the roundtable and Task Force members had the following comments:

- Keep the advance materials coming ahead of time (of Task Force meetings).
- The materials represented a lot of hard work.

### Call to the Audience

There were no audience questions or comments.

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## TASK FORCE PARTICIPANTS

Susan Alexander  
Judith Anderson  
Barbara Bird  
Tom Bush  
Dale Calvert

Sarah Evans  
Roy Garcia  
Jim Hogan  
Joseph Maher  
Alice Roe

Beverly Rutter  
Robert Tait  
Moon Joe Yee  
Jay Young

## TASK FORCE MEMBERS NOT IN ATTENDANCE

P. Wayne Cullop  
Michael Midkiff  
Linda Marie Small

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