



The Grant Road Improvement Plan is Funded by the Regional Transportation Authority.

Grant Road District Workshops Public Comments Received

Central Segment (Park to Tucson) - February 8, 2012

Grant Road District Draft Zoning Map comments -

- Notes from one participant regarding Green bike zones at several locations along Grant Road:
 - Grant/Oracle intersection.
 - Grant/Stone intersection.
 - Grant/1st intersection.
 - Grant/Park.
 - Grant/Mountain.
 - Grant/Campbell.
 - Grant/Tucson, Grant/Country Club, Grant/Dodge, Grant/Alvernon, Grant/Columbus, and Grant/Swan.
- Southwest corner of Grant and 6th Avenue - would be appreciated if City Parks and Recreation would acquire most/all of this vacant property to expand Mansfield Park.
- Request Hampton closed at Grant Road (no access into residential).
- Signage for Jefferson Park at Mountain Ave. Enhances identity.
- Buffer wall needed to protect Catalina Vista.
- Southwest corner of Grant and Country Club - All properties at this corner are owned by the same person. Please include this property (immediately south of segment boundary and just west of Country Club Center boundary) in the overlay.
- Both (properties in the Country Club Center south of Grant Road that are currently Center Neighborhood) need to be Central Hub like our adjacent property is - 6 parcels.

Community Character & Vitality Draft Centers and Segments Vision Concepts Map comments -

- This is a bad sidewalk (image shown at Alvernon Center), right up against the street. Make sure that the planned tree-vegetated basins are deep, so they don't fill with dirt after a few years.
- An 8 ft. sidewalk contributes to the heat island effect, and makes the sidewalk very hot and an undesirable place. Hard-packed earth would be cheaper, and can create a good walking surface. Elevate it so that water sheds off into tree basins.
- Concern about a buffer wall from Campbell to Tucson Blvd. south side of Grant.
- The City needs to address the noise level from Grant Road on south side (Tucson Center).
- I like multi-story buildings along the major roads, especially mixed-use. These types of buildings buffer the sound from Grant Road. As a bicyclist and pedestrian I don't like walls along big streets.

Details about the full plan are available at www.RTAmobility.com.

The Regional Transportation Authority has a nine-member board with representatives from local, state and tribal governments.

This project will be managed by the City of Tucson.

FOR MORE INFORMATION
CALL 123-3456



- Must NOT do to our neighborhoods what was done to West University!!! Agreed!!! (Campbell Center).
- Signage for Jefferson Park at Mountain/Grant and other residential neighborhoods along Grant Road. Enhances identity.
- City needs to take sound measurements before to determine the need for buffer wall.
- The City needs to fund a noise blocking wall along Grant Road for Catalina Vista - same wall design as from Campbell widening.
- Residential streets should not be utilized in order to access businesses etc. fronting on Grant.

Comment cards received -

- Southwest corner of Grant/6th Ave. - Can Mansfield Park expand into some/most/all of this vacant property?
- Review GRD every two years by Mayor and Council or GRD sunsets. Many do not trust Mayor and Council and City staff, especially the department Directors. What if needs/perceptions/type of use change in 10, 15, 20 plus years? Are neighbors and small businesses stuck with an inflexible GRD? Green bike zones needed at all intersections with traffic control lights. Not every linear foot along Grant Road has to have a structure. Buffer green zones and water harvesting, trees, shrubs (ex. Campbell between Grant and Elm) will be appreciated.

Question and Answer session -

NOTE: the responses to the questions were made by the Grant Road Planning Team's lead land use consultant, lead transportation consultant, and the TDOT Project Manager.

- With so many variables, who makes the final decision?
- Mayor and Council make the final decision for the Area and Neighborhood Plan amendments and the GRD overlay zone.
- I hear you use the term Context Sensitive Solutions, but you always show changes. So what do you mean by CSS?
- The existing pattern of development is very auto-oriented. When you look at the Area and Neighborhood Plans and the City of Tucson's General Plan they speak to a change in land use. Early on in our meetings there were comments received aspiring to a change in land use. This community vision for the future of development along Grant Road is also defined in the guiding principles for the Grant Road Improvement Plan - the vision for the future is the context that the roadway is designed to complement.
- So when you use the term "context" you're talking about a future context? So it's a relative context?
- In some cases a future concept and others what the community's vision for a certain segment's character. For example - preserve single family residences. The future context is a combination of the community's aspirations and economic development.

- By community, are you talking about a specific neighborhood or the community as a whole?
- Both. The way land use is dealt with in Tucson is with the General Plan from a general perspective and then steps down to the Area and Neighborhood Plans. This tends to be people that are local and more involved and this is why it's ultimately Mayor and Council's decision.
- If this were a traditional re-zoning we would be talking with the developers at the time of the building, but with the overlay this (now) is the only time we can comment. What are you building into this process to ensure the community has a voice 10-15 years from now? If neighborhoods don't have a voice, they'll be steamrolled by developers. This needs a carrot and a stick. Your problem is Prop. 207, a PAD with a 10% rule would be better. Does this overlay zone have a sunset provision so we can tweak it. That's what I'm proposing. Trust is a big issue. What you're seeing is a population that's been dealing with this for a long time. 75' requires a setback of 1 ½ times the building height. We do not want to see what happens to our neighborhoods that happened to the West University Neighborhood and their overlay. It's the mass setback - 5 story building facing the neighborhood, (no landscaping, intensity of use).
- There are a couple of ways to possibly do that. If you have an idea about how to do that then propose that into this process. In the development review process today some things may need to go into discussion with a neighborhood even if there is not going to be a re-zoning. Zoning isn't static; look at the city's existing zoning, it has been amended many times. The idea that this is your only chance to comment on the overlay for the next 20 years isn't necessarily going to happen. Economics could change. Development standards could change. We can also consider including a 1-year or 2-year review of the GRD with a report back to the Planning Commission and City Council about its effectiveness and any community and property owner concerns.
- These are things you can propose now. In terms of trust, I'm a consultant for the City of Tucson and have a reputation to maintain. If there is an issue in the community about trust then I will discuss this with the City of Tucson, and we will work on this issue in this planning process. Personally and professionally I have my issues with Prop. 207, but you are [Arizona] a democracy, people voted for it. You need to think about existing zoning. There is the thought that the overlay will lead to re-development, but re-development could happen under existing zoning too. Some areas along Grant Road allow C-3 zoning and someone could build a 70ft tall building under that existing zoning. It's about trying to find a mid point, a level of development that achieves vitality goals while not burdening adjacent residential areas.
- One of the things to think about regarding the West University Infill District are the specifics that you don't want repeated in the Grant Road District and get back to us with specific concerns. Is it the height, step backs, scale, intensity?

- I agree with her.
- I would suggest you get some thicker skin regarding our comments, but thinner skin when it comes to understanding what the neighborhoods have experienced. We've gone through a history of the City letting us down (example. Jefferson Park Neighborhood's legal debts from establishing the Jefferson Park Neighborhood Preservation Zone, trying to get the City to enforce existing zoning). Why should individuals (have to) fight for R-1, R-2 zoning, this seems to me to be a ludicrous fantasy when you have been betrayed in the past. I don't know how you can't understand our skepticism (gives example of property devaluation due to mini dorms). One of the things was the difference between "advisory" and having something built into law. For the most vulnerable we need to know how to be insured.
- Trying to be responsive to putting things on the table is why I did the diagram [illustrating the application of the Jefferson Park Neighborhood Preservation Zone to remnant properties along Grant Road] that I shared. The GRD is a draft that we will continue to work on refining. We've looked at the development on 5th and 6th [the District on 5th project that is currently under construction] and we think we can make some changes to the GRD that will avoid concerns about how this development in the West University Neighborhood relates to the neighborhood. There may be some standards and guidelines from the Jefferson Park Neighborhood Preservation Zone that can be included as standards in the Grant Road District.
- Tucson has been a city of sprawl, that's what we are. Someone in City Hall came up with the idea of building 5-story buildings along Grant Road (and other major roads). Who wants this? Maybe this should be put to a vote.
- We have heard that over the past 4 ½ years of the project. There are some residents that think we should do that on Grant Road and others who don't. [The City's Comprehensive Plan encourages infill development within the city core, and particularly along major streets. This is the existing land use policy of the City of Tucson]. The GRD approval process is a public process, and the decisions about its final content will ultimately be up to Mayor and Council.
- I brought along our Neighborhood Plan. I would hope that in the overlay zone we can reference these details in our Neighborhood Plan. Need to build in neighborhood notice required before building occurs. Any re-zoning should require guidance (from neighborhoods). I've marked it in blue (details from the Neighborhood Plan to be considered for the Grant Road District) so this is yours.
- The idea of the overlay zone is the zoning needs to adhere to the Neighborhood Plans. The zoning needs to provide enough standards for the development to implement the guidance of the Neighborhood Plans. This is the kind of input that is very helpful to us, knowing what the things are in the Neighborhood Plan that need to be included in the Grant Road District.

- Regarding how tall buildings should be on the street front - I'm one of those who likes the idea of a 3 or 5 story building. It blocks sound, provides shade, it's a great way not to have sprawl/include density (example: Treat as a bicycle boulevard). I think main roads are a great place to put multi-story buildings.
- Current zoning recognizes use, form based code does not - it needs to focus on use.
- The GRD does regulate use. It provides some additional flexibility beyond what is provided in current commercial zoning, but it also provides performance standards to protect adjacent development from adverse impacts.
- Can you tell me where the setbacks are calculated from?
- Setbacks and build-to lines are calculated from the back of sidewalk rather than the face of curb, as is done for existing zoning. Depending on the location this may or may not be the back of right-of-way, because the GRD also establishes landscape and sidewalk requirements for local streets that exceed existing standards which do not require landscape.
- Regarding density - Not all is bad. It could be done smartly but it needs to be done responsibly. With Grant Road widening and more sidewalks there has to be a heat island effect so it needs trees, lots of trees.
- We are looking at landscape and shade requirements. The open space and shade requirements are incorporated for commercial and residential in the Grant Road District. [Also, the Grant Road improvements include planting of shade trees].
- This needs to be beyond a requirement (for trees, landscaping).
- 8ft sidewalks are nice in a big city, but that won't be happening here because of a big heat island effect. I suggest a walk zone. In land developed areas could we have an 8ft walkway made out of pressed hard earth that is elevated so water can shed off of it into landscaped areas? This could save money and reduce the heat island effect.
- Some of those things have been suggested. As the engineering moves forward on the project the City of Tucson and RTA will have to look at cost. There are some issues with maintenance and access for the disabled with what you are suggesting.
- An earlier phase of the Grant Road study showed 8ft sidewalks, 12ft landscaping, etc. How fixed is the cross section?
- Right now it's fairly fixed, but as the roadway improvements are phased there may be some refinement of the cross section as each phase is evaluated and the design is completed. Two years ago Mayor and Council approved that cross- section.
- Grant Road concrete sidewalks now are bad. Maintenance of them is a lot of expense.

- I don't think the City will ever agree that dirt or decomposed granite is better than concrete as far as maintenance. It ends up on a per square foot cost when you factor in maintenance cost. It also is a liability issue for the City.

- Trees downtown have been leveled because of that reason (maintenance).
- Dirt or decomposed granite sounds wonderful until you are in a wheelchair.
- Concerned with shortening the public/review process for zoning. “Back room” decisions create less trust.
- Besides making that comment if you can think of some things that could be done in terms of public process and opportunities for input to reassure you as both this planning process and later development using the GRD occurs, that would be very helpful.
- One other issue is when buildings change ownership and agreements for example “shared parking” are made. Who makes sure these agreements are enforced?
- That hasn't been fully drafted out - how it would be administered. It would probably be some type of legal requirement (i.e.; deed restrictions).
- Why are you (regarding - construction phasing for Grant Road) jumping to Swan?
- The timing of doing the west end first is that 1st Avenue and the railway overpass (near I-10) are also planned to be design and constructed. We want to get out of the west end before these projects start.
- I didn't see one of the intersection (overlay centers?) designs to be like what is at the Williams Center. It sets back, doesn't create a lot of noise. This is good.
- Some consideration is being given to the elements similar to what is at the Williams Center.