

## Project Update - February 2017

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### Next Phase of Construction to Begin This Spring

A contractor has been selected, a new City Engineer Project Manager named, and construction of the second phase of the Grant Road Improvement Project is slated to begin soon. Phase 2 of the Regional Transportation Authority-funded improvements to Grant Road extends from North Castro Avenue, just west of Stone Avenue to North Santa Rita Avenue, just east of Park Avenue. A map showing the Phase 2 section of Grant Road can be found [here](#).

The City of Tucson named David Burbank, CPM, P.E., as Engineer Project Manager for the Phase 2 work. Markham Contracting has been selected as the contractor. Construction of Phase 2 is expected to take approximately 13 months.

The City of Tucson Transportation Department, Markham Contracting, and utility companies are in the process of reviewing plans and determining the best approach to phasing construction activities in Phase 2.

When details are complete, a Pre-Construction Public Open House will be scheduled at which the public can meet the team, learn how construction will proceed, and have questions answered. Open House information will be posted on the project website, emailed, noticed in local media, and mailed in advance to residents and businesses in the area.

### Phase 2 Project Features

- 6 vehicular travel lanes
- Protected bike/pedestrian street crossings including a 6th Avenue pedestrian signal
- Drainage improvements near 1st Avenue
- Indirect left turns at Stone Avenue and 1st Avenue
- Bike lanes
- Wide sidewalks
- Transit accommodations including pullouts and shelters
- Water harvesting and other sustainability features

### Phases 3 and 4

Phases 3 and 4 of the Grant Road Improvement Project are currently being designed. Together these two phases extend from approximately Swan Road to Alvernon Way. A Public Open House for Phases 3 and 4 is expected to be held late in 2017.

When all the phases are completed, the Grant Road Improvement Project will greatly improve our region's east-west mobility by adding a new travel lane in each direction and significant enhancements for transit, bicycle, and pedestrian use. New and wider sidewalks, more signalized crosswalks, improved bicycle lanes, and enhanced landscaping

will improve both pedestrian and bicyclist use and the appearance of Grant Road. A median and managed access to businesses will improve safety, and new local access lanes will provide a safer and easier way to get to and from residences and businesses in congested areas.

## Grant Road Real Estate Update

The City of Tucson Real Estate consultant Tierra Right of Way Services has completed the [Relocation Planning process](#) and has begun contacting property owners in Phases 3 and 4 who have property significantly impacted by the project, i.e. building is severed or access is eliminated. As the design progresses, additional properties shown to have impacts can be evaluated and the boundaries of the impacts established. Once the legal descriptions are available, Tierra Right of Way Services will contact these property owners to begin the acquisition process.

## Grant Road Land Use Planning Update

The Grant Road Community Character and Vitality Vision: Oracle Road to Swan Road, which was adopted by Mayor and Council in 2015, provides guidance for land use planning in the project area. Following completion of the Grant Road Vision, members of the Grant Road Team from the City's Planning and Development Services Department (PDSD) turned their attention to land use planning for Phases 1 and 2.

A Grant Road Citizen Task Force (Task Force) meeting was held on September 30, 2015, and staff introduced the topic of land use planning tools. On June 23, 2016, staff returned to the Task Force to receive input on upcoming stakeholder interviews designed to help develop appropriate tools, as well as to review the next steps in the land use planning process. In late July and early August 2016, staff held a series of four meetings in which property owners, developers, and neighborhood representatives were interviewed about opportunities and constraints regarding future development in the project area.

Drawing on the Grant Road Vision guidance and input from the interviews, staff focused on further exploration of two land use planning tools that seem best suited to encouraging reinvestment between Oracle Road and 1st Avenue. The first tool is an optional Urban Overlay District (UOD) that could provide some development flexibility in exchange for a higher level of design to help achieve the Grant Road Vision. The second tool is the use of Requests for Proposals (RFP) in the sale of several City-acquired remnant properties considered potentially catalytic for shaping the area's character. Using an RFP allows the City to lay out development goals for a particular site. Staff presented these two tools at the September 14, 2016, Task Force meeting, and held public workshops on November 16 and 17, 2016, to provide introductory presentations on the two proposed tools and conduct breakout groups to share ideas about future development along Grant Road between Oracle Road and 1st Avenue. Staff is now in the process of preparing an initial draft of an Urban Overlay District to be reviewed at the Grant Road Citizen Task Force meeting scheduled for March 2, 2017. [Note: Materials from the Grant Road Citizen Task Force and the Public Workshops referenced in this update can be found [here](#).]

## MainStreet Business Assistance

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