

# Grant Road Improvement Project

## *Citizen Task Force*

**FOCUS: LAND USE PLANNING**



Wednesday, March 18, 2015, 5:30 p.m.



# What We Heard

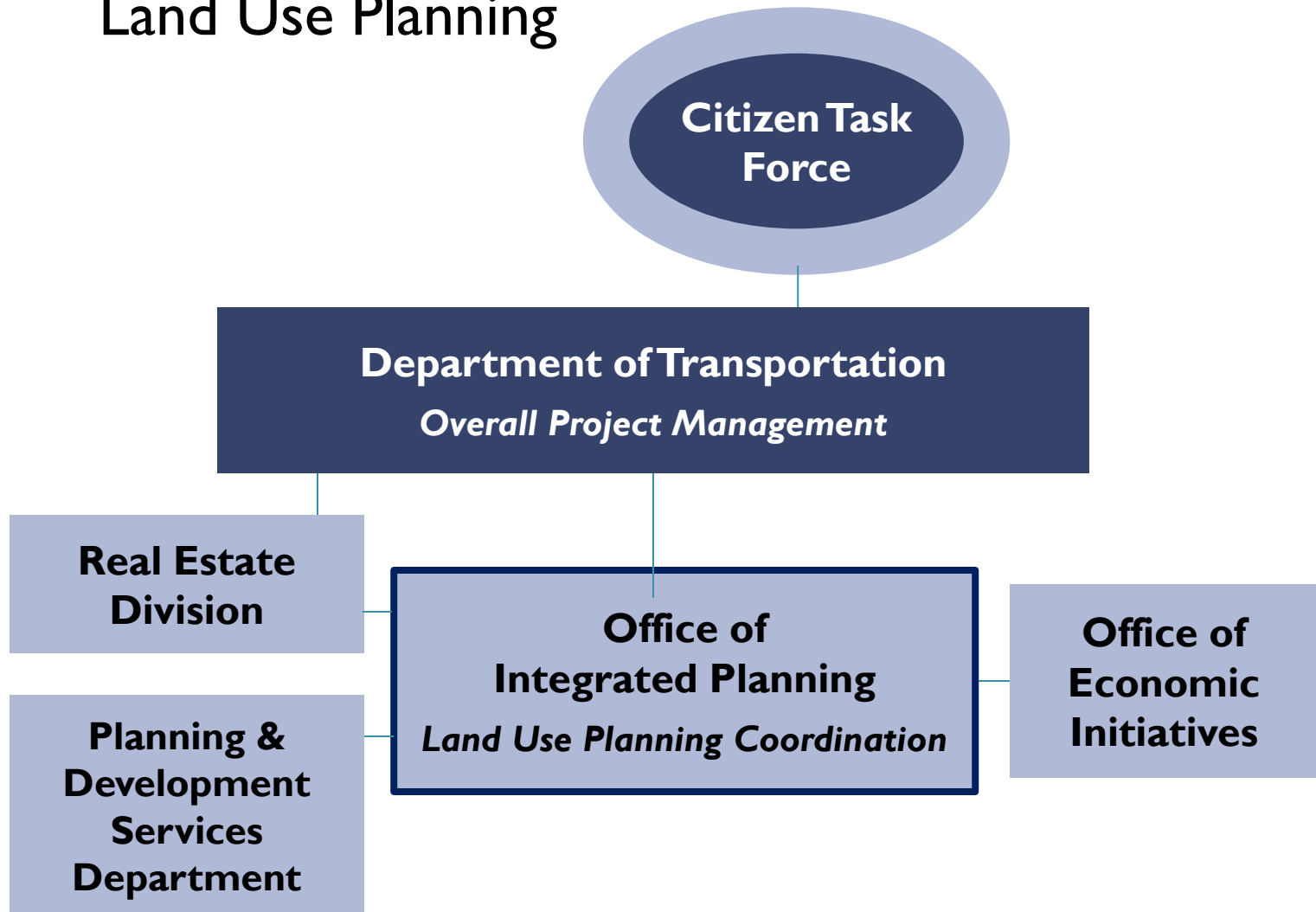
## *August 2014 Citizen Task Force Meeting*

- Don't lose the vision for the corridor
- Continue moving overlay forward
- Clarify Task Force's role going forward



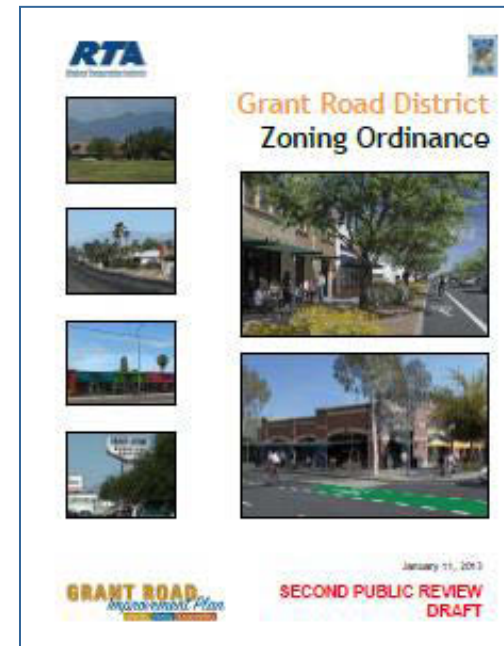
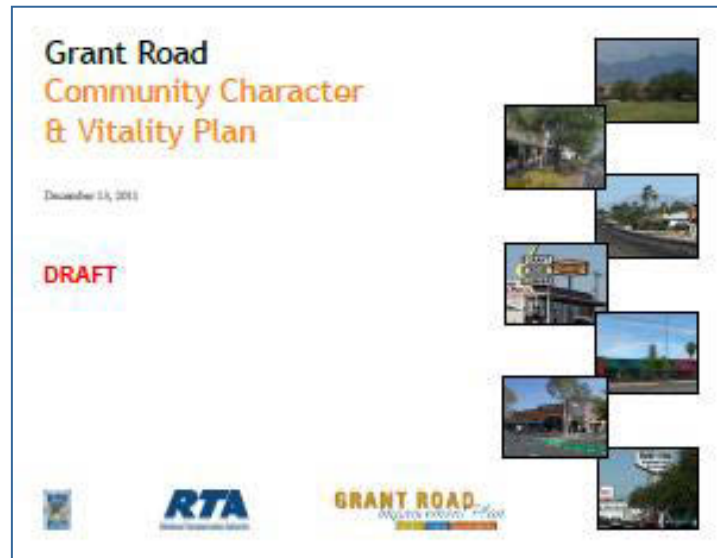
# What We've Been Doing

- Establishing City Team for Grant Road Corridor Land Use Planning



# What We've Been Doing *cont.*

- Conducting a detailed review of extensive work done to date with Task Force:
  - Draft Community Character & Vitality Report
  - Draft Grant Road District Zoning Ordinance



# What We've Been Doing *cont.*

- Identifying possible options for going forward, taking into consideration
  - Existing plans in corridor area, including Area Plans and Neighborhood Plans
  - Lessons learned from overlays adopted for other areas of City since Grant Road Improvement began (Infill Incentive District and Main Gate Overlay District) and from previous corridor planning work done (Oracle Rd. and Stone Ave.)
  - Establishing model approach that can be applied to other RTA corridor projects

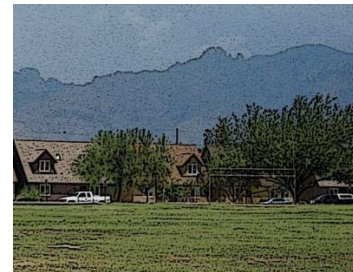
# Tonight's Focus:

## *Recommendations for Moving Forward*

1. Request Mayor & Council adopt corridor vision depicted in Draft Community Character & Vitality Report, with minor modifications.
2. Achieve vision through development and implementation of land use planning tools, including an overlay and other tools in phases timed with roadway design.
3. Have Task Force continue to review roadway design, and form a Land Use Subcommittee of the Task Force to advise on overlay and other land use planning tool development and implementation.

# Tonight's Goals

- Staff walks through recommendations
- Task Force members discuss recommendations
- Task Force makes decision whether to:
  - support recommendation as presented
  - support with revisions





# RECOMMENDATION #1

## Corridor Vision Adoption

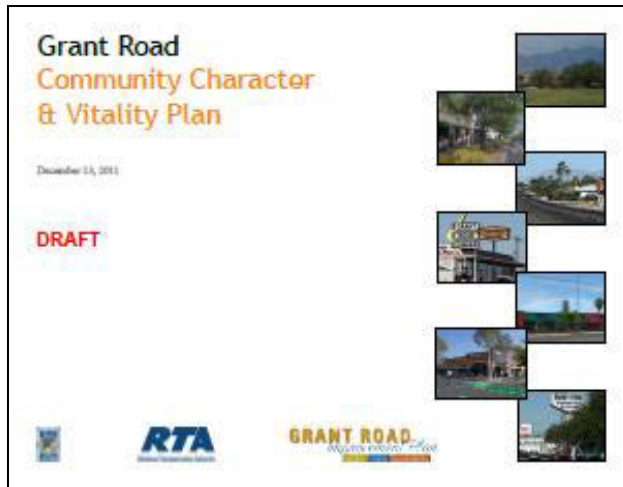
Refresher, Recommendation, Rationale,  
Steps & Est. Schedule



# Recommendation #1

## *Corridor Vision Refresher*

- Phil Erickson, Community Design & Architecture, consultant to City in development of corridor vision



## Recommendation #1

### *Recommendation for Task Force Consideration*

- Recommend that Mayor & Council adopt Grant Road Corridor Vision based on the Draft Community Character & Vitality Report, with modifications to streamline and update process, address dated information, enhance maps for readability, and remove some detail to create policy-level document.



## Recommendation #1

### *Rationale for Adopting Corridor Vision*

- Corridor vision never **formalized** through adoption
- Offers a **cohesive image** for corridor
- Establishes a **framework and principles to guide** development and implementation of overlay and other land use planning tools.
- Provides **policy-level**, rather than specific-parcel-level, guidance to avoid conflict with area and neighborhood plans.
- Can be achieved **relatively quickly** through Mayor and Council adoption.

*Note: Precedents include (1) Stone Avenue Measures for a Livable Corridor and (2) the Oracle Area Revitalization Project.*

# Recommendation #1

## *Proposed Modifications to Community Character & Vitality Report*

Modification	Pages
● Revise introductory text to reflect additional process to finalize vision	pp. 3 - 7
● Update General Plan reference to reflect current Plan, approved by voters in 2013	p. 7 - 9
● Streamline text re roadway design text and past process text	pp. 19 - 31
● Add explanatory language about center and segment conceptual boundaries	p. 42
● Remove specific references that differ from existing zoning and plans.	pp. 46, 48, 52, 56, 58, 60, 64, 68, 70
● Enhance maps for greater legibility	pp. 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73

## Recommendation #1

### *Vision Adoption Steps & Est. Schedule (2015)*

- If Task Force recommends adoption of Grant Road Corridor Vision *Today*, then following would apply:
  - Staff modifies Community Character & Vitality Report as proposed and emails to Task Force for review and comment – *By April 10 for two-week review period*
  - Staff reviews Task Force comments and makes any additional modifications needed - *By April 30*
  - Staff makes modified report available on-line and in Ward Offices and notifies public through Grant Road contact list and other means, and staff and Citizen Task Force members meet with any interested groups - *By May 4 for three-week review period*
  - Staff reviews comments for any additional modifications prior to submitting to Mayor & Council - *By June 1*
  - Mayor & Council reviews and decide whether to adopt vision - *June 23*



## RECOMMENDATION #2

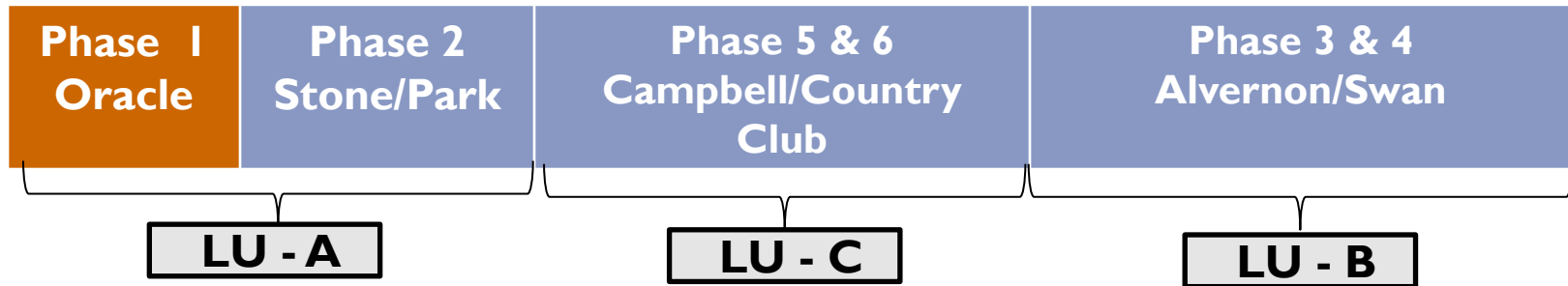
Phased Approach to Development &  
Implementation of Land Use Planning Tools

Original Approach, Recommendation, Rationale,  
Est. Timeline

## Recommendation #2

### *Recommendation for Task Force Consideration*

- Proceed with a phased approach to developing and implementing land use planning tools.
  - Land Use Planning Phases would be based on roadway design phases:



- Land use tools would include:
  - overlay
  - possible regulatory changes
  - property disposition strategies
  - economic incentives

## Recommendation #2

### *Rationale*

- Achieving Corridor Vision will require multiple tools and strategies.
- Undertaking development and implementation of land use planning tools for full 5-mile corridor is not manageable due to complexity, would take longer, and may be more likely to get derailed due to controversy.
- Looking closely at smaller segments of the corridor will allow for well considered decisions regarding what is needed to achieve the Corridor Vision in that segment, and whether or not any Area or Neighborhood Plan amendments need to be pursued.
- Timing land use tools with roadway design means we will have greater certainty about remnant parcels and redevelopment sites to ensure on-the-ground land use challenges are being addressed and opportunities are being pursued.





# Estimated Timeline for Vision Adoption & Land Use Tools

2015	2016	2017
M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D

Formal  
Adoption  
of Vision

LU A - Phase 1&2  
(Oracle to Park)  
Land Use Tools

LU B - Phase 3&4  
(Palo Verde to Swan)  
Land Use Tools

LU C - Phase 5&6  
(Park to Palo Verde)  
Land Use Tools



## RECOMMENDATION #3

Task Force Role & Schedule

Recommendation & Rationale



## Recommendation #3

### *Task Force Role & Schedule Going Forward*

- Task Force stays in place as constituted to weigh in on roadway design at appropriate times for each of the remaining phases. Assumption is that full Task Force would meet 2 – 4 times per year for the next 2 years.
- Land Use Subcommittee of the Citizen Task Force is formed to advise on overlay and other land use planning tools. Meeting frequency would range from monthly to quarterly for the next 2 years and would include members attending neighborhood meetings and Planning Commission.

## Recommendation #3

### *Rationale*

- Provides **continuity in process** from design initiation through design completion
- Provides ongoing **citizen** advisory body to weigh in on roadway design for each project phase, taking into account Design Concept Report
- Offers a **forum for public comment** as project roadway design moves forward
- Provides subcommittee option for **Task Force members particularly interested in land use planning** and available to meet more frequently, recognizing that neighborhoods and Planning Commission will play a large role in the Land Use Planning process.

# Discussion & Decisions on *Recommendations*



# Recommendations #1, #2, and #3

## *Text Provided on Worksheet*

Grant Road Improvement Project  
Citizen Task Force Meeting  
March 18, 2015, 5:30 p.m.



### LAND USE PLANNING RECOMMENDATIONS Worksheet

RECOMMENDATION	NOTES
<p><b>Recommendation #1</b></p> <ul style="list-style-type: none"><li>• Recommend that Mayor &amp; Council adopt Grant Road Corridor Vision based on Draft Community Character &amp; Vitality Report, with modifications to streamline and update process, address dated information, enhance maps for readability, and remove some detail to create policy-level document.</li></ul>	
<p><b>Recommendation #2</b></p> <ul style="list-style-type: none"><li>• Proceed with a phased approach to developing and implementing land use planning tools.<ul style="list-style-type: none"><li>○ Land Use Planning Phases would be based on roadway design phases.</li><li>○ Land use tools would include:<ul style="list-style-type: none"><li>- overlay</li><li>- possible regulatory changes</li><li>- property disposition strategies</li><li>- economic investment</li></ul></li></ul></li></ul>	
<p><b>Recommendation #3</b></p> <ul style="list-style-type: none"><li>• Task Force stays in place as constituted to weigh in on roadway design at appropriate times for each of the remaining phases. Assumption is that full Task Force would meet 2 – 4 times per year for the next 2 years.</li><li>• Land Use Planning Subcommittee of the Citizen Task Force is formed to advise on overlay and other land use planning tools. Meeting frequency would range from monthly to quarterly for the next 2 years and would include members attending neighborhood meetings and Planning Commission.</li></ul>	

