

**MINUTES: September 29, 2015, 6:00 pm , WARD III Office
Grant Road Coalition-central segments**

Attendees:

Attending from city: Laura Mielcarek – Wheat Design Group (landscape architect); Beth Abramovitz - TDOT, Mike Daly - Psomas (Engineer, leading drainage basis design team); Jim DeGroot – Deputy Director (from RTA); Rebecca Ruopp (Office of Integrated Planning)

Grant Road Coalition Central Segments Representatives: Joan Daniels (Jefferson Park); Bam Miller (Samos)

Q indicates questions from the audience. A indicates answers and are in italics. Bold indicates agenda item

6:00 Call to order & Introduction. Joan Daniels

6:15 City Engineers Power Point Presentation

- **Basin – water in and water out**

Mike Daly

Problem – Intersection in front of McDonalds. 2.5-3 feet ponding of water during a 100 year event; 1-2 feet ponding of water for a 10 year event.. Desire to fix drainage as much as practicable on Grant Rd to be consistent with current roadway design standards. The majority of the water (over 60%) flows down Hampton to Grant.

3 Solutions explored: 1) Upsize curb inlet and outlet pipe, 2) Revise road profile, 3) Detention basin. Detention basis option is to be implemented.

Pick up flow from Hampton with grate from curb to curb which is piped into the detention basis. Sidewalk scupper also from Park Avenue to flow to basin. Expected to reduce water flows by 50%; 24 hr maximum draining time for a big storm; regular storms expected to drain 4-6 hours. Installing a fail safe drain system to ensure there will not be standing water. Drain will be reachable from the top to increase drainage if needed to avoid standing water. Larger pipes with adjustable gate will be used to avoid clogging problems as vegetation will be in the basin.

Laura Mielcarek discussed landscaping

90% drawings submitted to city. Hardscape, seating on side of Sausage Deli, trees. Decomposed granite pathway about ½ down the basin. Cross walk across Grant to CVS across the street. 2 ½ acres and seen as neighborhood amenity. Ramp is present to bottom of basin (dark diagonal line on south side). Added trees and shrubs for screening to homes. Sides of slope will be seeded with grasses and wild flowers. Two shade structures in the basin – Grant Rd Task Force had input into their size & color. Planting plans and hardscape plans in the design.

- Q: How deep is the basin? *A: 9-10 feet on east end and 5 feet on west end.*
- Q: Capacity of basin? *A: Not sure at the moment. Designed to handle a 100 year event without backing up.*
- Q: Irrigation? *A: Will be an irrigation system turned off after 3 years. No active water harvesting.*
- Q: Will people visit the area and if so where will parking be? *A: Yes but not intended to be a park that requires parking.*
- Q: Flooding on Hampton on north side just south of basin (from alley) – how will this be addressed? *A: Engineers will look at this.*
- Q: How will you avoid the basin becoming a weed patch? *A: It will be part of the city maintenance plan for a three year plan by the contractor (twice a month it will be checked). Then DOT and Parks will decide whose responsibility it will be to keep it clean.*
- Q: Will it be maintained like the park area on Campbell? *A: Yes.*
- Q: Will there be lighting? *A: No.*

- Q: What is the flooding on Grant on the map? A: *There may be 1 foot in a big storm, which is consistent with city standards.*
- Q: Why not have water harvesting features like Walgreens and Sausage Deli has done. A: *Walgreens had to comply with commercial development regulations regarding water harvesting. The basin is not part of a commercial development.*
- Q: Will there be percolation? A: *Goal is to move the water out.*

- **Noise Mitigation** (*Coalition is requesting OIP to provide a new Noise Survey at this meeting*)

No presentation on this point. Did not realize that was what we were requesting.

6:44 PM presentation ended and moved to questions.

7:15 Questions from the Coalition

1) Basin

- Who does maintenance (after 3 yrs)** {answered above}.
 - What needs to happen to ensure berms/walls -visual mitigation?** A: *Noise mitigation is not part of this project, which means you need an 8 foot high wall, which means the entire basin would be lost to build a sufficiently high berm that is also noise mitigation.*
 - When will the maps show bike and pedestrian paths and Bike boxes at Park/Grant (both sides of Grant)?** A: *The 100% plans will show the traffic markings on Oct 27 for Phase II.*
 - Describe when and how the utilities will be moved?** A: *TEP will be there starting in December and will last through April/May; SW Gas and Century Link is already working there. SW Gas will be at public meeting in late October.*
 - When will the demolitions be completed for Phase 2?** A: *The last one will not be completed until early next year because of arrangements with property owners. Majority will be completed by December.*
- Q: When will work begin? A: *We don't know yet. We haven't gotten a contract yet. Construction will start in the spring.*
 - Q: If funds are found for a wall will the basin design preclude having it added? A: *No. There is no justification for walls for the Grant Rd Project. If the Mayor and Council finds money outside of the project then that is another matter.*
 - Q: Why can't the walls be part of a project with art? A: *Beth indicates there is a neighborhood panel that handles those requests. Noted basic walls are \$22/sq ft with no decorative features.*
 - Q: Oleanders have been used for noise mitigation for the airport – has this be considered? A: *No oleanders are on the current plan.*
 - Q: What about noise from increased traffic? A: *Will get projections on estimate of cars in **ACTION ITEMS**.*

2) Noise – we are concerned about noise and believe it warrants walls on Grant Rd to buffer the neighborhoods.

- Where can we see the entire 2010 noise report? The website does not include several places within the central segments.** A: *Beth A will add look for the report. The noise study was done to project anticipated noise levels at 8 locations. Unsure if Banner and UA increases was part of the estimate.*
Q: Why was there not a presentation this evening, as we requested, on the sound study so we can understand it? Request for a presentation to understand the sound study without having to read a 200 page report. A: *Meeting to be schedule in **ACTION ITEMS***
- How will noise from the construction be timed with 4 major constructions Banner, Campbell, Park Ave, and Speedway/Campbell?** A: *Construction will have to go through permits and permit office will manage the timing. But this does not include the vertical construction.*

- c. **Does the noise report take into account additional traffic due to: Banner increase in beds, UofA student increase of 20,000 in enrollment?** *A: No.*
 - Q: Why is the entire road not rubberized as promised? *A: The road near neighborhoods will be rubberized (including adjacent to Jefferson Park). We changed from installing rubberized as it unravels especially at main intersections. New rubberized pavement is a 3 decibel reduction.*
 - Q: Why not do a new study? *A: Noise study was completed in 2010 and included traffic growth projections to 2030. Nothing exceeded the noise thresholds so there is no apparent need for a new study.*
 - Q: Did the noise study take into account the sirens for emergency vehicles? *A: No answer.*
 - Q: The original meetings indicated walls would be part of the project. Why is there a change? *A: Jim DeGrood noted RTA position is that if noise meets warrant studies then will fund the walls; if the noise study does not meet warrants then will not fund the walls. In the past RTA has dealt with neighborhoods that are unhappy with noise walls put up by Pima County in terms of inconsistency. Appeal was brought to Citizens for Regional Accountability – uniformed mitigation committee. The committee ruled against the neighborhood.*
 - Q: How did Campbell qualify for noise but Grant doesn't? *A: No response during meeting. Note Beth Abramovitz clarified in a review of the minutes of the meeting that the walls along Campbell are not noise walls.*
 - *Audience Comment: The noise study has never been presented and this is of concern.*

3) Hampton St. What is the next step to move forward on closing Hampton St at Grant Rd. The petition is completed.

Answer: Petition needs to be submitted to the Neighborhood Mitigation Program. Then it will come to the city for a decision and goes to approximately 31 departments in the city for review and comment.

Follow up: Is it not possible to close the street? *A: A full closure is not something the city would support but a partial closure might be possible.*

Rebecca Ruopp: To be clear the cost would be in the neighborhood's pocket and not part of the Grant Rd project. When a neighborhood requests a closure the neighborhood has to pay for it. It is viewed as a traffic calming approach.

- Q: What is a partial closure and if the closure was approved how would it align with the water basin? *A: It would have a big impact on the basin because you have to provide a turn around for emergency vehicles. A partial closure as exit or entrance only.*
- Q: What is the typical cost to a neighborhood? *(A: it depends but Winterhaven did it recently).*
- *Audience comment: ¼ mile either side of the Grant Rd is part of an improvement area and the Grant Rd closure seems to be relevant.*

4) Remnants

- a. **We request the written city policy for use of remnant parcels. Our view is that the remnants from Park to Santa Rita should be** *A: There is an agreement between the RTA and City of Tucson about remnants. There is an advanced acquisition manual. If the City wants to keep the parcels Mayor and Council would have to agree to purchase the parcels from the RTA.*

Q: The remnants are zoned R1 and the alley would have to be widened to allow for building on them and it would be a wash on selling these. Any resale of lots goes back into the RTA.

A: Jim DeGrood – RTA/City uses a third party appraisal process to determine the resale value of the lots. A: Rebecca Ruopp Recommendations for configurations for resale of remnants would occur in the summer and during the Land Use Taskforce on Sept 30. Actual sale of the parcels would not occur until Grant Road construction was substantially complete.
- b. **Who is the new engineering “team” for land use?** *A: It is a planning team – it will be an in house OIP team.*

- c. **Why is the city discussing selling remnants now as the use for those remnants has yet to be decided, i.e. there is a scheduled October workshops to design (recent e-mail request by H. Jacobsen). A: Not in a process to sell these properties.**

Q: Have referred people to the real estate person and why is this? A: Real Estate answered general questions regarding the resale process. We won't sell properties for at least 18 months.

- d. **What is the date for land use workshops? A: Rebecca - The corridor vision was adopted on 9/9 with Ulich's modification. Now the vision for Jefferson Park is that remnants would be buffer areas or reflect the existing space surrounding them. The workshop would occur before a sales discussion. Maybe to be scheduled in March, maybe before.**

- *Q: Along the lines of the zoning – there is no overlay. It will stay NR1 to clarify this. A: Yes.*
- *Q: What about the Michigan left turn and side streets? A: There are no side streets that come into the indirect left. Los Altos will be closed.*

5) Public Meetings - Have Phase 2 and Phase 3/4 public meetings been separated? We thought Phase 2 was one meeting but the mailing included all the phase and so requested a separate meeting. A: The open house will have a small presentation on Grant Road Phase 2 and Grant 3 and 4 and go to stations to talk to consultants. Artists will be there; landscapers will be there. Real estate will be on hand.

6) We request hard copies of phase 5 maps as soon as possible so we may have access to them in the neighborhoods (not downtown). We need 2 and 5 for use with central segment planning. Phase 2 dovetails with what will happen in Phase 5. A: 100% Phase 2 will be available end of October at meeting. Phase 5 are the same sheets as are online (next week in ACTION ITEMS).

7) We request that the sidewalks and bike paths to be above the curb (for safety). We would like to see a map showing where these will be. A: Will be on 100% plans presented for Phase II at Oct 27 mtg. 7 foot bike lane on Grant Rd. And will have sidewalks above the curb.

For OIP

8) When will the Grant Road website updated with the new Grant Rd "Team" and contact info? A: Rebecca Ruopp will update this information next week.

In review of minutes it was noted that this Ruopp's contact information is and has been on the Grant Rd website.

9) Who is the Task Force replacement for H. Jacobsen? When? A: John Anderson has been selected/appointed and representing also alternative transportation. Ward III position is being worked on.

Additional Questions

10) Other questions from audience? None, meeting adjourned.

ACTION ITEMS

1. Beth Abramovitz will post the PowerPoint presentation to the Grant Road website and send link.
2. Rebecca Ruopp will get the estimate for increased cars next week.
3. Beth Abramovitz will send 2010 noise study link/report; will let us know of its status next week.
4. Request for a presentation to understand the sound study without having to read a 200 page report. Rebecca Ruopp will let us know by the beginning of next week when this can be scheduled.
5. IGAs are with RTA and advanced acquisition agreement will be provided next week.
6. Rebecca Ruopp will provide printed maps for Phase 5 next week.
7. 100% maps for Phase 2 will be at public meeting on October 27th at 5:30 PM at Tucson Assoc. of Realtors.
8. Rebecca Ruopp will have Phase 5 maps printed and provided to Coalition next week.