



City of Tucson Department of Transportation (TDOT)
Ward 4 Citizen Design Review Committee (CDRC)
Tuesday, Feb. 20, 2018, 5:30 to 7 p.m.
Clements Center, 8155 E. Poinciana Drive, Tucson, AZ

Meeting Summary

ATTENDEES

Ward 4 CDRC Members

Rick Hanson, Civano Neighborhood Association (NA)
Rudy Lopez, Rita Ranch NA
Keith Miller, Mesquite Ranch NA
Bob Small, Civano NA
Mike Tone, Rita Ranch NA
Al Wiruth, Rita Ranch NA

City of Tucson (COT)

Teresa Smith, Ward 4 Staff

TDOT Staff and Consultants

Michael Marietti, TDOT Project Manager
Sean Samsel, Psomas Project Manager
Alejandro Angel, Psomas Project Advisor
Chenggang Zhang, Psomas Project Engineer
Jose Aguilar, Psomas Project Engineer
Chelsea Marshall, Wheat Design Group
Jan Gordley, Gordley Group
Lori Lantz, Gordley Group
Stephanie Stanley, Gordley Group

Guests

Tom Willard, Rita Ranch NA
Trey Benson, Rita Ranch NA

MATERIALS

- Agenda
- Implementation plan map
- CDRC neighborhoods map
- Landscape plant displays (2)
- Meeting evaluation form
- Comment form

- Fact sheets - Houghton Road: 22nd to Irvington; Houghton Road: Valencia to Mary Ann Cleveland Way; Houghton Road Bridge over UPRR/Bridge to I10
- Aug. 23, 2017, Ward 4 CDRC meeting summary

WELCOME, INTRODUCTIONS AND MEETING PROTOCOL

Jan Gordley opened the meeting and thanked everyone for coming, recognizing the hard work and contributions of the Ward 4 CDRC members since they began meeting almost 10 years ago, in 2007. More than 40 CDRC and public meetings have been held during this time. Jan also thanked Ward 4 and Teresa Smith for their ongoing assistance and arranging for meeting space. She reviewed the rules of the meeting to ensure a smooth process, then asked the attendees to introduce themselves.

PROJECT UPDATES

Houghton Road: Valencia to Mary Ann Cleveland Way

- 30% plans were completed November 2017.
- Work on 60% plans is underway.
- Design completion is scheduled for second half of 2019.
- Ward 4 CDRC meeting and public meeting are planned for late summer/early fall.

PARKING LOT ITEMS

Houghton Road: Valencia to Mary Ann Cleveland Way design

Concerns about project affecting property walls between Rita Road and Old Vail Road

- No right-of-way acquisitions are anticipated in these areas, so property walls should not be affected.

Proximity of roadway to properties north of Fry's plaza

- North of Fry's, new edge of pavement is about 54 feet from property lines.
- South of Rita Road, new edge of pavement is about 48 feet from property lines.

Houghton Road profile elevation/noise concerns for properties south of Esmond Station

- Large drop in profile elevation not feasible due to multiple large utility transmission facilities located within widened roadway preventing change.
- A noise study is being conducted during 60% design to determine if noise mitigation is warranted per RTA noise policy.

For drainage swale on east side of Houghton/Rita Road intersection, are there 404 permit concerns?

- 404 Jurisdictional Delineation (JD) is complete and approved by Army Corps of Engineers. Design impacts are small and will fall under non-notifying 404 permit.
- The outlet side of drainage on the west side will remain as is, and the inlet side of the drainage on east side will be extended and tie into an existing concrete channel for improved drainage.

Flooding at Houghton/Rita Road intersection and northbound on Houghton

- The intersection will be fully curbed with a new storm drain system and outlet connecting to large drainage channel running along Rita Road to alleviate flooding.
- The storm drain is designed in accordance with City of Tucson drainage standards.

Intersection of Rita Road and Houghton Road needs turn arrows added to signals and review of turn lanes where traffic backs up

- Turn arrows will be provided in all directions at this intersection.
- Dual left-turn lanes are being provided from Houghton to westbound Rita Road.
- Two left-turn lanes, two-right turn lanes and one through lane are planned for eastbound Rita Road at the intersection.

Curbing is desired in medians

- Medians are designed to be fully curbed through the entire segment.

Access needed for Jumping Cholla onto Houghton

- Full access opening is planned at Jumping Cholla Drive.

Planning for future Esmond Station Park access

- The roadway is designed to be compatible with future plans for a median opening when the Esmond Station Park entrance location is finalized.

Concern about safety in entering and exiting Fry's plaza and configuration of medians north and south of Rita Road/Houghton for commercial property access

- The design team has worked with Fry's plaza representative on access needs.
- Design of median openings has been configured for safety and access.
- Substantially shorter queuing at the signal on Houghton is expected with expansion to three through-lanes.

Consider installation of reclaimed water main along Houghton for future Esmond Station Park

- The request was conveyed to Tucson Water to consider including reclaimed water lines in anticipation of Esmond Station Park future water use, however the nearest reclaimed water connection is currently about two miles away.

Place water valves further out of main roadway to lessen future roadway damage

- Locations of water valves are fixed at the locations of existing facilities, and the preference is to place them out of the main roadway if possible. Water facilities access and maintenance need to be considered.

Timeframe for public artist selection

- The public art process can begin after completion of 60% design when opportunities for art types and placement are more defined.

Sidewalks on both sides of Houghton Road

- Design plans include concrete sidewalk on the west side of Houghton, with an asphalt multi-use path on the east side of Houghton.
- The design team met with Pima County Parks and Recreation to coordinate connections to regional greenway and trails systems.

Rita Ranch Monuments

- Design plans accommodate preservation of existing monuments in place.
- Location suggested for replacement of removed monument.

Landscape plants adjusted to create a clean look with no grasses in medians

- The landscape architect from Wheat Design Group discussed plans to have a cleaner-looking median. The landscape seed mix will be adjusted to result in a cleaner look. A species of grass that created the overgrown look along a segment to the north will not be used in the adjusted seed mix. Displays with landscape plants and examples were available for attendee review.

Valencia to Mary Ann Cleveland Way near-term requests

Schedule for sidewalk and light pole replacement on Old Vail Road

- Sidewalk replacement of a segment along Old Vail Road is currently being done, and lighting design layout is in progress by TDOT.

Evaluation of condition of Houghton Road pavement north of Rita Road

- Appropriate type of surface treatment is being evaluated by TDOT, then a contract will be issued for the work.

Other sections of Houghton Road – Parking Lot concerns

Turn arrows requested at Old Spanish Trail, Golf Links Road and Escalante Road

- Turn arrows will be added in all directions at Old Spanish Trail and Golf Links Road intersections.
- Turn arrows will be added on Houghton Road at Escalante Road intersection.
- TDOT is moving forward with interim improvements, and equipment is currently being ordered.

ADDITIONAL DISCUSSION

The committee took turns asking questions about additional information on the parking lot items, including landscape, noise evaluation, access to Fry's shopping center, planning ahead for Esmond Station Park and other issues.

Information provided included:

- Outside curbing is planned along Houghton from Jumping Cholla to the northern end of current development.
- Next Ward 4 CDRC and public meetings are anticipated for late summer or early fall.
- Speed limit is not expected to change in this section.
- Suggestions for changes or concerns should be shared now, early in the design process when they can be more easily addressed.
- Landscape options and preferences were discussed. Wheat Design Group will be conducting a review of existing plants (and inventory to follow 60% design).
- Replacement Rita Ranch monument location on Old Vail Road not yet determined.
- Roadway configuration near Fry's intersection was discussed regarding ease of access and safety.
- The design team will review the traffic projections and need for dual right-turn lanes on eastbound Rita Road.

PARKING LOT

Lori Lantz marked off items from the Parking Lot as they were addressed during the meeting. Remaining items include:

- Public art, retaining wall in 22nd to Irvington project
- Frequency of meetings
- Timeline/location for replacement of Rita Road monuments
- Southern segment plans alignment
- UPRR Bridge update – lighting plans?

VISITOR COMMENTS

There were no visitor comments.

ADJOURNMENT

The meeting was adjourned at 7 p.m. Team members brought project roll plot maps and 30% plans for the Valencia Road to Mary Ann Cleveland Way segment so attendees could ask individual questions about specific areas following the meeting. Landscape design and plant selection displays were also available for review.