



### Community Character and Vitality Plan

The Grant Road Community Character and Vitality Plan will be based on the Grant Road guiding principles and will include the introduction of a Land Use and Urban Design Plan and an Optional Urban Overlay Zone, the Grant Road District; it will also implement the Business Retention, Assistance and Maintenance Program (RAMP) that is also being prepared by the City through a separate planning process. Public input focusing on land use and the future community character and vitality of the roadway has been important in shaping the

plan to date, and will continue to be important as the plan is further developed. The public will be notified of opportunities to provide their input and participate in meetings and open houses that will provide us with specific input on design guidelines and zoning standards. As they are prepared, the draft elements of the Community Character and Vitality Plan will be available for public comment prior to its submittal to the Tucson Planning Commission, Zoning Examiner, and Mayor and Council for consideration.

### Grant Road District

The Grant Road District will be a voluntary urban overlay zone that a property owner must request be applied to their property. This optional revitalization zone will integrate design and performance standards for more effective and efficient implementation, which could define:

- Lower or higher building heights
- Different mixes of land uses
- Design standards for street frontage
- Buffering of surrounding properties that are under existing zoning

### Biz RAMP

The City-wide Business Retention Assistance and Maintenance Program (RAMP) will provide an option for existing businesses to stay on-site after acquisition and will likely include flexibility for:

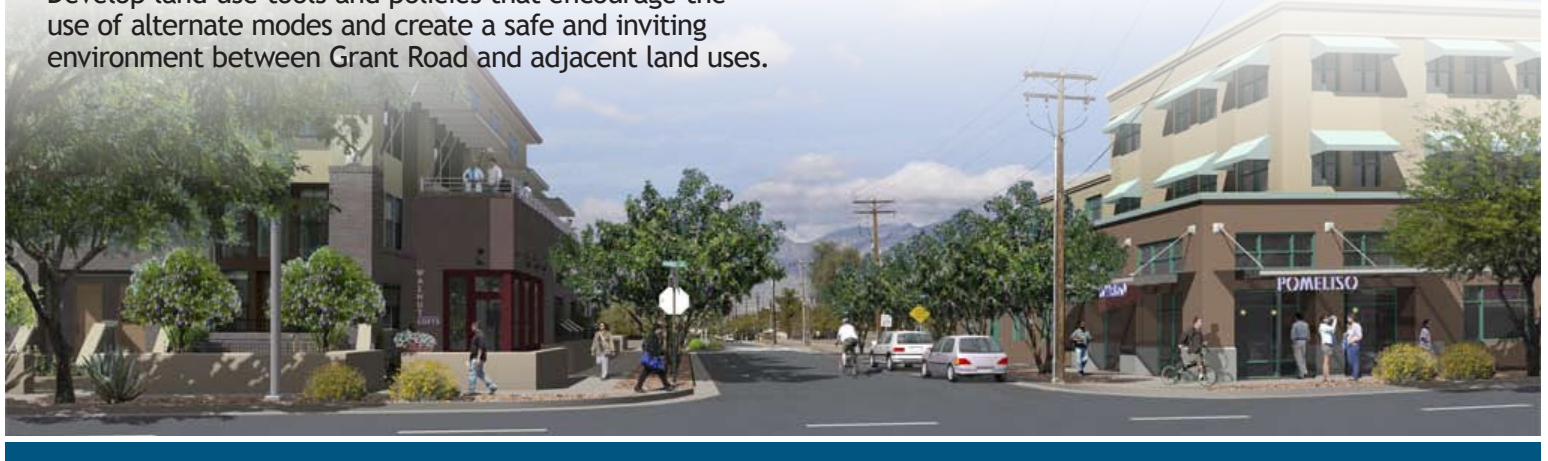
- Parking
- Lot sizes
- Landscape & Screening
- Street fronting setbacks



Conceptual simulations exploring building heights and massing along one portion of Grant Road.

### Goals of the Community Character & Vitality Plan include:

- Document public preferences and long-term vision for the future of development along Grant Road.
- Improve and enhance the built environment along Grant Road.
- Develop land-use tools and policies that encourage the use of alternate modes and create a safe and inviting environment between Grant Road and adjacent land uses.
- Provide planning tools and approval process to support business viability and encourage revitalization and redevelopment.
- Fulfill the Grant Road Guiding Principles created from public input and endorsed by the Citizen Task Force.



## Refining Grant Road Area and Neighborhood Plans

To accomplish the shared vision of the Grant Road Improvement Plan established through the public involvement process, the Grant Road Community Character and Vitality Plan will, in some cases, amend portions of the Area and Neighborhood Plans that pertain to properties fronting onto Grant Road.

The refinement process will give neighborhoods and residents an opportunity to provide specific guidance on how their neighborhood should relate to Grant Road in the future.

The following is an example of a type of policy statement that the Grant Road Community Character and Vitality Plan could refine:

**“Support carefully designed and located mixed use development as a viable means to integrate housing, employment, shopping, and related activities in a relatively compact pedestrian-oriented area”** (University Area Plan). While mixed use development is supported by the Area Plan, it can be difficult to achieve approvals through existing zoning or the PAD process along with extensive project-specific negotiations.



*Members of the public at a Land Use Workshop in January 2010 work together with “game chips” to explore potential future development options.*



*Conceptual simulation of mixed-use housing between Grant Road and Mansfield Park.*

The Area and Neighborhood Plans pertaining to Grant Road often:

- contain policies that are too vague to effectively guide development and rezoning;
- divide policies by different types of land uses and have little focus on the more holistic creation of high-quality mixed-use places;
- do not provide much specific language for areas along Grant Road;
- were completed prior to the new Grant Road plan and do not consider the improved environment that the new roadway will create.



## The Grant Road Community Character and Vitality Plan will include:

- Urban design and land use guidance and regulation.
- Update/refinement of area and neighborhood plans.
- Support for increased private investment to revitalize and redevelop properties along Grant Road.

For more information about the Grant Road Improvement Plan:  
visit – the website at [www.grantroad.info](http://www.grantroad.info)  
call – the information line at (520) 624-4727  
email – [information@grantroad.info](mailto:information@grantroad.info)

Add your name to the email list to receive announcements, information, and invitations to public activities.