



The Grant Road Corridor
Project is Funded by the
Regional Transportation
Authority

GRANT ROAD

Improvement Plan

Mobility Vitality Sustainability

Community Character Segment Workshops Round 2

Representative Location Design Concepts

Central Segment, 1st Ave. to Tucson Blvd.



Representative Location Design Concepts

- Examine design concepts for **example places**
- Issues & solutions are **applicable to multiple locations**
- A lot to do in the next hour
- First round of workshops proved you are up to the challenge!

Group Activity Format

- Presentation on 1st Location
- 1/2 hour small group session broken up into 2 to 3 focused activities
 - General discussion of issue & design concepts
 - Answer questions
- Presentation on 2nd Location
- 1/2 hour small group session - same format

Campbell Mixed Use Center & Intersection Improvements

- Activity 1 - Alignment Design Concept & Excess Right-of-Way Considerations
 - Grant Road right-of-way design and alignment concepts
 - Balance desire to minimize impacts to adjacent properties with transportation & community character goals
 - What to do with land remaining after Grant Road is improved



Alignment Design Concepts

- East of Campbell

CONCEPT 1: ENHANCED TRADITIONAL INTERSECTION



CONCEPT 2: INDIRECT INTERSECTION



Alignment Design Concepts

- West of Campbell

CONCEPT 1: ENHANCED TRADITIONAL INTERSECTION



CONCEPT 2: INDIRECT INTERSECTION



Alignment Design Concepts

- Pedestrian Realm Improvements
 - 137 ft. 'Standard' cross section 'squeezes' between building fronts
 - Can we still achieve good pedestrian comfort?



Existing Condition

Alignment Design Concepts

- Pedestrian Realm Improvements
 - 137 ft. 'Standard' cross section 'squeezes' between building fronts
 - Can we still achieve good pedestrian comfort?



20 ft wide Pedestrian Realm

- widened sidewalk
- landscaped buffer

Excess Right-of-Way Considerations

- Reuse of property remaining after Grant Road Improvements



Campbell Intersection

- Activity 2 - Intersection Design Concepts
 - Improve quality and safety of pedestrian and bicycle crossing conditions

ENHANCED TRADITIONAL INTERSECTION DETAIL



INDIRECT INTERSECTION DETAIL



Central Segment Representative Locations

- Preserving & Enhancing Neighborhoods



Preserving & Enhancing Neighborhoods

- Activity 1 - Cross Section Design Considerations
 - Buffering residential uses
 - Preserving or reusing commercial uses



Buffering Residential Uses

- Local Access Lane to create—
 - Well landscaped transition
 - Create quality pedestrian environment



160 FOOT RIGHT-OF-WAY

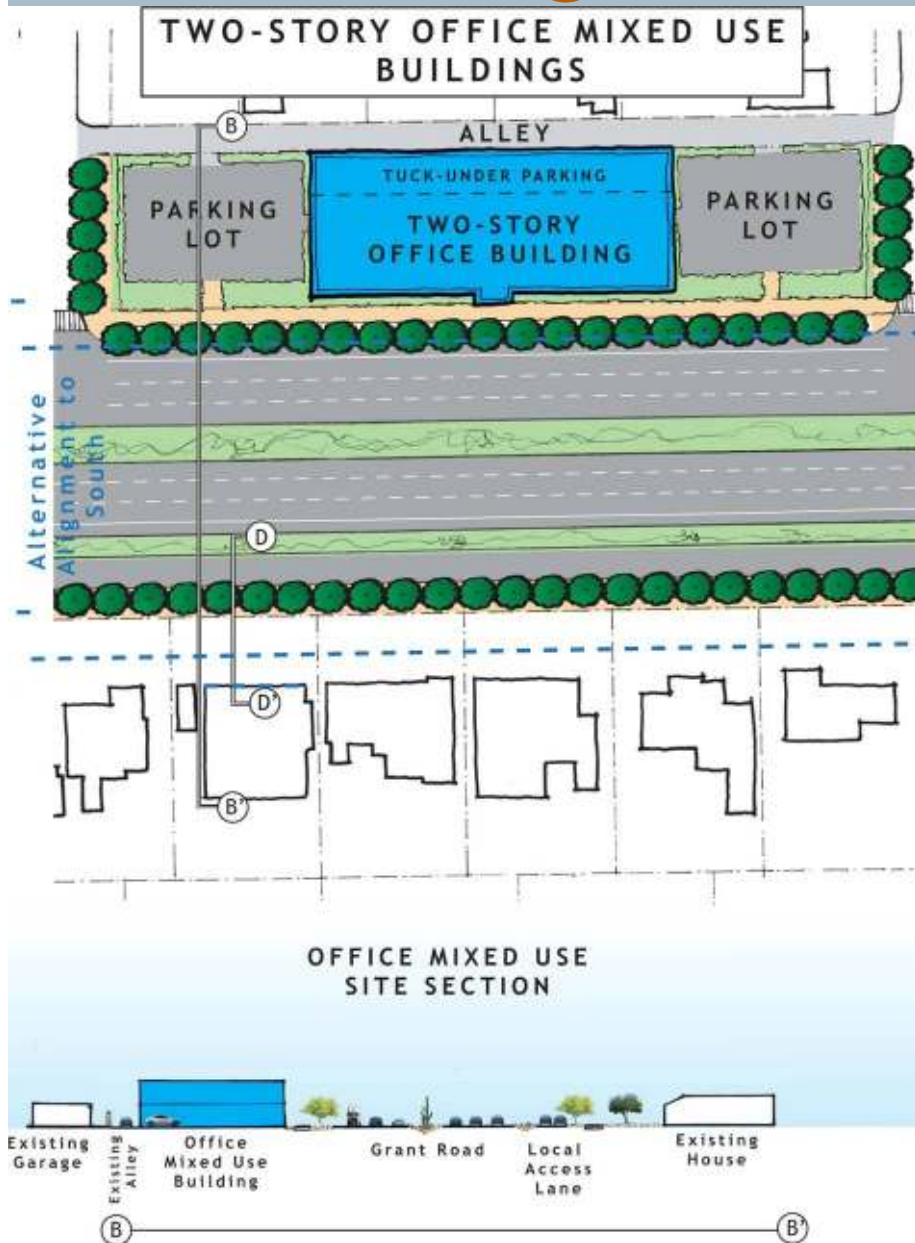
Cross Section Design



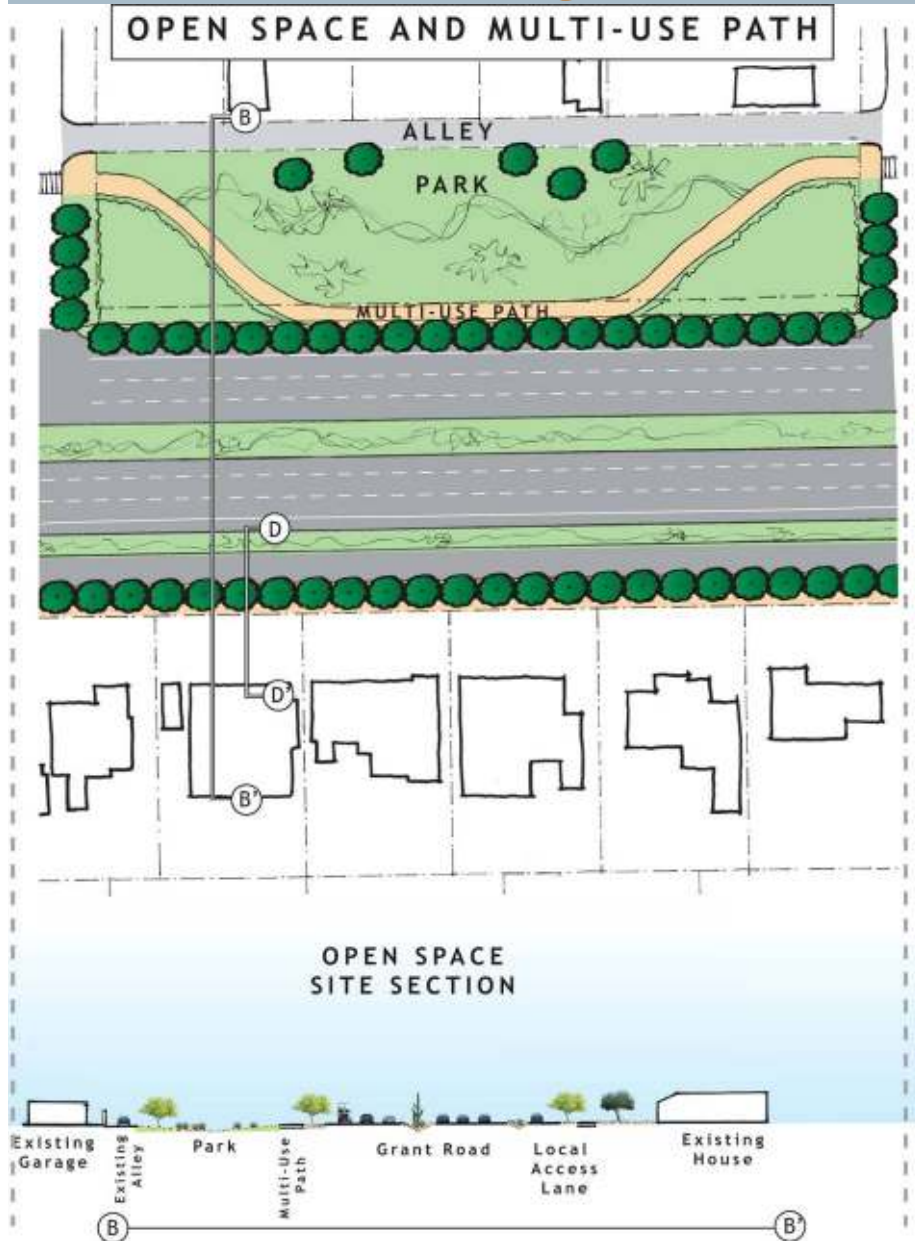
Preserving & Enhancing Neighborhoods

- Activity 2 - Excess Right-of-Way Considerations
 - Noise buffering of adjacent neighborhoods
 - Community character of resulting development
 - Quality of resulting public realm
 - Cost of property acquisition and potential to generate revenue from reuse to fund other improvements
 - Cost of maintaining public open space

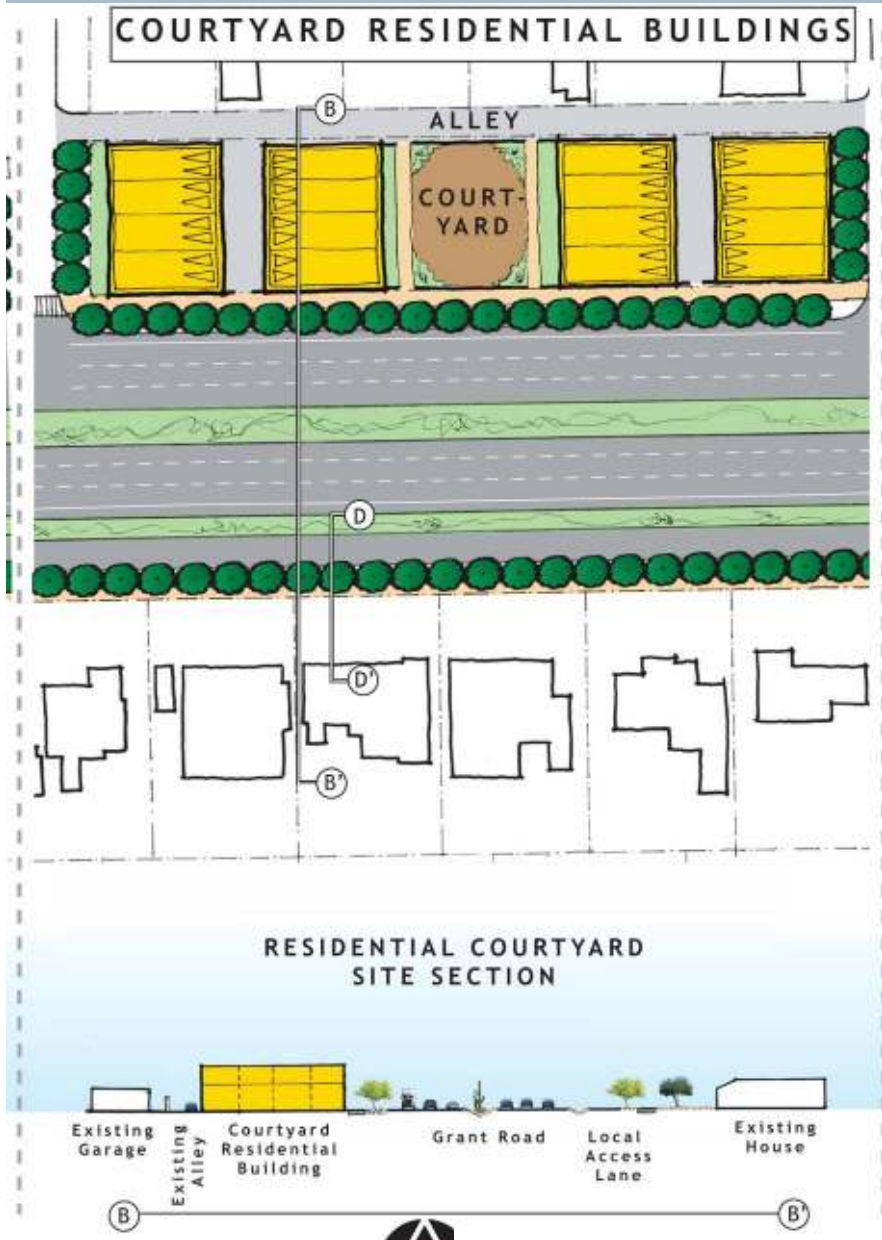
Excess Right-of-Way Considerations



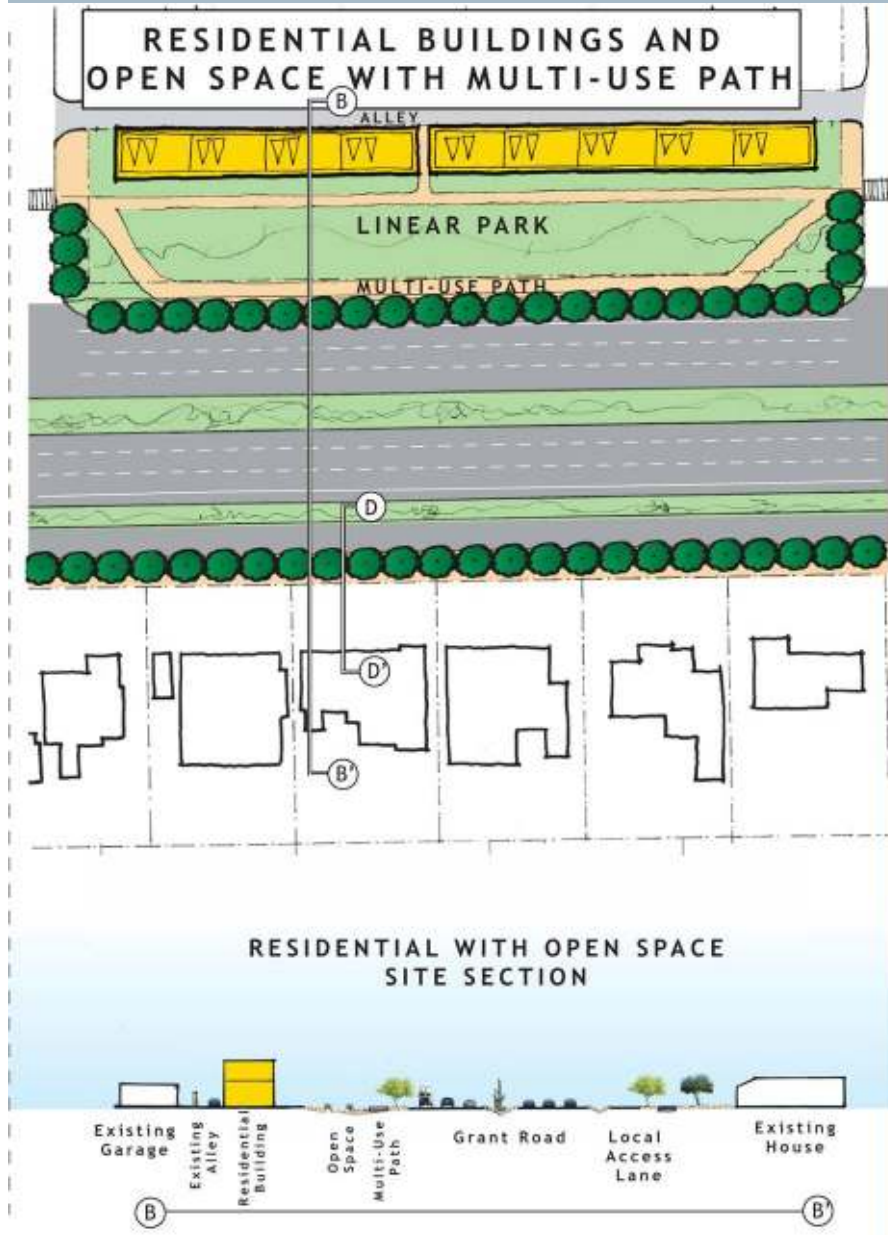
Excess Right-of-Way Considerations



Excess Right-of-Way Considerations



Excess Right-of-Way Considerations



Time to Work!



INSTRUCTIONS

The focus of this workshop is exploring the impacts on neighborhoods by the transportation/road. Roadside improvements needed to support the activities. This workshop focuses on one block between Grant Avenue and Miller Avenue, but the ideas and concepts could apply to many other areas of Grant Road.

How are you going to use the space? Do you want to use the space for other things? Do you want to use the space for other things? Do you want to use the space for other things?

WORKSHOP QUESTIONS

Local Access Lane Questions: How do you think about the use of local access lanes? What concept in this group seems most desirable to you?

Open Space with Multi-Use Path: How do you think about the use of open space with multi-use path? What concept in this group seems most desirable to you?

Courtyard Residential Buildings: How do you think about the use of courtyard residential buildings? What concept in this group seems most desirable to you?

Residential Buildings with Open Space with Multi-Use Path: How do you think about the use of residential buildings with open space with multi-use path? What concept in this group seems most desirable to you?

Other Issues we need to consider?

Activity	Yes	No	Other
Walking/bicycling	1	1	1
Walking/bicycling with children	1	1	1
Walking/bicycling with dogs	1	1	1
Walking/bicycling with strollers	1	1	1
Walking/bicycling with shopping bags	1	1	1
Walking/bicycling with children's strollers	1	1	1
Walking/bicycling with children's strollers	1	1	1
Walking/bicycling with children's strollers	1	1	1

GUIDING PRINCIPLES

THE FOLLOWING GUIDING PRINCIPLES OF THE GRANT ROAD IMPROVEMENT PLAN ARE RELEVANT TO THE CONCEPTS IN THESE ACTIVITIES:

- 2.3 Support the viability of small, local and independent businesses
- 2.17 Encourage private investment that revitalizes opportunity sites along Grant Road
- 2.1 Preserve and enhance the scale and character of existing residential neighborhoods
- 4.7 Coordinate new development and revitalization with new and existing amenities and multimodal infrastructure

