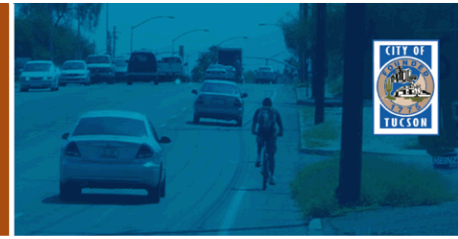




GRANT ROAD Improvement Plan



www.grantroad.info



Mobility

Vitality

Sustainability



This project is managed by the City of Tucson.

For more information please visit www.grantroad.info or call the project hotline at 624-4727.

Join Us for a Community Conversation - The Grant Road Community Character & Vitality Plan - Land Use Planning Phase

Monday, November 28th
Ward 3 Office
1510 E. Grant Road
6:00-7:30 p.m.

Vice Mayor Karin Uhlich and the Grant Road Improvement Plan team invite you to attend a community conversation at the Ward 3 Office to discuss the land use planning for Grant Road.

The design concept for the roadway cross-section and alignment is complete and was approved by Tucson's Mayor and Council in 2009, and construction of the first segment around the Grant and Oracle intersection is planned to start in early 2012. In keeping with the community's values expressed during the design phase and the Context Sensitive design planning process, a land use plan for the roadway is being developed to determine the character of the properties along the roadway. This planning process is building from the vision and guiding principles for the character along Grant Road that the community has discussed during the past 4 years of planning for the project. The goal of the Community Character & Vitality Plan is to create an optional urban overlay zone called The Grant Road District, that will create more options for the redevelopment of properties along the roadway, incentives to property owners and developers who choose to opt into the zone, and more certainty for neighboring properties in terms of the quality and character of development. **The Grant Road District will be an optional overlay zone and will not automatically change existing zoning**, but will integrate design and performance standards for more effective and efficient implementation which could include:

- Standards that improve the feasibility of the mix of land uses the community desires along Grant Road
- Design standards for how development fronts Grant Road, so that properties complement improvements to the roadway and help create a pedestrian and transit supportive environment
- Buffering of surrounding residentially zoned properties
- Adjustments to building height limits that may be higher or lower than existing zoning, depending on location, but that always require a stepping down of building heights towards existing 1 and 2-story adjacent residential neighborhoods.

In order to implement the new Grant Road District it may be necessary to amend some Area and Neighborhood Plans to better define what type of development the community would like to see along Grant Road. The amendments to Area and

This is a project of the Regional Transportation Authority.

The voter-approved, \$2.1 billion RTA plan will be implemented through 2026. Details about the full plan are available at www.RTAmobility.com.

The Regional Transportation Authority has a nine-member board with representatives from local, state and tribal governments.

This project will be managed by the City of Tucson.

Neighborhood Plans will be minor and are meant to enhance and protect the type of character that neighborhoods would like to see in their area along Grant Road.

Public input 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 input and participate in meetings and open houses to discuss the proposed optional urban overlay zone, as well as opportunities to provide written comment on draft documents. The optional zoning and Area and Neighborhood Plan amendments will be available for public review and comment prior to their submittal to the Tucson Planning Commission, Zoning Examiner and Mayor and Council for consideration.

Vice Mayor Uhlich and members of the Grant Road Improvement Plan team invite you to join them on November 28th to learn more about this next phase of planning for Grant Road and provide your input.