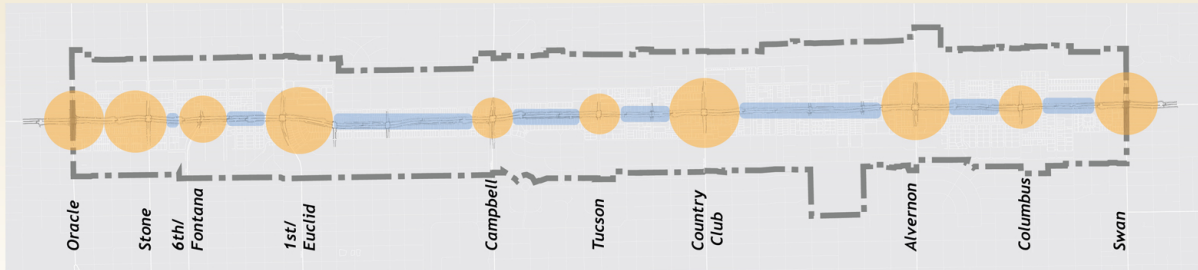




Community Character & Vitality –

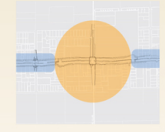
Mobility Vitality Sustainability

Centers and Districts – An organizing structure for Grant Road



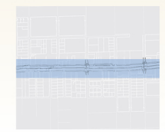
Centers

- Centers are areas where concentrations of activities occur around the intersection of Grant Road with other major roads, such as Oracle Road, Tucson Boulevard, and Alvernon Way.
- Centers are destinations with a mix of uses that vary in size, scale, and diversity of uses.
- Centers may provide services to the region, and may also be designed to be compatible with the residential neighborhoods around them.



Districts

- Districts are linear areas that line Grant Road between the Centers, and provide supporting uses.
- Districts have a certain character and set of uses that typically includes a smaller scale and different building orientation.
- While some Districts contain auto-serving uses, they also should support pedestrian and bicycle movement along Grant Road.



Center - Character Images



District - Character Images



Area & Neighborhood Plans and the Grant Road Community Character & Vitality Plan

Overview of Existing Area & Neighborhood Plans

- These plans frame the future potential land uses for the neighborhoods along Grant Road and the properties that front onto Grant Road.
- Provide the policy "bridge" from the Comprehensive Plan to the range of potential future zoning designations.
- Very general, but strongly related to what we have heard from stakeholders in preparing the Grant Road Plan Guiding Principles.
- Most of the existing plans define centers and districts of activity along Grant Road, similar to what is being proposed in the Grant Road Plan.

Overview of Grant Road Community Character & Vitality Plan

- What the Grant Road Improvement Plan and Guidelines seek to do –
- Refine Current Area and Neighborhood Plan Land Use & Design Guidance for properties along Grant Road – through an amendment to Area & Neighborhood Plans.
 - Guide future land use change to achieve the community's vision for the form and scale of future development.
 - Primarily focusing on non-residential and mixed use properties, non-existing single-family residential uses.
 - Focus on the relationship and buffering between development along Grant Road and the neighborhoods behind.
 - This effort will **not** rezone any properties.

Existing Area & Neighborhood Plan Land Use Designations around Grant Road's Centers and Districts

