

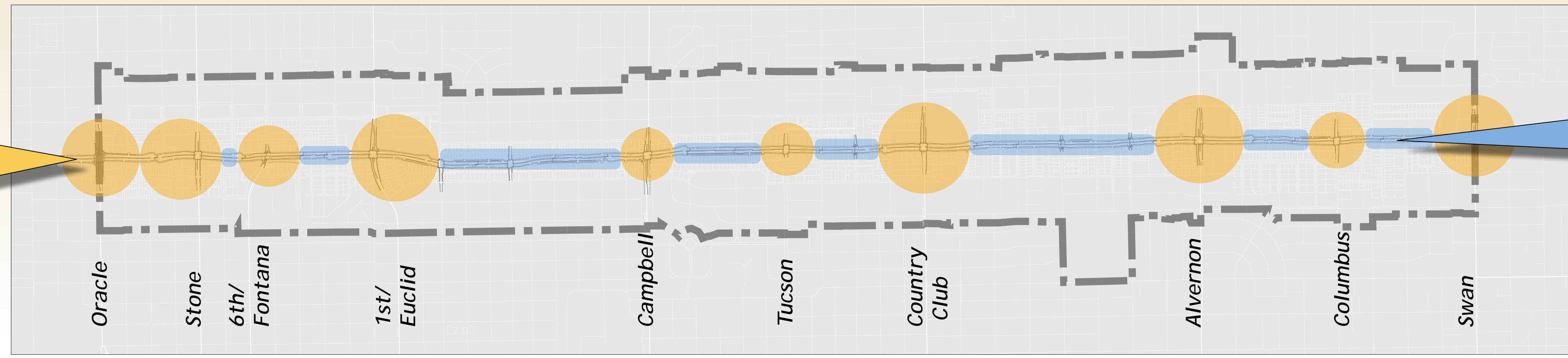
## Centers and Districts – An organizing structure for Grant Road

### Centers:

Areas around Grant Road's intersections with other major roads that contain concentrations of a mix of activities. Centers vary in size, scale, and diversity and are designed to be compatible with the residential neighborhoods around them.

Types of Centers (see map below):

- Refocus auto-oriented commercial strips into neighborhood centers
- Revitalize shopping centers into mixed use centers
- Revitalize to capitalize on existing focus of centers
- Keep focus of centers with some enhancements



### Districts:

Areas that line Grant Road between the Centers that typically are smaller scale and have different building orientation. While some Districts contain auto-serving uses, they also should support pedestrian and bicycle movement along Grant Road.

Types of Districts (see map below):

- Active and engaging neighborhood buffers
- A balanced and supportive mix of uses: residential, student housing, commercial, industrial
- Support retail viability and enhance community character

### Center - Character Images



### District - Character Images



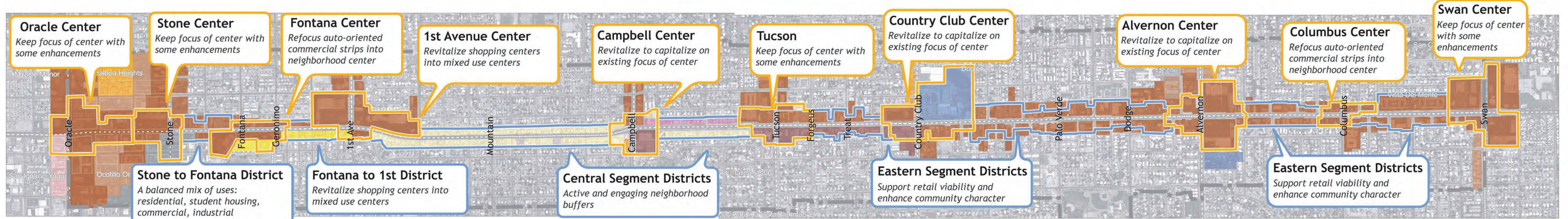
## Area & Neighborhood Plans and the Grant Road Community Character & Vitality Plan

### 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 General 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 existing plans promote centers and districts of activity, similar to what is being proposed in the Grant Road Plan.

### Overview of Grant Road Community Character & Vitality Plan

- The Grant Road Plan and Guidelines seek to:
- Refine current area and neighborhood plan land use & design guidance for properties along Grant Road—through amendments to Area & Neighborhood Plans
  - Guide future land use change to achieve the community's vision for the form and scale of future development
  - Primarily deal with non-residential and mixed use properties, not 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

Area/Neighborhood Plan Designations			
<span style="display:inline-block; width:15px; height:15px; background-color: #8B4513; border: 1px solid black;"></span> Mixed Use: Office and Commercial	<span style="display:inline-block; width:15px; height:15px; background-color: #800080; border: 1px solid black;"></span> Office	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFF00; border: 1px solid black;"></span> Medium Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #808080; border: 1px solid black;"></span> Industrial
<span style="display:inline-block; width:15px; height:15px; background-color: #A0522D; border: 1px solid black;"></span> Mixed Use: Office	<span style="display:inline-block; width:15px; height:15px; background-color: #D8BFD8; border: 1px solid black;"></span> Low Intensity Office	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFFE0; border: 1px solid black;"></span> Single Family Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #ADD8E6; border: 1px solid black;"></span> Public
<span style="display:inline-block; width:15px; height:15px; background-color: #4682B4; border: 1px solid black;"></span> Office or Commercial	<span style="display:inline-block; width:15px; height:15px; background-color: #FF8C00; border: 1px solid black;"></span> High-Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color: #D3D3D3; border: 1px solid black;"></span> Parking or Residential Uses	