

Encourage Viable and Compatible Land Uses

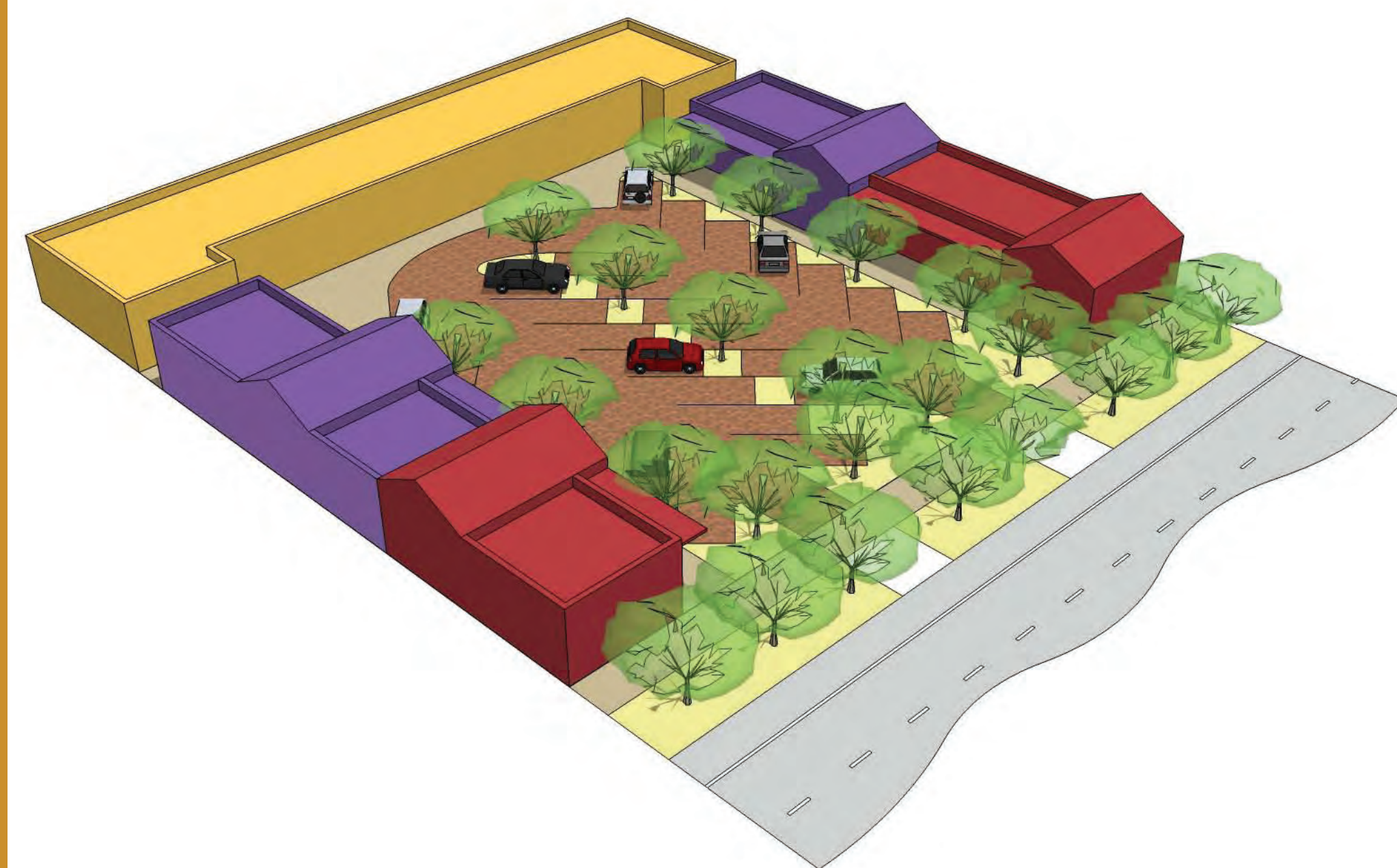
Relevant questions from January 2010 Workshops included:

- How to deal with vacant buildings, or uses that are currently struggling?
- What uses would strengthen existing or future businesses?

Workshop activities introduced various building types including a multitude of uses: homes, medical offices, retail shops, neighborhood-services and gathering space.

While a mix of uses was supported throughout Grant Road, the types and intensities of uses varied by location:

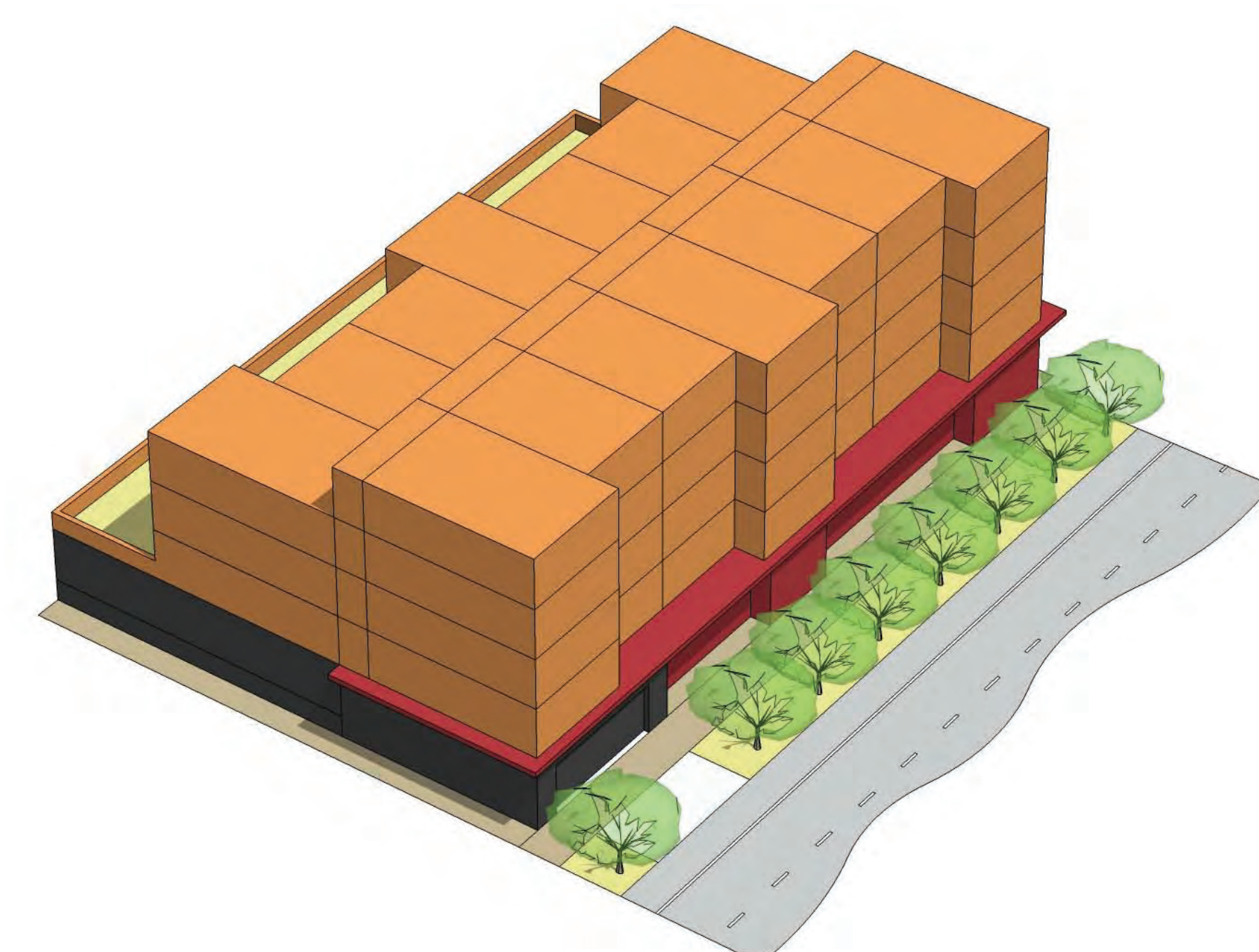
- Some support for student residential uses west of Park Avenue
- Make 1st Avenue Center primarily retail, services, and offices
- Park to Tucson Districts - mix of uses with residential scale
- Add residential & neighborhood uses to Country Club Center



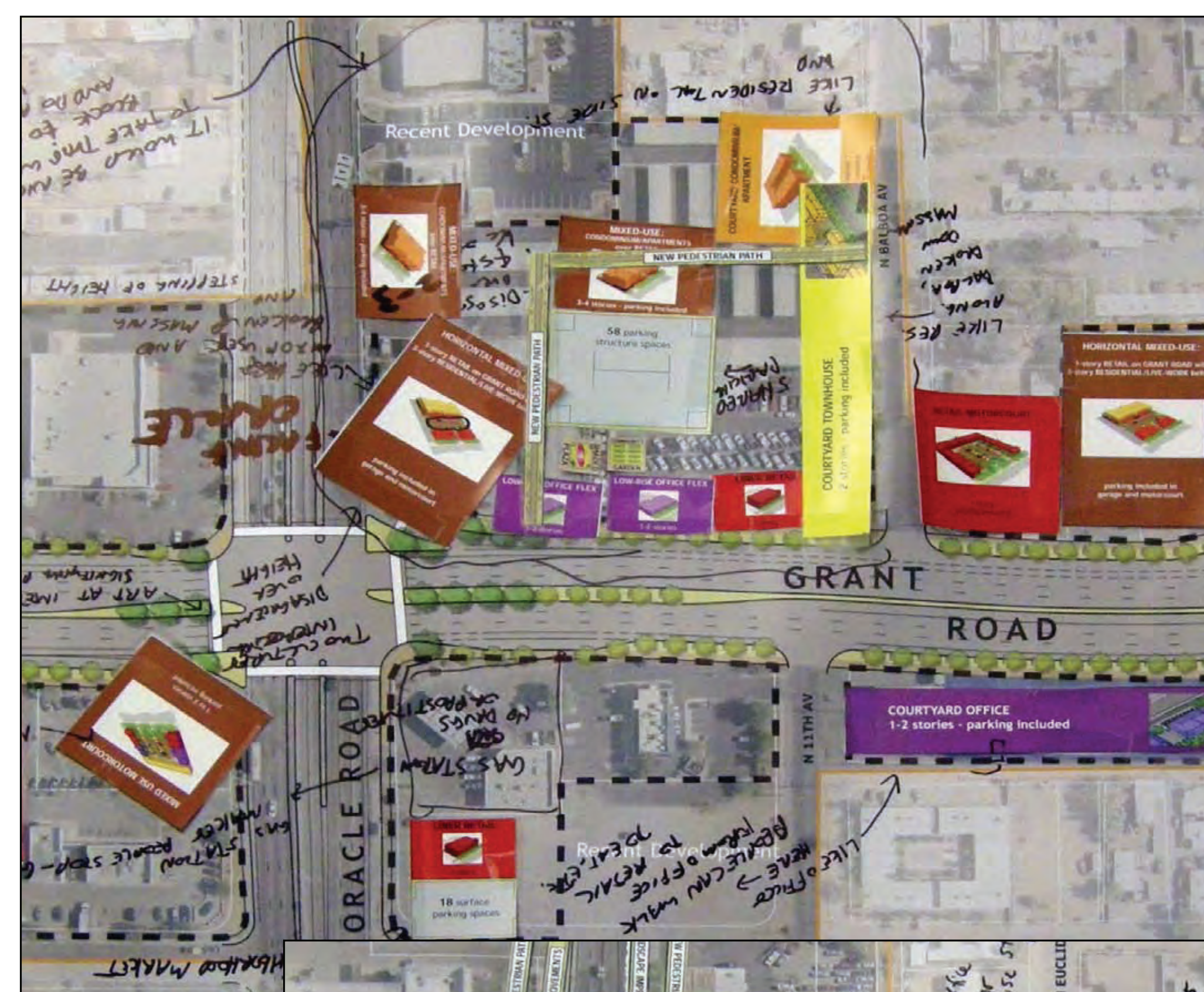
Mixed Use Motorcourt Concept



Horizontal Mixed Use Concept



5-story mixed use concept



Game pieces overlaid on study area worksheet to make mixed use centers with varied and compatible land uses and building forms

Create Context Appropriate Building Heights and Massing

Building height and massing has been a concern in terms of:

- Relationship to views of the Catalina Mountains
- Relationship to scale and massing of adjacent single family neighborhoods
- Appropriate scale and massing given desired character of centers and districts along Grant Road

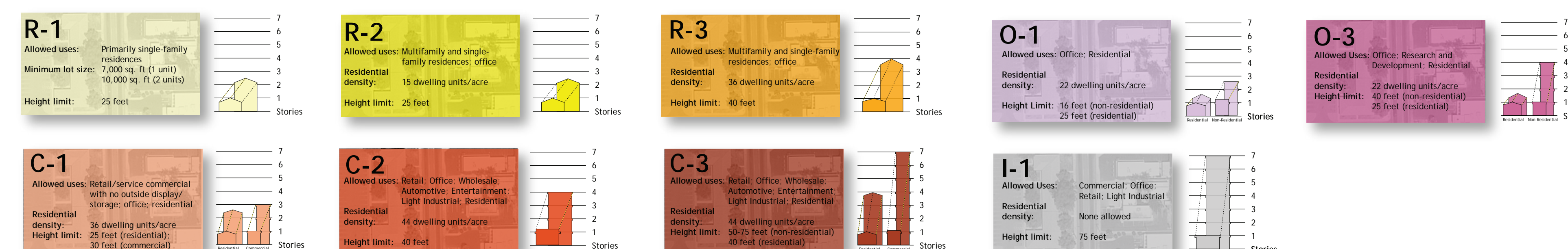
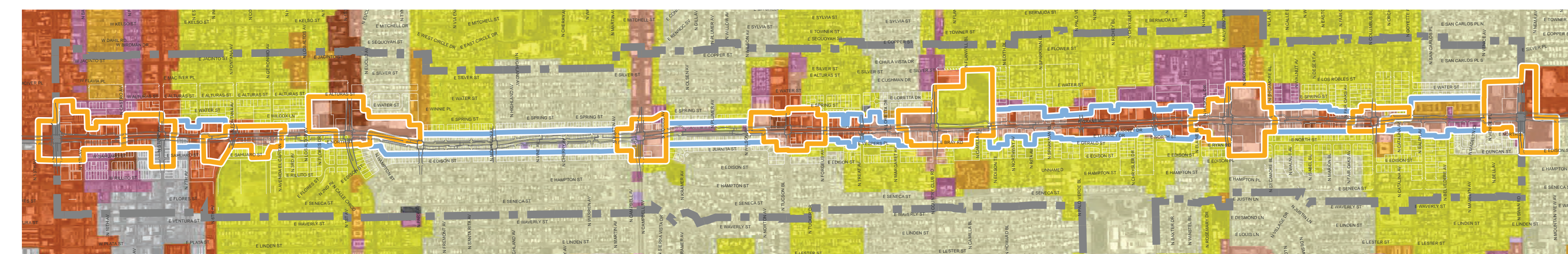
Feedback from previous workshops has included:

- May 2008 workshops - majority okay with 2-3 stories in most locations, some centers 3-4 stories okay
- January 2010 workshops
 - Provide up to 4 story height in some locations, possibly taller than existing zoning
 - Only 1 or 2 story buildings in other locations, possibly lower than existing zoning



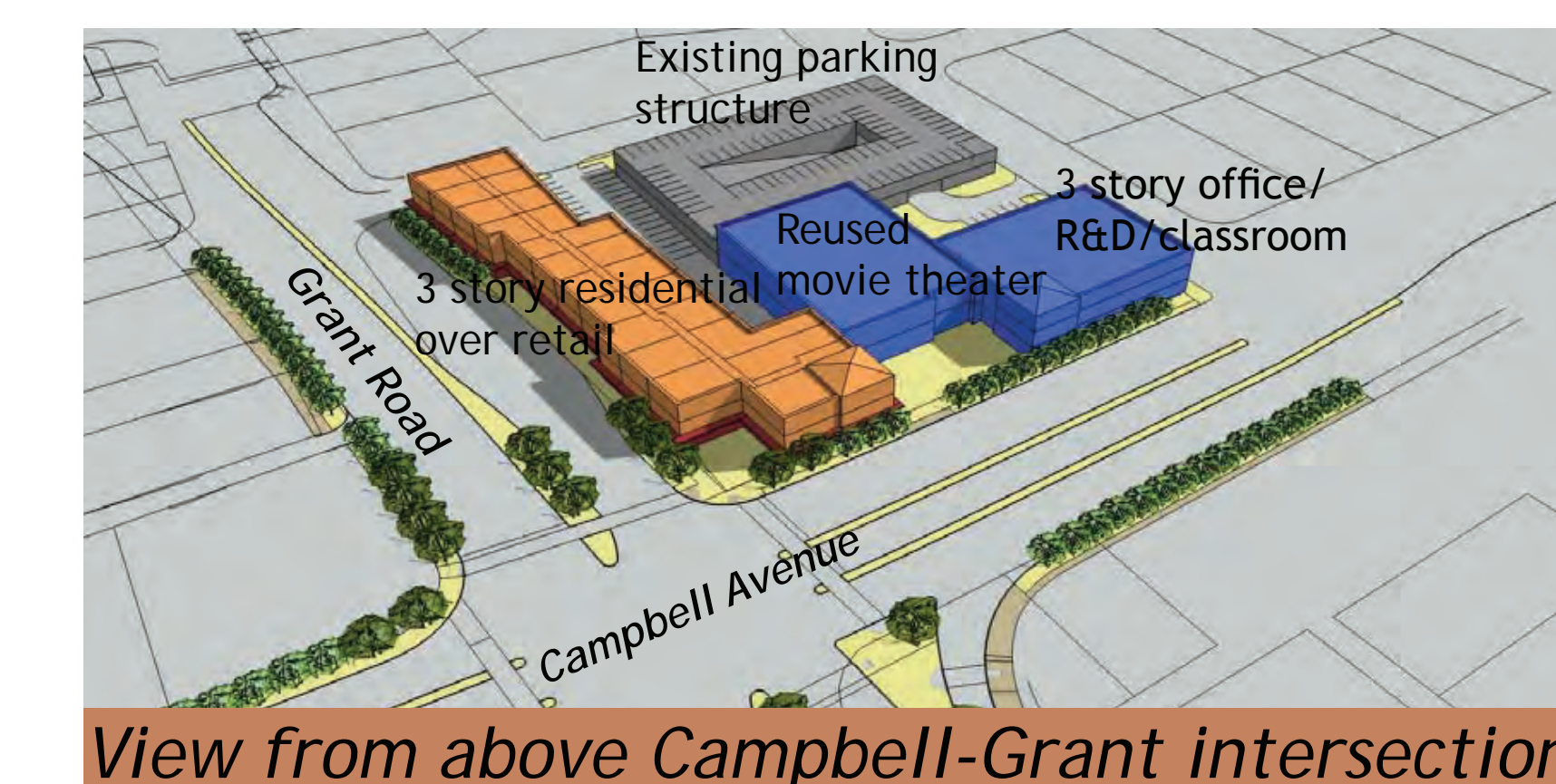
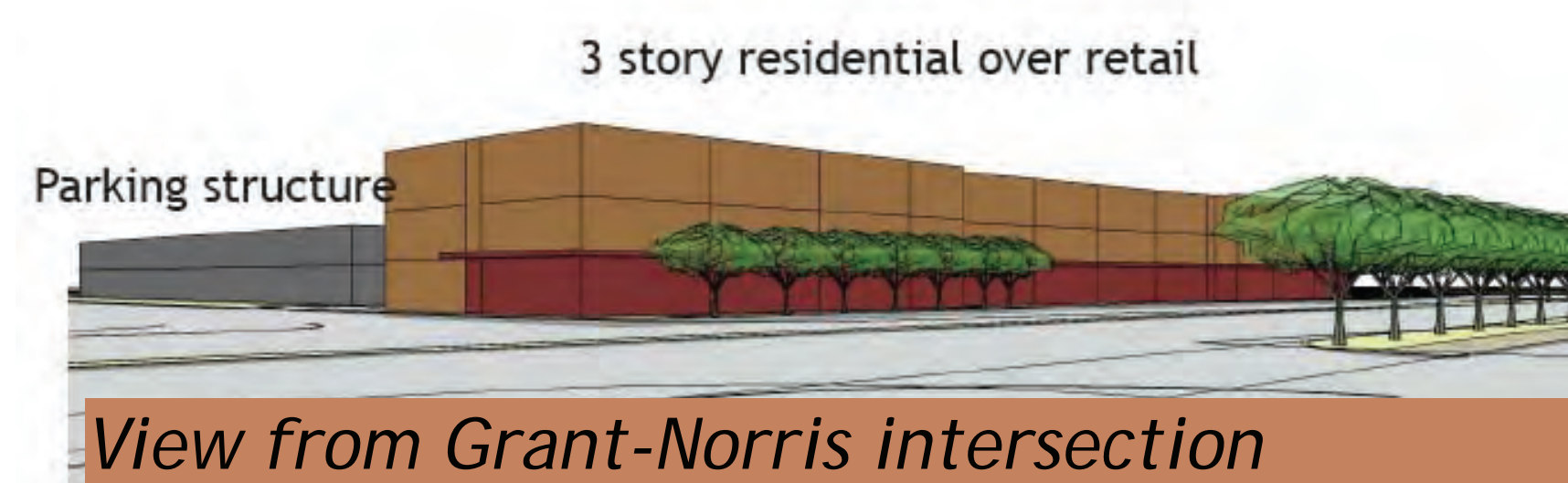
Centers and Districts with Existing Zoning and Allowed Building Heights

Existing zoning for the study area is a mix of residential, commercial, and light industrial uses, many of which allow for a mix of uses and heights ranging from 1-2 stories (15' -25') to 7 stories (75').



Campbell Center Design Concept Studies — illustration of various land use mixes and building height configurations

Concept 1:
3-story buildings with existing parking garage



Concept 1:
Mix of 2 and up to 5 story buildings, stepping down towards existing neighborhood, with new parking structure in center of block

