



GRANT ROAD Improvement Plan

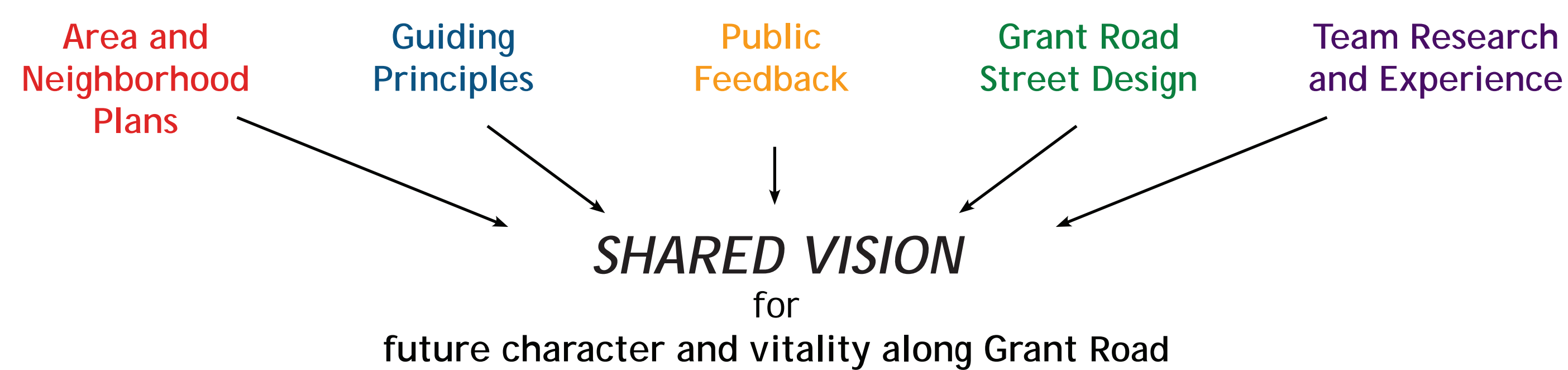
Mobility Vitality Sustainability

Grant Road Community Character and Vitality Plan

The Grant Road Community Character and Vitality Plan is a set of tools for the City of Tucson, property owners, and the communities along Grant Road and throughout greater Tucson to define and achieve a vision for the Grant Road corridor, and to facilitate the creation of great places that complement the street improvements of the Grant Road Improvement Plan.

A Community Vision for Grant Road

The Project Team is synthesizing feedback from four rounds of Community Character and Vitality workshops, Community Conversations, and other outreach, as well as from existing conditions and policy analysis, work with the Grant Road Citizens Task Force, the Grant Road Guiding Principles, the Grant Road street design, and community character concepts, into a future vision for the places along Grant Road. A set of Planning Objectives will provide the themes of the plan, while a set of Vision Concepts will describe the shared visions for individual Centers and Districts along the corridor: the land uses, heights and massing, public open spaces, mountain views, economic vitality, key properties, and other aspects that will define the future character and vitality of Grant Road.

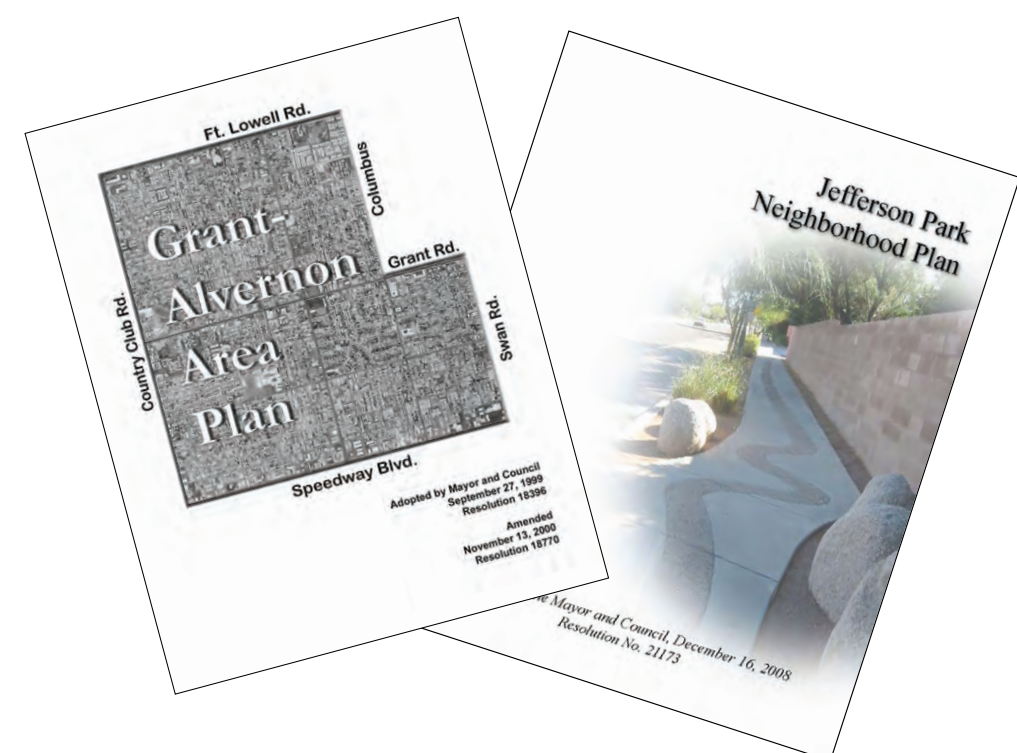


Achieving the Community Vision

To accomplish this shared vision for Grant Road, the Project Team has been working to develop a Policy Framework that will be both flexible and effective for the greater community, property owners, and the City of Tucson.

Area and Neighborhood Plan refinements

Area and Neighborhood Plans provide direction for the development of Tucson's neighborhoods and rezoning of properties. However, the plans' policy statements often leave too much to interpretation and lack specificity about places along Grant Road.



The CC&V Plan will refine the plans to reference the Grant Road Improvement Plan Vision Statement and Planning Objectives, amend specific policies where needed so as to provide design guidelines for Grant Road Centers and Districts within the Area or Neighborhood Plan areas, and to address how neighborhoods should relate to Grant Road in the future.

Grant Road Design Guidelines and Revitalization Zone

The Grant Road Community Character & Vitality Planning Effort will not rezone properties along Grant Road. The project team is developing an Optional Grant Road Revitalization Overlay Zoning District and Urban Design Guidelines Plan which a property owner could voluntarily apply to their property.

This new OPTIONAL Revitalization Overlay Zone will integrate the Design Guidelines with zoning for more efficient and effective implementation and provide development incentives to encourage its use. It could allow for lower or higher heights than existing zoning; different mixes of land uses; different densities and intensities; and different setbacks from the street and setbacks of building massing.

Business Retention, Assistance, and Maintenance Program (RAMP)

The Business RAMP will bolster the Transportation Department's current business assistance program and complement the business strategy development activities of the RTA MainStreet Program by:

Developing new and enhancing existing programs that assist businesses in the time leading up to and during roadway construction;

Maintaining occupancy of buildings, ideally with the existing tenants/businesses, if a full acquisition of the site is planned, and researching opportunities for an incentive program to keep owners/tenants on site including use of leaseback option; and

Flexing development regulations after partial acquisitions to allow for site reconfiguration and improvement of property after right-of-way acquisition.

Development Approval Options

Achieving the community vision for Grant Road depends on the private sector to effectively maintain and revitalize properties along Grant Road. The Community Character and Vitality Plan will provide a variety of pathways for property owners or developers to mitigate the effects of the Grant Road widening on their properties, leverage the new street improvements with complementary private development, or revitalize their properties with new development.

The diagram to the right shows a typical Grant Road condition as it exists today (top); with the impact from the widening (2nd from top); followed by potential scenarios of development that might result from the three development approval options available to the property owners.

