

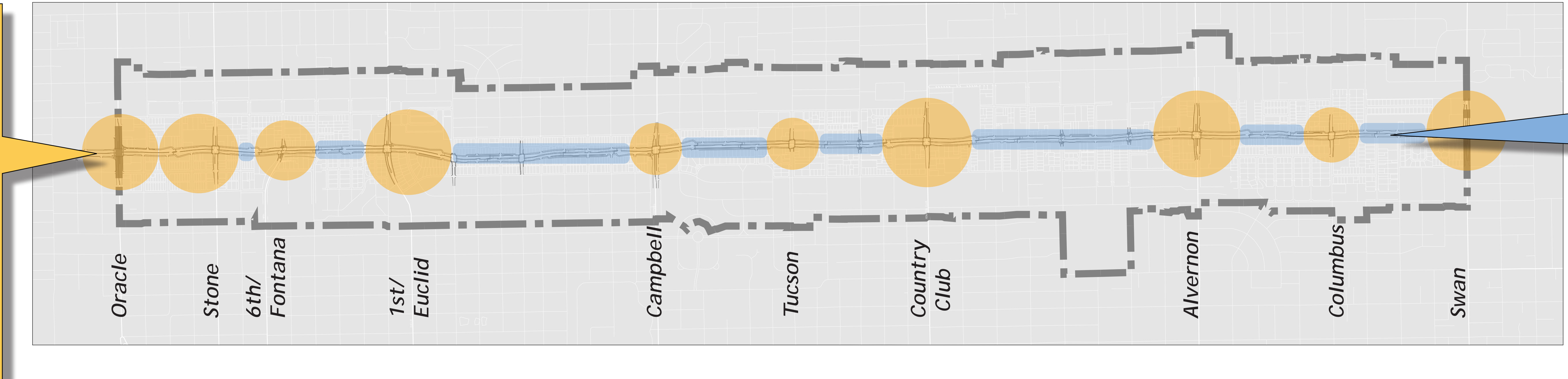
Centers and Segments – An organizing structure for Grant Road

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 (also see Vision Concepts station):

- 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



Segments:

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

Types of Districts (also see Vision Concepts station):

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



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 Grant Road District optional overlay zone.
- 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 of activity, similar to what is being proposed in the Grant Road Plan.

Amending Area & Neighborhood Plans

Area and Neighborhood Plans need to be amended to define Grant Road District urban overlay zone as the alternative zoning for the planning area. The GRD Planning Team is developing a standard approach for the amendments that will include:

- New maps or mapping changes to indicate area that is within the GRD Zone;
- A general statement directing people to the GRD Zone for details; and
- Additional references and policy changes as needed in some of the ANPs to reflect the objectives of the GRD.

This approach will be presented to neighborhood stakeholders for comment and will be refined by the Planning Commission prior to a public hearing with Mayor and Council.



Existing Area & Neighborhood Plan Land Use Designations around Grant Road’s Centers and Segments*

*Low and Medium Density Residential designations not shown.