

PUBLIC PARTICIPATION MAKES A DIFFERENCE

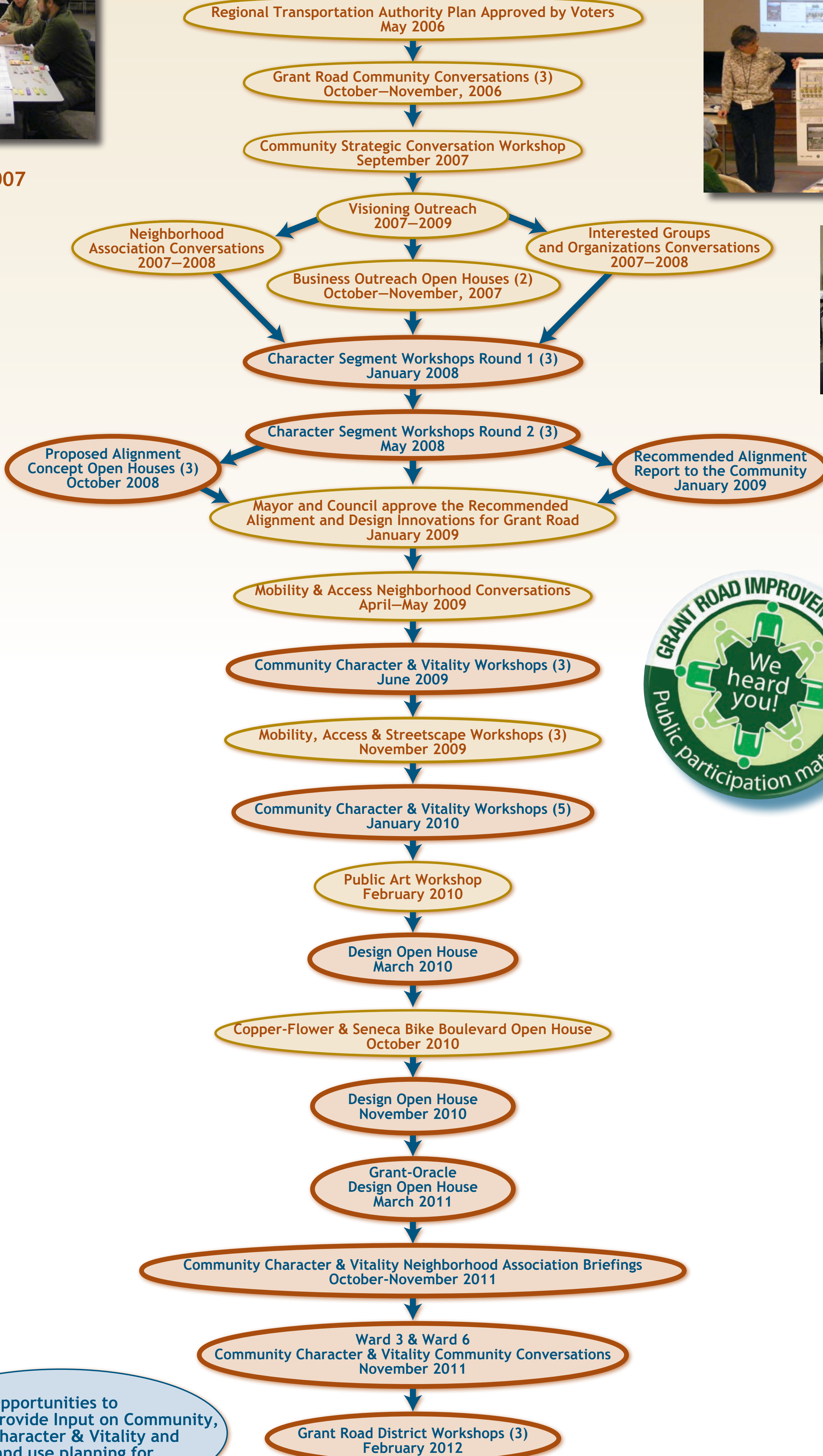


Beginning Summer 2007

Public Participation Opportunities To Date 2006

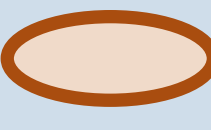


Beginning Fall 2008

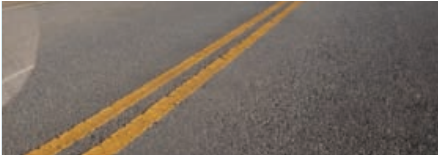
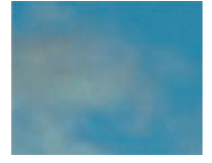


Citizens Task Force Meetings — Ongoing

One-on-One meetings with affected property owners — Ongoing

 Opportunities to provide Input on Community, Character & Vitality and land use planning for Grant Road to date.

2012 — More to Come



Grant Road District (GRD) Process and Schedule

In order to create the Grant Road District Optional Overlay Zone (GRD), minor modifications to the Grant Road Area and Neighborhood Plans along Grant Road will be necessary. Following approval of these modifications, the GRD can be finalized and approved.

Both the process of amending the Area and Neighborhood Plans and creating the GRD include multiple opportunities for public input, review and comment.



Area and Neighborhood Plan Amendments

Minor modifications must be made to the Area and Neighborhood Plans along Grant Road (from Swan to Oracle) to conform with the new GRD. This process began in the fall of 2011 when the Grant Road Team met with Neighborhood Associations on Grant to explain the Plan modifications and the benefits of the GRD.

Future Opportunities for public involvement are:

- Area and Neighborhood Plan Neighborhood and Business Meetings Feb – Apr 2012
- Planning Commission Study Sessions and Public Hearings Spring 2012
- Mayor and Council Public Hearing and Study Session Summer/Fall 2012

Grant Road District Optional Overlay Zone

The GRD will be considered for approval and implementation following the completion of amendments to the Area and Neighborhood Plans and additional opportunities for public involvement and comment on the GRD are:

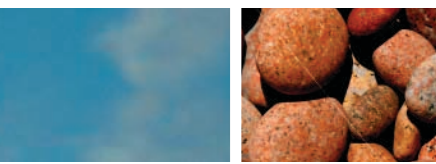
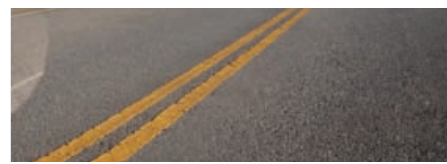
- Grant Road District Workshops February 6, 8, & 9, 2012
- Grant Road District Open House Fall 2012
- Zoning Examiner Review Fall 2012
- Mayor and Council Public Hearing and Study Session Winter 2012

www.GrantRoad.info –




For Ongoing Information and Updates

Visit the Grant Road Improvement Plan website for up-to-date information on when and where meetings and workshops are taking place. The best way to make sure you stay informed of opportunities to provide input is to join the Grant Road Improvement Plan email list.

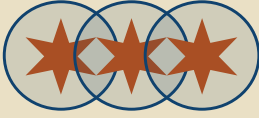



You can do this by visiting the web site www.GrantRoad.info, calling 520-624-4727, emailing information@GrantRoad.info, or by speaking to a Grant Road Team or Task Force member at a public open house or other event.



Schedule for Area and Neighborhood Plan Amendments

	Winter 2011-12	Spring 2012	Summer 2012	Fall 2012	Winter 2012-13
Area and Neighborhood Plan Neighborhood and Business Meetings					
Planning Commission Study Sessions and Public Hearings					
Mayor and Council Public Hearing					

Schedule for Grant Road District Optional Overlay Zone

	Winter 2011-12	Spring 2012	Summer 2012	Fall 2012	Winter 2012-13
Grant Road District Workshops					
Grant Road District Zoning Open House					
Zoning Examiner Review					
Mayor and Council Public Hearing					

The Community Character & Vitality Land Use phase of the Grant Road Improvement Plan will take shape between December 2011 and January 2013 and will establish an optional urban overlay district – **The Grant Road District**. The optional Grant Road District **will not automatically change existing zoning** and is proposed **only for properties fronting on Grant Road**. It will not affect R-1 zoned single family residential properties where the existing house is intact after the Grant Road widening. The Grant Road District will expand options and incentives for redevelopment on Grant Road and will integrate design and performance standards for more effective and efficient implementation.

The Grant Road District will –

- Enable a development review process that is **more effective and efficient**
- Focus on the character of **future development** - the design of buildings, open spaces and parking in relation to the street
- Define how building heights and stepbacks, as well as landscaping, will **buffer adjacent single family neighborhoods** from active mixed use development along the new Grant Road
- Serve as a model for similar efforts along other major streets in Tucson

Potential Grant Road District Design Standards will –

- Improve the mix of land uses the community has said they want along Grant Road
- Determine how development fronts on Grant Road, complements improvements to the roadway, and creates an environment that supports pedestrians and transit
- Support buffering of surrounding residential properties
- Make adjustments to building height limits that may be higher or lower than existing zoning, depending on location, but that always require a stepping down of building heights towards existing 1 and 2-story adjacent residential neighborhoods