



The Grant Road Corridor
Project is Funded by the
Regional Transportation
Authority

GRANT ROAD

Improvement Plan

Mobility Vitality Sustainability

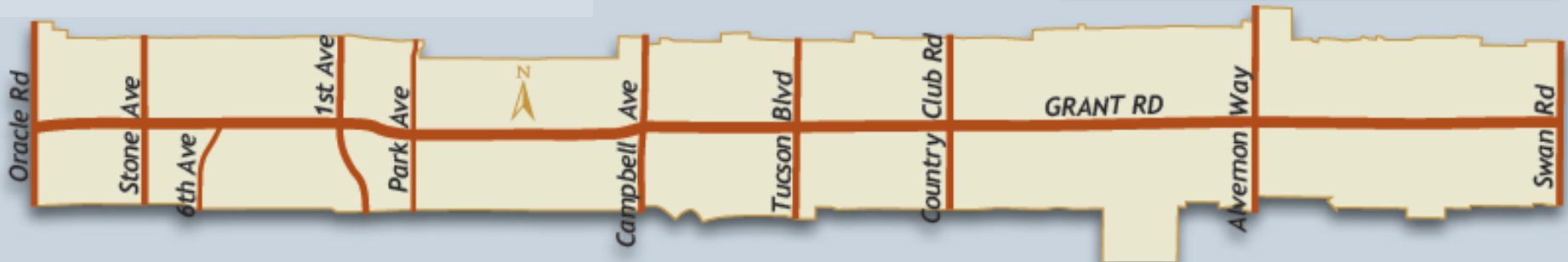
Grant Road District Overlay

August 23, 2012



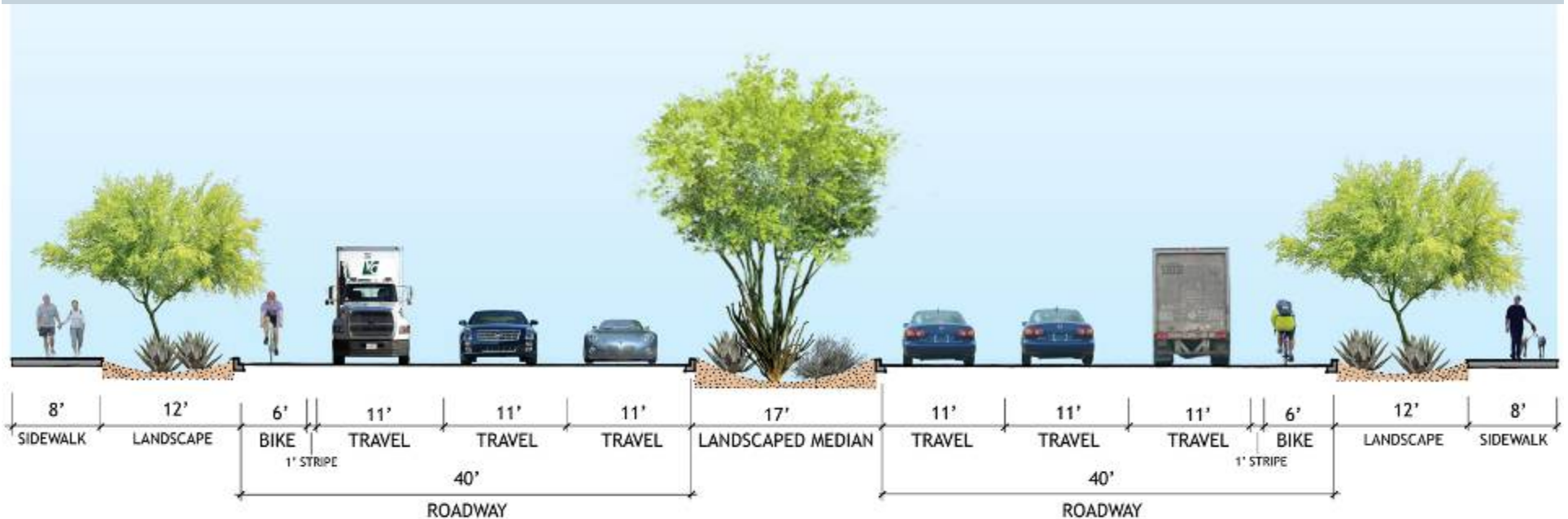
RTA's Largest Project 5 Miles from Oracle Road to Swan Road

- Approved by voters in 2006



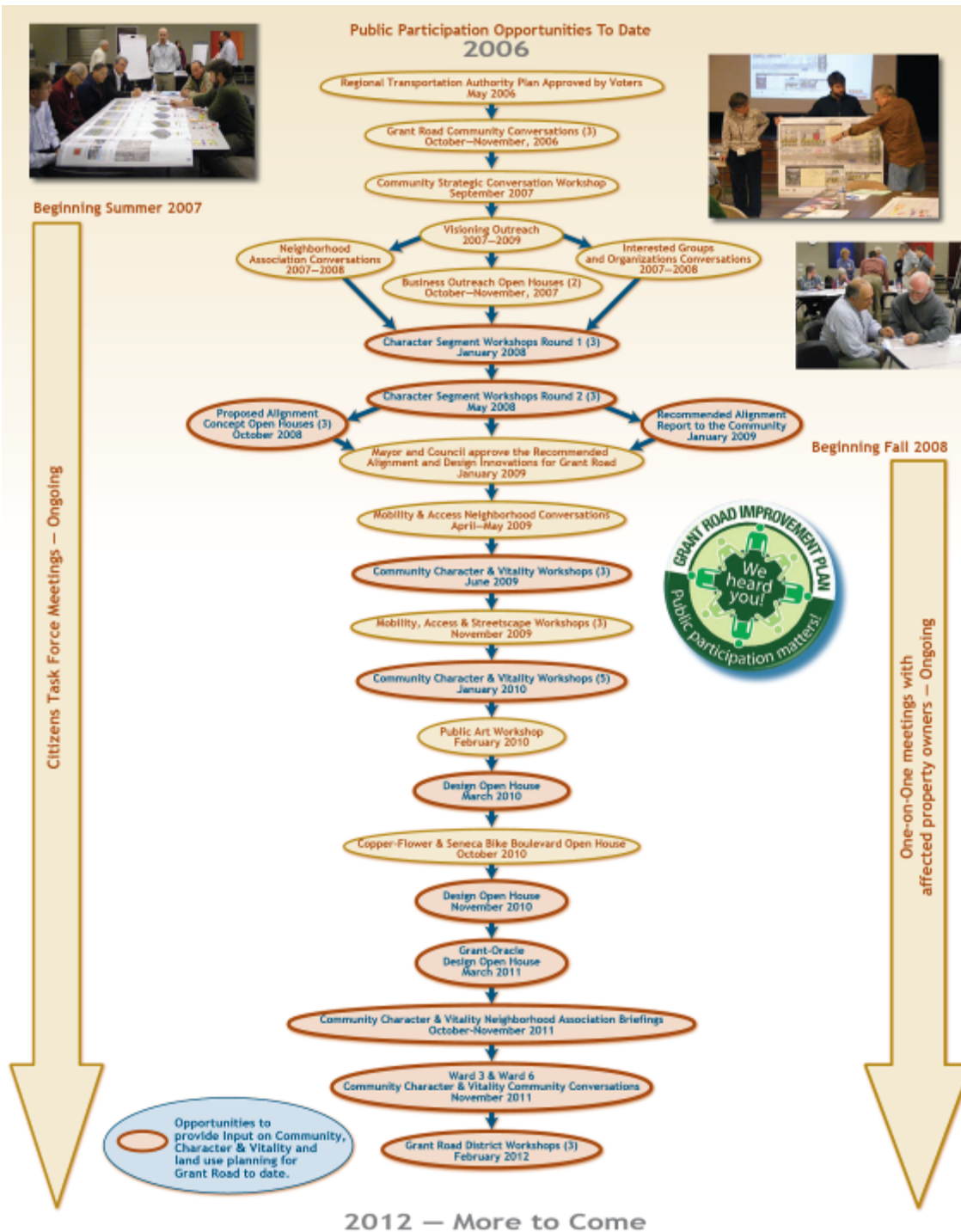
Design Innovations

Approved Cross Sections



1 3 7 F O O T R I G H T - O F - W A Y

- Wider 8-foot sidewalks
- Expanded landscape buffer for pedestrians
- Wider 6-foot bike lane
- Landscaped median



Major Force in Shaping the Plan

Extensive Public Input

- More than 97 public input opportunities to date
(not including one-on-one meetings with property owners)
- 41 public input opportunities on land use planning to date

Planning Objectives

- Support Small and Independent Businesses



Planning Objectives

- Protect and Enhance Neighborhoods



Planning Objectives

- Provide, Improve, & Connect Public Spaces



Planning Objectives

- Contribute to Street Activity and Safety



What is the Grant Road District

- An Optional Urban Overlay Zone
- Uses 8 zoning categories to define the centers and segments along Grant Road
- Emphasizes design of development
- Flexible in terms of specific land uses
- More definitive in terms of:
 - Orientation of buildings to surrounding streets
 - Building Massing
 - Height
 - Step backs
 - Buffering of existing residential neighborhoods

East District Example

- Existing conditions looking north Walnut/Grant



East District Example

- New residential lofts on left
- New office and retail building on right



Center Marketplace Example

- Existing shopping center Swan/Grant



Center Marketplace Example

- Initial development with one-story 'liner' retail building



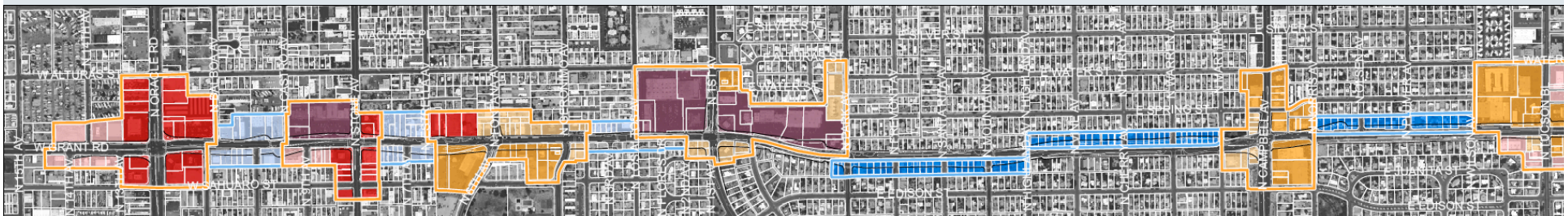
Center Marketplace Example

- ‘Full revitalization’ with retail, office, live/work, townhomes, and residential flats

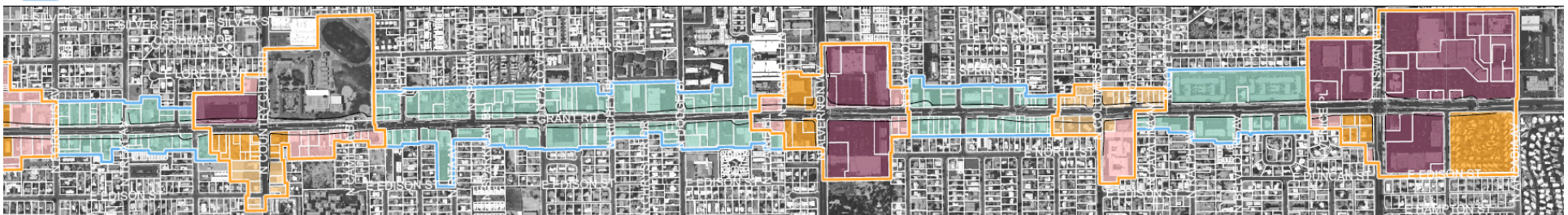


How the GRD Works

- Does not require a property owner to go through a rezoning process
- Property owner “elects-in” to the zone in lieu of their existing zoning
- Allows new options with simpler process



Center Center Hub Center Marketplace Center Crossroads Segment East
District Center General Center Neighborhood Segment Central Segment West



7 Area & Neighborhood Plan Amendments

GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Oracle to Tucson



GRANT ROAD DISTRICT and CITY of TUCSON AREA and NEIGHBORHOOD PLANS - Tucson to Swan



DRAFT

Benefits of GRD

- Requires better buffers and transitions to neighboring property owners
- Establishes more certainty for both owner/developers and neighborhoods
- Requires open space elements in all projects
- Incorporates traffic control requirements on local streets
- Provides opportunities for more walkable neighborhood oriented services
- Increases the ability to develop mixed use projects
- Includes mechanisms to facilitate redevelopment of impacted properties

Benefits of GRD

- Allows creative and efficient parking design
- Reduces processing time significantly by pre-amending plans and rezoning properties in advance
- Incorporates design standards that encourage a more attractive street frontage
- Emphasizes land uses and design standards focused on specific areas
- Demands a higher level of design incorporating green standards
- Establishes a unified design character and theme for Grant Road

Current Status

- Majority of feedback has been from concerned homeowners and neighborhood representatives.
- Input from business owners and the real estate community has been minimal.
- Project is on hold while revisions are being made to the GRD.
- The GRD was intended to be a template for future overlay districts.

Thank You

