

GRANT PARK PUBLIC MEETING

Hope VI Community Center

Monday, September 22, 2008

The focus of the meeting was to update Grant Park residents and stakeholders on the status of the Form-Based Code being developed for Downtown. Based on initial meetings, there are no current plans to rezone Grant Park as part of the Downtown Urban Form Project.

Agenda items included:

- Form-Based Code: Dean Brennan explained how zoning will be replaced by a new code, including the development of mixed-use neighborhoods.
- Discussion on existing zoning districts in Grant Park, and the uses and heights currently allowed
- Introduction to the Central Park neighborhood efforts to develop a limited group of mixed uses to promote adaptive reuse of existing homes. Stakeholders were provided with copies of the Central Park proposed "Mixed Uses for the Adaptive Reuse of Existing Residential Structures."
- Introduction to the Central Avenue Corridor – a proposal for a mixed-use corridor
- Introduction to the Pedestrian Corridor proposed for 1st Avenue, as a pedestrian connection linking Downtown/Hance Park to the Rio Salado Habitat Restoration Area
- Introduction to the Streetscape typology for Downtown and explanation that all new improvements would apply only to new development

Stakeholder Comments

Stakeholders discussed the issues regarding potential redevelopment of the properties on the Warehouse District, north of Grant Road.

- Concerns over the fact that the blocks between Sherman and Grant and 7th Avenue and Montezuma Avenue have been included in the Warehouse District
- Concerns regarding how new development north of Grant may impact the Grant Park neighborhood
Note: Although the properties to the north of Sherman Street are zoned industrial (A-1) and Commercial (C-3 and C-2), some stakeholders believed them to be zoned residential (existing zoning map on the last page).
- Desire to have buffer zone between new development and the neighborhood to keep Grant Park residential
- New development in the area north of Grant Park will increase traffic and parking

- Redevelopment would be welcomed, including improvements to the La Canasta restaurant and some commercial

Pedestrian Corridors and Streetscape improvements

- Good idea, the overpass on 1st is not well cared for, and it would improve the landscaping
- Need some stop signs on local streets to reduce speed
- Concerns over streetscape improvements and how they will be maintained
- Parking is an issue. There is not enough parking in the neighborhood and residential parking permits are not working for the Grant Park Neighborhood

Grant Park Existing Zoning Districts

