



GRANT ROAD

Improvement Plan



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Community Character & Vitality Neighborhood Briefings Samos Neighborhood Association October 18, 2011

Questions and comments received:

- Why don't you want to use existing zoning?
- Was this (land use plan) part of the RTA ballot?
- How is the money? Is there still enough to fund the project?
- So the City will encourage businesses to encroach on the neighborhoods?
- How many houses along our stretch of the road (Samos neighborhood) will be acquired?
- I would much rather have more green space than another lane of asphalt.
- Will the developer/property owner have to go through the re-zoning process to use the overlay zone or will it be an entitled right?
- Have decisions been made about how walls will block sound like the walls on Campbell?
- Will the sound barriers be put in as each section is done?
- We were promised sound barriers. They were part of the selling point to our neighborhood.
- There better not be a Wal-Mart.

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Community Character & Vitality Neighborhood Briefings Garden District Neighborhood Association October 18, 2011

Questions and comments received:

- When does all this take place? What if a developer wants to bring in different uses than what is there now?
- Overlay zoning hasn't been approved yet?
- Do different areas have different zoning policies? Is that why you need the overlay?
- How would it (overlay) differ from current zoning? Will it affect if a homeowner has chickens?
- If I have a business on Grant Road—could I do something the neighborhood wouldn't appreciate? (example: if someone wanted to open a 24 hour car wash).
- What about legal notifications to neighborhoods?
- But that abuts someone's backyard. (In response to the team member's previous answer - We don't know if we will get it.... The idea is not to modify neighborhood area plans—only Grant fronting properties will be affected.)
- Does that mean...(regarding future building), do they have to pass a certain "form" for beautification? (Regarding the use of form based code).
- Isn't all the Grant Road property one kind of zoning?
- We have mostly commercial—wouldn't the optional overlay have more density?
- One step from commercial is industrial.
- Will this (overlay) be voted on by the public? *Team responds that it will be voted on by Tucson's Mayor and Council.*
- They don't necessarily listen to us. I am skeptical about this. (Regarding Mayor and Council voting on the optional overlay zone.)
- Intensity—I hear that. So there's an outside chance we could have Tucson high rises all along Grant Road? *Team responds that this is not the intent of the optional overlay zone.*
- Would it ruin our views and we'd never see the mountains again?
- And I have been in those houses; you can't see the mountains anymore.
- The idea of incentives makes me nervous.
- I thought there was an issue about parking in the back of businesses. It's successful at Country Club and Broadway because it's ancient.
- Incentives for businesses who want to do the overlay are? *The team responds that the incentives are to help create an easier and quicker process for redevelopment.*
- How is that an advantage for the City?
- We don't want the overlay to extend for 10 years after the project is done. *Team responds that the overlay zone will be in perpetuity.*
- So it's new zoning?
- When will there be a public review?

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- How will you change the neighborhood and area plans? Will there be a group convened, a committee? Open public meetings?
- You'll provide us copies of the area and neighborhood plans? There needs to be specific information (about them) shared with the public.
- You can hear the concern from this community—I understand we've all had a role in the road project and now we're into a second part—a series of meetings will be coming and we will attend.
- We are very leery of this.
- What is the size of the Grant Road cross section?
- So the firm doing this is from California?
- Can we have all the materials sent to us in electronic form?
- Is this (the red lines on the map) the boundary for the overlay zone?
- When will construction at Alvernon happen?
- When this stuff gets going...who has the most money for the best stuff? Example: around the Arizona Inn.
- What can we do to get what that area has?
- Why isn't a light rail or monorail included? This is all about cars.
- Does it depend on the neighborhood's resources? (Regarding the area around the Arizona Inn.) *Team responds that the Arizona Inn area is not an arterial collector.*
- It could be.
- We need it/roads to be narrow.
- Light rail has to have intensity and density—that's the catch.
- Doesn't the soil composition make 3 stories difficult?
- If the street is narrower, it's what the neighborhood wants. I heard there was a 1960-70s push for light rail.
- Can buses be made as exciting as light rail?
- The buses are in excellent condition and on time—why would light rail be something we want? (Discussion about buses or light rail. Light rail attracts “a better element.”)
- We have to get people to use buses.
- Then the 6 lanes have been approved?
- How will we hear about it? (Referring to opportunities to participate and provide input.)
- We thank you for your consistent emails.



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Community Character & Vitality Neighborhood Briefings Palo Verde Neighborhood Association October 20, 2011

Questions and comments received:

- Are there people in single-family homes living within the Palo Verde overlay boundary?
- Yes, next to the BMW place...they are new.
- Will less time be spent on other projects compared to the time spent on Grant?
- So they would be cost effective?
- What does Community Character and Vitality mean?
- So when is construction going to begin?
- That is a big gap, between 2016 and 2020.
- Our section is meant to be last?
- To me, our area is one of the worst while Oracle is not so bad.
- What would be the next phase when you need people to speak up? When can we participate?
- How will we be notified?
- Many of us get notifications and we pass them along.
- We can sign up on the website.

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Community Character & Vitality Neighborhood Briefings Catalina Vista Neighborhood Association - Board Meeting October 24, 2011

Questions and comments received:

- Jim Glock said that our neighborhood would most likely need to be modified for the overlay zone, but John Beall said it has to be in conformance with our neighborhood plan. I'd like to hear more about this.
- Can you point out the boundaries of our neighborhood on the Optional Urban Overlay map?
- Am I seeing that the overlay, overlays the front row of houses in our neighborhood along Grant Road? The entire sub-division is deed restricted so that is definitely something we will want to talk about. (*It was clarified by the team that the Optional Urban Overlay Zone is not being applied to any residentially zoned properties that are not majorly affected by the new alignment.*)
- Once you get all of the requests in who makes the final decision?
- I have a problem with form based codes because they look at structures and not people and not how the activity in the structures relates to the people. With the University of Arizona in such close proximity to us we need to pay attention to the activity so our neighborhood doesn't continue to erode.
- I think it will be very helpful to see this code. One nightmare I have is - here it is, pass it.
- I realize you have to put a positive spin on this and it's presented as an opportunity but if are in the area you can see it as taking away our right and protection. For example if someone is zoned R1 but their neighbor next door wants to opt in to get the incentives this could infringe on your right. It's like the mini dorm issue. It can still affect your quality of life.
- The language in Area and Neighborhood Plans is very ambiguous.
- That's a very long overlay spanning lots of different characteristics. Is it possible to tailor it to the different areas?
- A lot can happen between now and when our section is scheduled for construction. Can you see there being a sunset on the urban overlay district?

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- Because of such a long time frame you can see a lot of the properties decay over time. I want to see flexibility because of the long project timeline.
- How many properties along Grant Road in the Catalina Vista neighborhood do you think are frozen in time because people don't know what to do with them?
- About the Bookman's corner, UPH owns it does that mean they could precede with making offices or whatever? If it was the University of Arizona what would we be looking at?
- If the neighbor's have had the chance to go over the proposed plan when would be the time to provide their input?
- When you say you are going to the Mayor and Council with something what is it that you are going to go to them with?
- So it will be important for us to provide our input so that it is not assumed when presented to Mayor and Council?
- Is this the meeting to provide input as a neighborhood before it goes to Mayor and Council. *(Clarified by the team that this was just an introductory meeting and that the first Mayor and Council meeting will be to formally start the Community Character & Vitality planning process. There will be many more opportunities for the public to provide input.)*
- One thing that bothers me is how do you define a neighborhood? If you are talking about the Blenman Vista Neighborhood Plan you are talking about two distinct neighborhoods and neighborhood cultures.
- We meet once a year as a Neighborhood Association so there might not be ample time to meet with the entire neighborhood.
- The portion of Grant Road between Campbell and Tucson and Tucson and Country Club are vastly different from each other. This is a scary proposition because $\frac{3}{4}$ of the neighborhood won't care.
- What is driving the tight schedule? There are going to be a lot of questions and if you rush this through too fast it's going to go badly.
- Say I own a property fronting on Grant Road. Give me an example of why I want a different plan (Optional Urban Overlay Zone) and why I don't.
- What is your assessment of if this project is going to stay on schedule with times and money being the way they are?
- With the u-turns you are thinking of doing..these happened in the foothills on Hacienda del Sol. When you make the roadways you need to determine how to make the roadway stand out because with everyone turning right all the time it creates a lot of potholes.
- Does this have to happen now when our section isn't going to be constructed for 10 years?



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Community Character & Vitality Neighborhood Briefings Dodge-Flower Neighborhood Association October 25, 2011

Questions and comments received:

- What is an area or neighborhood plan?
- Are you going to improve the bus system or not? There aren't trash cans at a lot of the bus stops. If there are people don't use them, there is trash everywhere.
- I avoid the Grant-Alvernon intersection as much as I can. It's high pedestrian.
- Do you envision 3 story buildings being done here, because this might be an issue for some of the people behind them.
- The neighbors will be concerned with traffic flowing on to streets like Flower and Glenn because Grant will be too busy. There is a bike boulevard planned for Flower so you don't want that.
- When will we see construction between Country Club and Alvernon?
- Is there cross-communication in the Department of Transportation about the planning that is going on for Glenn?
- Is there RTA funding for the parallel bike boulevards?
- Can you tell me what these lines are? There is a big section on Alvernon and Grant, are those the properties that are going to be taken? *The team clarified that the lines on the map show the Optional Urban Overlay boundaries and the Area and Neighborhood Plan boundaries not the properties that will be acquired as part of the roadway design.*
- What does this mean for Church's Chicken? They come right up to Grant Road. Will they have to move? What will this mean for Walgreens?
- Has the landscaping for the project been determined yet? We do a monthly neighborhood clean-up and there is so much trash that gets stuck in the native plants. They are like magnets for trash.
- On Grant from Swan to Oracle there are "10,000" telephone poles? What are you going to do about that? I suppose they will have to be moved back?
- I see some telephone poles that are bent and it looks dangerous, like they could snap in a heavy wind. Should I report this to Tucson Electric Power Company?

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- Will there be more street lighting? Arizona is famous for not having a lot of street lighting and it can be dangerous. People don't feel safe walking in their neighborhood at night.
- Are there any plans for pedestrian bridges along Grant Road?
- Is the light at Dodge going to go?
- I suppose the billboards will go away? I hope so.
- We had hoped that a community center could be built in some of the vacant properties. We would like to have our own neighborhood center. Are there any plans for this?
- When our neighborhood was working with Captain Neary with the Tucson Police Department (TPD) Midtown Division for the Meth Free Alliance there was some discussion of a TPD kiosk being placed at the Grant and Alvernon intersection, is this happening?
- Are there going to Michigan Left turns in our area? How many will there be along Grant Road?
- I have a hard time believing a semi-truck can make a Michigan Left turn.



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Community Character & Vitality Neighborhood Briefings Arcadia Rose/Far Horizons Mobile Home Park Neighborhood Association October 26, 2011

Questions and comments received:

- I don't know what you mean when you say "overlay".
- Can we get a left turn signal at Rosemont?
- On your map our mobile home park is cut in half. *The team clarified that the Far Horizons Mobile Home Park is east of the map boundaries shown.*
- How long will the process (Grant Road widening) take?
- Request for more bus pullouts.
- What procedure has to be followed to get flashing lights at crosswalks? The crosswalk leading to Crossroads Festival is there but I feel like I am taking my life in my hands when I cross it. It needs the flashing lights.
- How long is it going to take to complete this phase of the project (Community Character & Vitality Phase)?
- What kind of resistance have you had with the businesses owners as far as condemnation of their property?
- The center medians (east of Swan) are not wide enough. The tail end of your car sticks out when you pull into them.

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Community Character & Vitality Neighborhood Briefings Jefferson Park Neighborhood Association October 26, 2011

Questions and comments received:

- Is the General Plan you mentioned the one that was passed in 2000 or will you be waiting to finalize it with the General Plan that will go to voters in November? *The team clarified that they are referring to the General Plan passed in 2000.*
- Is one of the possible land uses open space, so we can have a park?
- You're talking about coming back and amending our neighborhood plan? If the amendments allow anything other than what we already have then it's not minor and I would personally oppose it. You're talking about adding stress to what we already went through and to me personally I say head on down the road don't bother us we don't need any of this, it's just additional stress on top of what we are already fighting. Not only that but it violates the intent of the historic status of the neighborhood as being part of the National Park system streetscape is important and anything you do to destroy our streetscape violates the intent of the historic status which I think is a very bad idea.
- What does the red line mean on the map?
- If the road is now 'x' feet wide how much more width is the roadway going to be?
- The devil is in the details. How far are we into the details? As you know this neighborhood has been bogged down with the NPZ so I haven't had much time or energy to follow this plan as much as I would like to. I'm curious how far along we are as far as roadway buffering? There are so many studies out there on effective inner city streets and how you buffer the sidewalk with trees and how we should be doing all over the city rainwater harvesting. I'm curious how far along we are with the actual structural cross section?
- How does the interface between the feeder streets onto Grant Road come into play? I personally like the frontage road we have going on with Campbell. Of course there is no room to have a separate frontage run along Grant but perhaps make some of those streets into cul-da-sac situations to reduce the volume of flow so we're not necessarily introducing more traffic into the neighborhood.

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- Have they considered the 1st and Grant intersection? Because the overflow on to Edison and Hampton into the neighborhood is just huge. They are planning a Walgreens there. There could be an exit right on to our street. Were working with it, but it's kind of scary.



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Community Character & Vitality Neighborhood Briefings San Carlos Neighborhood Association October 29, 2011

Questions and comments received:

- Is the overlay more essential to businesses?
- How much is the road being widened to? Three lanes?
- So a lot of businesses will be taken out?
- From Columbus down (east on Grant Road) there doesn't seem to be much of an impact.
- When will we see construction in our area?
- Is there a definitive date when the project will be finished?
- How will this impact Gus' Liquors on the southeast corner of Grant and Columbus? I play cards with the owner.

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Community Character & Vitality Neighborhood Briefings Northwest Neighborhood Association November 2, 2011

Questions and comments received:

- The overlay zone is going to be an optional thing to promote higher density near the area that fronts the street? *The team responds - not necessarily.*
- There is a bunch of huff in our neighborhood and the Jefferson Park neighborhood about the Walgreens planned at 1st. Is this overlay zone promoting this type of strip mall development? How is this progress?
- Would there be something in this overlay plan to say 'yes we want these types of buildings (referring to Walgreens) closer to the street and not a large parking lot plugging up the neighborhood streets? *The team explains that design standards will be part of the optional overlay zone but development like the Walgreens planned for 1st typically has to follow corporate guidelines for the design of their development.*
- Can you elaborate on what the incentives are to opt into the zone?
- My estimation is that when Grant Road first came up - are they going to take both sides or just one side? The businesses are going to be the big problem. There's no alley way. The houses within one block on either side of Grant Road are going to go.
- Why is it called the University Area Plan? There is a neighborhood in between it.
- I like how you described the overlay not coming into the neighborhoods and affecting the houses. I think it would be great if the University Area Plan could have more open spaces and that we not say we might have a park and instead actually have a park. What makes us think the affected property owners want to change the way they live? Why would they want to do anything to their property?
- Some years ago this neighborhood along with the El Cortez neighborhood voted on two properties between 4th Avenue and 6th Avenue. We voted to keep the residential zoning in that area and keep the rest zoned C-1 and C-2. With Mariscos Chihuahua being taken we want to make sure those properties in this particular area remain zoned R-1.
- Is there a plan to cut off direct access to Grant Road from neighborhood streets?
- Has part of the Imagine Greater Tucson planning for multi-modal transportation come in to this planning process?
- What is the likelihood of there being a bike boulevard on either side of Grant Road?
- Our neighborhood and other neighborhoods have issues with high density housing. Is high density residential housing part of the overlay zone? *The team responds that we are still in the early stages of planning but this could be a possibility in some areas.*
- Could the high density housing be re-directed to front onto Grant Road to help buffer our neighborhood?

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Community Character & Vitality Neighborhood Briefings Blenman Elm Neighborhood Association November 10, 2011

Questions and comments received:

- When are you going to have some details as to what these changes are instead of a broad overview you can specifically talk about the “sun tan” place that is going to go in? When you do that (*referring to having more details on the Area and Neighborhood Plan amendments and how the Grant Road District will relate to the Blenman Elm area*) is there still an opportunity, if the neighborhood disagrees, for some changes to be made?
- I went last year when they were talking about the parking and all that stuff and they were also talking about how the street would look as far as the bus stops would look and traffic lights, is that part of what is coming with the next meeting? Or is that way down the road?
- What I heard at a previous meeting was that each neighborhood would have and have a chance to voice what they wanted as far as the character they wanted? When is this going to happen? When are we going to be addressing those types of concerns, that Blenman Elm will retain its character as opposed to what’s happening down closer to Oracle. If that’s already happened then maybe you can tell us what kinds of things have been said.
- Will you be taking questions at the November 30th meeting (Ward 6 Community Conversation)?
- Do you know how much of the trajectory will have sidewalks? Will there be areas for landscaping between the curb and the sidewalk? Does the plan include the installation of landscaping? What about center medians?
- When you say an 8ft sidewalk do you actually mean 8ft in width? That’s a huge expense in cement. Personally it doesn’t it seems to me to not be very appealing.
- Will it have bike lanes?
- I would think that maybe some of the 12ft sidewalk could be divided into bike and pedestrian. *The Team clarifies that the sidewalks are 8ft, the landscape area is 12ft and bike lanes are included in the plan.*
- I have to dido on that there are a lot more people that ride bikes then walk. Unless you have this big green swath of shade, you’re not going to have a lot of people walking. Now you’re telling me the bike lane is still going to be with the cars? Not between the sidewalk and the tress (landscaping)?
- The 8ft sidewalk of concrete, that contributes immensely to the heat island effect. We have plenty of sidewalks, and I don’t walk down all of them because they are so hot and I will go to some other place where there are shade trees and its cooler. People say they want to walk but I think that should be re-visited.

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- Have you looked at options as to what to make the sidewalk out of? Isn't mixing it with different materials cheaper? *The team responds that this can be cheaper but can also create more maintenance costs.*
- Is it okay for Blenman Elm people to ride their bikes on the sidewalk?
- What is the total dimension of the roadway, or what will it be, sidewalk to sidewalk? Does this imply taking quite a few houses? On the south side of Grant Road between Campbell west to 1st there are houses, are those being taken?
- I'm trying to picture a comparison so if it's going to be 137 ft what is the width of the road now?
- Will the overlay create change of use type situations? The reason I'm thinking about this is that around town there are a lot of smoke shops created in C-2 zones and I read the marijuana dispensary act and I think they are all waiting to become marijuana dispensaries in C-2. The underlying zoning you can't change but could the overlay create a situation where you could get something that I think it's a little controversial, some people may say that they do want a marijuana dispensary really close. You can't win.