


# Grant Road PROJECT UPDATE

Grant Road Improvement Plan  
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## GRANT ROAD

*Improvement Plan*

## PROJECT UPDATE



Mobility

Vitality

Sustainability

March 2009

## NEXT STEPS FOR GRANT ROAD PLANNING — 2009 AND 2010

### GET INVOLVED - YOUR OPINIONS AND SUGGESTIONS ARE NEEDED

The City of Tucson Mayor and Council approved the Grant Road Recommended Alignment on January 13, 2009. Phase 2 of the Grant Road Improvement Plan is just beginning. It's important that all neighborhoods, property owners, and businesses in the Grant Road area as well as other interested members of the public take advantage of the many opportunities to get involved in the discussion of the elements of the road that are still to be determined, as well as the character of uses directly along Grant Road. You are encouraged to add your name to the Plan's mailing list and participate in all meetings, workshops and open houses where elements of the roadway are being discussed and reviewed.

- Access
- Landscaping
- Streetscape
- Buffering
- Land Use

While many valuable comments have already been received about the issues listed below, much more input is needed. Still to be discussed and planned are:

- Neighborhood access to/from Grant Road
- Circulation along/crossing Grant Road
- Noise mitigation and buffering strategies
- Neighborhood traffic management
- Organization of business parking along Grant Road
- Landscaping and streetscaping
- Land use

**T**hese issues will be addressed by specific activities planned for the project in 2009, including:

- An extensive land use planning process will focus on the character of uses along Grant Road. It will be closely coordinated with neighborhood and area plans for the area. The

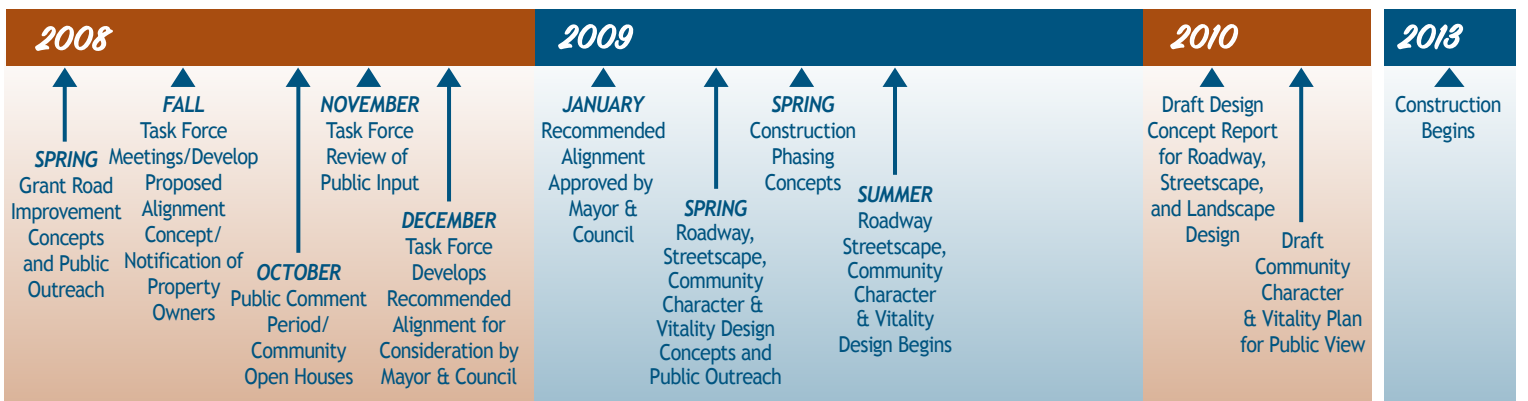


plans will inform decisions about future land use opportunities, design treatments, and other factors. The land use planning phase includes a comprehensive public participation process with neighborhoods, businesses and other stakeholders that use and live around Grant Road.

- The development of Access Management Guidelines will involve conversations with area businesses and neighborhoods about cut-through traffic and areas where access to and from Grant Road is needed.

- The development of roadway, landscape and streetscape plans, to determine exact right-of-way lines, appropriate plant and tree pallets, as well as identification of water harvesting opportunities, concepts and placement.

The Task Force and planning team invite Grant Road neighbors and businesses to get involved in the discussion and decision making.



This is a project of the Regional Transportation Authority. The voter-approved, \$2.1 billion RTA plan will be implemented through 2026. Details about the full plan are available at [www.RTAmobility.com](http://www.RTAmobility.com). The Regional Transportation Authority has a nine-member board with representatives from local, state and tribal governments. This project will be managed by the City of Tucson.

[www.grantroad.info](http://www.grantroad.info)

## GRANT ROAD FREQUENTLY ASKED QUESTIONS:

A comprehensive FAQ can be found on the Grant Road Improvement Plan web site at [www.grantroad.info](http://www.grantroad.info). Some questions that have recently been asked are answered here.

**Q. Why is Grant Road being widened to 6 lanes instead of making a 'fix' by just adding turn lanes and bus pullouts?**

**A.** The improvement of Grant Road to six traffic lanes has been planned by the City of Tucson for more than 20 years and was endorsed by the citizens committees who created the Regional Transportation Authority Plan. This Plan was approved by the region's voters in May 2006 and calls for the creation of six travel lanes on this section of Grant Road where four exist today. This will match the 6 travel lanes already in place west of Oracle Road and east of Swan Road. The Plan also called for enhanced multi-modal travel opportunities, which includes sidewalk and transit facilities. It does not prescribe the exact design of the new Grant Road.

**Q. Why does the approved alignment for Grant Road include curves instead of being straight?**

**A.** There are existing curves in the roadway that have been retained in the approved alignment. Comments received from the public during the Visioning Phase

reflect the desire to keep the curves in the road both for aesthetic reasons and to reduce the speed of vehicular traffic. Protecting existing historic and other community resources such as green space was also a factor in the Task Force's decisions to add curves to areas of the roadway not curved today.

**Q. It appears that a lot of water will be needed to maintain the landscaping planned for Grant Road (based on the artist's conceptions shown in the approved alignment).**

**A.** Many public comments received during the 2007 and 2008 public discussions suggested the use of native landscaping and low water use plants along Grant Road. The public also suggested rain water harvesting be considered and the Task Force decided to include rain water harvesting for the roadway as a sustainability feature. Details of the landscaping and tree palettes, etc. will be discussed with the public during the next year with the goal of achieving a landscape that provides shade and a strong identity for Grant Road while being responsible in terms of water use.

## PUBLIC PARTICIPATION IN GRANT ROAD PHASE 2 PLANNING

### LAND USE PLANNING WILL BE AN IMPORTANT PART OF WORK IN 2009–2010

The Vision Statement and Guiding Principles created by the Task Force for the Grant Road Improvement Plan served as the guiding decision-making document for the first phase of the project and led to the approval of the Recommended Alignment and a series of design innovations being planned for Grant Road. This same strategy applies to our activities planned for working with land use and further detailing of the roadway and streetscape design. As a reminder, the Guiding Principles for the project have been organized into four primary categories:

- Mobility and Access;
- Aesthetics and Environment;
- Character and Vitality; and
- Vision and Implementation

As the project launches into Phase 2 planning activities, we will once again turn to our Guiding Principles as we develop preliminary roadway design, access management strategies, land use planning, land use design guidance, and define strategies for supporting economic vitality along Grant Road.

The development of the Grant Road Land Use Plan and Design Guidelines, for example, will involve capturing the finest elements of the existing character and vitality of Grant Road and building upon these elements to define specific strategies that can be implemented over time to reflect the community and region's future vision for Grant Road.

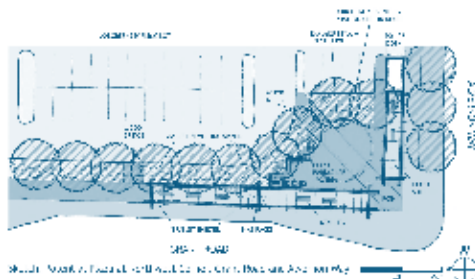
Our Land Use Planning activities will include for the most part, properties fronting onto Grant Road and in some cases fronting onto major cross streets near Grant.

**This effort will start from the current area and neighborhood plan land use designations and design guidance.** We'll work to refine these existing plans to meet the goals of property owners, businesses, adjacent neighborhoods, and other project stakeholders.

This effort may make refinements to land use by providing design guidelines addressing building orientation, mass, scale, height and connectivity to public streets and adjacent parcels. The relationship between the properties that front onto Grant Road and the residential properties within the adjacent residential neighborhoods will be of particular concern in regards to noise, safety, and privacy.

Example development concepts will be prepared for some properties along Grant Road to illustrate alternative development concepts and potential in order to facilitate the development of design guidelines.

The public - Property owners and tenants, neighbors, and other stakeholders are encouraged to participate in these discussions and decisions. Watch the Grant Road web site ([www.grantroad.info](http://www.grantroad.info)) for more information. Add your name and e-mail address to our mailing list to get timely updates and announcements about this and other planning processes for Grant Road.



### HOW PUBLIC COMMENTS ABOUT GRANT ROAD ARE USED

All comments received from the public about the Grant Road Improvement Plan are provided to the Task Force for review as well as being reviewed by the planning team and are considered in the decision making processes.

**Comments provided by the public are posted to the Grant Road Improvement Plan web site as well as summaries of all meetings with the public or public groups and organizations.**

## Stay Up to Date on the Grant Road Improvement Plan

For more information about the Grant Road Improvement Plan, the alignment, and information about issues that will be addressed during 2009, visit [www.grantroad.info](http://www.grantroad.info) on the web or call 520-624-4727. Property owners and tenants seeking more information about property acquisition or relocation process and benefits can also call 520-624-4727. Business owners and tenants are also reminded of the consulting services available from the Regional Transportation Authority's MainStreet Program – call 520-838-4352.