

Summary

Community Housing Development Organization (CHDO) Neighborhood Conversation, September 24, 2007

Question 1: What do we already know about Grant Road?

- Businesses are frequented by drive-to/through customers.
- The area is mostly made up of low-income neighborhoods and the City needs the assistance of community-based organizations such as nonprofit organizations and community development organizations.
- Ward III has the lowest home-ownership rate in the City.
- The area has active neighborhood associations.
- Increased pedestrian traffic means increased hazards, particularly at Alvernon Way in the last few years.
- There are more bicycles on Mountain Ave. than any place in Tucson.
- The area is commercially under-utilized and current businesses are supported and liked by customers.
- The street doesn't work as it is.
- Current zoning allows and encourages parking on frontage/buffer areas.

Question 5: What characteristics along Grant Road should be changed (and present opportunities for CHDOs)?

- Businesses and commercial properties could be developed so that customers come from adjacent areas, neighborhoods.
- Workforce housing is needed for hospital staff from University Medical Center (UMC) and Tucson Medical Center (TMC).
- Need to promote safe public gathering places for pedestrians and others.
- Cut down cross streets, access to driveways and neighborhoods.
- Enhance business opportunities and expand economic growth in the area.
- Surplus property should be used for public good and not paid for twice. Currently, there is a cost for advance acquisition and then a second cost (to the non-profit) based on today's market price. A different zoning tool is needed to address this practice. Could there be a new type of zoning to encourage mixed use?
- Need new parking opportunities.