

## Summary

### *Ward II Neighborhood Conversation, October 10, 2007*

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

- High crime rate.
- It worked better with suicide lanes during rush hour.
- It's like a river and crowned in the middle so that water flows toward businesses.
- Businesses and Doolen Middle School are within a foot of Grant Rd.; for example, County Club Rd. and Doolen; houses and businesses may be taken.
- No, or very few, sidewalks.
- Power poles are inches away from the road and on the South side.
- Without a center lane we now have only one lane.
- Very little business parking.
- Signals are not synchronized for traffic flow.
- There is a homeless population in the area.
- When they widened Speedway Blvd. some of the businesses moved to Grant Rd. and some businesses came back nicer and bigger.
- Changes that have already taken place at Campbell Ave. with businesses means there are some larger lots/spaces.
- It's not very pretty; you don't know what kind of street it is.
- At Country Club Rd. and Grant Rd. it's like a "little Scottsdale"—walkable, businesses painted in different colors.
- Grant Rd. traffic can bottleneck at I-10.
- Pedestrian & bicycle safety issues from Oracle Rd. to Swan Rd., particularly from 1st Ave. to Dodge Blvd.
- It's traveled heavily by bicyclists; there is a bicycle safety issue on Mountain Ave., South and North of Grant Rd.
- Might "copy" the existing underground pedestrian walkway at Speedway Blvd. and Cherry Ave. because it works.
- Some of the business owners will be vocal; need to acknowledge the fact that some businesses are tenants, not owners and that businesses leave for many reasons.
- Business owners and business tenants draw customers; contribute to the tax base and support revitalization.

**Question 2: What characteristics along Grant Road should be preserved?**

- Doolen Middle School, Bobo's – "it's a good greasy spoon", Bookman's.
- The variety of businesses – restaurants, shoe repair, antique stores.
- Vintage, steel-framed buildings such as at Treat Ave. and at County Club Rd. (these were used for TB treatment); also the "Jano Building" built of mason.
- Walkability to buy food items, restaurants.

**Question 3: What do we think will change in the future?**

**And Question 4: How will these changes affect the area?**

- The University of Arizona (UA) and University Medical Center (UMC) will continue to grow (example: UMC at former Tucson General) and this growth will jump North of Grant Rd.
- Larger stores (look at what has happened on Oracle Rd.) will eat up larger lots on Grant Rd.
- A meandering roadway (such as those in Phoenix) could slow traffic.
- Use of alternative technology and energy could increase bike use, pedestrians, new sites for alternative fuel stations, a roadway for bikes, more walking, planted trees and underground utilities.
- Continued growth to the North of Grant Rd. will emphasize current problems at Swan Rd., Campbell Ave. and Alvernon Way intersections; Grant Rd. will become a North-South arterial.
- More infill will mean more people living in the center, more density that could lead to trailer parks moving out; roadway will be used by more people.
- There will be some effect on the crime rate, but what will it be?
- An aging population means a need for more accessibility for pedestrians and wheelchairs; more assisted living housing, better lit areas.
- More traffic will result in more noise.
- More businesses will lead to an improved business area and more parking.

**Question 5: What characteristics along Grant Road should be changed?**

- Underground utilities.
- Improve traffic lights' timing.
- Prettier.
- North-South intersections need to be widened.
- Noise abatement: more space and trees between the road and neighborhoods; "walls are ugly"; use rubberized asphalt.
- Highest and best use of the area would be as a business district.
- Could have a one way street North and South of Grant Rd. such as they do in Phoenix off Central/5th.
- Center island with landscaping like Speedway Blvd.
- Sidewalks with trees and landscaping.
- More pedestrian access between businesses; few walls on the blocks.

- Plan should be for the longer term and effective use, 20 years in the future; example: add left-turn lanes.
- Businesses should not be 3 feet from the road.

### **Question 6: What do we fear and hope for along Grant Road?**

#### **FEARS –**

- What will happen to my property (Avenida El Capitan area)?
- Where will the homeless go?
- There won't be enough funding.
- Can we carry through the "grand design"?
- Impact on Doolen Middle School.
- What will prevent a bottleneck at Swan Rd.?
- Effect on my property – homes and businesses.
- How will the homes be prioritized [for right-of-way]? – What will the criteria be? Need this info as soon as possible.
- How will the right-of-way be implemented; the funding established; done "in part" or "in whole" of the roadway?
- Being in the center of the roadway, the project could affect my business, with construction going East or West, for 8 years.
- Don't narrow Pima St. and/or Glenn St. as an afterthought.

#### **HOPES –**

- Get it moving with a decision.
- In 25 years we can say "we did it right."
- We allocate enough money to make it beautiful, gorgeous.
- Businesses along Grant Rd. will improve.
- Remember it's a transportation project.
- Art funding is part of the RTA project so beautification is possible.
- Lots of lights.
- More open space.

### **Question 7: What shared ideas "sum up" your conversation?**

- Grant Rd. is not "an end all" [for our transportation needs]; "it's a piece of a much larger picture."
- North/South roadways are important.
- Do it right, do it once, but do it!