

Summary

Campbell-Grant Neighborhood Conversation, October 22, 2007

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

- Can't cross it between intersections.
- Noisy.
- Parts are ugly – toward Country Club Rd. and parts of it East (both homes and businesses).
- Vibrant neighborhoods and neighborhood associations along it.
- Supports independent and locally-owned businesses.
- Lots of residences for a busy street.
- It's dangerous – one of the most dangerous of our thoroughfares.

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

- The variety of locally-owned businesses such as Upper Crust Pizza.
- Little park on Grant Rd. and Campbell Ave. – at least save the trees.
- Affordability of homes and businesses.
- Livable nature of neighborhoods in the Grant Road study area.
- Access of neighborhoods to main thoroughfares (we don't want to be walled off).
- Preserve its local nature; prevent it from becoming a cross-town freeway.

Questions 3 and 4: What do you think with change in the future? How will these changes affect the area?

- More traffic will cause more noise, congestion, accidents and pollution; it will cause more use of neighborhood streets as cut-throughs and devaluation of property.
- Local neighborhoods will be replaced by national chains and the area will become more sterile.
- Faster traffic will create more danger, less patronage of businesses and less foot traffic.
- Higher density and multi-used zoning at intersections will create more traffic, more noise, more crime and more businesses and restaurants, more foot traffic and more student troubles.
- The University of Arizona (UA) will buy up more property along Grant Rd. in order to expand (and fight Arizona State University's (ASU) expanded enrollment); this will result in less generated tax revenue for the City (since UA doesn't pay taxes), diminish the residential area and will bring new businesses.
- Commercial properties will be taken away and that will cause residential properties to be directly located on Grant Rd.

- Little businesses that leave Grant Rd. will move to the North/South side streets such as Tucson Blvd and this will diminish neighborhoods.

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

- The area should be more pedestrian and neighborhood friendly.
- Add crosswalks in order to get back and forth more safely.
- Add landscaping and trees.
- Add bus pullouts and right turn lanes.

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

FEARS –

- After all the public involvement, the City Council will do what it wants anyway.
- More traffic.
- That we do lose 1/4 of local businesses on Grant Rd. (and this is just from the razing, not due to construction loss).
- How will we get home every day during the 5-year construction period?
- Don't use the area South of Grant Rd., North of University Medical Center (UMC) - Grant to Elm St. - as a model for widening a road.
- Property owners in the study area will not maintain properties.
- Lack confidence that the plan will make sure traffic shifted from Grant Rd. to Glenn St. will result in Glenn being taken care of properly.
- Construction chaos.
- It will run out of money or the money allocated will not be enough to pay for the entire plan.
- Medians will require upkeep (and won't be taken care of).

HOPES –

- That every businesses along Grant Rd. will be preserved.
- Landscaping, trees.
- Pedestrian and bicycle friendly.
- Easier to cross.
- Bus pullouts and right turn lanes.
- Close Norris Ave. at Grant Rd.; make Olsen Ave. an exit only [Note the latter suggestion was not supported by everyone].
- Put sidewalks down Plumer Ave. to Copper St. and Connor Park.
- Finish early or, at least, on time.
- In the Wilson Ditch, from Grant Rd. to Copper St., make it a bicycle and pedestrian bike path (with neighbors' input and permission).
- Rubberized pavement.
- A HAWK light at Plumer Ave. and Grant Rd. or pedestrian overpass.
- A plan for when the money runs out and it's half done, the roadway will still "look like something".