

Summary

TMM Family Services, Inc./Community Housing Development Organization (CHDO) Neighborhood Conversation, November 15, 2007

Question 1: What do we already know about Grant Rd.?

- There is no longer a suicide lane.
- So congested no one wants to use it.
- Very busy.
- No designated bus lanes like Broadway Blvd.
- No right-turn lanes at intersections.
- No continuous bike lanes.
- Bad drainage and flooding – avoid Grant Rd. during monsoons.
- I-10/Grant Rd. is hard for RV's to navigate.

Question 2: What characteristics along Grant Rd. should be preserved?

- Grant Road Lumber, Hogan School of Real Estate.
- Bookman's.
- Use current street lighting and save the project some money.

Questions 3 and 4: What do we think will change in the future and

How will these changes affect the area?

- Higher cost of gas will mean more reliance on public transportation.
- We are 10 years away from total Tucson gridlock, so we need more future planning. Such plans should include a mass transit system like a light rail.
- Fewer residences in the area will mean more businesses, which could lead to the undesirable increase of the insect population in that area.
- Loss of "Mom & Pop" businesses means change in types of businesses.
- High cost of housing means relocation of renters. Example: Shalom House and TMM will be impacted along Alvernon Way and residents depend on mass transit in this area.
- The period of construction will need plans for continued services for low income people in the area.
- Cities need to become more "green" so we need to plan for ways to save energy, etc.

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

- Add overpass/grade separation at Campbell Ave., Alvernon Way, and 1st Ave.
- Need a pedestrian bridge by Doolen Middle School and to accommodate Catalina High School.
- Remove Payday lending businesses.
- Businesses need sufficient setbacks from the road (not like Speedway Blvd.).
- Add bus turnouts.
- Need more parking for businesses.
- Designated left-turn lanes.
- Angle the corners for RVs, i.e. 45 degree turns instead of 90 degrees.

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

FEARS —

- Where will there be affordable housing including rentals?
- Need width on the road for RV's.
- With more traffic, there will be even more Payday lending businesses.
- There's a bottleneck from three to two lanes, west on Grant Rd. by I-10.
- More accidents and mortalities, particularly at the corners.
- Survival of local businesses during construction and impact on their livelihood ... will they come back?
- More pollution.
- Absence of businesses — [commercial property left] empty will allow crime to increase (this is already happening).
- Loss of homes.
- Loss of "Mom & Pop" businesses and increase of big box stores.
- Need to continue transit during construction. Refugees and families from New Beginnings use services and need "continued services" during construction, particularly in the Alvernon Way area.

HOPES —

- Improved drainage.
- Improved traffic flow.
- Less frustration with RV's and wider lanes.
- More green/vegetation, which can be a natural buffer for noise and traffic.
- Light rail.
- That it doesn't have to be done again in 10-20 years. Do it right this time.

Question 7: Summary Points —

- Need plans to be “green.”
- Need planning to include continued services for low-income populations.
- Need a noise buffer for neighborhoods.
- Need to look at how Grant Rd. affects the western end toward the freeway and other traffic areas.
- Need improved drainage.