



Developed by the Grant Road Task Force
with public input & review 2007-08

Final Vision Statement & Guiding Principles February 19, 2008

Vision Statement

The improvements resulting from the Grant Road Improvement Plan will enhance safety and balance mobility and accessibility for all users including motorists, pedestrians, bicyclists, transit riders, and those with disabilities. The Plan will direct the widening of Grant Road to six lanes, also improving its function as an urban arterial street within Tucson’s network of streets. The Plan will balance the needs of those traveling through the area on Grant Road with those who live, work, and shop along Grant Road.

The community values the scale, character, and diversity of the neighborhoods and businesses along Grant Road and the Plan will reflect these values. The Plan will recognize the diversity of residents and independent businesses along Grant Road, and will help them to revitalize the places in which they live and work.

The Plan will strive to improve the visual character and quality of Grant Road and the land uses along it, and it will define Grant Road as a unique and vital place that ultimately enhances the community and region as a whole.

The Grant Road planning process and its implementation will balance a long range vision with the definition of improvements and programs that fit within the financial resources identified for this project. It will be forward-thinking in its design, consider likely future trends and work to effect positive change to the environment and public health. It will set high standards for community involvement while providing an inspirational model for future Tucson roadway enhancements.

Guiding Principles

1. Mobility and Access

Mobility and Access mean moving along and connecting with uses on Grant Road – both for people living and working nearby and those passing through; both freeing up motion (mobility) and getting to specific destinations (access). Through mobility and access, the Plan will work toward sustainable transportation both for the local community and the Tucson region by doing the following:

1.1 Balance the transportation needs of those traveling locally with those passing through Grant Road by:

- improving Grant Road’s role in Tucson’s street network and its role for neighbors;
- recognizing all populations using Grant Road; and by
- increasing the efficiency of traffic flow along Grant Road while designing Grant Road and the context along it to encourage drivers to travel at safe speeds.

- 1.2 Improve mobility and safety for all those traveling along and across Grant Road, including pedestrians, bicyclists, transit riders, and those with disabilities, by:**
 - recognizing that Grant Road is not the exclusive domain of cars;
 - improving access for all modes of travel to neighborhoods, commercial districts, schools (including the University and community colleges), and other destinations;
 - improving the physical conditions of the roadway, and the pedestrian and bicycle environments along and crossing Grant Road and on connecting streets;
 - improving transit stops and access to them as well as considering the land uses around them; and by
 - considering land use and other needs of transit, bicycle, and walking dependent populations.
- 1.3 Balance mobility along and across Grant Road with access to businesses, residences, and other destinations along and nearby Grant Road by:**
 - providing safe vehicular access to properties on Grant Road;
 - facilitating regional access to businesses (including deliveries) that avoids cut-through traffic impacts to adjacent neighborhoods; and,
 - improving neighborhood access to businesses and other destinations by providing quality connections for all users.
- 1.4 Ensure that roadway improvements support and enhance the community’s values regarding the character, vitality, aesthetics, and environment of Grant Road by:**
 - Recognizing that different sections of Grant Road may require a different balance of mobility and access.
- 1.5 Provide the potential for future transit options, such as bus rapid transit, modern streetcar, light rail, or other high-capacity transit in the design of Grant Road improvements with the goal of minimizing future costs for construction and right-of-way acquisition.**

2. Character and Vitality

Character and Vitality mean the health of the places surrounding Grant Road – neighborhoods and businesses, public space and activity, and private investment. Character and Vitality define the overarching goals for aspects of the study area such as housing, neighborhoods, employment, and public space. Through character and vitality, the Plan will work to enhance, in a fair manner, the economic and social environment of neighborhoods and districts by doing the following:

- 2.1 Preserve and enhance the scale and character of existing residential neighborhoods by providing appropriate transitions and buffering from Grant Road and the uses fronting onto it to the neighborhoods behind.**
- 2.2 Support opportunities for a range of options for housing tenancy and housing type, which serve and expand upon the diversity of residents who live along and nearby Grant Road.**
- 2.3 Support the viability of small, local, and independent businesses.**
- 2.4 Preserve and enhance opportunities for a range of employment along Grant Road, including restaurants, retail, manufacturing, construction, repair, service, professional office and medical jobs.**

- 2.5 Create a cohesive public realm that adds new public spaces to existing parks, plazas, schools and other community gathering places; forming an accessible network that supports and is supported by the design and function of Grant Road, and the neighborhoods and businesses along it.
- 2.6 Build on the attraction and strengths of community and social service organizations to revitalize districts and enhance the public realm with activity along Grant Road.
- 2.7 Develop districts with multiple uses and shared parking that will be destinations for neighborhood residents as well as people from the region at large.
- 2.8 Recognize the differences in demographics, environment, scale, neighborhoods, business types, and other aspects of character; and use them to reinforce the identities of Grant Road's Community Character Segments.
- 2.9 Work to create safer environments that discourage crime and increase personal safety.
- 2.10 Support and build upon ethnic diversity in relation to the social and economic vitality in the Grant Road Study Area.
- 2.11 Encourage private investment that revitalizes opportunity sites along Grant Road.

3. Aesthetics and Environment

Aesthetics and Environment build upon the principles set out in Character and Vitality by focusing on the details of key issues such as climate, utilities, views and the watershed. Through aesthetics and environment, the Plan will work toward human and ecological sustainability of Grant Road and the neighborhoods and districts along it to the benefit of those in the Study Area and the greater Tucson region by doing the following:

- 3.1 Create an aesthetically pleasing, comfortable, inviting environment, both in the street right-of-way and in adjacent public spaces, that is framed by the buildings and landscapes that front Grant Road.
- 3.2 Enhance the identities of Grant Road's Community Character Segments through the creation of business clusters, streetscape design, and other elements.
- 3.3 Capitalize on Grant Road's natural environment and regional scenery through climate adaptation, utilization of desert plants (especially those native to the Tucson basin), topography, key views and the integration of aesthetic and environmental design.
- 3.4 Capitalize on Tucson's culture, through urban form, architectural styles, public art, and other elements.
- 3.5 Mitigate utility issues including overhead wires, to the extent financially feasible.
- 3.6 Mitigate watershed issues such as flooding, stormwater runoff, ecological health and water harvesting in a holistic manner.
- 3.7 Mitigate noise impacts of traffic on Grant Road utilizing a range of techniques that are appropriate to the surrounding context.

4. Vision and Implementation

Vision and Implementation mean making the vision for Grant Road's future a reality. Through vision and implementation, in a fair manner, the Plan will work incrementally towards long-term sustainability in transportation, economy, livability and ecology by doing the following:

- 4.1 Define a long-range vision as well as priorities that can be achieved within the budget and timing of the Grant Road Improvement Plan.
- 4.2 Define cost-efficient and effective phases for successful implementation.
- 4.3 Protect the viability of businesses during construction by maintaining their visibility, their parking, and access to them.
- 4.4 Provide information and technical assistance to residential and business property owners directly impacted by the Grant Road Plan.
- 4.5 Define the improvements so that the vision can be achieved incrementally with both the RTA funding base and additional public and private funding to enhance the improvements.
 - Identify and give priority to the implementation of those improvements that provide the most benefit and that address those issues that are a priority concern to the public.
 - Identify and pursue additional sources of funding early in the process to ensure that the desired improvements can be implemented.
- 4.6 Rely on policies and programs in addition to physical improvements in achieving the vision.
- 4.7 Coordinate new development and revitalization with new and existing amenities and multimodal infrastructure.