

[The Grant Road Community Character & Vitality Corridor Vision](#)

These comments from the 1st/Campbell Grant Road Coalition refer to the bullets and text found on Pages 40-42 of the revised August revision of the Corridor Vision. We request that Mayor and Council request City staff to make these changes before approval on Sept 9th, 2015.

The Coalition is supportive of the first two bullet points on Page 40.

Requested changes to the Vision document are in **bold and underlined** and using ~~strike through~~. Note that we are requesting three changes:

1. Bullet point #3 from Vision:

"Buffer the remaining single family homes facing Grant Road on the **both sides** ~~that is not impacted by the widening with a local access lane and side median, as well as the potential for courtyard walls, fences, and/or hedgerows on the front property lines through private improvements.~~"

Comment: We are unclear about what "private improvements" means. We believe a wall is needed, as was promised, similar to the wall on Campbell Avenue. We also believe the bikeways at Mountain and Park and their projected east/west crossover justifies walking/biking paths along both sides of Grant Road.

2. Bullet point #4:

"Revitalize Use the remnant parcels that remain following the widening of Grant Road ~~with new development for which could include combinations of buildings, landscaped areas, architectural elements, buffer walls, and walking paths. This new development should be compatible with and will~~ enhance surrounding properties, and ~~be designed to ensure~~ **that** there are appropriate buffers between Grant Road and the existing residences **that maintain property values and quality of life** ~~and provide comfortable environments for living and working."~~

Comment:

New buildings implies new commercial enterprises. We object to placing **any** commercial businesses fronting a traditional, historic neighborhood. With existing commercial enterprises already located at 1st and Grant, as well as the Campbell/Grant area, as well as on the north side of Grant from 1st to Park, there is simply no economic need of new businesses fronting our residential neighborhood. New businesses would also add issues with parking and accessibility. Projections indicate that it could take up to 10 years for these commercial spaces to be viable. It is also probable that they would cannibalize businesses in other areas under development in the center of Tucson.

See Page 41, Grant Road Corridor Vision "Existing Zoning."

3. Bullet point #5:

"Integrate **remnant parcels and** open spaces into ~~new development, either as individual pocket parks or as one or more linear parks~~ **along both sides of Grant Road** ~~that may connect to the existing "Triangle Park" near Campbell Avenue. These parks will be primarily fronted by development so occupants can take ownership of the parks and help fund their construction and maintenance."~~

Comment: These linear parks will be conjoined with existing parks and greenways, such as the Triangle Park in Samos, the Campbell Ave Greenway (Grant to Speedway), the Banner-UMC Green Space, the Vine Ave Green Corridor, and the Park Ave Improvements. This vision is supported as well by Banner-UMC and Sausage Deli (Grant/First).