



## Campbell - Grant Neighborhood Plan





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# Acknowledgements

We would like to thank the Campbell-Grant Neighborhood Association and residents for their cooperation in allowing us to create their strategic neighborhood plan. We would particularly like to thank Eric and Kristine Anderson, Chairs of the Neighborhood Association Planning Committee, for their support, guidance, and the use of their home throughout the project.

Special thanks to George Petit from the City of Tucson Ward 3 Council Office, Karen Larkin from the City of Tucson Parks and Recreation, Peg Weber from the City of Tucson Parks and Recreation, Becky Noel and Theresa Hayworth from the City of Tucson Police Department, and David Olsen our volunteer professional photographer.

Finally, we would like to thank our mentors for their patience and guidance:  
Dr. Barbara Becker, FAICP, University of Arizona Planning Degree Program and Grace Evans, Adjunct Professor, University of Arizona Planning Degree Program

Prepared by Graduates and Undergraduates of  
Comprehensive and Strategic Planning Class, PLNN 412/512  
University of Arizona Spring 2008

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# Table of Contents

Introduction	3
Neighborhood Past and Present	5
History	5
Context	7
Zoning and Land Use	9
Methodology	11
Existing Conditions	15
Goals, Objectives, and Strategies	39
Appendices	49
Appendix A	49
Appendix B	53
Appendix C	61
Appendix D	63
Appendix E	67
Appendix F	69
References	73



# List of Figures

Figure 1.1	Timeline of Campbell-Grant Neighborhood Development	4
Figure 1.2	Ward III Neighborhood Associations Map	6
Figure 1.3	Campbell-Grant Zoning Map	8
Figure 2.1	Neighborhood Meeting at Conner Park #1	10
Figure 2.2	Neighborhood Meeting at Conner Park #2	10
Figure 2.3	Neighborhood Meeting at Conner Park #3	12
Figure 2.4	Neighborhood Meeting at Conner Park #4	12
Figure 2.5	Neighborhood Meeting at Conner Park #5	12
Figure 3.1	"The Old Homestead", 2004 Spring Street	14
Figure 3.2	Historic Home, 2102 Spring Street	14
Figure 3.3	Historic Home, 2017 Grant Road	14
Figure 3.4	Joesler Home, 2019 Water Street	14
Figure 3.5	TPD 2005 All Crime Map	16
Figure 3.6	Faded Neighborhood Watch Sign	18
Figure 3.7	Overgrown Alley	18
Figure 3.8	Alley Cactus	18
Figure 3.9	Example of Friendly Security Landscaping	18
Figure 3.11	Existing Lighting Conditions	20
Figure 3.12	Example of Existing Cobra Light Fixture	20
Figure 3.13	Example of Existing Lighting	20
Figure 3.14	Proposed Lighting Conditions	22
Figure 3.15	Example of Existing Circulation Conditions	22
Figure 3.16	Existing Circulation Conditions	24
Figure 3.17	Existing Bike Route	26
Figure 3.18	Profile of Proposed Grant Road Widening	26
Figure 3.19	Public Open Space, Conner Park and Wilson Wash	28
Figure 3.20	Public Open Space, Wilson Wash	28
Figure 3.21	Public Space Roundabout	30
Figure 3.22	Public Open Space, Conner Park	30
Figure 3.23	Open Space, Wilson Wash	32
Figure 3.24	Open Space, Wilson Wash	32
Figure 3.25	Conner Park	34
Figure 3.26	Play Structure at Conner Park	34
Figure 3.27	Conner Park Parking	36
Figure 3.28	Conner Park After Rainfall	36

*The Campbell–Grant Neighborhood is a vibrant and historic part of Central Tucson’s urban fabric where residents, businesses, and visitors can equitably enjoy a safe, distinctive, built and natural environment that preserves the neighborhood’s social, natural, and economic well being.*

Approved by the Campbell-Grant Neighborhood Association on March 7, 2008



# Introduction

The following plan is the result of a semester long collaboration between members of the Campbell-Grant Neighborhood Association and graduate students from the University of Arizona Planning Degree Program. The plan represents the vision of the Neighborhood and its priorities for the future. Interaction between students and Neighborhood residents provided the foundation for the goals, objectives and strategies at the core of this plan. The planning process was initiated by the Campbell-Grant Neighborhood Association with a survey conducted in late 2007. Survey results and feedback from subsequent Neighborhood Association meetings resulted in the identification of challenges and opportunities for the neighborhood.

The Campbell-Grant Neighborhood is currently guided by the Cragin-Keeling Area plan, which was adopted by the City of Tucson Mayor and Council on October 10, 1994. This strategic action plan is intended to supplement the Cragin-Keeling Area plan, and to assist in decision making regarding future infrastructure development and changes in neighborhood organization.

Elements of the Neighborhood plan include:

- A vision statement which embodies the aspirations of neighborhood residents
- An overview of the history and context of the neighborhood
- Analysis of existing conditions in the neighborhood
- Six goals that reflect the vision of the neighborhood. Each goal is followed by objectives, seen as measurable steps to be taken toward goal attainment. The objectives are followed by strategies, specific actions recommended by the authors for implementation of the plan by residents of the Campbell-Grant Neighborhood.
- Appendices (available separately in digital form)

1923 - Developer W.E. McEuen officially created the Olive Park subdivision on March 6, 1923

1937 - Harry W. Hazeltine filed a plat for the Woodland Park subdivision on May 1, 1937

1947 - S.P. Clark officially created the Catalina Vista Park subdivision on September 26, 1947

1950 - Copper Terraces subdivision plat filed by Mary Roberts and George W. Kane

1952 - Casas Lindas Estates subdivision developed east of N. Campbell Estates along Wilson Wash

1978 - Ridgeview Estates subdivision is developed between Casas Lindas Estates and Copper Terraces subdivision

Figure 1.1

### Timeline of Campbell-Grant Northeast Neighborhood Development

1936 - Casas Hermosas subdivision is filed by B.F. Hanly on October 25, 1936

1944 - Catalina View subdivision developed north of Catalina Vista Park and adjacent to Tucson Blvd.

1948 - John Joseph Conner created the North Campbell Estates development on December 20, 1948

1951 - Dominick Sudano files a plat for the Sudano Catalina View Addition

1966 - Glenn East Estates subdivision is developed north of Copper Terraces

Source: Brean Dyer, Kim Patten, and Shannon Shula, 2008.

# Neighborhood Past and Present

## History

In 1923, real estate developer W.E. McEuen first subdivided the area that is now the Campbell-Grant Neighborhood. He created the Olive Park subdivision in the center of the neighborhood southeast of the intersection of Copper Street and Plumer Avenue.

This residential development established the grid system of north-south and east-west streets within the neighborhood, a street pattern typical of residential development in the City of Tucson at the time.

It was not until late in 1936 that additional development began in the Campbell-Grant area. While the Casa Hermosa subdivision was constructed during the Great Depression, residential development was largely suspended during the late 1930's and through the end of the Second World War.

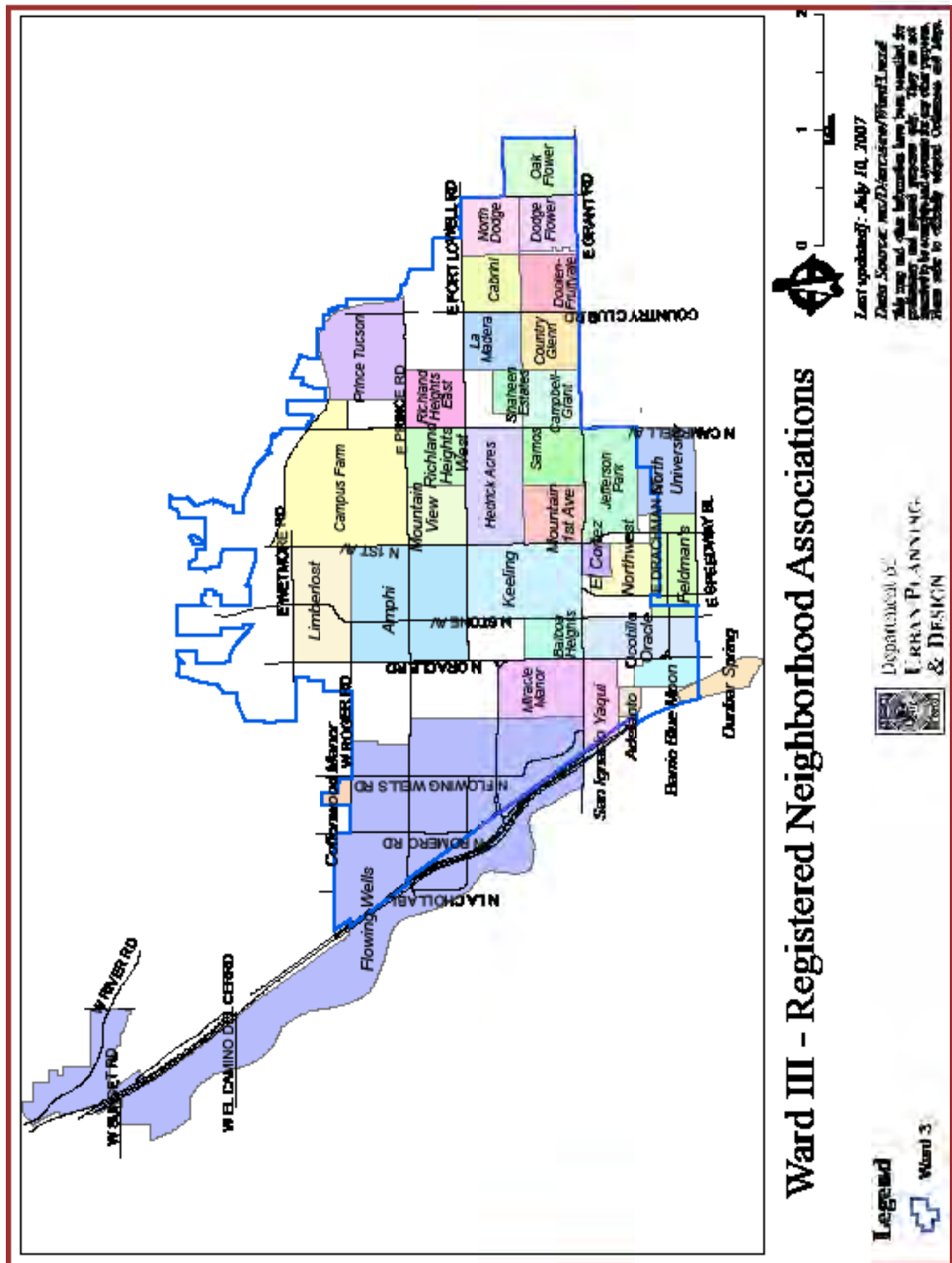
The decade after the Second World War was the most extensive period of development for the Campbell-Grant Neighborhood. This was due in large part to an influx of veterans who chose to relocate here at the conclusion of their military service. As a result, most of the residential and commercial construction in the neighborhood exemplifies typical suburban development patterns of the post-War period. Homes are small, about 800-1200 square feet, and constructed of red brick. Neighborhood streets are aligned to the north-south grid.

The exception to this pattern of development is the North Campbell Estates subdivision, developed by John J. Conner in 1948. North Campbell Estates occupies the North West quarter of the neighborhood. This area of the Neighborhood is defined by its curvilinear street pattern. In addition to breaking the grid street pattern of the Campbell-Grant Neighborhood, this development resulted in the creation of one of its most valued features: Conner Park bordering Glenn Road which bears the developer's name.

More recent infill projects, including multifamily housing and a mobile home park, have added density and character to the Campbell-Grant Neighborhood. There has also been significant commercial development within the Neighborhood, along Campbell Avenue and along Grant Road near the intersection with Campbell. This commercial development has not significantly altered the Neighborhood's suburban residential character.

Some homes in the original subdivisions may be eligible for National Register of Historic Places designation as part of a Neighborhood Historic District. These districts can be seen around Tucson, for example, the Catalina Vista Neighborhood south of Grant Road. Generally, a property must be over 50 years old and be associated with broad patterns in the nation's history or exemplify the characteristics of a time period or method of construction to become a designated historic site.

Figure 1.2 Ward III Neighborhood Associations Map



Source: City of Tucson, 2007

## Context

The Campbell-Grant Neighborhood is bounded on the south by East Grant Road, to the west by North Campbell Avenue, to the north by East Glenn Road, and to the east by North Tucson Boulevard. The neighborhood encompasses approximately  $\frac{1}{4}$  square mile, or 160 acres.

The Neighborhood is located within the political boundaries of the City of Tucson's Ward III (Figure 1.2). There are currently thirty-four recognized neighborhood associations in Ward III, which covers a large area roughly bounded by Interstate 10 to the west, Alvernon Way to the east, Speedway Boulevard to the south and River Road to the north. This area forms a significant part of the central core of the City of Tucson.

According to Mr. George Petit, Council Aide at the City of Tucson's Ward III Office, the most stable and affluent socio-economic region of the Ward is the area directly adjacent to North Campbell Avenue (personal communication, March 2008). While the Campbell-Grant Neighborhood may be considered affluent with respect to other parts of Ward III, it is on par with the City of Tucson as a whole. In 1999, the median household income for the area was \$35,000 (U.S. 2000 Census). At the same time, the median household income in the City of Tucson was \$36,758 (Pima Association of Governments).

In many other respects, the Campbell-Grant Neighborhood is similar to, or compares favorably with, city-wide statistical averages. In 2000, the Campbell-Grant Neighborhood had a population of 1,550 in 812 households, an average of 1.91 residents per household. The Neighborhood has a rental rate of approximately 44.3% (2000 U.S. Census); thus, 55.7% of all residential units in the Neighborhood are owner-occupied. Information obtained from the Ward III office indicates that the owner-occupancy rate in Campbell-Grant Neighborhood is nearly double the Ward III average of 30%. During the same period, the City of Tucson had an overall rental rate of 46.6% and the home ownership rate was 53.4%.

In addition to its relative stability and affluence, the central location of the Campbell-Grant Neighborhood is a tremendous asset. Numerous commercial services, retail outlets, and dining options along Campbell Avenue and Grant Road are established uses that contribute to the high quality of life enjoyed by Neighborhood residents. Easy access to local and regional transportation networks and proximity to the University of Arizona are additional benefits enjoyed by Neighborhood residents.



Figure 1.3

# Campbell-Grant Zoning Map



Source: Renee Johns, 2008.

## Zoning and Land Use

The Campbell-Grant Neighborhood consists primarily of low-density residential zoning, indicated in light yellow on the Zoning Map (Figure 1.3). The defining commercial area in the neighborhood runs along the east side of Campbell Avenue. This area hosts a mix commercial and retail uses, from a chain restaurant to a boutique clothing store, and includes several central Tucson institutions. Around the perimeter of the Neighborhood is a buffer zone of higher-density residential use. This R-3 zone is colored yellow on the Zoning Map. The orange areas on the map are zoned O-3, and contain office as well as higher-density residential uses. In addition to the C-1 commercial areas along Campbell Avenue and Grant Road, there is another commercial zone along Tucson Boulevard, C-2, shown in red on the Zoning Map.

As indicated on the Campbell-Grant Zoning Map most land within the Neighborhood boundaries is dedicated to low-density, single-family residential use. The individual subdivisions comprised of single-family homes are similar in their siting, materials and design. This consistency sets the tone and establishes the land use character of the Campbell-Grant Neighborhood.

Land uses other than single-family residential are found within the Neighborhood, but are located at the periphery. Commercial and higher-density residential uses serve as a buffer between the heavily used arterial roads bounding the Neighborhood and its quiet center. The eastern portion of the Neighborhood, particularly the southeast corner at Grant Road and Tucson Boulevard, consists of larger commercial buildings and two and three story apartment units. These commercial and residential uses are consistent with current zoning, but are not well integrated into the fabric of the residential neighborhood.





Figure 2.1 Neighborhood meeting at Conner Park #1  
photo by S. Loomis



Figure 2.2 Neighborhood meeting at Conner Park #2  
photo by S. Loomis



# Methodology

The creation of this plan involved the participation of graduate and undergraduate students from the University of Arizona and members of the Campbell-Grant Neighborhood Association. The plan represents the vision of the Neighborhood and priorities for its future. Involvement from the community for the Plan is an essential part of providing goals, objectives, and strategies.

Prior to involving University students in developing a plan, the Neighborhood Association established a planning committee consisting of five residents. These residents worked with the City of Tucson's Department of Urban Planning and Design to gain initial insights into the planning process and their neighborhood. The committee also conducted a neighborhood survey in December of 2007 which was mailed to 400 residents (both renters and homeowners) and tallied the 56 responses (14% return rate) prior to student involvement in the project.

Students consulted with City of Tucson officials as well as the Neighborhood Association to draw a picture of the Neighborhood's current status and explore various proposals to address some of the issues identified. To date, students have had a total of four meetings that included the Neighborhood Association Board and the Neighborhood Planning Subcommittee. Two of these were open to all households identified by the City of Tucson's Department of Neighborhood Resources.

## Survey Questions and Analysis

From December of 2007 to January of 2008, residents of the Campbell-Grant Neighborhood Association were asked to complete a seven question survey. The survey assessed the residents' immediate concerns for the future well being of their neighborhood and suggestions and solutions to the issues facing the area. The survey also requested specific information from the resident completing the survey, such as location within the neighborhood (i.e. northwest quadrant, southwest quadrant, etc.) and length of residency in the neighborhood.

A complete survey and the responses to the survey is available in Appendix B.

Overwhelmingly residents identified the Neighborhood's central location and friendly residents as Campbell-Grant's two most highly ranked attributes. Other features included the large residential lot sizes with architecturally interesting homes, mature landscaping, Conner Park, and the ability to see stars in the night sky.

Challenges that residents identified included the high volume of traffic associated with North Campbell Avenue and East Grant Road, the incidence of property and narcotics crimes, the lack of street lighting in the area, the lack of some residential property maintenance, the lack of pedestrian areas (such as sidewalks and curbs), and the possible encroachment from widening East Grant Road between North



Figure 2.3 Neighborhood meeting at Conner Park #3  
photo by S. Loomis

Figure 2.4 Neighborhood meeting at Conner Park #4  
photo by S. Loomis



Figure 2.5 Neighborhood meeting at Conner Park #5  
photo by S. Loomis

Campbell Avenue and Tucson Boulevard.

Another key challenge is that of neighborhood involvement. While there are a number of residents that take pride in their homes in the Campbell-Grant Neighborhood and participate in Neighborhood Association events, there are still many more that have yet to become involved. Of those not involved, many include renters. This becomes apparent when looking at the results of the Survey indicating that only five of the fifty-six responses came from renters.

While renters appear to be a minority in the Neighborhood Association, local business owners and managers are non-existent. The survey conducted in December of 2007 was not distributed to local businesses. Thus, business owners and managers are currently a fresh resource the Neighborhood has yet to mine and could also become active contributing members of the Neighborhood Association.

Even though the survey respondents barely included renters and did not include business owners or managers, the respondents were fairly distributed throughout the neighborhood by quadrants. A pie chart of the percentage of respondents by quadrant is shown in Appendix B, Figure 1.

Unique in the survey results were the responses to the question asking for the resident's length of residency in the neighborhood. A majority of those that completed the survey indicated that they had been living in the neighborhood for five to twenty years and there were more that completed the survey that had been in the neighborhood for more than twenty years than residents with less than five years.

These survey results indicate a group of people dedicated to their neighborhood and their homes. The following discussion includes preservation and protection of the Campbell-Grant Neighborhood.

## Plan Implementation

The primary intent of the Campbell-Grant Neighborhood Plan is to provide the Neighborhood with a strategic action plan to assist the Campbell-Grant Neighborhood in setting goals and priorities. The neighborhood can achieve its goals through the strategies and objectives outlined in each area of concern.

1. Plan policies are used to review development plans and subdivision plats related to rezoning requests.
2. Plan policies are used in staff review of requests to vacate City property.
3. Plan policies are also used to establish and guide the design of Capital Improvement Projects. In some cases it may provide guidance in the interaction between neighborhoods and larger Capital Improvement Projects.
4. Plan policies are used in the formulation of City's position on variance requests from the Zoning Code.





Figure 3.1 "The Old Homestead"  
2004 Spring Street  
Source: Unknown

Figure 3.2 Historic Home  
2102 Spring Street  
Source: Unknown



Figure 3.3 Historic Home  
2017 Grant Road  
Source: Unknown

Figure 3.4 Joesler Home  
2019 Water Street  
Photo by E. Anderson



# Existing Conditions

## Preservation and Identity

The primary focus of this plan is to assist residents of the Campbell-Grant Neighborhood maintain and improve the neighborhood character in the face of changing conditions.

## Historic Preservation

As noted in the Introduction some of the houses in the Campbell-Grant Neighborhood are eligible for listing on the National Register of Historic Places. The Campbell-Grant Neighborhood can pursue a Historic Neighborhood Designation.

## Inventory

Commonly the first step in nominating a district for the National Register of Historic Places is to prepare a survey of potentially eligible historic homes (Figures 3.1, 3.2, and 3.3). The Survey results form a database to assist in the National Register nomination decision making and application process.

A survey form was developed for this project (see Neighborhood Preservation and Identity Appendix C, Section 1). The form was loosely based on the Arizona State Historic Preservation Office housing form and the National Register of Historic Places nomination form. This form was used to determine the Neighborhood's historic designation potential as a district. This survey was not exhaustive, and was only used as an indicator. If the Neighborhood wishes to pursue the National Register Nomination

process, a new documentation process should be used.

The Pima County Assessor's Office is the primary source for tracing properties back to their original dates of construction and owners. Assessor records are also used to determine the value and current ownership of properties.

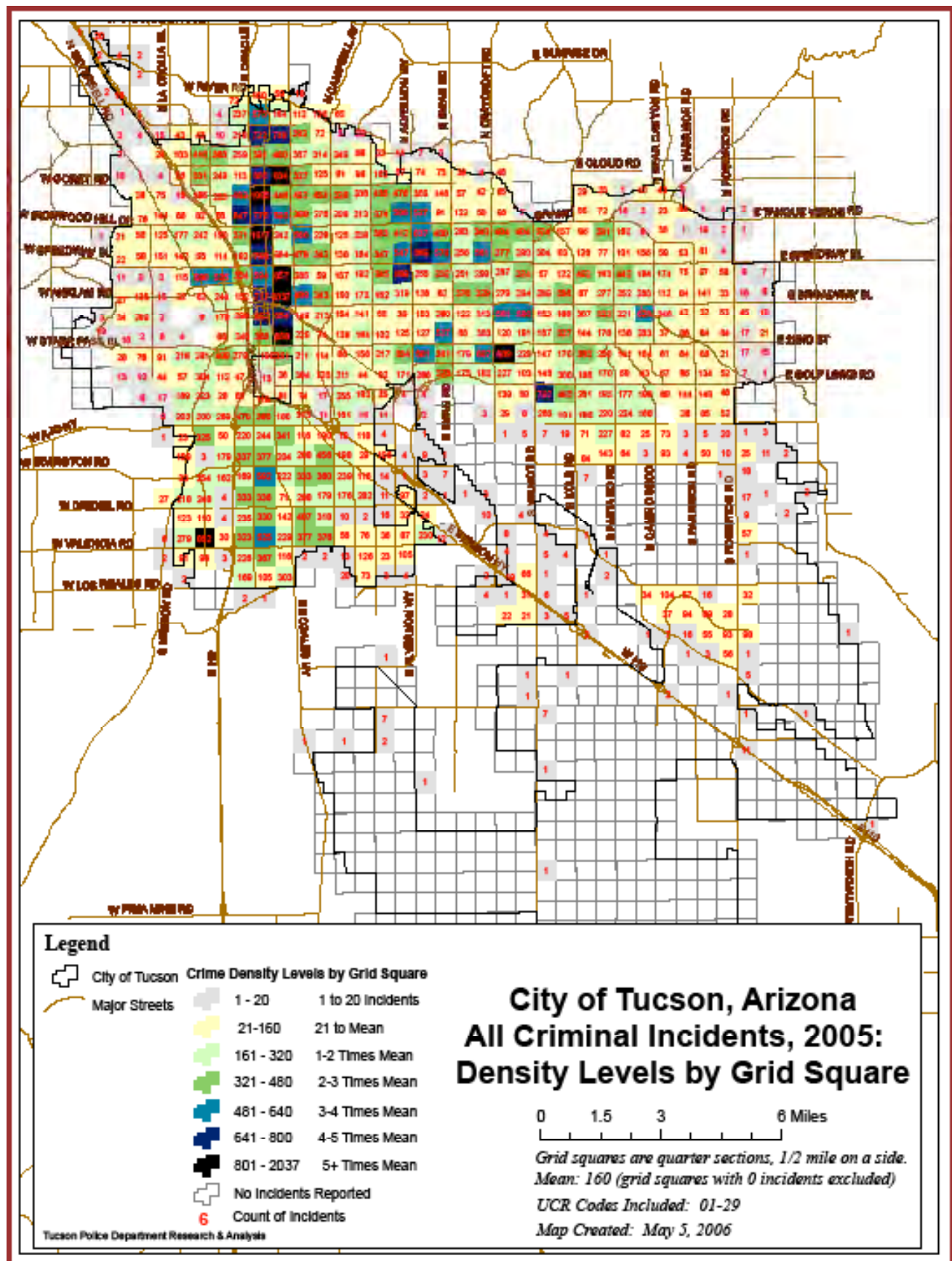
(The Housing Inventory Database compiled for this survey is available as an Excel Spreadsheet in the Plan Neighborhood Preservation and Identity Appendix C, Section 1.)

## Historic Designation

Individual homeowners can nominate their homes as historic properties, or the neighborhood may nominate the entire area as a historic district. To accomplish this, the Neighborhood Association should establish a committee that can oversee the nomination process. Historic designation is based on the age of the structure, appearance, and condition.

After surveying the neighborhood, it is clear that not all of the buildings in the neighborhood are over fifty years old. Some of the buildings are no longer in their original historical context or their original use, and their appearance may have been altered. This is not necessarily an obstacle to historic designation. Structures not meeting the criteria may still be eligible for a historic district designation as contributing rather than historic structures.

Figure 3.5 TPD 2005 All Crime Map



Source: Tucson Police Department May 5, 2005



Neighborhood residents report that there are four homes in the area designed by Tucson architect Josias Joesler (Figure 3.4). According to research conducted by the City of Tucson, Pima County, and the University of Arizona in 1991, only about half of the original 500 or so Joesler buildings remain in Tucson. This gives the Joesler-designed homes a chance of individual historic designation. Regardless of designation, these homes are a valuable asset to the neighborhood.

While there are methods of preserving this historic character that do not involve a National Register of Historic Places Designation, the Neighborhood Association has made clear their dedication to pursuing a National Register Designation. Instructions on completing the nomination process are available in Neighborhood Preservation and Identity Appendix C, Section 2.

The process of preparing a nomination for National Register designation is typically very time-consuming. The Neighborhood Association may want to hire a professional firm to research the neighborhood and fill out the required forms. The neighborhood will need to locate a source of funding. One of the most likely sources of funding is with a federal pass through grant. This grant goes to the State Historic Preservation Office (S.H.P.O.). State Historic Preservation Office must conduct a windshield survey where professionals look at the neighborhood and determine if it is worthy of funding.

Jonathan Mabry, City of Tucson Historic Preservation Officer, has requested a windshield survey on behalf of the Campbell-Grant Neighborhood. While the actual survey only takes a few hours to complete, there may be a waiting period of a few weeks to a few months before a surveyor is available.

## Neighborhood Identity

Neighborhood Association members are exploring a name change to better express the Neighborhood's identity. Based on the history of the Neighborhood, the following names are suggested to residents as options for the renaming of the neighborhood:

- Olive Park Neighborhood
- J.J. Conner Neighborhood
- Casa Hermosas Neighborhood
- Hazeltine Heights Neighborhood
- S.P. Clarke Neighborhood

At the Neighborhood Association meeting on March 30, 2008 residents responded most positively to the J.J. Conner Neighborhood, or some variation on the Conner name. Most residents cited the familiarity with Conner Park as the reason for their preference. For the process on applying for a neighborhood name change, see Neighborhood Preservation and Identity Appendix C, Section 3.

## Safety, Involvement and Lighting

The number one concern indicated in the 2007 Neighborhood Association Survey was maintaining and improving safety and security in the Campbell-Grant Neighborhood. Concerns include reducing property crimes, breaking and entering, burglary, graffiti, and narcotics.

Referring to the data provided by the Tucson Police Department (Figure 3.5), the Campbell-Grant Neighborhood's current overall crime is slightly above average for the City of Tucson. However, data shows below average occurrences for many serious crimes, such as violent crimes and narcotics. These statistics can be associated with the Neighborhood's central location and with access to two of the City's



Figure 3.6 Faded Neighborhood Watch Sign  
Photo by K. Patten

Figure 3.7 Overgrown Alley  
Photo by K. Patten



Figure 3.8 Alley Cactus  
Photo by K. Patten

Figure 3.9 Example of Friendly Security Landscaping  
Photo by K. Patten





primary arterial streets. Local businesses are also targets. The City, according to reports from the Tucson Police Department, is one of the primary entry points for narcotics into the United States. This fact alone increases the number of property crimes City wide and contributes to crime along the City's arterial streets. Each of these contributing factors increases the number of transient and non-resident visitors to the neighborhood. Consequently, this increases the number of crimes, and in particular, crimes to personal property, other factors affect a neighborhood's crime rate including stress level or the level of "social dependency and housing needs" (City of Tucson, Department of Urban Planning and Design, U.S. 2000 Census Tucson Stress Indicators). The City of Tucson compiles data from the United States Census and selects the twenty seven data points that are the best indicators of this dependency, (Appendix D). According to the data from the 2000 United States Census, the Campbell-Grant Neighborhood is currently listed as a medium stress neighborhood.

Neighborhood residents can employ simple techniques to better secure their properties and define the public and private spaces within the neighborhood as explained in the next section.

## Neighborhood Involvement

Many crime prevention techniques involve individuals actively participating in the community. One technique is Neighborhood Watch. Currently the Campbell-Grant Neighborhood has a few inactive Neighborhood Watch groups. Reinvigorating these groups, and adding others to ensure complete Neighborhood coverage, will assist in providing the community with a comprehensive system for recognizing and reporting crime. Replacing outdated or faded signs (Figure 3.6) and instantly removing graffiti

also indicate that the Neighborhood is alert, active, and caring about its surroundings.

Neighborhood Watch is most effective when the area of community watch is approximately fifteen to twenty units. These units can be single family homes or apartment units. Block captains, or Neighborhood Watch Leaders, act as the liaison between residents and the Tucson Police Department Community Service Officer. The Tucson Police Department provides annual training to both block captains and residents.

Individuals should also employ "Safe by Design" techniques or Crime Prevention Through Environmental Design (CPTED). These methods encourage homeowners to make small adjustments to their everyday living space, such as trimming overgrown hedges or maintaining a visual line of sight between the building entrance and street (Figure 3.7). Other examples include using thorny or spiny plants along exterior walls (Figure 3.8) and below windows or defining public and private space through use of walls, fences, tidy landscaping (Figure 3.9), or lighting (Cragin-Keeling Area Plan, October 1994). These simple techniques, outlined in the strategies section of this document, deter criminal activities. Research has shown that neighborhoods utilizing these principles have reduced drug sales, burglaries, and general crime by 15-100% (Crowe 2000).

Another common method in preventing crime and creating defensible space is limiting the access points into a neighborhood. Neighborhoods with only one or two access streets often report fewer incidents of crime since criminals would have to purposely enter the neighborhood to conduct their business and then exit using the same route. This allows police to easily apprehend reported criminals. Added bonuses to reducing access streets in-

## Campbell/Grant Neighborhood Existing Conditions



Figure 3.11 Existing Lighting Conditions  
Source: R. Johns



Figure 3.12 Example of Existing Cobra Light Fixture  
Photo by R. Johns



Figure 3.13 Example of Existing Lighting  
Photo by R. Johns

clude traffic calming and reduced cut through traffic (Newman 1996). At the time of the December 2007 survey a number of residents were opposed to street closures. However, should these opinions change, due to the Regional Transportation Authority's Grant Road Improvement Project, the Campbell-Grant Neighborhood could lobby for vehicular road closures along Grant Road between Campbell Avenue and Tucson Boulevard.

According to the Tucson Police Department, most burglaries are committed by low to medium skilled criminals whose targets are randomly selected for ease of access with limited security on the premises, criminals can gain access in four to forty five seconds (Appendix D). Residents can take simple steps, such as implementing an active Neighborhood Watch (Appendix D), employing "Safe by Design" in their home and garden landscaping, and by utilizing common sense practices, such as ensuring both home and automobile doors are locked at all times.

Neighbors should also ensure that each instance of crime, no matter how petty it may seem, be reported to the authorities. Crime reports dictate police patrols and interaction, so by not reporting a crime, residents are actually hindering the police force and its ability to properly protect the neighborhood.

## Commercial Involvement

Neighborhood businesses are currently an underutilized asset to the community. There is a commercial association for businesses that align Campbell Avenue, the Campbell Avenue Business Partnership. This group conducts meetings monthly at the Ward III office. There are 197 businesses from Grant Road to Fort Lowell (Appendix D). The commercial association welcomes any residents who would like to attend its meetings. Neighborhood involvement with commercial businesses can help build a strong partnership to benefit present and future growth of the neighborhood.

## Neighborhood Lighting

Exterior lighting in the Campbell-Grant Neighborhood is virtually non-existent. An inventory of existing lighting conditions in the Campbell-Grant Neighborhood shows a majority of the lighting fixtures are located along the arterial roads that border the neighborhood, North Campbell Avenue and East Grant Road (Figure 3.11). These fixtures fall under the City of Tucson Outdoor Lighting Code Class 2 fixtures for walkways, roadways, and parking lots (for a full definition see the City of Tucson Outdoor Lighting Code, Appendix D) and are typically described as cobra head fixtures (Figure 3.12). Collector streets North Tucson Boulevard and East Glenn Street also include Class 2 fixtures; however, within the interior of the neighborhood and along feeder streets, there are very few city maintained exterior lights (Figure 3.13).

Due to lack of street lighting in the Neighborhood, residents of the Campbell-Grant Neighborhood Association indicated a desire for increased lighting. This additional lighting can act as a possible deterrent to crime and

### Campbell/Grant Neighborhood Pedestrian Lighting along Wilson Ditch



Figure 3.14 Proposed Lighting Conditions  
Source: R. Johns

Figure 3.15 Example of Existing Circulation Conditions  
Photo by S. Loomis





help increase recreational activities, such as evening walks. However, some residents also indicated a desire to star gaze and enjoy the evening sky free from lighting. By following the City of Tucson's Outdoor Lighting Code (Appendix D) residents will ensure an enhanced nighttime use and enjoyment of property, while continuing their support of Tucson's famed night skies.

At the Neighborhood Association meeting on March 30, 2008 residents selected the Visionaire Monterey series from a choice of four light fixtures, all meeting the Illuminating Engineering Society's Full-Cutoff Classification (Appendix D). This fixture will provide adequate lighting for night walking without disabling star gazing.

Also at this meeting five lighting options were presented to the neighborhood.

1. Install pedestrian lighting along Wilson Ditch (Figure 3.14).
2. Use Neighborhood Watch groups to organize nights where residents leave on front porch lights.
3. Install personal motion detectors.
4. Install pedestrian lighting within intersection roundabouts.
5. Implement individual pole lights or mail box lights on personal property.

The majority of residents voted to have pedestrian lighting installed both along the Wilson ditch in an effort to create a walkable pathway and within the intersection roundabouts. These two options were very popular among the residents and should be the sites of future lighting installation.

The first step in the implementation of pedestrian lighting along Wilson Wash and within the intersection roundabouts is to contact the

Ward III office (Appendix D). With Ward III's help, the extent of infrastructure installment can be determined. Grants or Association funds are necessary for any lighting added in public space. The Ward III office can assist in finding grants, such as the Back to Basics Grant. The City of Tucson must be part of the process in order for them to be involved in maintaining these public structures (Appendix D).

## Circulation

The Campbell-Grant Neighborhood is located northwest of downtown Tucson and north of University Medical Center. The Neighborhood is bounded by two arterial streets and two collector streets. Glenn Road, to the north, and Tucson Boulevard to the east, are collector streets, while Grant Road to the south, Campbell Avenue to the west are arterials. Campbell Avenue and Grant Road are two of the most heavily trafficked in the City, and the intersection of the two at the southwest corner of the neighborhood is notorious for rush-hour delays. There are a number of established businesses at the corners of this intersection. Unfortunately, there are also a large number of curb-cuts within 100 yards of the intersection, which allow vehicular access to businesses, but which also contribute to delays, accidents and decreased safety for drivers, pedestrians and cyclists.

SunTran bus transit routes run along Grant Road, Campbell Avenue, and Glenn Road. There are several bus stops which serve the neighborhood along these streets. Of the five bus stops that were identified, two have sheltered benches, two have an unsheltered bench, and the last is identified with a sign but has no bench or shelter. These three streets are also designated bicycle routes, with a striped shoulder lane about four feet wide between the vehicular traffic lane and a raised concrete

## Circulation Existing Conditions

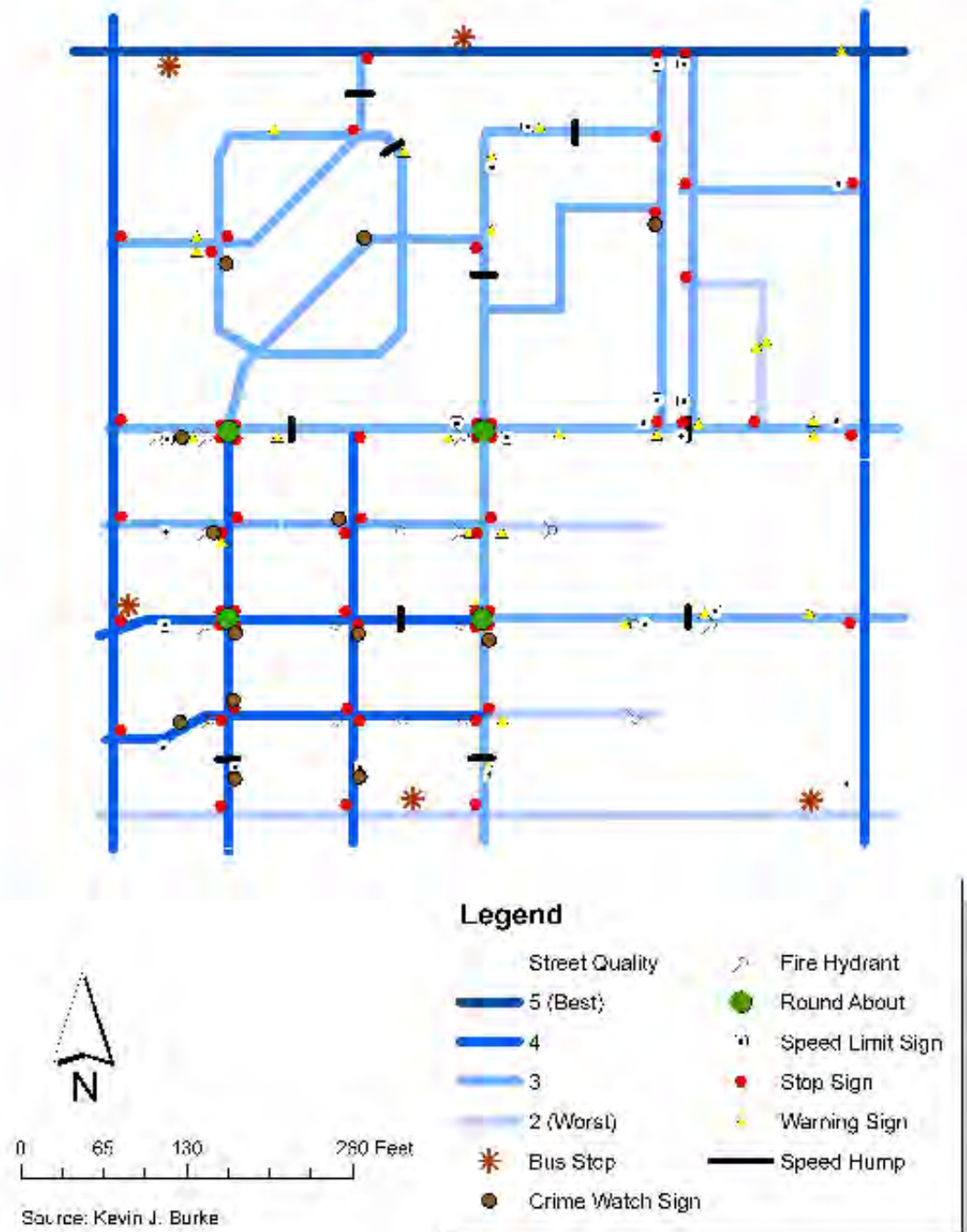


Figure 3.16 Existing Circulation Conditions Source: K. Burke

curb. Tucson Boulevard is a designated bike route. Despite heavy auto traffic, the Campbell Avenue bicycle route is heavily used. As is the Grant Road route, although poor road conditions result in decreased safety for cyclists. Conditions are much improved on less heavily trafficked Glenn Road, the result of recent paving improvements. While transit and bicycle routes serve the perimeter of the neighborhood, there are no established routes within the neighborhood. The establishment of designated bicycle and pedestrian routes within the neighborhood is a priority for neighborhood residents (Figure 3.17).

The design of the Neighborhood is largely a grid system of north-south and east-west neighborhood streets. Three quarters of the neighborhood conforms to this grid, however, the North Campbell Estates subdivision, in the northwest quarter of the neighborhood, has a curvilinear street pattern. East-west circulation is restricted by the reinforced-concrete Wilson Wash running north-south along the path of Wilson Avenue. East-west through-traffic is possible on only two streets, Water and Copper, while other streets dead-end at the wash. Wilson Wash is a barrier, not only to vehicular traffic, but pedestrian and bicycle traffic as well. It serves to divide the neighborhood along its north-south axis (Figure 3.15).

Due in large part to traffic conditions at the intersection of Campbell Avenue and Grant Road, cut-through traffic is a major concern for neighborhood residents. Cut-through traffic is a safety concern for neighbors with children and those who enjoy walking and cycling on neighborhood streets in the absence of available sidewalks. In the past decade several traffic calming strategies have been implemented in the neighborhood, including speed humps and intersection roundabouts. There are currently four roundabouts in the neighborhood.

Residents are skeptical as to the effect they have had on traffic; and, have noted that they are difficult for larger vehicles, such as school busses, to navigate. It is clear that neighborhood residents do not favor the installation of new roundabouts or speed humps and would prefer to implement new strategies to mitigate cut-through traffic.

At the north end of the neighborhood, Conner Park creates some traffic safety issues that deserve attention. The first involves park users who must cross Glenn Road. A bus stop is located on Glenn directly across from the park, and many users come to the park from neighborhoods to the north. Enhancing this crosswalk so that drivers, who often travel too fast through this area, are more aware of the crossing, is a priority for neighborhood residents and visitors. In addition, there is no convenient place along Glenn to pull over in a car to drop off park users. Because Glenn Road is very narrow, just one vehicular lane and a bicycle lane in each direction. The lack of any parking or drop off zone on Glenn Road forces all traffic to the interior of the neighborhood and the Park's south side where there is street access (Figure 3.16).

Park users who arrive by car must park along Calle Alta Vista or North Plumer Avenue. Most neighborhood complaints about Conner Park focus on the parking issue. While many Neighborhood residents have expressed their desire for more parking, there is also a strong sense that grass should not be sacrificed for asphalt.

## Grant Road Improvement Project

The Regional Transportation Authority Grant Road Improvement Project specifies the widening of Grant from four to six travel lanes over a five mile section between Oracle Road



Figure 3.17 Existing Bike Route  
Photo by K. Burke

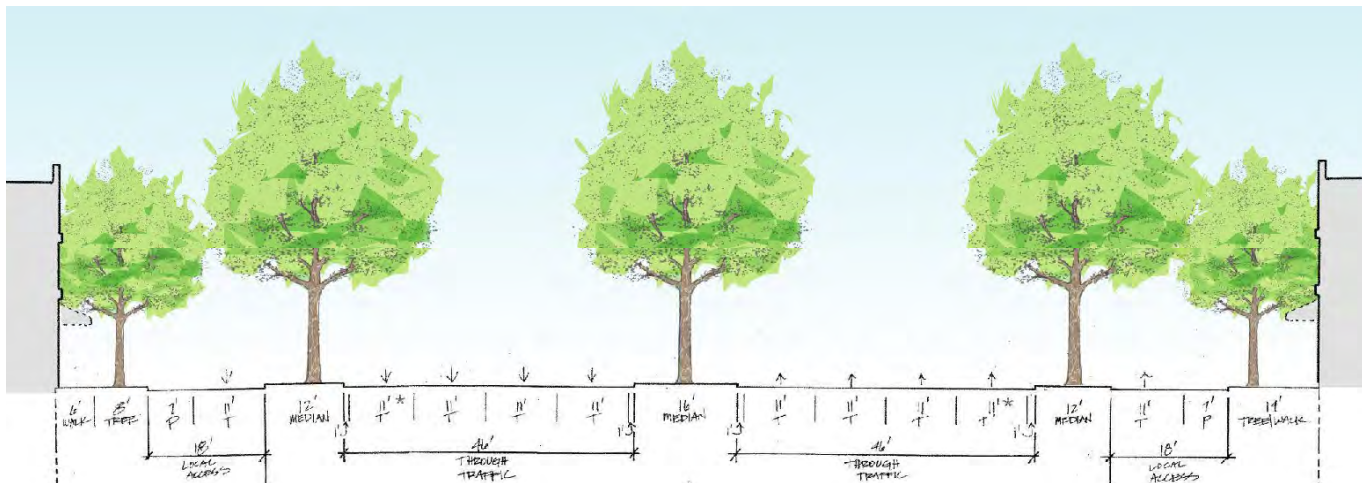


Figure 3.18 Profile of Proposed Grant Road Widening

Source: RTA



and Swan Road. The purpose of the project is to enhance the streetscape, improve transit, bicycle and pedestrian facilities, make infrastructure improvements and carry out redevelopment strategies on adjacent parcels with extensive public participation (Regional Transportation Authority Grant Road Improvement Plan 2006).

The Grant Road Improvement Plan Project will be implemented in three segments: Western, Central and Eastern. The Western Segment runs from Oracle Road to First Avenue. The Central Segment runs from First Avenue to Tucson Boulevard. The Eastern Segment runs from Tucson Boulevard to Swan Road. Campbell-Grant Neighborhood will be significantly affected during improvements to the Central Segment.

The existing right-of-way in the Central Segment is 80 feet. Although there has been no decision made regarding the final alignment of the improved right-of-way, there is a high likelihood that properties along the north side of Grant Road between Campbell Avenue and Tucson Boulevard will be taken to accommodate the road widening. The improved six-lane roadway will have a right-of-way of at least 150 feet.

The side of the road on which properties are acquired will then have a separate landscaped neighborhood access road. Currently, only landscaping is being proposed by the RTA as a barrier between Grant Road and the Neighborhood. The Neighborhood Association should consider elements that will constitute a satisfactory sound barrier.

In the recent series of Grant Road project workshops conducted on January 14th, 16th, and 17th, 2008, at the Tucson Association of Realtors building, participants developed a

streetscape design for Grant Road for each of their segments.

Results of the Grant Road Improvement Project workshops indicated that participants desire multiuse urban villages, historic preservation, improving business character at the Campbell-Grant intersection, noise barriers along Grant Road, and controlling Wilson Wash flooding and other drainage outlets within the Neighborhood.

The Grant Road Improvement Project presents the Neighborhood with a unique opportunity to consider how vacant parcels resulting from the project will be developed. The Neighborhood should consider elements of urban form such as building height, aesthetics, street setback, and lot size. For example, zero-lot-line construction along Grant Road, with structured parking hidden behind new construction, will allow a reduction in the number of curb-cuts along Campbell Ave. and Grant Road. Urban form considerations such as this can improve traffic flow and result in less cut-through traffic in the neighborhood.

### Grant Road Improvement Project Acquisition and Relocation Assistance

The Grant Road Improvement Project website contains a section which describes the rights of those property owners displaced by the widening. A housing counselor can be contacted who will interview property owners. The housing counselor will provide the individuals with market value comparisons and assist in the negotiation process. The guide also includes a schedule of moving expense payments to be made to displaced residents (Figure 3.18).



Figure 3.19 Public Open Space, Conner Park and Wilson Wash  
Source: T. Freier



Figure 3.20 Public Open Space, Wilson Wash photo by R. Johns

For affected commercial businesses, there is an online contact form that the business owner can fill out and submit (Appendix A).

Visioning and planning for the widening project will continue through 2009. Final alignment for the project may be determined in the fall of 2008. It is essential for the Neighborhood to continue active participation in the Grant Road Improvement Project by attending workshops and meetings. Feedback from residents at these meetings will be taken into consideration by the city. The Neighborhood should organize a task force or committee to represent the Campbell-Grant Neighborhood at meetings.

## Landscaping and Open Space

Opportunities exist to upgrade both public and private green and open spaces in the Campbell-Grant Neighborhood to create distinctive visual landmarks while taking maximum advantage of water conservative vegetation and water harvesting techniques (Figure 3.19). Conner Park is a significant neighborhood resource worthy of enhancement. Wilson Wash presents both a challenge and an opportunity to the Neighborhood.

Landscaping is an important element of any neighborhood. Well maintained landscaping can transform a neighborhood and add to quality of life. Residents of Campbell-Grant expressed the desire for improved maintenance of current landscaping. Opportunities to improve and enhance the landscaping exist in several areas throughout the Campbell-Grant Neighborhood (Figure 3.20).

### Private Areas

Improving private landscaping is the choice of each individual homeowner. But these im-

provements will add to the overall aesthetic quality of the neighborhood. Coordinating meetings with organizations such as the Nature Conservancy and the Tucson Botanical Gardens can provide resources to help homeowners improve their landscaping.

The Nature Conservancy is a not for profit organization that specializes in conservation. The organization has a chapter in Tucson and routinely offers demonstrations on desert xeriscaping and water harvesting techniques which can allow homeowners to become familiar with and to create and maintain vibrant and colorful landscapes using water conservative native vegetation. The Nature Conservancy teaches gardening techniques that neighborhood residents can apply to their own landscapes creating an outdoor environment for the entire neighborhood to enjoy.

Another opportunity to improve private landscaping and decrease flooding exists along Plumer Avenue. During heavy rain events water runs down Plumer toward Conner Park. The water is then emptied onto Glenn Street. During storms Plumer Avenue can become flooded and hard for drivers to navigate. Existing on either side of Plumer Avenue are easements, ranging between 10 and 15 feet, which could be transformed into water harvesting basins. Native vegetation is recommended for these basins, and utilizing skills learned at water harvesting meetings should allow residents to effectively manage these basins.

Another landscape improvement opportunity within the neighborhood exists behind houses that line Glenn and Calle Alta Vista, east of Conner Park. This easement connects the park to Wilson Avenue and it has the ability to become useful to the entire neighborhood. Currently, the easement is overgrown with weeds and is hard to navigate. However, with





Figure 3.21 Public Space Roundabout photo by R. Johns



Figure 3.22 Public Open Space, Conner Park  
photo by M. Jensen

the help of the community, the easement could be transformed into a green alley. Members of the Campbell-Grant Neighborhood Association might work together to clean and monitor the existing landscape in the area and to add selected vegetation. While the area would require occasional maintenance, this green alley would be a useful connection between Wilson Wash and Conner Park for both pedestrians and bike users.

### Public Areas

Places within a neighborhood where all residents have equal access are referred to in this report as public areas including Conner Park. Public areas identified for improved landscaping within the Campbell-Grant Neighborhood are the Wilson Wash and the existing intersection roundabouts. Both areas offer residents an opportunity to improve the existing landscape and to create new ways to express neighborhood identity. Improving these areas can transform them into visual landmarks, allowing visitors to share the neighborhood experience of which residents are so rightfully proud.

Residents have expressed mixed feelings about the intersection roundabouts within the Campbell-Grant Neighborhood (Figure 3.21). Roundabouts act as traffic calming elements to reduce the automobile speed, but according to the survey some residents find them to hinder their ability to drive in the Neighborhood. Currently, there is limited vegetation within the four roundabouts in the neighborhood. Residents also are critical of how the roundabouts are maintained. Often the current landscaping becomes overgrown and can be a safety issue. Holding neighborhood events to choose appropriate roundabout vegetation could serve the additional aim of creating a more unified neighborhood. Periodic neighborhood events to maintain the roundabouts

(weeding, trimming, etc) can also aid in this unity. The roundabouts offer the neighborhood a unique opportunity to improve current neighborhood unity and create events for all residents to enjoy.

### Wilson Wash

The Wilson Wash is a major environmental and safety issue for the Campbell-Grant Neighborhood. The wash is a concern due to inadequate capacity for storm water drainage, causing street flooding and creating breeding environments for mosquitoes. Flooding occurs in the Wash throughout the year, with especially severe problems during the summer and winter rainy seasons. Extreme flooding creates safety hazards for neighborhood residents and visitors (Figure 3.23). During high water flow events, signs are placed on both sides of Wilson Avenue at the Copper Street intersection to restrict access. On some occasions these signs are ignored, and vehicles crossing the flooded intersection are in danger.

Wilson Wash currently serves as recreational site for many of its residents to walk, bike, and enjoy the open space.

Storm water runoff flowing down the “street washes” adds to the existing flow, increasing the risk of danger. At times of extreme peak flows, the water level reaches the maximum capacity of the channel and spills over onto intersecting streets. At the intersections of Wilson Wash with Water Street and Glenn Street, the water level surpasses the height of the street overpass and obstructs oncoming traffic. These are some of the major issues and concerns posed by neighborhood residents.

Wilson Wash therefore presents the Campbell-Grant Neighborhood with a major improvement opportunity. Residents have expressed mixed





Figure 3.23 Open Space, Wilson Wash

Photo by R. Kent



Figure 3.24 Open Space, Wilson Wash

Photo by R. Kent

feelings and opinions about the current state of the drainage system. A majority of the residents have expressed interest in improving the area to provide more recreation opportunities for walking and bicycling. Other topics of concern are the vandalism, illegal dumping and loitering that occurs in the wash, particularly in the southern concrete section to the south of Copper Street. The wash currently serves as a major obstacle separating the neighborhood into two sections while representing a highly visible feature to its residents and visitors alike (Figure 3.24).

The Wilson Wash runs south to north from Grant Road to Glenn Street and is located near the center of the neighborhood along Wilson Avenue. The Wash is approximately a half-mile in length with a constant five-foot depth in height. The wash widths range from 18 feet in the southern half to 34 feet in the northern the section. It is composed of an open concrete-lined trench in the southern section between Grant Road and Copper Street, which is fed by an underground drain at the Grant Road intersection (Plan No. E-85-06).

There are also other drainage systems that feed into the Wilson Wash at the Water Street intersection from the surface streets and Tucson Boulevard. The section to the north, from Copper Street to Glenn Street, consists of a grass-lined channel, which empties into a concrete drainage structure at Glenn Street intersection that eventually feeds into the Santa Cruz River (Plan No. D-87-11). The easements along the wash to the south of Copper Street vary in width from 2 feet 4 inches to 11 feet throughout the entire section. A plan to upgrade the drainage system from Copper Street to Glenn Street and continuing into neighborhoods to the north was proposed in 1989. This project would have improved the drainage system and allowed the storm water

to feed north and directly into the Rillito River (Plan No. D-88-04). Objections by area residents caused the City of Tucson to abandon the plan. The reasons for these objections are unknown.

Within Wilson Wash, an Automated Sampling Station located at the southern section near Grant Road is monitored by the Stormwater Quality Program (Plan No. E-85-06). Data from this station is collected, including annual flow rates, water levels, peak seasons, etc.

Within the concrete portion of the Wash, there is a history of vandalism in the forms of graffiti along the walls, illegal dumping of garbage and yard waste, and hazardous materials (car battery). Stagnant water was observed through several areas in the southern section which attracted an assortment of insects, including mosquitoes.

Water harvesting techniques might be applied to Wilson Wash to help mitigate the serious flooding situation that occurs during rain events and to transform the wash into a major new neighborhood green space. Planting native vegetation along the sides of the wash can add visually to the area and will slow water flow, allowing it to infiltrate into the soil. This would also help to address the mosquito breeding problem. Native trees such as mesquite and palo verde planted on the sides of the Wash can also increase the shade areas along Wilson Avenue, making it a much more pedestrian friendly street.

Creating a more walkable community is one of the objectives of this report. Wilson Wash could provide the backbone for creating a pedestrian friendly walkway or bikeway. Presently the Wilson Avenue corridor is a favorite walking area and with the implementation of water harvesting and the addition of trees and lighting it could become a true centerpiece





Figure 3.25 Conner Park Photo by M. Jensen



Figure 3.26 Play Structure at Conner Park Photo by M. Jensen



of the Neighborhood, serving as an inviting environment for pedestrians and bicyclists and connecting the south section of the neighborhood to Conner Park on the north side of the neighborhood. Adding designated walking areas on either side of the Wilson Wash for pedestrian and bike friendly use can aid in this transformation. Creating space for these pathways might involve a conversion of Wilson Avenue from two way traffic on both sides of the wash to one way traffic on either side. But the wash could become a linear park for residents to enjoy, and create a friendly transportation corridor linking the north and south side of the neighborhood.

It would also add a great deal to the green environment of the neighborhood.

The planned widening of Grant Road will feature improvements to the Wash where it passes beneath Grant Road. If the Neighborhood has a realistic and attractive plan for Wilson Wash the City may fund all or part of improvements all the way north to Glenn. It is critical to the Neighborhood to make sure that a green space plan is created with the City for this important corridor.

### Conner Park

Conner Park is the gem of Campbell-Grant, so-defined by those who know it best, including City Parks and Recreation workers and nearby residents (Figure 3.25). Like a gem, the park is a rarity. Only a few public green spaces dot the surrounding neighborhoods and the park serves members of the public who live beyond the bounds of Campbell-Grant. Connor Park, less than two acres in size, is small for the large number of users it serves.

Mitchell Park, to the west, is very much like Conner, a two acre neighborhood park with

playground equipment, picnic tables and shade trees (Figure 3.26). Neither Conner nor Mitchell Parks have any designated parking. La Madera Park, to the east, is just over five acres, with parking. It has an older playground unit, a basketball court, and an area suitable for large picnics and soccer. It also has a ramada with limited kitchen facilities. Tahoe Park is an older park located near Grant Road and Campbell Avenue. This two acre park contains a corridor of mature palm trees, a playground unit, picnic tables, and a turf area for pickup softball or kickball games. Jefferson Park Elementary School has a playground set and multi-purpose athletic fields available for public use when school is not in session. Finally, Grant-Campbell Park is a small pocket park located on the northwest corner of Grant Road and Campbell Avenue. The park contains picnic tables and mature trees. Descriptions and other information on these and all City parks is available on the Parks and Recreation website (Appendix A).

Based on meetings with Campbell-Grant residents and responses to the Neighborhood Association's survey, as well as interviews with City officials and on-site inspections, Conner Park's assets and liabilities might be summarized as follows: The park is well loved and heavily used. It would be a rare day that did not see mothers (and possibly babysitters) with children in tow, often pushing strollers, making their way to the shaded playground area of Conner Park. This area is the most heavily used because of the ample shade. The ground beneath the playground equipment is covered with sand, there are a small number of benches and picnic tables and the park's comfort station is located here. It is a friendly place for picnics and parties, but the trees are mostly non-native pine, some are at an age when they will need to be replaced. In addition a number of electrical lines run through



Figure 3.27 Conner Park Parking

Photo by M. Jensen



Figure 3.28 Conner Park After Rainfall  
Photo by M. Jensen

the trees and may require relocation.

Conner Park hosts regular visits by organized sports teams, mostly soccer and baseball. These activities make use of the western two thirds of the park's area. The southwest corner is a grassy and possibly underused portion of the park. Large and mature trees line the western boundary; these are also candidates for eventual replacement and City Parks officials have talked of the need to plant replacements now to allow them to grow to some size before the larger gums are removed. A number of pole lights are located in the park, one in the open field area, another in the shaded playground area.

Adding lighting to the Park may address one concern raised by Campbell-Grant residents: the issue of criminal activity, mainly drug use and graffiti, near the comfort station and playground area after dark.

The number one concern of residents regarding Conner Park is parking (Figure 3.27). Because of its visibility from Glenn Street, which forms the Park's northern boundary, it is frequently used by drive-by visitors. This creates some traffic safety issues along Glenn. With the lack of dedicated parking, users who arrive by car are forced to park on the south side of the park, along Calle Alta Vista or Plumer Avenue which causes congestion and annoyance for residents who live near the Park's south side. Parking and access issues are addressed in the chapter on Circulation.

City Parks and Recreation officials are aware of most resident concerns and are interested in working with the neighborhood to correct problems and make improvements.

Two opportunities exist for areas on the Park's south side. Potential improvement ideas for

the underused southwest corner, include some type of garden facility or exercise area. Another idea for this area is the construction of a demonstration water harvesting facility to capture storm water runoff from Plumer Avenue that currently feeds a shallow ditch running through the center of the park.

Even a gentle rain sends substantial amounts of water flowing north along Plumer Avenue. The water pools as it enters the park then flows through a ditch that bisects the park from south to north, eventually flowing onto Glenn Street (Figure 3.28). A water harvesting basin planted with appropriate native vegetation could be constructed on the Park's south side. The project could be any size, but could offer a very visible improvement to the neighborhood as well as an example of an ecologically sound practice that could be put into use in other areas of the neighborhood (or other locations in Tucson). Water harvesting techniques and implementation ideas are explored thoroughly in the Appendix F.



# Goals, Objectives, and Strategies

## Neighborhood Preservation and Identity

### **Goal #1: Develop a partnership between residents and businesses**

**Objective:** Establish relationship with the business and neighborhood associations.

Strategies:

1. Neighborhood Association Board will establish a committee to interact with neighborhood businesses and collect and build contacts within the businesses
2. Neighborhood Association Business Relations Committee attend the Campbell Avenue Association meetings
3. Invite Business owners to attend any neighborhood functions/meetings and to become associates
4. Encourage business owners to participate in Association meetings and Sponsorships
5. Provide feedback on desired structures that neighborhood would like to have on its borders
6. Provide a forum, survey, questionnaires

### **Goal #2: Create a sense of place within the Campbell-Grant neighborhood that reflects its history.**

**Objectives:** Select a historic name

Strategies:

1. Hold a naming contest to determine the winner; include the following possibilities
  - a. Olive Park Neighborhood
  - b. J.J. Conner Neighborhood
  - c. Casa Hermosas Neighborhood
  - d. Hazeltine Heights Neighborhood
  - e. S.P. Clarke Neighborhood



Objective: Pursue historic district designation

Strategies:

1. SWOT Analysis of Historic Designation
2. Execute windshield survey (conducted by State Historic Preservation Office)
3. List of relevant resources
4. Directory of relevant people

**Goal #3: Provide a safe neighborhood environment where business owners, residents, and visitors participate in neighborhood activities.**

Objective: Reinvigorate and reorganize Neighborhood Watch by forming a neighborhood association task force to carry out the following tasks.

Strategies

1. Replace or remove outdated Neighborhood Watch signs
2. Inform residents about securing vehicles and taking part in "Watch Your Car" program (Appendix ??)
3. Assist home owners to install deadbolts on all doors and auxiliary locks on all windows
4. Institute a neighborhood art program involving children and teenagers to paint murals where graffiti appears and to increase family activities for graffiti clean-up and abatement
5. Encourage homeowners to have visible house numbers in front and back where house backs into the alley; consider painting house numbers on flat roofs for emergency helicopters (either Police, Medical, or Fire)
6. Encourage homeowners to trim plants in the yard to ensure visibility of the property so that neighbors can see and report suspicious activity
7. Encourage homeowners to use plants with spines and needles under windows and along fences to deter break-ins
8. Encourage homeowners to use motion sensor lights at corners of houses and at entrances, which may alert neighbors to suspicious activity
9. Help homeowners and renters keep property well maintained so that it always appears that someone is home (radios and lights on timers)

Objective: Neighborhood Association Board should build and maintain relationships with City of Tucson and Pima County officials to take advantage of services provided by these sources for neighborhood associations

Strategies:

1. Invite Ward III representative to all Neighborhood Association meetings and functions
2. Continue to use City of Tucson's Department of Neighborhood Resources assistance in providing newsletters and websites and ensure that all upcoming Neighborhood events are posted on the Department of Neighborhood Resources Events Calendar(C) Ensure CampbellGrants participation in the City Team Midtown by designating a representative to report at every meeting

**Objective: Form a "Safety and Dark Sky" task force to research lighting that allows residents to enjoy the night environment while increasing the feeling of security**

Strategies:

1. Refer to the City of Tucson Outdoor Lighting Code (Appendix X) to ensure the light fixture selected will be energy efficient, preserve the night sky, and meet the City of Tucson code.
2. Work with the City to select appropriate pedestrian lighting along Wilson Ditch and secure source of funds
3. Use Neighborhood Watch to organize nights where alternating residents leave on the front porch lights
4. Work with City to select and install appropriate pedestrian lighting within intersection roundabouts
5. Research feasibility of individual pole lights or mail box lights on personal property and report to the Neighborhood Association to make the information available using the Neighborhood newsletter or website.
6. Encourage the task force to research and apply for grants and assistance, either through Ward III, or other organizations such as the City of Tucson's "Back to Basics" grants or PRO Neighborhoods and develop a proposal for a neighborhood wide lighting plan that incorporates appropriate lighting fixtures (i.e. compliance to dark sky ordinance, safety, suggested locations, and future funding sources)

## Neighborhood Involvement

Objective: Increase participation in neighborhood activities and attract more involvement in the Neighborhood Association from homeowners, renters, and local business owners

### Strategies

1. Offer free babysitting service (example: a neighborhood teenager) at Neighborhood Association meetings to encourage families with small children to attend
2. Create a Renter's Committee to handle concerns of renters in the community and appoint a current renter as a liaison to work with the Neighborhood Association Board to increase the attendance of renters in Board and Association meetings
3. Contact rental property managers to involve them in the Association, to serve on the Renter's Committee, and to encourage them to post notices and Association meetings in their buildings
4. Create a Maintenance Committee that will assist those that are elderly or mobility challenged with landscape and household maintenance. Appoint a Maintenance Liaison that can assist with the organization, reaching out to local youth groups or not-for-profit organizations
5. Create a Business Committee that will represent the businesses along the outskirts of the neighborhood. Appoint a chairperson, preferably a member of the business community along North Campbell Avenue and East Grant Road
6. Create a Listserv and appoint a coordinator to quickly distribute neighborhood announcements and incidents of crime

## Neighborhood Circulation

**Goal #4: Increase safety and convenience for neighborhood residents and visitors when using alternative modes of transportation within the neighborhood and between adjacent neighborhoods.**

**Objective 1: Establish official City of Tucson bicycle routes within the neighborhood.**

Strategies:

1. Work with the City of Tucson Department of Transportation, Bicycle and Pedestrian Program, to create and designate, "shared lanes" on all the interior neighborhood streets in accordance with the City bicycle route classification system. "Shared lanes" should have appropriate signage and lane markings once they are designated (Appendix: shared lane marking).

**Objective 2: Reduce the amount of cut-through traffic on neighborhood streets.**

Strategies:

1. The Neighborhood Association should petition the City to create curb "bump-outs" at main neighborhood access points. Candidate streets include Norris Avenue, Olsen Avenue, and Plumer Avenue along Grant Road, and Spring Street, Water Street, Silver Street, and Copper Street along Campbell. "Bump-outs" should incorporate rainwater harvesting techniques and native plant species.
2. Expand the use of roundabouts at neighborhood intersections, which also contributes to neighborhood landscaping and reduces impervious surface cover. Roundabouts can be installed at the intersections of Silver Street and Norris Avenue, Silver Street and Plumer Avenue, Spring Street and Norris Avenue, and Spring Street and Plumer Avenue.
3. The Neighborhood Association should explicitly endorse mixed-use development along the Grant Road corridor upon the completion of Regional Transportation Authority construction. Three to four story residential over commercial development will add additional residential opportunities to the neighborhood without endangering established residential character.

**Objective 3: Promote safe pedestrian and bicycle connections between Campbell / Grant Neighborhood and the neighborhoods to the north and south.**

Strategies:

1. The Neighborhood Association should petition the City to upgrade the crosswalk connecting Connor Park to the bus stop on Glenn Road by using differentiated paving surfaces (painted bike lanes, concrete pavers, or scored concrete) to designate pedestrian/ slower traffic areas.

2. The Campbell / Grant and Catalina Vista Neighborhood Associations should work with the land owner and developer of commercial parcels on the southeast corner of Campbell and Grant to identify funding for design and construction of a pedestrian/ bicycle overpass that would cross Grant Road and connect the two neighborhoods along the course of the Wilson wash.

**Objective 4:** The paving width of Neighborhood streets should be narrowed from the current average of 35 feet. Narrow streets will slow vehicular traffic, and provide space for pedestrian and bicycle paths and landscaped rainwater harvesting / stormwater retention basins.

### Strategies:

1. The Neighborhood should establish guidelines for the design of narrowed, alternative streets within the Neighborhood. (Appendix: Street alternatives 1-3). The neighborhood has identified five streets which would benefit from alternative street design. The first is Plumer Avenue, north of Copper Street, which leads to Conner Park. The second is Calle Alta Vista, which connects Wilson Avenue to Connor Park. The third is Wilson Avenue, north of Copper Street, where the road is divided by the Wilson wash. The fourth is Silver Street, east of Plumer Avenue, where it dead ends at Wilson Wash. The fifth is Spring Street, East of Plumer Avenue, where it dead ends at Wilson Wash. Applying alternative street design elements to these five streets has the greatest potential for stormwater management, heat island mitigation, multi-modal connectivity, and transforming the character of the Neighborhood.
2. The City of Tucson Landscape Advisory Committee (LAC), is interested in addressing issues such as stormwater management and the urban heat island that can be addressed with alternative neighborhood street design. The Neighborhood Association should petition the City to institute street alternative pilot projects along identified streets as part of the effort to transform the Wilson wash during the Grant Road Improvement Project.
3. The width of alternative streets should be less than that of current neighborhood streets. (Appendix: Street alternatives 1-3)
4. Easements should be used to create landscaped stormwater retention basins and pedestrian paths.
5. The Neighborhood Association should participate in the Trees for Tucson shade tree and street tree programs. The Neighborhood Association should organize work parties to plant trees in rainwater harvesting basins created in easements along alternative streets. (Appendix: Street Tree Application)



## Landscaping and Open Space

**Goal #6: Enhance public and private landscapes; increase the amount of neighborhood green space and use water harvesting techniques to maintain public/private landscapes and control storm water flows and mitigate flooding dangers; promote safe multiple uses of these public spaces.**

Objective: Improve and enhance landscaping within the Campbell-Grant Neighborhood's public and private areas.

Strategies:

1. Invite Nature Conservancy, or other organizations, to host a demonstration about xeriscaping for Campbell-Grant residents.
2. Host several neighborhood work parties to implement water harvesting system in Wilson Wash and in the traffic roundabouts.

Objective: Establish a "Green Alley" program in the Neighborhood to create green space for pedestrians and cyclists (Appendix)

Strategies:

1. Have the Neighborhood Association identify two alleys as candidates for a Green Alley pilot project to be completed without financial or other assistance from the City. The first is the alley leading from the east side of Conner Park to Wilson Avenue.
2. The Neighborhood Association should seek project approval from adjacent land owners and organize work parties to clear weeds and brush from alleys.
3. Adjacent landowners should be consulted regarding the removal or modification of walls and fences along the alley to enable "eyes on the alley." Visibility from neighboring homes will increase safety for pedestrians, cyclists and homeowners.
4. Native plant species such as the creosote bush should be planted
5. Impervious pavement may be installed to encourage pedestrian and bicycle use.

Objective: Encourage the development of additional open space in and along the Wilson Wash in conjunction with storm water management efforts to provide more recreational opportunities for Campbell-Grant residents and visitors. Cooperate with the City of Tucson, Pima County and other agencies regarding stormwater management and drainage issues and concerns.

Strategies:

1. Develop ongoing neighborhood clean ups with neighborhood participation to reduce the debris and hazardous waste dumped in the Wilson Wash.
2. Conduct an Open Space and Basin Management Study.

3. Develop a Landscape Plan to include native and drought tolerant vegetation.
4. Construct bridge at Copper Street to provide safe crossing for vehicles and pedestrians during high water flow.

Objective: Improve drainage flow along Wilson Wash to address concerns about street crossing. Create more open space within neighborhood for walking paths and recreation activities, and reduce the threat of mosquito larvae from breeding in standing water within the concrete channel basin.

Strategies:

1. Discuss upgrading drainage system at Glenn Street to accommodate high water flow.
2. Utilize rainwater-harvesting techniques along Wilson Wash and establish native vegetation to area.
3. Enclose entire storm water drainage system underground and develop linear open space and recreation facilities.
4. Resurface and repair the concrete basin channel in areas that are damaged to avoid mosquito breeding in standing water areas.

Objective: Upgrade culvert and drainage system at Glenn Street to accommodate rainwater flow during peak seasons. Leave concrete channel as is.

Strategies:

1. Upgrade grass channel to incorporate rainwater-harvesting techniques; including basins, gabions, and drains and introduce native vegetation to the area
2. Enclose the storm water drainage system underground from Grant Road to Copper Street. All open space established by new construction to be developed into linear open space and recreation facilities; i.e. walking, play structures, native vegetation, and community garden.

Objective: Enhance Conner Park as an accessible and safe place for all park users.

Strategies:

1. Consult with the City of Tucson Parks and Recreation to investigate costs, installation options for adding to existing pole light with lighting over bathroom entrances and other park areas where additional lighting/visibility could improve security for park users.

Objective: Encourage more use of the park and enhanced access to the park

Strategies:

1. Convene meeting with Parks and Recreation officials to brainstorm use possibilities

for south west corner of park area. A community garden, exercise facility, additional vegetation, benches and tables might be considered.

2. Connect Park to existing and new walkways and bikeways, in particular any green space improvements contemplated for Wilson wash.
3. Install hardened paths for enhanced disabled access from parking area to shaded areas near comfort station and playground area. This surface could be softer than concrete but firm enough to allow wheelchair access.
4. Install additional benches in shaded playground area of park or in other appropriate areas, such as in west side shaded area.
5. Upgrade sanded surface in playground area with safer, softer option

**Objective: Consult with Parks and Recreation officials regarding the feasibility of a demonstration water harvesting system at Conner Park including storm water runoff from Plumer Avenue**

Strategies:

1. Seek partners for design, provision of materials, heavy equipment use to move project forward.
2. Seek funding for design issues for water harvesting system to capture storm runoff from Plumer Avenue (see appendix X water harvesting)





# Appendices

## Appendix A – Neighborhood Resources

The following information is provided for the Neighborhood Association to supply to residents of the community as a handout. The information will assist residents to contact key individuals and offices within the City of Tucson, Pima County, and the State of Arizona.

For a complete City of Tucson Information Guide visit <http://www.tucsonaz.gov/infoguide/infoguide.php> or view it as a PDF document on the supplemental CD provided with this Plan.

Phone Numbers: All area codes 520 unless otherwise stated

### EMERGENCY NUMBERS

(24 HOURS)

Police 911

Fire 911

Medical Emergencies 911

Poison Hotline 626-6016

Water Department - Emergencies Only 791-4133

Southwest Gas - Emergencies Only 746-1076

Tucson Electric Power outage 623-3451

Downed power lines 911

### City Officials

Robert E. Walkup

Mayor

City Hall, 10th Floor

255 W Alameda St., Tucson, Arizona 85701

Phone: 791-4201 Fax: 791-5348

[email\\_mayor@tucsonaz.gov](mailto:email_mayor@tucsonaz.gov)

Karin Uhlich

Council Member, Ward III

1510 E. Grant Rd., Tucson, AZ 85719

Phone: 791-4711 Fax: 791-5391

[ward3@tucsonaz.gov](mailto:ward3@tucsonaz.gov)

<http://www.tucsonaz.gov/wardthre.html>

Ward III Council Aide

791-4711

City of Tucson Historic Preservation Officer

791-4505 ext 147

Tucson Police Department Midtown Community Service Officer  
791-4806 x1019

City of Tucson Water Contacts  
<http://www.ci.tucson.az.us/water/>  
Conservation Office  
791-4331  
Distribution Design/Main Replacements  
791-2648  
New Development  
791-4718  
Zanjero Program (free water harvesting audits)  
791-3242  
Public Information Office  
791-4331

City of Tucson Department of Urban Planning and Design  
[www.tucsonaz.gov/planning/](http://www.tucsonaz.gov/planning/)  
791-4505

City of Tucson Department of Transportation  
Bicycle and Pedestrian program  
[tdotbikes@tucsonaz.gov](mailto:tdotbikes@tucsonaz.gov)  
837-6691

Trees for Tucson  
Program Director  
[www.tucsonaz.gov/tcb/tft/](http://www.tucsonaz.gov/tcb/tft/)  
250-8220

Tucson Parks and Recreation  
Administrator  
791-4873 ext 128  
Superintendent  
791-4873 ext 138

Regional Transportation Authority  
[www.rtamobility.com](http://www.rtamobility.com)  
770-9410  
RTA - MainStreet: Business Assistance Program  
177 N. Church Ave, Suite 405  
Tucson, AZ 85701  
270-2661

Department of Transportation  
Streets and Traffic  
<http://dot.ci.tucson.az.us/streets/>  
791-3154

Storm Water Management  
<http://dot.ci.tucson.az.us/storwater/>  
791-4251

Pima County  
Pima County Wastewater Management  
[www.tucsonaz.gov/water](http://www.tucsonaz.gov/water)  
740-6609

Pima County Regional Wastewater Reclamation Department  
[www.pima.gov/wwm](http://www.pima.gov/wwm)  
740-6500

Pima County Regional Flood Control  
<http://rfcd.pima.gov/>  
243-1800

Pima Association of Governments (PAG)  
[www.pagnet.org](http://www.pagnet.org)  
792-1093

Arizona State  
Arizona Department of Water Resources  
<http://ag.arizona.edu/pubs/water/az1052/>  
770-3800

Arizona State Historic Preservation Officer  
542-4174

City and Community Programs and Resources  
Tucson Police Department 791-4444

Anonymous Crime Reporting 88-CRIME or 882-7463

Graffiti Removal 792-CITY (792-2489)

Tucson Unified School District  
225-6000

After-School Programs  
791-4873

Alley Maintenance  
791-3154

Animal Care  
[www.pimaanimalcare.org](http://www.pimaanimalcare.org)  
243-5900

Department of Neighborhood Resources  
Back to Basics Grant Program  
Guidelines for Boundary Change, Name Change, Merger, Split, Dissolution or Coalition Formation  
[www.tucsonaz.gov/dnr](http://www.tucsonaz.gov/dnr)  
791-4605

City Team Midtown <http://www.tucsonaz.gov/cityteam/midtown.html>  
City Team Neighborhood Resources Phone 791-4605 or 792-CITY (792-2489)  
City Team Neighborhood Resources General Email [cityteam@tucsonaz.gov](mailto:cityteam@tucsonaz.gov)

Watershed Management Group  
396-3266

Preservation Studios at the University of Arizona  
621-2991

Nature Conservancy  
Location: Tucson  
[www.nature.org/wherewework/northamerica/states/arizona/volunteer/art6343.html](http://www.nature.org/wherewework/northamerica/states/arizona/volunteer/art6343.html)  
547-3437

Tucson Botanical Gardens  
[www.tucsonbotanical.org](http://www.tucsonbotanical.org)  
326-9686

Watch Your Car Program  
[http://tpdinternet.tucsonaz.gov/CrimePrevention/auto\\_theft\\_prevention.html](http://tpdinternet.tucsonaz.gov/CrimePrevention/auto_theft_prevention.html)  
(800) 688-4252



## Appendix B – Neighborhood Survey and Results

Campbell-Grant Northeast

### NEIGHBORHOOD QUESTIONNAIRE

We need your help in planning our neighborhood's future.

56 responses (as of 1/31/08): 18 US post, 17 drop-off, 8 fax, 11 on pick-up day, 2 apt. pickup

1) What things do you like most about our neighborhood?

Central location. Close proximity to doctors, shopping, banks, restaurants, U of A, etc.

35X

Very friendly neighbors...long time neighbors...knowing our neighbors...diverse population

22X

Quiet location. (positive and peaceful) 11X

The park. 8X

People out walking. Great walking neighborhood. Walkable. 9X

Historic homes. Historic charm. Historic traditional character. The older houses. "Mine was built in 1925." 5X

The neighborhood businesses. Wide selection of stores & local businesses. 4X

Pleasant, non-pretentious. 2X

Wilson wash. 2X

Feels like a safe and friendly place to live. 2X

Good bus connections.

Affordable housing.

Home.

Individuality of the homes; well-maintained homes; the 1950s atmosphere.

The smaller homes.

The mature trees.

The large lot sizes.

"Our successful campaign to oust U of A students." (huh?)

Very little overhead street lighting.

Nicely vegetated with lots of wildlife, can still see the stars.

Lots of dogs. People out walking their dogs.

Family oriented. Family-friendly.

The red brick homes mixed in with the adobe and Joesler homes, along with neat and colorful landscapes.

The variety of houses.

No HOA or rules yet the neighborhood looks nice and is nice.

Owner-occupied homes.

Primarily residential character.

"I've been here many years—it's a real neighborhood and I love that. I like the variety of houses and the businesses within walking distance. We added onto our house rather than move because of the location to the U of A and destination walking."

Active residents planning for and protecting the neighborhood. Kudos!

Established place, older homes with personality.

"The neighborhood seems stable, safe, diverse, neighborly and kid friendly. I like Conner Park & Albertson's & Ace Hardware being within walking distance of our home. I like living in central Tucson, in this neighborhood."

"Like that all the homes are different (not like Mesquite Ranch or other new subdivisions) and that it is a mixed group of people that live here. Like that it is in town & walkable to restaurants & businesses."

2) What do you like least about the neighborhood?

Irresponsible rentals (student dorms, noise, bad landlords, problem tenants, poor property maintenance) 4X

Increase in/high number of/too many rental properties. 10X

"The high percentage of rentals (and I'm not talking about students here, I'm talking about low-income druggies.)"

"The way it is deteriorating as we get fewer owners & more renters and the potential for the RTA to dramatically accelerate that process."

Traffic "heavy traffic on Campbell"

17X "traffic on Copper"

"unsafe drivers"

"increased traffic"

"too much traffic on Grant & Campbell"

"Traffic circles! [redundant & wasteful spending]"

"cut-thru traffic on Copper"

"traffic noise from Grant & Campbell" 2X

"people drive too fast—roll thru stop signs—cut thru traffic"

"How fast people drive on residential streets."

"Grant Rd. traffic; Campbell Ave. traffic"

"fast drivers"

"The traffic circles—too many. Need 4-way stop only at Water/Norris especially"

"cut-thru & speeding traffic (noise & safety)"

"Traffic circles—created more problems, not less

-with no sidewalks, they force cars to the side where pedestrians and bicycles are.

-just another obstacle for the "rally drivers."

-they confuse drivers; I have had close calls making left turns.

-large vehicles, school buses, garbage trucks, etc. cannot negotiate proper left

turn.

-nice looking but ill-conceived vegetation blocks view of pedestrians and turn sig-

nals of oncoming cars

"closeness to noise and pollution from Grant & Campbell"

Crime Stealing, home break-ins, burglary, car break-ins\

16X "Crime and fear of crime (other neighbors are quite wary)"

"crack house next door"

"weird dangerous people roaming around"

"the drug dealers"

"section 8 criminals, cops doing nothing about red-tag complaints, crack house across the street"

"graffiti—especially when they hit the park. People doing drugs in the park bath room."

"We had burglary trouble 1-2 years ago, that was scary."

"Have been burgled twice!"

"graffiti, increasing crime"

"increased crime, reduced safety"

"taggers"

"graffiti problems, crime in the park & around neighborhood"

Mosquitoes in summer. 2X

Lighting – "too dark at night" "not enough lights" Darkness. Not enough street lights—none in my area! 4X

No crosswalks on Grant.

Yards not kept looking good/overrun with weeds & garbage.

Trashy properties. Weeds along the street. Seedy looking. 3X

Children riding bikes/skateboards without helmets!

Crumbling roads with no curbs. Lack of curbs/sidewalks. No sidewalks. 3X

Noise from barking dogs. 2X

Noise from police helicopter.

Being in a flood zone.

The Wilson Ditch & apartments

I miss board walks and street lights.

Constant threat of widening of Grant and/or Campbell. Encroachment of Grant Road. 2X

Loud and early garbage pick up in alley near Campbell.

Mentality that "change" cannot be a good thing.

Homeowners who build guesthouses for use as a rental—destroying the character of that street and the neighborhood.

The changes.

Sirens on Grant Rd.

People who do not scoop up their dog's poop. The tomcat who piddles on my front door.

Loss of small businesses.

"Bands" that practice and/or play "concerts" in the neighborhood.

3) Please choose three issues which concern you the most and rank them with #1 being the most important:

(Score: calculate 3 points for each #1, 2 points for #2, 1 point for #3, ½ pt for 4th and 5th place honorable mentions. Unranked responses given 2 points each.)

\_\_\_Wilson Ditch and other drainage (flooding, safety, mosquitoes, landscaping, and maintenance)

Score: 28 (#1 = 4X; #2 = 5X; #3 = 6X)

(one highlight 'mosquitoes'; note "drainage on Copper"; one highlight 'landscaping' )

\_\_\_Crime & safety

Score: 84 ½ (#1 = 20X; #2 = 13X; #3 = 4X; hm = 1X))

(note "plus increase in transient activity")

\_\_\_Preserving local businesses

Score: 29 ½ (#1 = 2X; #2 = 7X; #3 = 8X; hm = 3X)

\_\_\_Traffic calming

Score: 27 ½ (#1 = 4X; #2 = 4X; #3 = 6X; hm = 3X)

\_\_\_Alternative transportation facilities (sidewalks/paths, bike lanes, bus stops/shelters, and signage)

Score: 19 (#1 = 1X; #2 = 7X; #3 = 2X)

(one highlight sidewalks/paths)

\_\_\_Maintaining quality of lifestyle (livable, quiet, clean, friendly)

Score: 80 (#1 = 14X; #2 = 17X; #3 = 3X; hm = 2X)

\_\_\_Lighting

Score: 10 ½ (#1 = 1X; #2 = 2X; #3 = 3X; hm = 1X)

(plus one comment "NO!")

\_\_\_Park enhancements (additional swings/play equipment, new water fountain, grills, parking and safety)

Score: 3 (#2 = 1X; #3 = 1X)

\_\_\_Neighborhood beautification (landscaping, community gardens, property maintenance)

Score: 19 ½ (#1 = 0X; #2 = 7X; #3 = 5X; hm = 1X)

(note, "Weeds!")

\_\_\_Historic preservation

Score: 12 ½ (#1 = 0X; #2 = 4X; #3 = 4X; hm = 1X)

\_\_\_Infrastructure (including upgrade and burial of utilities, road maintenance)

Score: 21 (#1 = 2X; #2 = 5X; #3 = 4X; hm = 2X)

(one note "curbs")

\_\_\_Other (please comment)

Score: 5 (#1 = 1X; #2 = 1X)

"[changing Wilson to one-way each way might reduce traffic problems]"

"speed bumps in alley between Glenn and Tucson Blvd" (presumably the alley behind El Dorado apts.)

"speed bumps on Wilson Ave."

"student rentals and mini-dorms"

"cars parked in yards"

"Water/Norris needs drainage/catch basin."

"Wilson wash would be fine if people would quit using it as a garbage dump and the drains were kept unobstructed by tree limbs and trash of all kinds."

"Why can't we have "pocket parks" on vacant land and bike paths down the alleyways["



easements] with trees for shade and some kind of road surface for easy riding? Trees would cool the neighborhood and paving would control dust and people would have somewhere to walk their dogs."

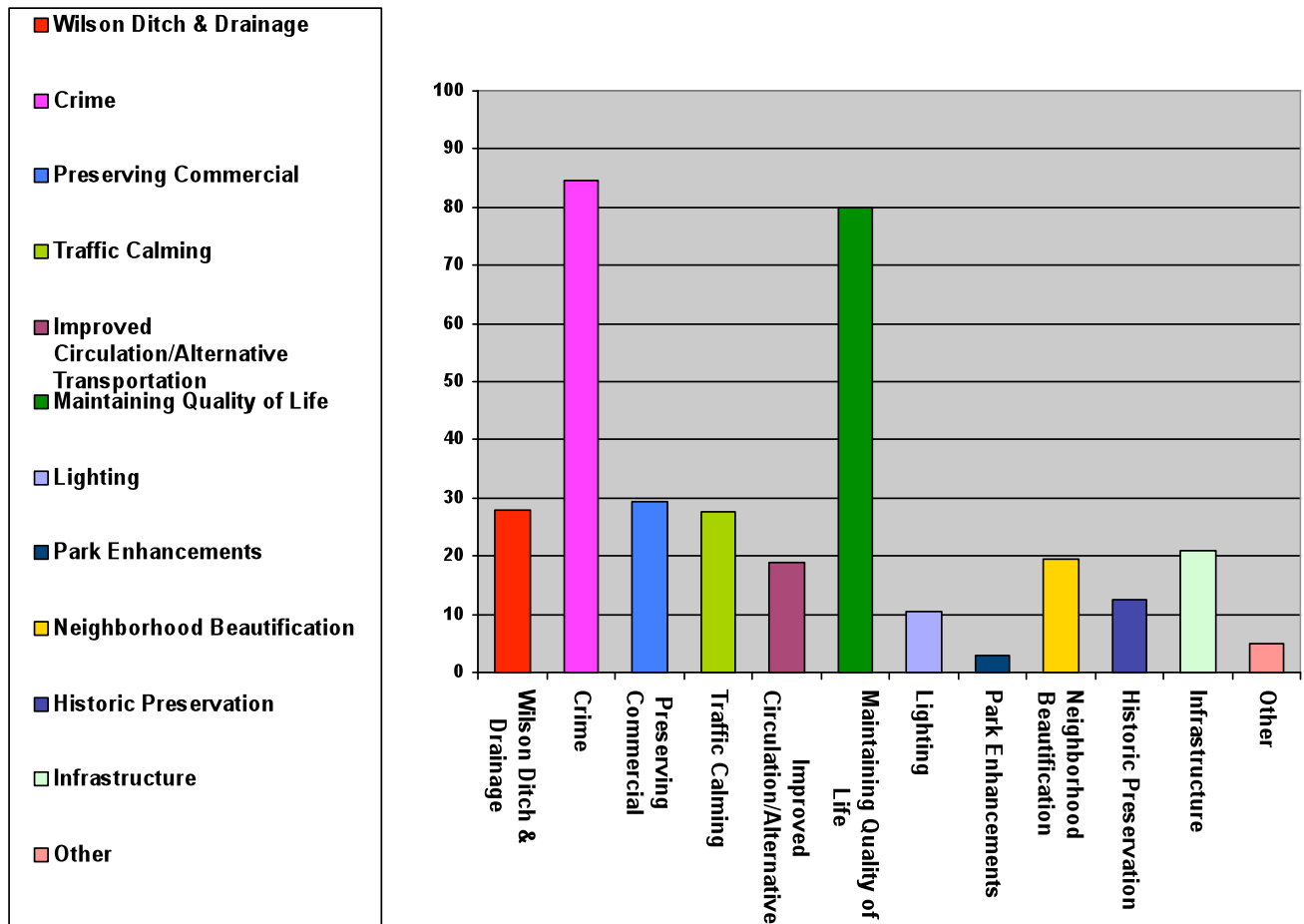


Figure 1: Responses to Survey Question 3 Source: K Patten 2008

4) What do you want to see on our southern border when Grant Road is widened? (Check all that apply.)

45X \_\_\_landscaping and sound mitigation with residences behind it (between Norris and Wilson)

1X "Do not want sound wall!" to above

21X \_\_\_a mix of office, commercial, and residential properties (as it currently exists)

17X \_\_\_more retail, restaurants, or multi-use

1X "NO!" to above, 1X "Yes, but no high-rise tall buildings."

38X \_\_\_separated bike/walking path

1X "very important!"  
 22X \_\_\_HAWK-light crosswalk with safety island, across Grant near Plumer.  
 3X "NO" to above, 1X "not sure, maybe"

17X \_\_\_closure of Norris Avenue at Grant  
 1X "NO!" to above, 1X "Do not close Norris!", 1X "not sure, maybe"

24X \_\_\_upgraded sidewalks on adjacent avenues

\*\* \_\_\_other (please comment)

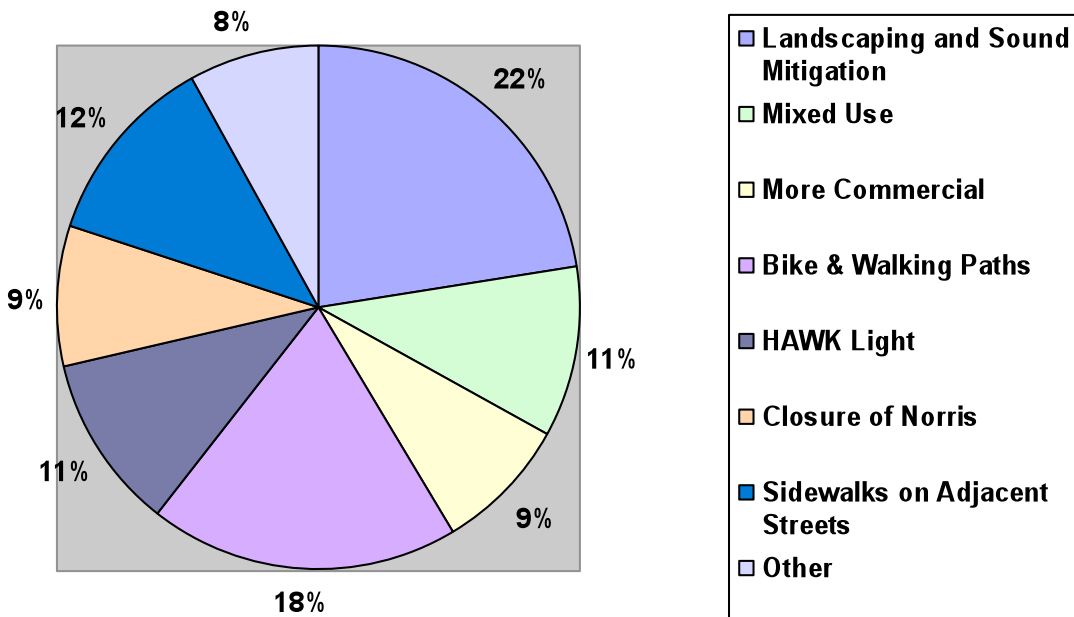


Figure 2: Responses to Survey Question 4 Source: K Patten 2008

"The thing I like least about the neighborhood is Grant Road traffic."  
 "use best products to absorb sound & reduce pollution (air scrubbers)"  
 "Keep speed limit at 35-40 mph...allow or create more curves in Grant—straight-arrow roads with heavy traffic will cause cut-thru traffic in neighborhood. Add heavy vegetation along the roadway and on central island."  
 "closure of Plumer at Grant"  
 "Will I still be able to drive south on Tucson Blvd."  
 "I don't see how anyone would safely cross 6 lanes of 'freeway'"  
 "Please, no more crosswalks!" (in reference to HAWK light on Grant at Plumer)  
 "Cover Wilson ditch north to Copper Street—make it a culvert and put a walking/bike path on top."

"Despite that it would blow the budget, a bicycle/pedestrian overpass near Plumer would allow the elimination of a requested crosswalk and facilitate traffic flow—combined with a Wilson ditch pathway, it would create a new alternate-modes corridor for neighborhoods north of Grant Road needing access to multi-use development at the present location of Bookman's/Walgreen's and south to UMC and the U of A."

"NO dead zones" (in reference to landscaping and sound mitigation)

"Left turn arrows at Grant & Tucson Blvd."

"Minimal impact from the project. Grant should not be the cross-town freeway!"

"A system that permits a pedestrian to walk across Grant Road in a safe and leisurely manner (for us older folks)—not taking your life in your hands as is now the case."

"Similar to Campbell south of Grant." (in reference to landscaping and walls)

\*\*Two comments said priority should be given to opinions of residents living closest to Grant Road

5) Are you a

51X\_\_homeowner?

5X\_\_renter?

\_\_\_business owner/employee?

\_\_\_landlord or other property owner

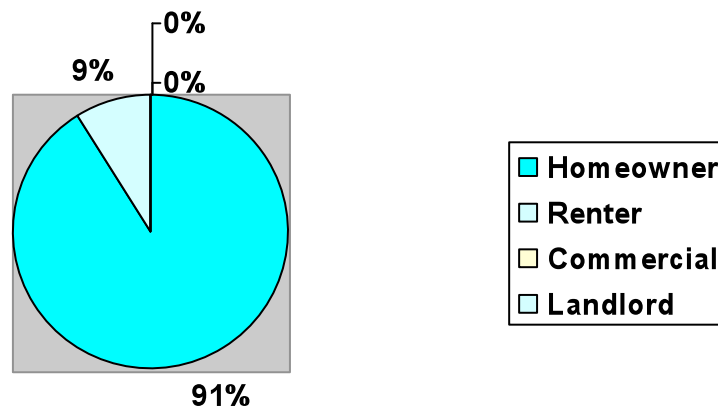


Figure 3: Responses to Survey Question 5 Source: K Patten 2008

6) How long have you been in the neighborhood?

Seven months to 60 years!

0 - 5 years 9X

5-20 years 27X

20-40 years 13X

Over 40 years 7X

7) To better judge priorities in each quadrant of the neighborhood, do you live;

a) \_\_\_north or \_\_\_south of Copper Street.

b) \_\_\_east or \_\_\_west of Plumer Avenue

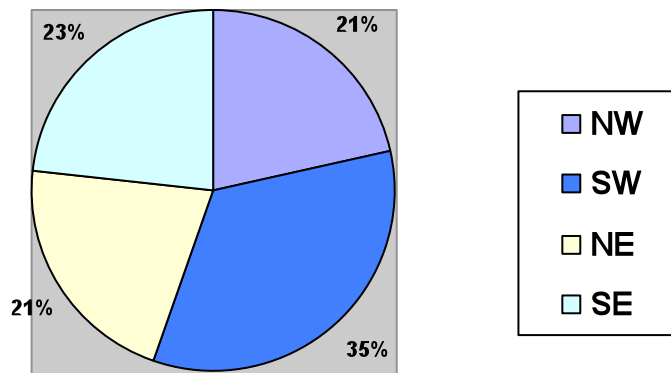


Figure 4: Responses to Survey Question 7 Source: K Patten 2008

NW	12X
NE	12X
SW	19X
SE	13X



## Appendix C – Neighborhood Identity and Preservation

### Section 1: Neighborhood Housing Inventory

The Campbell-Grant Neighborhood Housing Inventory was conducted by undergraduate students James Dickhoner, Amanda Gentile, and Chris Willard, and graduate student Brean Dyer. The survey form was developed by this group in consultation with the graduate students responsible for creating this plan. The form was loosely based on the Arizona State Historic Preservation Office housing form and the National Register of Historic Places nomination form.

This inventory consisted of a field survey and Pima County Assessor's Records research. This inventory was then used to determine the Neighborhood's historic designation potential as a district. This survey was not exhaustive, and was only used as an indicator. If the Neighborhood wishes to pursue the National Register Nomination process, a new documentation process should be used.

In this Section of the Supplemental CD are: a copy of the Campbell-Grant Neighborhood Housing Inventory form, and a copy of the Housing Inventory Database compiled from the survey results.

### Section 2: The National Register of Historic Places

The National Register of Historic Places (<http://www.nps.gov/nr/>) is a list of the Nation's historic places administered by the National Park Service, part of the U.S. Department of the Interior. The Campbell-Grant Northeast Neighborhood can apply for Historic District status based on the Neighborhood's age, architectural styles, and development pattern. The Neighborhood is predominantly associated with the post-World War II period in Tucson and bears witness to that period's development pattern across the U.S.

In this Section of the Supplemental CD are: a blank copy of the National Register Nomination Form, a completed copy of the National Register Nomination Form for a Historic District in the City of Tucson, and a National Register Nomination Checklist prepared for the Neighborhood specifically for the purposes of this Plan.

### Section 3: Neighborhood Name Change

The Neighborhood Name Change Process should be undertaken as quickly as possible so that any Name Changes can be reflected in the National Register of Historic Places nomination process. The Name Change process requires the participation of Neighborhood residents, and open communication with the City of Tucson Department of Neighborhood Resources.

In this Section of the Supplemental CD are: the Department of Neighborhood Resources Guidelines for Boundary Change, Name Change, Merger, Split, Dissolution or Coalition Formation (also available online at [www.tucsonaz.gov/dnr/Documents/CMSI\\_017769.pdf](http://www.tucsonaz.gov/dnr/Documents/CMSI_017769.pdf)), and a Neighborhood Name Change Checklist prepared for the Neighborhood specifically for the purposes of this Plan.

## Appendix D – Safety, Involvement, and Lighting

Crime statistics and indicators of crime are readily available on the internet by the City of Tucson.

### Section 1: Indicators of Neighborhood Stress

The City of Tucson provides a document entitled “Indicators of Neighborhood Stress” which documents the measures of need and dependency according to the most recent United States Census block groups. These statistics are then measured against the county medians. The results are based on an analysis of twenty seven population and housing statistics including minor population, elderly population, poverty status, unemployment rates, etc. The Campbell-Grant Neighborhood currently ranks as a medium stress neighborhood.

For a complete list of the City of Tucson Indicators of Neighborhood Stress, visit <http://www.tucsonaz.gov/planning/data/census/stress/index.html> or see the “Indicators of Neighborhood Stress” document and map on the supplemental CD.

### Section 2: Tucson Police Department Resources

Crime statistics are available by neighborhood on the Tucson Police Department website <http://tpdinternet.tucsonaz.gov/>. Statistics are available for the previous two years, and are generally updated on a monthly basis. Statistics are also available graphically in the 2007 Crime Density Maps at <http://tpdinternet.tucsonaz.gov/Stats/tpd2007gridmaps.htm>, which are also provided on the supplemental CD.

The Tucson Police Department also includes a resources for crime prevention programs and techniques. This is available at <http://tpdinternet.tucsonaz.gov/CrimePrevention/> or by going to “Crime Statistics” then “Crime Prevention.” The following documents are also available on the supplemental CD.

**Graffiti** – If graffiti is spotted it should be reported and removed immediately. Many criminals look for signs of neglect in a neighborhood or possible target. Therefore maintaining a tidy environment is essential to crime prevention. The City of Tucson has a graffiti reporting and removal program through the Department of Neighborhood Resources and by calling 792-CITY (2489). If an act of graffiti is witnessed, the Tucson Police Department should be contacted by calling 911.

**Neighborhood Watch** – Neighborhood Watch is a program of neighbors watching out for each other during the workday, evenings, vacations or any other absence. The program works through the advantage of neighbors watching other neighbor’s property. The advantages of the program include that your neighbors will be able to identify you, your car, and any unusual happenings on your property. Alert and aware neighbors can then alert the Police Department by calling 911.

The Tucson Police Department website ([http://tpdinternet.tucsonaz.gov/CrimePrevention/neighborhood\\_watch.html](http://tpdinternet.tucsonaz.gov/CrimePrevention/neighborhood_watch.html)) includes detailed information on beginning and enforcing and active neighborhood watch. Information from the website such as, “Neighborhood

Watch, A Leaders Guide to Getting Started," "Block Map," "Home Security Booklet," and more are available on the supplemental CD provided with this Plan.

The Tucson Police Department also offers a number of crime prevention techniques, including information for auto thefts, burglary, and vacation safety at <http://tpdinternet.tucson-az.gov/CrimePrevention/>.

### Section 3: The National Crime Prevention Council Resources



Figure 5: The National Crime Prevention Council Logo  
Source: [www.ncpc.org](http://www.ncpc.org) 2008)

The National Crime Prevention Council is an individual membership association for the crime prevention practitioners. They offer a number of resource guides including information on Neighborhood Watch, Apartment Watch, graffiti prevention, and general crime prevention techniques. Information is available on the website [www.ncpc.org](http://www.ncpc.org). More specific information on Home and Neighborhood Safety is available at <http://www.ncpc.org/topics/home-and-neighborhood-safety> with attached publications that are available for individuals to reprint at <http://www.ncpc.org/topics/home-and-neighborhood-safety/publications-1/>. A number of these publications have been selected for inclusion on the Supplemental CD provided with this Plan, including "Graffiti is Everyone's Problem," or from the Neighborhood Watch Program Page (<http://www.ncpc.org/topics/neighborhood-watch>) "Neighborhood Watch Needs You," and "Taking Back Your Neighborhood."

Since 1984 the National Crime Prevention Council has celebrated National Crime Prevention Month in October. The National Crime Prevention Council website states, "In essence, October has become the official month for recognizing and celebrating the practice of crime prevention, while promoting awareness of important issues such as victimization, volunteerism, and creating safer, more caring communities. The month-long celebration spotlights successful crime prevention efforts on the local, state, and national levels." For more information on National Crime Prevention Month, visit <http://www.ncpc.org/about/crime-prevention-month> or view the information on the Supplemental CD.

### Section 4: Crime Prevention Through Environmental Design (CPTED) or "Safe by Design"

Crime Prevention Through Environmental Design, according to the National Crime Prevention Institute, is "the proper design and effective use of the built environment which may lead to a reduction in the fear and incidence of crime, and an improvement of the quality of life." This includes the four basic principles of Natural Surveillance, Territorial Reinforcement, Natural Access Control, and Target Hardening. The following definitions are provided by CPTED-Watch <http://www.cpted-watch.com/>.



Natural Surveillance – keeps intruders easily observable by maximizing the visibility of people, parking areas, and building entrances.

Territorial Reinforcement – Promotion of using features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and “CPTED” fences.

Natural Access Control – A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk.

Target Hardening – Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

Further information on CPTED can be found at the CPTED-Watch website [www.cpted-watch.com](http://www.cpted-watch.com), National Crime Prevention Council [www.ncpc.org](http://www.ncpc.org), and the National Crime Prevention Institute <http://louisville.edu/a-s/ja/icsps/>. There is also a book available entitled “Crime Prevention Through Environmental Design, Second Edition” by Timothy D. Crowe, published by the National Crime Prevention Institute in 2000.

## Section 5: City of Tucson Department of Neighborhood Resources

The City of Tucson provides an entire department dedicated to connecting communities with local government, the Department of Neighborhood Resources (<http://www.tucsonaz.gov/dnr/>). The Department also has a number of grant opportunities such as the “Back to Basics” grant program which is an infrastructure improvement program grant. Direct information is available on the website at [http://www.tucsonaz.gov/dnr/Other/b2b\\_guide%5B1%5D.html#TopOfPage](http://www.tucsonaz.gov/dnr/Other/b2b_guide%5B1%5D.html#TopOfPage). A pdf of the current document is available on the Supplemental CD, however, the document is updated on an annual basis, so the website should be the primary resource for information.

## Section 6: Campbell Avenue Business Partnership

The Campbell Avenue Business Partnership is dedicated to preserving their small scale, neighborhood friendly businesses along North Campbell Avenue. The Partnership’s goal is to provide a “true public space” that is easily accessible and safely traveled on foot, by car, on bicycles, or through public transportation. The Campbell Avenue Business Partnership works with adjacent neighbors and neighborhoods to provide economic growth and preserve “the local character of the community.” More information on the Campbell Avenue Business Partnership is available on their website at <http://www.campbellavenue.com/about.php>. A list of businesses along Campbell Avenue has been provided on the Supplemental CD.

## Section 7: City of Tucson Outdoor Lighting Code

The City of Tucson has a strict outdoor lighting code, available online at [www.tucsonaz.gov/dsd/Codes\\_\\_\\_Ordinances/Tucson\\_Lighting\\_Code.pdf](http://www.tucsonaz.gov/dsd/Codes___Ordinances/Tucson_Lighting_Code.pdf) and in the Supplemental CD. The code is dedicated to preserving the nighttime environment for southern Arizona's world-renowned astronomy programs while creating a safe environment for residents. Because of this code, neighborhoods must be conscious of the lighting requested and installed within the neighborhood boundaries. According to an informal survey of neighborhood residents, the Visionaire Monterey series light fixture was selected for possible installation in the Neighborhood. A brochure and specification sheet on the Visionaire Monterey series is available on the supplemental CD as well as on the Visionaire Lighting, LLC website <http://www.visionairelighting.com/>.

## Appendix E – Circulation

### Section 1: City of Chicago Department of Transportation

The City of Chicago Department of Transportation has implemented a pilot program to construct “green alleys” that provide environmental benefits. The following is available from the City of Chicago Department of Transportation website <http://egov.cityofchicago.org>.

There are three types of green alleys:

- Green alleys that use a permeable pavement (asphalt, concrete or pavers) that allows stormwater to drain into the ground, instead of collecting on hard surfaces or draining into the sewer system
- Green alleys that use a high albedo pavement, a lighter-colored surface that absorbs less heat and helps reduce the urban heat island effect
- Green alleys that use recycled materials, such as concrete aggregate, slag and recycled tire rubber

Other green alley techniques include using proper grading and pitch to facilitate drainage, and using dark sky-compliant light fixtures to reduce light pollution and provide uniform illumination.

Green Alleys are part of CDOT’s “green infrastructure” -- which includes recycled construction materials, permeable pavement, recycled rubber sidewalks and other efforts.

The handbook, provided on the Supplemental CD, provides an overview of CDOT’s Green Alley program.

## Section 2: Street Alternatives

The Campbell-Grant Neighborhood's wide residential streets have the opportunity to provide valuable traffic calming, parking, and rainwater harvesting possibilities. The Supplemental CD provides a variety of street alternatives for the City of Seattle

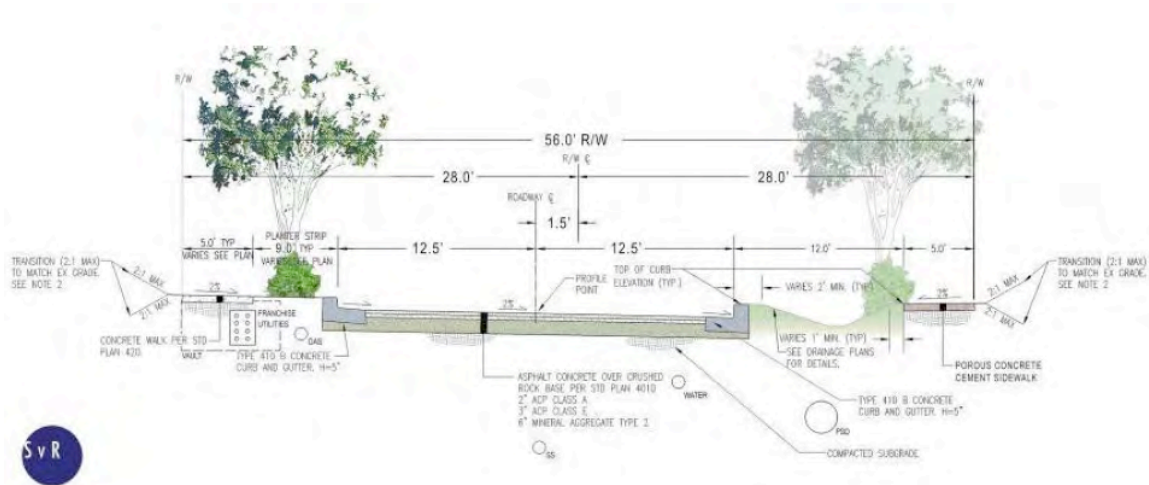


Figure 6: Street Walk Alternatives from the City of Seattle Source: SvR Design 2008

## Section 3: Shared Lane Marking

In 2005 the National Committee on Uniform Traffic Devices' Technical Committee provided recommendations for marking bicycle lanes on roadways. The report follows a test case from the City of San Francisco. Further information is available on the Supplemental CD provided with this Plan or on the National Committee on Uniform Traffic Devices' website at <http://www.ncutcd.org/>.

## Section 4: Trees for Tucson

The City of Tucson enacted the Trees for Tucson program in 1989. Trees for Tucson provides desert friendly trees at low cost for City residents. The trees provided help beautify the community, conserve energy by shading buildings, provide habitat for wildlife, absorb air and water pollutants, control stormwater runoff, and block soil erosion and wind. The program has three primary subgroups, Trees for Communities, Trees for Neighbors, and Trees for Commemoration. Information on the Trees for Communities program is provided in the Supplemental CD, however for more information on the other programs, the Trees for Tucson website is <http://www.tucsonaz.gov/tcb/tft/>



## Appendix F: Neighborhood Open Space

### Section 1: City of Tucson Water Harvesting and Landscaping Guidelines

Water harvesting, or the process of intercepting stormwater runoff and using it towards beneficial uses, can be an important water saving technique for the Campbell-Grant Neighborhood. The City of Tucson provides guidance on the use of collection and retention from their 2005 “Water Harvesting Guidance Manual.”

The City of Tucson has also provided an “Urban Landscape Framework Manual” which includes tips and information on developing and sustaining Tucson as a Sonoran Desert City. Since water harvesting and xeriscaping provide benefits in reducing dependence on the groundwater aquifers or Central Arizona Project (CAP) water both guides are provided in their entirety on the Supplemental CD. These guides are also available online at <http://www.ci.tucson.az.us/water/harvesting.htm>.

### Section 2: Pima County Rainwater Detention

Pima County provides the “Stormwater Detention/Retention Manual” to establish uniform policies, criteria, and methodologies for the planning and design of stormwater detention/retention in Pima County and the City of Tucson. All detention/retention devices that use these guidelines will satisfy Pima County and City of Tucson floodplain management ordinances, be visually appealing as well as multi-use, and will not jeopardize the quality of groundwater resources. This guide is available on the Supplemental CD.

### Section 3: General Rainwater Harvesting Resources

#### Publications

Rainwater Harvesting for Drylands, vol. 1: Guiding Principles to Welcome Rain Into Your Life and Landscape, by Brad Lancaster. Rainsource Press, [www.HarvestingRainwater.com](http://www.HarvestingRainwater.com), 2006. This excellent book enables you to assess your on-site resources (rainwater, topsoil, sun, plants, and more), gives you a diverse array of strategies to maximize their potential, and empowers you with guiding principles to create an integrated, multi-functional water harvesting plan specific to your site and needs.

Stormwater as a Resource: How to Harvest and Protect a Dryland Treasure, by David Morgan and Sandy Trevathan. A collaboration between the City of Santa Fe and the College of Santa Fe, 2002. Available from [www.nmenv.state.nm.us/swqb/Storm\\_Water\\_as\\_a\\_Resource.pdf](http://www.nmenv.state.nm.us/swqb/Storm_Water_as_a_Resource.pdf). This booklet is a brief, clear, and concise guide for harvesting rain and snow on your property.

Harvesting Rainwater for Landscape Use, 2nd ed., by Patricia H. Waterfall and Christina Bickelmann. Cooperative Extension, College of Agriculture and Life Sciences, University of Arizona, 2004. Order from Arizona Department of Water

Resources, Tucson Active Management Area, 400 W. Congress, Suite 518, Tucson, AZ 85701; phone: 520-770-3800; website: [www.water.az.gov](http://www.water.az.gov). Available online: [www.cals.arizona.edu/pubs/water/az1344.pdf](http://www.cals.arizona.edu/pubs/water/az1344.pdf). Good basic guide with calculations for estimating water needs of landscape vegetation.

Forgotten Rain: Rediscovering Rainwater Harvesting, by Heather Kinkade-Levario. Granite Canyon Publications, 2004. This Arizona-focused guide has many detailed illustrations of various cistern and filtration systems, plus case studies of Arizona water harvesting sites. [www.forgottenrain.com](http://www.forgottenrain.com)

A Water Harvesting Manual for Urban Areas: Case Studies from Delhi, from the Centre for Science and Environment, [www.cseindia.org](http://www.cseindia.org), 2000. A very accessible guide encouraging community and household-based water harvesting in India.

Making Water Everybody's Business: Practice and Policy of Water Harvesting, from the Centre for Science and Environment, [www.cseindia.org](http://www.cseindia.org), 2001. A great book documenting numerous water-harvesting projects in India.

Dying Wisdom: Rise, Fall, and Potential of India's Traditional Water Harvesting Systems, edited by Anil Agarwal and Sunita Narain. Centre for Science and Environment, [www.cseindia.org](http://www.cseindia.org), 1997.

Training Course on Water Harvesting for Improved Agricultural Production, Food and Agricultural Organization of the United Nations, 2003. This CD-ROM focuses on "runoff farming systems" for improved production of crops, trees and rangelands species in drought-prone areas. [www.fao.org](http://www.fao.org).

The Negev: The Challenge of a Desert, 2nd ed., by Michael Evenari, Leslie Shanan, and Naphtali Tadmor. Harvard University Press, 1982. A study of ancient and recreated water harvesting and runoff agriculture in the Negev desert.

The Collection of Rainfall and Runoff in Rural Areas, by Arnold Pacey and Adrian Cullis. Intermediate Technology Publications, 1986. A dry, but informative resource with a worthy emphasis on recognizing local needs and utilizing local resources.

The Water Harvester: Episodes from the Inspired Life of Zephaniah Phiri, by Mary Witoshynsky. Weaver Press, 2000. Address: Weaver Press, Box A1922, Harare, Zimbabwe.

### **Online Resources (in addition to above)**

[www.rainwaterharvesting.org](http://www.rainwaterharvesting.org). This site belongs to the Centre for Science and Environment (CSE), one of India's leading environmental NGO's. Although its primary focus is on rainwater harvesting in India, there is much information pertinent to rainwater harvesting around the globe.

[www.harvesth2o.org](http://www.harvesth2o.org). This site is chock full of articles, case studies, and resources on rainwater harvesting.

[www.rainwaterclub.org](http://www.rainwaterclub.org). Another site with projects and resources pertaining to India and beyond.

### **Videos**

Harvest of Rain. Centre for Science and Environment, [www.cseindia.org](http://www.cseindia.org), 1995. Traditional water harvesting systems of India are featured in this 48-minute video.



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