

## **Civano Neighbors Neighborhood Association Position Statement on Houghton Road Corridor Study Recommendations**

**January 26, 2004**

In fall 2003, the Arizona Department of Transportation (ADOT) completed the fourth stage of the *Houghton Road Corridor Study* by publishing its recommended alternatives. For the area adjacent to Civano—Houghton Road from Golf Links Road south to Interstate 10 (Segment 2)—ADOT recommended:

**Interim:** Expanding Houghton Road to a 2- to 4-lane roadway with a 20' median and moderate access control, drainage improvements, and intersection improvements and signalization at Irvington Road (and others)

**2030:** Expanding Houghton to a 6-lane limited access parkway

**Build-out (beyond 2030):** Expanding Houghton to an 8-lane, concrete barrier-divided freeway

Civano Neighbors appreciates the good work of ADOT, its citizen and technical advisory committees, and other stakeholders in this important study. We would especially like to thank Laurel Parker (ADOT), Robin Raines (AMEC Infrastructure), and Amy Ramsden (Gordley Design Group) for making a special community presentation at the November 20, 2003, Civano Neighbors general meeting.

**While Civano Neighbors understands and supports the need for regional transportation solutions in southeast Tucson, we are opposed to any limited-access freeway alternative or any alternative that would require removal of Civano homes or businesses along Houghton Road.** Specifically, we support an alternative up to a median-divided, 6-lane parkway, so long as:

- Adequate access into Civano and its mixed-use neighborhood and (eventually) town center areas is maintained
- There is no reduction of lot size for Civano homes abutting Houghton
- Pathways for pedestrians and non-motorized uses adjacent to Houghton Road, as required by the Houghton Corridor Scenic Zone, remain in place

Located just south of Irvington on the east side of Houghton Road, Civano is a unique, pedestrian- and ultimately transit-oriented community that is the country's best example of the "desert village" concept embodied in the *Houghton Area Master Plan* currently under development. Recently named the West's "Best New Community" by *Sunset* magazine, Civano is Tucson's most studied, valued, and successful "modern" mixed-use development. Motorized and non-motorized access into Civano's commercial and residential areas via Houghton Road is therefore critical for the community's success. To eliminate access to such roads as Seven Generations Way may have significant economic impacts to businesses along that road and at Civano Neighborhood 1's Neighborhood Center.

Civano Neighbors alternatively recommends off-loading Houghton Road by enhancing north-south access on other routes, including Harrison Road and the proposed Poorman Road extension. We also support solutions that reduce automobile traffic altogether, including rapid transit such as express bus service and light rail along the Houghton corridor.

There is no doubt that Houghton Road will need major improvements, signalization, and widening over the next 30 years and more. We believe that a parkway solution—coupled with mass transit alternatives—that respects Civano’s front door to Houghton Road and our pedestrian-oriented, mixed land uses, is the best solution.

*Approved by consensus at the January 22, 2004 Civano Neighbors general meeting.*