

**Broadway - Re: Fwd: Broadway Corridor**

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**From:** Broadway  
**To:** Farhad Moghimi; leighton@rockafellowlaw.com  
**Date:** 3/26/2013 4:58 PM  
**Subject:** Re: Fwd: Broadway Corridor

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Mr. Rockafellow, Farhad -

I am following up just to share that I have received Mr. Rockafellow's email via Farhad, and will add it to the project's Public Input Report. This information will be shared with the Task Force as part of meeting materials for the April 18 meeting.

If you have any questions, please let me know.

My best regards,  
Jenn

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Jennifer Toothaker Burdick, Project Manager  
Broadway: Euclid to Country Club Roadway Improvement Project  
City of Tucson Department of Transportation

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>>> On 3/19/2013 at 8:56 PM, Farhad Moghimi <contactfarhad@gmail.com> wrote:

I am forwarding the following comments (e-mail below) for the record as requested by Mr. Rockafellow.

Thank you,  
Farhad

----- Forwarded message -----

From: **Leighton Rockafellow** <[leighton@rockafellowlaw.com](mailto:leighton@rockafellowlaw.com)>  
Date: Sat, Mar 2, 2013 at 8:32 AM  
Subject: Re: Broadway Corridor  
To: Farhad Moghimi <[contactfarhad@gmail.com](mailto:contactfarhad@gmail.com)>

And I just realized there are already right and left turn lanes at Broadway and CC for West bound traffic. Sorry about that. Thanks for the reply.

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On Mar 1, 2013, at 10:36 PM, Farhad Moghimi <[contactfarhad@gmail.com](mailto:contactfarhad@gmail.com)> wrote:

Thank you for the follow up e-mail. I will share your comments with the Task Force and the design team. It was very nice to meet you as well and I look forward to working with you as we work our way through the design concept process for Broadway Blvd.

Regards,  
Farhad

On Friday, March 1, 2013, Leighton Rockafellow <[leighton@rockafellowlaw.com](mailto:leighton@rockafellowlaw.com)> wrote:

- > Farhad,
- > It was a pleasure meeting you last night and thank you for all the work you have done and will do on this project. I want to go on record with my thoughts.
- > I bought 2438 E Broadway in 1977. At that time the reversible lanes were in place, and we always knew when it was 4 PM as the horns would start honking.
- > The reversible lanes were taken out many years ago, and traffic flows nicely. I see little or no congestion during the day. In retrospect, I don't think the reversible lanes were ever needed, or enhanced
- > traffic flow.
- > I live in El Encanto at Broadway and Country Club. I moved there in 2001. I drive past the office many times at night coming home from downtown events, or
- > football or basketball games. Other than game traffic, the corridor is empty at night. Even on game nights it is very manageable.
- > I have seen the City acquire property on the N side of the street for years now, and I was always told the expansion would be on the N side. I was surprised to learn that
- > the S side is being considered for acquisition. I am surprised that a meandering approach is being considered.
- > The DeConcini building was built as far back as possible to accommodate possible Broadway expansion and the strip center to the E of Tucson Blvd on the N side has ample room for the parking lot to be partially taken, and still have sufficient room for parking, exit and exit.
- > There is plenty of room to make an expanded right turn lane at the old Albert's gas station at Broadway and Campbell for West bound traffic. That will help West bound traffic flow considerably. There is already a left turn lane and arrow at Broadway and Campbell for E and W traffic, so adding the right turn lane for W bound Broadway on to Campbell would be very helpful.
- > There is also room to take a corner of the DeConcini building parking lot at Tucson Blvd and Broadway for the same purpose. The same is true at the Cele Peterson property on the NW corner
- > at CC and Broadway. This is a vacant lot zoned residential that will never be built on, and will impact no one. This would have a minimum impact on existing property owners and businesses, and would help the flow of traffic.
- > There is already a left turn lane for E bound traffic at Tucson Blvd and Broadway. Adding a left turn arrow would help tremendously. A left turn lane for W bound Broadway traffic could be added with an arrow as well at Broadway and
- > Tucson Blvd if the right turn lane is added from the DeConcini parking lot which is rarely used. Take a look, it is always empty at that spot.
- > I just spent 10 minutes watching traffic in front of my building at 3:30 PM today. The biggest back up I saw for E bound traffic at the light for Tucson Blvd and Broadway was 10 cars. Traffic in general was moderate to light.
- > The meandering approach makes no sense to me, as the cut in is at CC going West in front of the bank. It makes sense to make the alignment straight. The meander for the underpass

coming into and out of downtown is bad, and  
> an additional meander would be worse. If you are going to do this, take the N side, or take the S side, but don't meander.  
> At this point, I am on Councilman Kozachik's side that no improvement is needed. I understand the City's desire to make a beautiful corridor, but the expense is great, and the benefit is slight.  
> If for some reason the S side is taken, the entire strip center that I am part of will have to be taken down, as there will be no room for parking at all. There is barely enough room now for traffic to safely enter and exit the strip center.  
> Thank you for considering my comments, and again thank you for serving on this committee. I look forward to attending further meetings on this issue. In the meantime, I will continue to watch the traffic, and see if I can come up with  
> any other constructive ideas to avoid the huge expense of expansion for the sake of expansion.  
> Sincerely,  
> Leighton H Rockafellow Sr Esq  
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