



Broadway: Euclid to Country Club Roadway Improvements Project

July 2014 Business and Property Owner Meetings General Comments

The following comments are compiled from breakout sessions held at two meetings for property owners and businesses on Broadway. The categories were developed to help organize the comments. The comments are arranged by frequency.

Width

1. Make it 6 lanes to accommodate transit, bike lanes, sidewalks.
2. If City owns property on North – widen to North vs South
3. Unfair to south to go there.
4. Glad widening happening. If could go from “here” to “finished” today; helps everybody.
5. 4 lanes does not make any sense. Why spend money to keep the road 4 lanes
6. “Road diet”, take away some lanes, slow traffic to help business, or not do anything; allow businesses to add art, other attractions to better area; not a funded option and art will take away parking. Diminishing integrity of area with proposed solutions.
7. If do nothing, will cost us money because of ADA requirements. As of now, 6 lane seems the best solution after many meetings with the task force.
8. Take out north side(east up Plumer - green line on map). Doesn't need to stay. "Demo all."
9. I just want a good roadway and design
10. Not against expanding
11. Biggest concern is fixing the road
12. Project is way overdue
13. I don't mind getting rid of businesses for a better roadway in return
14. We are trying to make Broadway a good street
15. Effort to keep the road under 100' but no decisions have been made yet.
16. A 90-foot road does not seem to be enough to accommodate everything. It would make more sense to move the road to the north where there is city owned property and not as many businesses affected.
17. You cannot have a nice roadway if designed at 98'
18. We are interested in taking as little as possible from Miles.
19. The Miles school needs to have a left turn at Vine for the bus lane, so busses do not have to go out of the way to pick up and drop off the kids.
20. We all need to support a bus turn lane for Miles school so busses do not have to go out of the way to pick up and drop off the kids.
21. Bus turn lane for Miles

Make a Timely Decision

1. Answer questions fully as soon as possible. Only thing that matters is making a decision
2. Problem started in the 80's when City bought properties and has led to deterioration. *Right now this area has 2nd largest standing of historical properties. [referring to the number of historic modern buildings?]*
3. Don't know whether to improve building, new roof. Need decision soon as possible.
4. Don't want there to be a decision if it is not a good decision. Task force, designers not listening to what business owners want. Don't see any designs that are good. Know what majority of people are saying. Prefer thoughtful design rather than rushing it.
5. Get it done swiftly, do it right the first time so don't need to redo-spend more money.
6. Must inform tenants of the future. When will I know what exactly to anticipate?
7. Just make something happen.
8. Really need an answer.
9. Uncertainty is bad.
10. Have more meetings like this.
11. Don't impact me so much with waiting to where I can't do anything now - can't sell or use.
12. Greatest concern is difficulty leasing property due to uncertainty of Broadway construction.
13. The sooner everyone knows the final proposal, the better
14. Why is this being dragged on for so long?
15. The task committee needs a deadline
16. There is hope, people are wanting to invest in corridor
17. We need to get things going
18. It is important to get together to make these things possible.
19. Would like to know as soon as possible if property will be taken
20. Make a decision!!

Parking & Access

1. Huge concern. How far will people walk? If business on 2nd story, people will not go. If parking not in front, won't use. People do not want to walk in Tucson (when 100 degrees)
2. Higher density, multi-story makes sense - will need more parking
3. Underground parking? Over-ground? Surface most affordable. Suggest smaller pockets of parking more frequently spaced-people will not walk.
4. Parking Improvement District – plan doesn't anticipate shared parking facilities; should.
5. Restaurants, urgent care require longer service times; need more parking spaces.
6. If close street S of Tucson Blvd for parking (where urgent care located), need another exit.
7. Parking key issue – why can't the city figure this out and then reach out?
8. Parking already an issue, can't take ROW away, will destroy parking. Already a fight with the neighbors for parking spaces in the block.
9. 6' grade change across Broadway. Not able to park, walk to businesses without stairs & ramps.
10. All of the designs are not making it more pedestrian friendly but more car-dependent. People in this town do not walk when it is 100 degrees outside.
11. No one will stay because of parking issues.
12. Only places that will survive are retail because there are no connections from one side of Broadway to the other.
13. Needs to be access from one side of Broadway to the other for pedestrians and traffic.
14. Sam Hughes people do not go to Broadway because it's a "barbed wire fence."

15. If we want access between the buildings it is up to the property owner
16. Leave properties so that they can be “AS IS” on South side (west of Campbell) [relates to ‘As Is’ / Cryogenic options]
17. Right now I have no parking issues.

Landscape / Environment / Visual Quality

1. Even if trees can't be planted continuously in streetscape, dispersed in areas where can't build.
2. Currently no neighborhood environment
3. Buildings are decaying
4. No one is putting money in to their properties
5. Deferred maintenance on properties
6. The city doesn't keep up with their maintenance
7. Lots of bad things occur
8. Corridor and buildings need to be cleaned up
9. Graffiti on several buildings
10. Concerned with crime, violence, drug abuse
11. ParkWise harasses me
12. I receive parking tickets on my own property across the street
13. Corridor is horrible

Construction

1. Construction affecting business, empty buildings from other businesses moving out.
2. Construction will cause a loss of business, there is no good outcome.
3. Studies show a 35% drop in business during construction.
4. Studies show even after the majority of construction is over people do not want to see the aftermath of cranes and other things around the site.
5. The amount of money lost during construction is not worth the construction. Once construction starts we are effectively out of business.
6. Want construction at night. Has been done elsewhere in multiple shifts
7. Are we going to get tax reduction during construction?
8. Don't want project to bother chickens, which provide good eggs.
9. How long would construction take?
10. What are they going to do with traffic?
11. Concerned about construction, has plan for satellite location and outreach to customers

Transit/Street Car

1. Transit is coming, plan for it! Design for future. For street car to survive, will have to travel farther than 4 miles. Run down Broadway, connect Downtown, Park, El Con, Williams Center – employment & retail activities. Bring students to Broadway, service the people, ensure functional aspects of community.
2. Light Rail in Phoenix, Central Ave to 19th Ave to airport East-West. Approximately 5 yrs in construction, 2 years for people to get used to it, now very busy. Services middle and central high school, kids get passes. Local businesses, small single owners are hurt.
3. Transit would help everybody. If can take street car across River, why can't we take it down Broadway where already developed. Could take it to church (may help parking)

4. Would like to see street car down middle or sides of Broadway.
5. Transit in center dangerous for older people.
6. Told (transit) couldn't happen-roadway improvements & transit were different pots of money.
7. Question about utilities being undergrounded.
8. Don't like will potentially have a bus stop in my front yard
9. Streetcar all the way to Park Place would be nice.

Project Process

1. Attended some CTF meetings but became discouraged when it appeared that the neighborhoods were driving the process.
2. Task force meetings a waste of time, no one can get a word in. Now, no one will invest in a Broadway unit; after construction they could make a ton of money.
3. Attended previous Open House, and a CTF meeting- "baloney", waste of time – majority of what was heard was from neighborhoods with no specific involvement from people with property/businesses on the street. This meeting is good – gets at specifics.
4. The neighborhood has no financial burden. The businesses do. Maybe doesn't have the same.
5. Neighborhood has loud voice
6. These conversations are useful to mitigate all concerns with neighborhood

Real Estate / Acquisition /Property Values /Marketability

1. Why do I have to negotiate with the City? Don't want to negotiate with the City
2. Historic contributor – hopes will increase property value, appraisal
3. Improvements to Broadway will enhance property values eventually

Signs

1. What is City going to do about business signs that are impacted? *Suggested an estimate for sign replacement be obtained in preparation for negotiations with City.*