



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: December 2, 2015
TO: Planning Commission
FROM: Jim Mazzocco, AICP 
Executive Secretary
SUBJECT: *Major Streets and Routes Plan Amendment PA-15-03,*
Broadway Blvd. Baseline Alignment Concept between Euclid Avenue and
Country Club Road
Public Hearing (Wards 5 & 6)

Issue – At the June 9, 2015, Regular Meeting, Mayor and Council directed staff to proceed with amending the Major Streets and Routes Plan (MS&R Plan) to make the future right-of-way shown for Broadway Boulevard, between Euclid Avenue and Country Club Road, consistent with the baseline alignment concept approved by Mayor and Council on June 9, 2015 (Resolution # 22410). Because the MS&R is a “specific plan,” any amendment must be reviewed by the Planning Commission. Amending the MS&R Plan would consist of revising the MS&R map and text to reference the approved alignment concept.

Recommendation – Staff recommends that the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to revise the MS&R Plan document as detailed in the later section titled “Proposed MS&R Plan Amendment.”

Planning Commission Action – On October 21, 2015, the Planning Commission held a Study Session on the proposed MS&R Plan amendment. The Planning Commission requested clarification on the definition of the various historic status classifications shown on the baseline alignment concept maps for Broadway Blvd. Staff explained to the Planning Commission that properties labeled on the baseline map as “Current Contributor” and “Eligible as Contributor” could potentially be part of a future historic district per National Register of Historic Places, and a property labeled as “Eligible Individually” could potentially be by itself designated historic per the National Register of Historic Places. The Planning Commission also commented on the need to create a more efficient process for amending the MS&R Plan when related to Regional Transit Authority (RTA) corridor projects. Staff responded that this is an acknowledged issue that appears as if would be best addressed in conjunction with a comprehensive update of the MS&R Plan. The Office of Integrated Planning, the Department of Transportation, and the Planning and Development Services Department are discussing how such an update might be undertaken.

Purpose of the MS&R Plan – The MS&R Plan was adopted by Mayor and Council on November 15, 1982 (Resolution # 12045). The Plan identifies the general location and size of existing and proposed freeways, arterial and collector streets, future rights-of-way, setback

requirements, typical intersections and cross sections, and gateway and scenic routes. The City's Department of Transportation and the Planning and Development Services Department (PDSO) implement the MS&R Plan. The MS&R Plan is considered a Land Use Plan as defined in the Unified Development Code (UDC) Section 3.6, and, therefore, is subject to amendment in accordance with the standard Land Use Plan and Adoption and Amendment Procedures. The MS&R right-of-way lines are used in determining the setback for development through the MS&R Overlay provisions of the UDC. As stated in the current MS&R Plan, page 4, "The purpose of the Major Streets and Routes Plan is to facilitate future street widening, to inform the public which streets are the main thoroughfares, so that land use decisions can be based accordingly, and to reduce the disruption of existing uses on a property. By stipulating the required right-of-way, new development can be located so as to prepare for planned street improvements without demolition of buildings or loss of necessary parking." Since its adoption, the MS&R Plan's text and/or related map have been amended or updated over 20 times.

Proposed MS&R Plan Amendment – To reflect the Broadway Boulevard baseline alignment, between Euclid Avenue and Country Club Road, approved by the Mayor and Council on June 9, 2015, the Specific Engineering Plan for the adopted alignment needs to be referenced as the source for right-of-way information within the segment. To accomplish this, the following three changes to the MS&R Plan are needed:

1. *MS&R Plan, Appendix, Page 24:* Under "Specific Engineering Plans" revise the following street segment:
Street: Broadway Boulevard
Segment: ~~First Avenue~~ **Country Club Road** to Kolb Road
Map No. R-89-05
2. *MS&R Plan, Appendix, Page 24:* Under "Specific Engineering Plans" add the following street segment:
Street: Broadway Boulevard
Segment: Euclid Avenue to Country Club Road
Map No. R-2015-001

Attachment A provides a copy of page 24 with the recommended revisions in yellow.

3. *MS&R Plan Map:* Add the notation "SP" above Broadway Boulevard, to direct viewers to the Specific Engineering Plan specified above. This Specific Engineering Plan, which will provide right-of-way information for the segment between Euclid Avenue and Country Club Road, will be available through the City's Engineering Division. Also, the notation "150" is being deleted from the segment near Broadway Boulevard and Euclid Avenue, since the new baseline alignment approved by the Mayor and Council

for Broadway Boulevard between Euclid and Country Club reflects narrower future right-of-way widths that will be refined as construction drawings are finalized.

Attachment B provides a copy of the map with the recommended "SP" revisions in yellow.

Public Outreach and Comments – In accordance with Section 3.2.2 of the Unified Development Code (UDC), the Office of Integrated Planning and the Department of Transportation collaborated to provide a public meeting to solicit comments on the proposed amendment.

The public meeting was held on Thursday April 23, 2015, 5:30 – 7:30 PM, at 450 South Tucson Boulevard, in conjunction with the Broadway Boulevard Improvement Project Open House, at which the proposed baseline alignment concept was being presented for public review and comment. This event included tables on various topics related to the overall Broadway Boulevard Project, including a table at which members of the public could learn more about the MS&R Plan and the need to amend the Plan if Mayor and Council were to adopt the proposed baseline alignment concept. Comment cards, flipcharts, and a video booth were provided for participants to write or verbalize comments on any aspect of the project. While no written comments were received regarding the MS&R Plan amendment, several attendees asked for clarification about the process, which staff addressed.

Notification for the event was by postcard to 7,545 residents, businesses, neighborhood associations and organizations within one mile of Broadway Boulevard, between Euclid Avenue and Country Club Road (see Attachment C). A total of two hundred and fifty nine (259) people attended the event.

Attachments:

Attachment A: Proposed revisions to page 24 of the MS&R Plan document, highlighted in yellow.

Attachment B: Proposed revisions to the MS&R Plan map, highlighted in yellow.

Attachment C: Postcard sent to residents, businesses, and organizations informing them of the April 23, 2015, Public Meeting on the proposed MS&R amendment.

APPENDIX

Corridor Study Maps

Corridor studies have been prepared for the following street segments. Contact the Engineering Division for special centerline information.

Street	Segment
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Several corridor studies have been initiated and completed by the City of Tucson. One which is on hold by direction of the Mayor and Council, is a study of the Mission Road alignment south of Congress Street. However, as other formal studies are initiated, they will be listed in this section of the *Plan* in the next *MS&R* update.

Barraza - Aviation Parkway Corridor Study - Broadway to Interstate 10.

Specific Engineering Plans

The following street segments are indicated on the map with **SP**, having engineering plans on file with the Engineering Division, who should be contacted for right-of-way information.

Streets	Segment	Map No.
Broadway Boulevard	*First Avenue Country Club Road to Kolb Road	R-89-05
*Broadway Boulevard	Euclid Avenue to Country Club Road	R-2015-001
Campbell Avenue	Glenn to Water Street	R-82-04
Campbell Avenue	Water Street to Elm Street	R-94-03
Grant Road	Oracle Road to Swan Road	R-2014-004
Greasewood Road	22nd Street to 36th Street	R-80-04
Kino Parkway	36th Street to Benson Hwy.	R-82-03
Speedway Boulevard	Alvernon Way to Tucson Blvd.	R-88-05
Speedway Boulevard	Tucson Blvd to Euclid Ave.	R-87-04
Speedway Boulevard	Euclid Avenue to Stone Ave.	R-90-12
SR 210	Alvernon Way to Benson Hwy.	
Valley Road	Ajo Way to Mission Road	
1st Avenue at Prince	Intersection	R-87-12
Prince at Flowing Wells	Intersection	R-88-02

*** Proposed revision to this page**

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PLANNING UPDATE & PUBLIC OPEN HOUSE

BROADWAY BOULEVARD EUCLID to COUNTRY CLUB IMPROVEMENT PROJECT



Thursday, April 23, 2015
5:30 – 7:30 PM
Sabbar Shrine Hall
450 S. Tucson Boulevard



Broadway Boulevard
110 S. Church Ave., Suite #3350
Tucson, AZ 85701-7617

This project is funded by the City of Tucson, Pima County and the Regional Transportation Authority (RTA), and is part of the voter-approved, \$2.1 billion RTA plan that will be implemented through 2026. Details about the RTA plan are available at www.RTAmobility.com. This project is managed by the City of Tucson.

Persons who need sign language interpretation or other accommodations, should contact Josh Weaver at (520) 622-0815 or broadway@tucsonaz.gov at least 48 hours in advance of the meeting. Personal bilingüe que habla Español estará disponible en el taller para asistirle. Para solicitar materiales informativos en Español por favor contacte a Josh Weaver llame al 622-0815.



PLANNING UPDATE & PUBLIC OPEN HOUSE BROADWAY BOULEVARD EUCLID to COUNTRY CLUB IMPROVEMENT PROJECT

The Broadway Citizens Task Force (CTF) unanimously approved a new baseline alignment and design recommendations for the Broadway improvement project. The baseline alignment and design recommendations will be presented for review and comment at the April 23 Open House.

Doors will be open between 5:30-7:30 p.m. – please stop by anytime during the 2-hour event, to:

- Review displays of the current CTF alignment and design recommendations
- Ask questions and provide feedback to CTF members, project team, and City staff
- Learn about project schedule, design milestones, and next steps

Important Dates

- ♦ April 30 – CTF review feedback from Open House; finalize recommendation materials for the Mayor and Council (check www.tucsonaz.gov/broadway for meeting details)
- ♦ June 9 – Anticipated date that the Tucson Mayor and Council will consider adoption of baseline alignment and design recommendations.
- ♦ Summer/Fall 2015 –
 - CTF and project team work and hold meetings to complete the Design Concept Report to be approved by the Mayor and Council
 - Real Estate acquisition planning activities get underway
 - Technical design on roadway continues
 - Amendment process to replace the 1989 Broadway alignment in Tucson's Major Streets & Routes Plan with the 2015 adopted alignment.

Adoption of an alignment will require an amendment to the City of Tucson Major Streets & Routes (MS&R) Plan. More information about the purpose of the MS&R and the amendment process will be provided at the Open House.

For more information plus Task Force meeting materials and reports

SCANN



VISIT



www.tucsonaz.gov/Broadway

CALL



(520) 622-0815

EMAIL



broadway@tucsonaz.gov

* A quorum of the Broadway Citizens Task Force may be present. No action items will be decided at this event.