



## BROADWAY BOULEVARD CITIZEN PLANNING TASK FORCE

Saturday, November 10, 2012 Workshop

### *BUS TOUR* Route and Timing

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**PLEASE NOTE:** All times listed below are approximate. It is estimated the tour will take 2 hours. Inclement weather is forecasted, which may require some modifications to walking portions of the agenda.

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#### *AGENDA*

*Get on Bus and drive to first stop* *15 min.*

- 1. Stop on Bus - Discuss Arroyo Chico improvements** **5 min.**  
Arroyo Chico improvements reduce the potential for flooding and also will improve the open space character of this asset within the study area. There may be opportunities to design landscape along Broadway to reflect and provide visual linkages to Arroyo Chico.

*Drive to stop 2* *1 min.*

- 2. Stop on Bus - Discuss 1202 Studios building - modern commercial strip** **4 min.**  
This is a reuse of an auto repair shop, as a relatively recent reuse project what can we learn from looking at this project that might inform how we think about future development along Broadway

*Drive to stop 3* *1 min.*

- 3. Get off bus - at Highland Avenue on west edge of Miles School** **10 min.**  
Walk along frontage of Miles School along Broadway, discuss building, landscape, and character of sidewalks.

This is one of the few places along Broadway where adjacent trees line the sidewalk. How do you feel walking along the sidewalk here in terms of comfort - shade, closeness

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of traffic, etc. How does the character of the Miles School development related to your experience as a pedestrian, shade, interest, etc.?

**4. Get on bus - at Vine Avenue on east edge of Miles School 4 min.**

*Drive to stop 5 - look at and think about the changes that happen in development context and the design of the edge of the roadway along Broadway*

**5. Get off bus - at the line of retail shops that includes Hirsh's Shoes west of Broadway Plaza 30 min.**

Walk along commercial 'strip' frontage to East Bourne Ave. talk about historic character of strip, some of the businesses are also architecturally significant, walk along Broadway Plaza and talk about relationship of retail to the street.

Cross Broadway at Country Club intersection; what is that experience like - wait time, comfort/safety crossing the street, etc.

Stop on north side to discuss challenges of this location - tight r.o.w. and closeness of buildings to the street, need for turn capacity at the intersection with Country Club, etc.

Walk west along Broadway and discuss varying sidewalk conditions - this is one location along existing Broadway where there are shade trees planted between the sidewalk and the street.

Cross Stewart Avenue into the area with a frontage road, discuss how this relates to the local access road concept we looked at in the Thursday street card exercise.

**6. Get back on the bus near Treat Avenue**

***(IF BEHIND SCHEDULE DRIVE STRAIGHT TO STOP 9 IN FRONT OF THE CASITAS ON BROADWAY) Time Check - about 1 hour and 10 minutes after start***

*Drive to Stop 7 turn up Tucson Boulevard, discuss frontages and buildings to the north and the unique street pattern in this area off of Broadway 2 min.*

**NOTE - if we are behind schedule leading up to stops 7 and 8 we may skip the stops and discuss the Permissible Envelope between stops 9 and 10, and discuss Continental Building while driving by.**

**7. Stop on bus at the intersection of Smith and Norton Avenues 5 min.**  
Discuss the "Permissible Envelope" per the approved 1989 alignment which extends up to the intersection at the stop.

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8. **Stop on the bus - on Smith Avenue near Continental Building** 3 min.  
The building was designed by the well-known Tucson architect, Nicholas Sakellar, and is one of the first Tucson examples of an architect using the repetitive nature of pre-cast concrete construction with aesthetic intent, providing a dramatic rhythm along the streetfront.

*Drive to Stop 9 (bus pull out in front of Casitas on Broadway) 1 min.*

9. **Get off bus at bus pull-out in front of the Casitas on Broadway** 15 min.  
Walk from bus pull out back to the 'trail' along the frontage of the Casitas on Broadway, talk about character of pedestrian experience, landscape, etc.

When at the front of the new buildings talk about the distance to Broadway and the other side of the street and how this accommodates the 1989 planned right-of-way of 150 feet.

Talk about the use of buildings as a buffer between future street and adjacent neighborhoods.

Stop and look at width of potential future r.o.w. walk to bus at entry street to Casitas. Note that the entry aligns with Olsen Avenue but that connection from Broadway to adjacent neighborhood is closed by block wall between the Casitas parking lot and the alley.

10. **Get on the bus at entry drive to the Casitas on Broadway**

*Drive to Stop 11 (pull bus into church parking lot) 1 min.*

11. **Stop on the bus - talk about First Assembly of God buildings** 5 min.

*Drive to Stop 12 - look at how different the north frontage on Broadway is in this area compared with the other areas we have seen so far 2 min.*

**(IF BEHIND SCHEDULE GO TO STOP 13)**

*Time Check - about 1 hour and 45 minutes after start*

**NOTE - if we are behind schedule leading up to 12 we may skip it and move on to stop 13.**

12. **Stop on the bus -10<sup>th</sup> Street between Highland and Santa Rita Avenues** 2 min.

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Talk about water harvesting improvements in Rincon Heights and their possible applicability to Broadway redesign.

*Drive to Stop 13 (pull bus onto Fremont Avenue)*

*1 min.*

**13. Get off the bus at Fremont Avenue**

**20 min.**

Walk back east along Broadway looking at the frontage of El Rio Community Health Center (newer building that comes up to the edge of sidewalk). How does it feel to walk along this segment of sidewalk?

Walk west along Broadway talk about city acquisitions in this area and to the west.

Cross Broadway at the Park Avenue HAWK and walk back to the Volvo dealership.

**14. Get back on the bus and drive back to Downtown**

**10 min.**

**TOTAL OF 2 HOURS & 15 MINUTES ±**

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