**Call to the Audience Guidelines**  
*(Call to audience will be at 8:10 p.m.)*  
- Must fill out participant card  
- Participants called in the order cards are received  
- 2 minutes allowed per participant  
- CTF Facilitator will call on speakers and manage time  
- CTF members cannot discuss matters raised  
- CTF cannot take action on matters raised  
- CTF members can ask project team to review an item

**Meeting Agenda**

1. Call to Order/Agenda Review
2. Existing Conditions Reports: Land Use, Urban Form, and Significant Structures & Historic Buildings Inventory 65 min
3. Introduction to Multi-Modal Street Cross Section Element and CTF Hands-On Session 50 min
4. CTF Roundtable 40 min
5. Call to the Audience (At 8:10 P.M.) 10 min
6. Next Steps: November 10 CTF Workshop and November 12 10 min
7. Adjourn

**Existing Conditions Reports**  
**Land Use, Urban Form, and Significant Structures** & **Historic Building Inventory**  
*Phil Erickson*  
Community Design + Architecture

*Phil Swaim and Laura Vertes*  
Swaim Associates

*Jonathan Mabry*  
Tucson Historic Preservation Office

*Jennifer Levstik*  
Consultant to City of Tucson Historic Preservation Office

**Land Use, Urban Form, and Significant Structures Report**

- Report Outline  
  - Overview  
  - Land Uses  
  - Urban Form  
  - Segments and Subareas  
  - Assets, Needs, and Opportunities  
  - By the Numbers

**Overview**

- Demographic Characteristics
Overview

Demographic Characteristics

West Neighborhoods
- Median age = 22
- Gross density = 7 du/ac
- Owner-occupied = 12%

East Neighborhoods
- Median age = 47
- Gross density = 3 du/ac
- Owner-occupied = 81%

Historic Buildings Inventory

- National Register of Historic Places: Eligibility Criteria
  - 50 years old at time of project start (built prior to 1965)
  - Convey significance related to one or more of following:
    - American history, architecture, archaeology, engineering, culture
  - Possess integrity of location, design, setting, materials, workmanship, feeling, and association

- Methodology:
  - Area of Potential Effect (A.P.E.)
  - State of Arizona Historic Property Inventory Forms
  - Presented to Historic Commission Plans Review
  - Submission to State Historic Preservation Office

Historic Development of Broadway Corridor

- Euclid Ave. to Campbell Ave.
- Campbell Ave. to Country Club Rd.
Land Uses

Mapping and discussion of existing land use characteristics and policies

- Residential
- Commercial (retail and services)
- Office
- Education
- Other Public and Semi-Public
- Industrial
- Open Space
Two miles span the history of 20th Century development patterns
• Generally from west to east moving from turn of the century (1900s) to later 1960s±
• From tight grid of streets and more street-oriented development scale to larger lot parking dominated pattern
• Positive Precedents are highlighted

Segments and Subareas
• Assessment at a finer grain

Significant Structures
• Ranking Criteria (continued):
  — Site Functionality:
    • Assess both current function of site and future function if partial acquisition is required
  — Economic Value:
    • Assess investment made into property, including successful renovations, construction, landscaping, building improvements
    • Did not look at revenue generated by the business
  — Community Function:
    • Based on use at the time of evaluation
    • Assesses importance to surrounding communities as well as the difficulty of relocation
**Assets, Needs, & Opportunities**

- **Assets**
  - Proximity to Downtown, University of Arizona, major transportation routes
  - Land in public ownership
  - Independent businesses
  - Strong and active neighborhoods
  - Walkable neighborhoods
  - Arroyo Chico and open space corridors
  - More being defined through the on-going process...
  - **Needs**
    - Usable public open space
    - Better connections to UA and Downtown
    - Better interface between neighborhoods and Broadway
    - More consistent pedestrian realm along Broadway
    - Focal points with identity for unique places along Broadway
    - More being defined through the on-going process...
  - **Opportunities**
    - Rapid transit
    - Integration and linkages to Arroyo Chico open space
    - "Treat Gateway" linkage to pedestrian path to Arroyo Chico
    - Broadway-Park Node
    - Link to Downtown
    - Water harvesting
    - More being defined through the on-going process...

**By the Numbers**

- Length of the Broadway Corridor: 2 miles
- Size of the Broadway Corridor Study Area: 583 acres
- Properties fronting onto the Broadway Corridor: 247
- Residences fronting onto the Broadway Corridor: 25
- Businesses and other establishments fronting onto Broadway: 212
- Employees working on Broadway: 3,214
- People living in the study area: 6,258
- Housing units in the Study Area: 3,344
- Businesses and other Establishments in the Study Area: 545
- Employees in the Study Area: 5,884

**Some Closing Thoughts**

- **Existing Conditions**
  - Traffic Report
  - Historic Building Inventory Report
  - Land Use, Urban Form, and Significant Buildings Report
- **Crux of the design process is to build from existing conditions**
  - Establishing the vision and goals
  - Exploring options for street and context design

**Discussion**
Introduction to Multi-Modal Street Cross Section Elements & CTF Hands On Session

Phil Erickson
Community Design + Architecture

Goals for Session
- This is an opportunity to start thinking about roadway design.
- No decisions are being made tonight.
- Introduce elements of multi-modal street design.
- Assembling elements to balance modal needs.
- Resulting rights-of-way and how they affect alignment and properties.

Multi-Modal Street Design Elements
- Street Element ‘Cards’ to Build your own streets from:

Multi-Modal Street Design Elements
- Street Element ‘Cards’ to Build your own streets from:

Multi-Modal Street Design Elements
- Street Element ‘Cards’ to Build your own streets from:
10 Example Multi-Modal Streets

- Example Streets to give you an idea of the multitude of ways a new Broadway could be designed
- Ranging from 4 to 8 vehicle lanes
- All including bicycle treatments
- A range of ways to improve the pedestrian environment
10 Example Multi-Modal Streets
- 5 lanes – customize for a minimal R.O.W.

Layout the R.O.W. along Broadway
- Experiment with alignments and potential impacts to properties
  - Pending district contributor
  - Eligible as district contributor
  - Individually eligible
  - Architecturally significant (future eligible)
  - New R.O.W. line identified in 1989 Study

Layout the R.O.W. along Broadway
- Existing in this area: 95 to 140 ft. R.O.W and 65 to 100 ft. curb-to-curb

Layout the R.O.W. along Broadway
- 5 lanes – enhancing the elements of today’s street – 100 ft. R.O.W.

Layout the R.O.W. along Broadway
- 8 lanes – with center running transit – 158 ft. R.O.W.
Layout the R.O.W. along Broadway

- 8 lanes – with center running transit – 158 ft. R.O.W.

40 min. in small groups

- This is an opportunity to start thinking about roadway design – NO DECISIONS ARE BEING MADE TONIGHT

Discussion

CTF Roundtable
(and Activity Debrief)

Nanci Beizer

1. During the activity what did you learn about the potential options for designing the project?
2. What additional information would be helpful as we begin designing the roadway options?
3. Do you think this type of exercise would be good for members of the public to do?
4. Additional Roundtable comments

Call to the Audience

10 minutes

Please limit comments to 2 minutes

- Called forward in order received
- CTF members cannot discuss matters raised
- CTF cannot take action on matters raised
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Next Steps

Jenn Toothaker Burdick

- Public Notice of Invitation to Observe "Tucson Modernism Week Design Charrette"
  Saturday, 11/10/2012, 8:30 a.m. – 11:30 a.m., 2901 E. Broadway Boulevard
  General public wishing to attend must RSVP to info@preservetucson.org
- CTF Workshop: Saturday, 11/10/2012
  Lunch/Meeting/Project Area Tour
  11:30 a.m. – 4 p.m., Roy Place Building, 44 N. Stone/En Route along Broadway Blvd
  One Call to the Audience will be held at 12:30 p.m. Due to space constraints, members of the general public planning to participate in the project area tour MUST RSVP to Broadway@tucsonaz.gov or 622-0815.
Next Steps

Jenn Toothaker Burdick

- Next CTF Meeting: Thursday, 11/15/2012
  5:30-8:30 p.m., Child & Family Resources

- Proposed Agenda
  - Welcome/Introductions/Agenda Review
  - Call to the Audience
  - Public Input Report
  - Review/Approve Proposed CTF Bylaws
  - Intro to Public Participation Report
  - Follow-up discussions and questions on Study Session topic
  - Begin Drafting Visions and Goals Framework (Activity)
  - Next Steps
  - Roundtable
  - Call to the Audience

Thank You for Coming – Please Stay in Touch!

Broadway: Euclid to Country Club
Web: www.tucsonaz.gov/broadway
Email: broadway@tucsonaz.gov
Info Line: 520.622.0815

RTA Plan
www.rtamobility.com