

Broadway - Re: COMMENT eCARD

From: Henry Schneiker <HSchneiker@HdsSystems.com>
To: Broadway Broadway <Broadway.PWPO1.PWDOM2@tucsonaz.gov>
Date: 6/26/2012 3:10 PM
Subject: Re: COMMENT eCARD
CC: Cody Gildart <Cody@kaneenpr.com>, Jennifer Burdick <jennifer.burdick@tucsonaz.gov>

Jenn,

The two buildings are at 2559 and 2563. My mailing address is P.O. Box 42767, Tucson, Arizona 85733.

I am sure you have heard this before, but I will mention it again just in case. Retail businesses live or die depending on customer access. Removing parking areas removes customer access to the business and will kill a retail business. Lack of access downtown and easy access at strip malls and full malls essentially killed the downtown area 40 to 50 years ago. Downtown retail businesses moved to places where their customers had easier access.

There is no point in taking the parking out front of a building because the lack of parking will destroy any retail business in the building and essentially make the building worthless for retail business. You will force established retail businesses to close or move. This will make the building much more difficult to rent. As a result the building will be worth significantly less. If you take the parking, you might as well take the whole building.

In my part of Broadway, the building front to building front distance is less than the 150-foot roadway width, so buildings must go in order to fit the roadway. The question that everyone wants to know is which side of the street is going to be demolished? Obviously, the church and DeConcini would prefer to stay put as would the school and the grocery store on the opposite side of the street. In the case of the church and the grocery store, one of them will have to go. I don't think it is practical to bend the roadway around both of them.

Henry.

On Jun 26, 2012, at 1:12 PM, Broadway Broadway wrote:

Good afternoon, Mr. Schneiker -

Thank you for your email and thoughts regarding the project area and the roadway widening. I appreciate your taking time to communicate them to us. My response to you will follow your message, addressing different points you raise.

Which properties are yours? I will make note of this and we will add you to our email notification list to ensure you receive our eBlasts and notifications. We are still establishing our contact lists, and I will review what we have to make sure that property owners along the corridor are included in future outreach.

Regarding the proposed project plan, the RTA Plan approved by voters included Broadway

as a 150-foot roadway, configured with 6 travel lanes and 2 dedicated bus lanes, bike lanes, and sidewalks. There has been a push to review this alignment before we begin, and one of the fundamental starting places for us in our work with the Citizens Task Force will be to review existing data, projections, and applicable plans in an effort to confirm what the appropriate configuration is. I believe that this will take us between 6 months-1 year to determine.

Before we know where property acquisition will need to be undertaken, we need to determine what the width for the project corridor will be. You are correct that property owners alongside Broadway, and those in the near vicinity, are wondering how this project will impact them. We will do our best to keep people informed as we move forward in the project design discussions.

I also appreciate your sharing your viewpoints about the acquisition of properties and the current buildings along Broadway. These are issues that people have stated passionate opinions about, at total opposition to one another, and at various points along the spectrum in between them. I suspect these are core issues that we will work on throughout this phase with the Citizens Task Force and with the community.

Again, thank you for your comments. We will incorporate them into our Listening Session report, as promised. Please feel welcome to contact our project team through this email, or me directly at 520.837.6648.

Thank you,
Jenn

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>>> On 6/25/2012 at 8:06 PM, Henry Schneiker <HSchneiker@HdsSystems.com> wrote:

Hi,

I own two buildings on Broadway in the corridor and did not receive any notice of the June 20, 2012 Meeting. How do I make sure I get notification of future meetings?

People have been talking about widening Broadway for decades but perhaps people are finally getting serious about it. My dad was told he was crazy when he suggested widening Broadway to 6 lanes over 50 years ago - before most of the buildings had been built way to close to the street to allow widening.

Looking over your web site, there did not seem to be much to comment on. The PR material keeps mentioning "gateway to downtown" as if the downtown area was a major destination spot instead of the snarled

traffic mess to be avoided. I have to agree with my dad that you should tear down the buildings between Broadway and Congress and put in a real road.

It sounds like the plan is to have 4.5 lanes of traffic in each direction - 3 for cars, 1 for bus and 1/2 for a bike lane - as well as a center divider and perhaps some sidewalks. That seems reasonable as far as it goes.

To widen Broadway today to a reasonable width while allowing parking for businesses in the front of the building will involve removing all or most of the buildings on one side of the street. Thus the big question for a property owner is: Which side of the street will be taken?

From a historic perspective, I do not see that there is much worth saving. My buildings may be old enough - or nearly old enough - to qualify as historic, but I see no purely historic value in them. But I am sure there are others who will think otherwise.

Henry.