

## Jennifer Burdick - Fwd: Re: Road Widening Broadway Blvd at Tucson Blvd

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**From:** Jennifer Burdick  
**To:** Ron Zimmerman  
**Date:** 11/16/2013 6:30 PM  
**Subject:** Fwd: Re: Road Widening Broadway Blvd at Tucson Blvd  
**Attachments:** 2545EBroadway\_HistPropForm.pdf

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Ron,

I wanted to follow up with you to make sure I emphasize to you that all impacted businesses - provided they have a business license and are operating legally within the City of Tucson - and impacted property owners will be eligible for different assistance as a result of this project.

\* RTA MainStreet Business Assistance provides incredible amounts of free support to business owners to help them make their businesses as healthy as can be prior to construction, so that they can endure and make it through construction. Some of the businesses in the corridor are already taking advantage of these services and speak very highly of them.

\* Acquisition is on hold until we have an approved design concept and the right-of-way that will be needed is more clearly understood. If the future property owner were going to be impacted and acquisition discussions necessary, the City Real Estate Office will be in contact.

\* Businesses (whether tenants or property owners) located within the impacted project area will qualify for relocation benefits, if their properties are needed for the future improvements. This, of course, will depend on the work we are currently doing with the Task Force and with public input.

I know timing will be an issue. At this time, I do not expect construction to begin prior to late 2016.

Please let me know if you have any questions about anything.

~Jenn

>>> On 11/8/2013 at 4:58 PM, Jennifer Burdick wrote:

Ron,

Thank you for following up with me. I know Mike well, and appreciate him getting us connected.

I'll share with you some information about the project work and schedule, and key information that will be helpful to know for the potential buyer.

### **Project Schedule & Description**

The Broadway: Euclid to Country Club Roadway project is a Regional Transportation Authority-funded project. The City of Tucson is the lead agency, and I am the project manager from Tucson's Department of Transportation.

The project scope as included in the RTA plan is to widen the existing roadway to 6 travel lanes, with 2 dedicated bus lanes, bike lanes, and sidewalks. This is based off a study done in 1987 that recommended widening Broadway to this extent to accommodate future high capacity transit. Future Right-of-Way was adopted in 1989 along the entire north side of Broadway between Euclid and Country Club.

Because so much time has passed, the Mayor and Council and members of the community have pressed for an examination of what is actually needed in this 2-mile segment as we work on the design for this project. We are doing this examination now, and are in the planning and design phase. A project team is working with a 13-member Citizens Task Force on a potential roadway design, and we are currently analyzing alternative street widths to determine what the appropriate improvement will be.

It is my estimation that we will have a design decision on the roadway design (width and placement of improvements along the north, south, or combination of Broadway) by 2015.

Construction will not begin until 2016, at the earliest.

Until we have a design decision, we do not know what properties will be impacted, and to what extent they will be impacted. However, acquisition discussions will commence with property owners once the design decision has been made.

Recognizing that you have a buyer interested in the property, I would like to let you know the following bullets.

### **Architectural Significance**

I would like to point out to you that 2545 E Broadway was evaluated as part of an existing conditions study of the historic and architecturally significant buildings in the area. I have attached a form that notes its merits, and a link to the map that represents other buildings in the project area.

[http://cms3.tucsonaz.gov/files/projects/broadway/BwayHistoric\\_Final\\_MapDisplaysml.pdf](http://cms3.tucsonaz.gov/files/projects/broadway/BwayHistoric_Final_MapDisplaysml.pdf)

The report is also online at:

[http://cms3.tucsonaz.gov/files/projects/broadway/BwayHistoric\\_Final\\_Vol1.pdf](http://cms3.tucsonaz.gov/files/projects/broadway/BwayHistoric_Final_Vol1.pdf)

### **Project Information & Assistance**

- The RTA MainStreet Business Assistance Program has a number of resources available to help make businesses as "construction-ready" and healthy as possible, even now while we are in the early planning & design stages. Please find info online for them at: [www.mainstreetinfo.org](http://www.mainstreetinfo.org).

- All acquisition and relocation questions can be directed to Tim Murphy in our City Real Estate Office, 520.837.6712 or [tim.murphy@tucsonaz.gov](mailto:tim.murphy@tucsonaz.gov).

- We can add you and/or the potential buyer to the our project information listserv to alert you to special public meetings and the Citizens Task Force meetings.

Please let me know if you have any follow-up questions. You are welcome to call me at 520.837.6648 (work) or 520.390.7094 (cell).

Regards,

~Jenn

>>> On 11/8/2013 at 3:50 PM, "Ron Zimmerman" <[rzimmerman@picor.com](mailto:rzimmerman@picor.com)> wrote:

Good Afternoon Jennifer,

My name is Ron Zimmerman and I am with PICOR Commercial Real Estate.

I have the property listed for sale located at 2545 E. Broadway Blvd and I have received an offer to purchase the property.

The buyer is asking if I know anything about the proposed Broadway Road widening and of

course I do not.

My clients who own the property have not been noticed on any pending road improvements schedule.

Can you shed any light for me on what the plans are for the Broadway Road widening project please?

Thank you in advance,

I received your contact information from Mike Czechowski.

Ron

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