



Questions and Answers from September 27, 2013 Open House for Area Property and Business Owners

1. **Isn't this project scope based on inaccurate traffic and growth projections?**

The original 1987 Broadway Corridor Transportation Study included projections about growth, both in population and jobs, in the downtown area and related increases in traffic demand. The growth downtown did not materialize in the last few decades, until now. The current work being done on the project includes new projections using contemporary data.

2. **What leads us to believe the new projections will be more accurate, or that the number ranges being used are fair?**

By law, the Pima Association of Governments (PAG) is the organization that manages traffic projections for Pima County, using data that comes from the Federal, to the State, to PAG, and then to our local governments. Traffic projections are developed using standard modeling practices that have evolved in the U.S. over decades. Recent reports have shown that there is a decline in the frequency and amount that people drive in recent years. There are a range of reasons for this change and it is unclear if this trend will continue and to what extent; this is an ongoing subject of research nationally and in Arizona. Recognizing the concern that projections may be too high, the Broadway project currently uses a range of 70%-100% of PAG's projections for future volumes of traffic, and if PAG's projections are updated during the course of the project the change in traffic used in the Broadway project analysis will be updated.

3. **When and where will construction begin?**

Construction is planned to begin in 2016. We will not know where construction might begin until we know what is going to be built. The planning and design process will define the improvements that will be made and on what side of the road they will be placed.

4. **Will current Broadway business/property owners get first opportunities to purchase properties that go up for sale, or will they be available for anyone to purchase?**

The City Real Estate Office is bound by legislative rules to maximize the Return on Investment (ROI) for the RTA. Many factors will be considered in how future properties are offered.

5. **What kind of lead-time do you give property owners?**

By law, the City only needs to give you 90 days notice. However, the City Real Estate Office typically exceeds this requirement.

6. **I need to know when I need to move out. When will I know?**

The City of Tucson Real Estate Office typically gets going on purchasing properties when construction plans get to 60%-65% complete. Early acquisitions are not being made at this time, until it is known better what the improvements to Broadway will be and where they will go (to the north side of the roadway, the south side, or some combination of both). Once the Mayor and City Council approve a design concept report and initial construction plans, which is expected in late 2014/early 2015, it will more clear what entire properties will need to be purchased and which may need partial acquisition.

7. I have a property for sale in the area, and it's been up for sale for more than one year. I think it is because people don't want to come in this area because they don't know what is going to happen. Is the City going to help me financially?

State law prohibits the City and RTA from providing any financial help. Doing so would violate the Gift Clause (*Arizona State Constitution, Article 9, Section 7*).

8. What lessons have been learned from other projects that could benefit business and property owners along Broadway?

Prepare. Take advantage of the services that the RTA MainStreet Program provides. Get your business as healthy as it can be, and build reserves to help you be able to weather construction. Look at alternative ways of doing business.

9. What advice do you have for us business and property owners?

Don't wait. Use every resource available to you now to make plans for your business and your property. Get in touch with RTA MainStreet now. Develop plans so you have them in place for when construction comes through. The closer to the construction deadline that it gets, the busier RTA MainStreet staff and other resources will be.

10. What is the City and RTA decision-making relationship?

The City of Tucson is the lead agency for this project and is managing this process. The RTA is a primary funder of the project, with County bonds the second-highest funding source. The City, the RTA, and Pima County are partners in this project. Whatever the City decides on for the project improvements, it must meet the criteria for which the RTA funds and County bonds can be used.

11. If future rapid transit (bus rapid transit (BRT), streetcar, or light rail) is chosen to be implemented on Broadway, will construction be done all over again?

It is possible that some construction might be needed. To the extent possible, there are discussions that are occurring during the design phase to try to minimize that future construction.

12. Has any thought been given to how traffic will enter into downtown? It already pinches down quite a bit with the lanes that exist. Will widening it worsen this pinch?

City of Tucson staff is working to ensure that the design decisions made on Broadway will work with those being made at other points along Broadway and downtown. The Congress/Toole Ave/4th Avenue intersection is undergoing study for potential safety improvements, and design recommendations will inform Broadway project design. Additionally, the City is managing another RTA-funded project, called Downtown Links, which will allow traffic to connect at the Barraza Aviation Parkway northward from Broadway, then westward along 6th/St. Mary's Road toward I-10. Construction plans for Downtown Links are currently at 75%. The future Broadway improvements integrate with these projects.