



Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings
Property-Specific Comments

The comments included are organized by address and block and were obtained from the breakout sessions at both of the Business and Property Owners meetings (7/24/14 and 7/31/14). Please note that these comments are provided to communicate issues and concerns about potential impacts, and input on design considerations. **Requests to be acquired/relocated shall not influence alignment decisions.**

1100	South	Comments
	1148 E. Broadway Blvd. (Mexican Tile and Stone Co.)	<ul style="list-style-type: none"> - Need assurance from the city that my property will be AS IS. - As long as I am “as is” I am in favor of either A or B. - As long as my AS IS goes through I am good. - Recently improved my sidewalk because of the condition it was in, it was dangerous. - Any extra dollars that I have I would rather spend on marketing and not spend money on other things. - Right now I have no parking issues. There is a vacant lot next to me that is used for parking right now.
1200	South	Comments
	1202 E. Broadway Blvd. (Lanning Architecture)	<ul style="list-style-type: none"> - Right now we have no issues with parking and the building is set back enough that I will not be affected.
1300	North	Comments
	1335 E. Broadway Blvd. (Residence)	<ul style="list-style-type: none"> - Lives at property for last 10 years - Widening will affect frontal property - Doesn't like he will potentially have a bus stop in front yard - Access is behind through neighbor's yard

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

1400	North	Comments
	1421 E. Broadway (Farmer's Insurance)	<ul style="list-style-type: none"> - Parking is main concern - Possibility to sell or buy depends on outcome
	1427 E. Broadway (Shadhiliyya Sufi Center of Tucson)	<ul style="list-style-type: none"> - Want to leave property - Ready to retire - been there 15 years
	1433 E. Broadway (Centuori and Associates, PLLC)	<ul style="list-style-type: none"> - Leave Miles School alone; looks beautiful and contributes to the neighborhood. - City already owns property to E &W on north – take property to North side - Prefers to have his property taken than impact Miles – protect school.
	South	Comments
1400 E. Broadway (Miles Elementary)	<ul style="list-style-type: none"> - It is important to get together to make these things possible. - We all need to support a bus turn lane for Miles school so busses do not have to go out of the way to pick up and drop off the kids. - Speaking to north side people - North side widening has a lot of potential - There is illegal parking happening - Concerned about no left turn for school bus; currently, only option is to use neighborhood to access school 	
1500	North	Comments
	1501 E. Broadway Blvd. (Water Ways Decorative Plumbing and Hardware)	<ul style="list-style-type: none"> - Graffiti on several buildings - Concerned with crime, violence, drug abuse - ParkWise harasses me; I receive parking tickets on my own property across the street - Don't want to stay - Been in limbo for years
	1535 E. Broadway Blvd. (Madaras Gallery)	<ul style="list-style-type: none"> - We need to know now - If you are going to take a part of my building, I don't want it - If you are going to leave it alone, I will invest in my building and fix it - Homeless are trying to use facilities, instead they go in parking lot - I'm an artist and Broadway is not on my list to paint - Very hard to lease property because no one wants to start a business there - Neighborhood will be better once this is resolved - Just because buildings are old, doesn't mean they are historic
	South	Comments
1530 E. Broadway (AV Tech/ASL)	<ul style="list-style-type: none"> - Variation A would be better because we get more room than we had before. 	

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

1600	North	Comments
	1629 E. Broadway Blvd. (Residence)	<ul style="list-style-type: none"> - Biggest concern is fixing the road - I don't care what happens to building
	South	Comments
	1628 E. Broadway Blvd. (Southwest Ambulance)	<ul style="list-style-type: none"> - Southwest Ambulance does not have adequate emergency access. That is a safety issue. - The plot of land is residential, except for the Southwest Ambulance. - Planning on redeveloping the land unless left with nothing. - If we do not get access, the property may not be acquired, but we lose the use of the property.
	1634, 1640, 1646 E. Broadway (Residences)	<ul style="list-style-type: none"> - No matter what, we will have problems with parking on my site. - With the size of the road and the speed we cannot have curb cuts and there is no alley access or parking. - We should look at rezoning. And if we redevelop we need to find parking. - Parking at my other site is in the back and has shared egress agreement. Parking is nonconforming, pre-existing. Could also tear down and rebuild farther back on the site.
1640 E. Broadway Blvd (residence)	<ul style="list-style-type: none"> - Has side parking for the residents 	
1700	North	Comments
	1749 E. Broadway (First Assembly of God Church)	<ul style="list-style-type: none"> - Parking an issue. Taking parking spaces, don't know how many. Road will curve around church; losing parking inconceivable. Everybody takes individual car to church. Issue on Sundays, funerals, special events. Building abuts alley. - Properties to the west look like they will be taken, if taken, parking available farther from location. Interested in seeing what is possible in the buy-out process. When buy out neighbors may redevelop and put in more parking than code. - Already using side street parking. - Concerned that when transit is added City will have to acquire more property. - Fine with the church remaining; relocation may provide an opportunity to grow church. Some dissention within congregation. - Church would support best overall solution for the community. - Only one member that is trying to save the location, most members are ready to relocate as current property is limited. - All or none is official position. Either don't touch it at all or take the whole thing.

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

1800	North	Comments
	1801-1830 E. Broadway Blvd. (Snow & Carpio; Starbuck's)	<ul style="list-style-type: none"> - Buildings are highly impacted with proposal - Concerned city is going to lowball - Great location - Parking hasn't been an issue - Broadway widening is biggest concern - Not very excited about this - Limited with options because restaurants/bars are limited - Will cost a lot of money to redevelop - Alley ways would have to be improved
1900	North	Comments
	1901 E. Broadway Blvd. (former owner Albert's Auto Care, relocated to 191 S. Plumer)	<ul style="list-style-type: none"> - Issues with levy acquisition years ago. - When acquired, City worked hard, was helpful. - Wanted to level, rebuild-shot down because no [roadway] plan was in place. - 4 years ago - wouldn't work with him. - 44 parking spaces. Paying for 20 extra parking spaces because of code; doesn't want to. - City resistance to his desire to develop.
	South	Comments
	1940 E. Broadway (Safeway)	<ul style="list-style-type: none"> - "Safe" since City owns North side.
2000	North	Comments
	2005 E. Broadway Blvd. (Lerua's Mexican Food)	<ul style="list-style-type: none"> - Talking to others in area about future location possibilities.
2200	North	Comments
	2221 E Broadway (Office complex near Plumer)	<ul style="list-style-type: none"> - Make Broadway wider (plan for future growth). In favor of 6+2 - Concerned with good access - If need- take property, willing to do that if better for the community, to make Broadway viable

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

2300	South	Comments
	2300 E. Broadway Blvd. (Broadway Animal Hospital)	<ul style="list-style-type: none"> - Access during construction of great concern. - Don't want alignment on base map (center). Could go with Alternatives C or D.
	2310 E. Broadway Blvd. (John Wesley Miller)	<ul style="list-style-type: none"> - Told road would go to North, if South a different story. - Alley access (during construction) of interest. - Interest in Industrial Zoning in back - Concerned about parking
	North	Comments
	2305, 2307, & 2309 E. Broadway Blvd. (RES Land Surveys)	<ul style="list-style-type: none"> - 12 vacant spots adjacent to them (marked on map with a "V") - Constant fights trying to find parking. - How to stay operational if construction takes parking? - Unsafe because vacant. Safety until something is done. - Once acquisition becomes non-conforming.
	2343 E. Broadway Blvd. (Continental Building)	<ul style="list-style-type: none"> - Full (400 SF vacant now). Can we keep tenants if road closed. - Has parking and an agreement with church (not written). - Noise with roadway at building. - Appraisals are going down. - Time length of construction and losing tenant or customers. - Leasable space if close to building. - Don't want a slow death. Take it rather than sit and depreciate.
2400	South	Comments
	2448 E. Broadway Blvd. (Jimmy's Broadway Automotive)	<ul style="list-style-type: none"> - Wants to stay. 60 years in neighborhood."Building is a landmark." - Has plan, just needs instructions to start. - Could lose canopy in one option, part of building identity, doesn't want to lose it. - One option he gains. Happy with that. - Neighbors have parking far away from them. - May lose 8 - 10 parking. Needs it. - Willing to do off-site parking/pick-up/drop-off. - Maintain identity and access and parking.

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

2500	North	Comments
	2525 E. Broadway Blvd. (DeConcini McDonald Yetwin Lacy, PC)	<ul style="list-style-type: none"> - Buildings behind our lot are vacant; could put parking in back. VA just moved downstairs and they anticipate a lot of visitors. We do not have an issue with parking now but will in the future.
	2545 E. Broadway Blvd. (Tucson Tamale Company)	<ul style="list-style-type: none"> - No shared easement or access. - Slow season still get 150-170 customers a day; not enough parking. - Customers now park in ROW; already don't have enough parking. - If cannot get at least 25 parking spaces; we are out of business. - Whatever design, need access from both sides of Broadway. - Building deteriorating; nothing historical about it. - 6 years getting customer base, people will not want to go through construction to get our product. If we move, people will go to other places. If we move how will we let people know? If we want to move and sell, difficult if it might be demolished. - Most important part of Broadway location is kitchen where prepare food for other locations. Also serve meals on site but size of buildings limits amount of trade.
	2545-2635 E. Broadway Blvd. (Solot Plaza)	<ul style="list-style-type: none"> - Parking in front of properties in this block is full in afternoons. - Parking at eastern end of block; customers wouldn't want to walk ultimate destination. Shared parking in middle of block might work. Properties would have to be taken; one person could block.
2555 E. Broadway Blvd. (Benarda Veterinary Clinic)	<ul style="list-style-type: none"> - This cluster of businesses, only 1-2 parking spaces per business; currently not enough and will lose even more. Clients bring pets to building, how with no parking? 	

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

2600	North	Comments
	2615 E. Broadway Blvd. (Yong Shen Herbs & More)	<ul style="list-style-type: none"> - Customers are patients, sometimes ill, will not walk to get to the store - want to drive right up.
	2627 E. Broadway Blvd. (Kismet / Animal Shelter)	<ul style="list-style-type: none"> - Not realistic to move equipment because of cost. Cannot have people walk through animal shelter in the back to get to retail. - If project paid for buildings, that is one thing; if we took out 3 buildings, we would have to buy spaces. Take space from South; already have parking in back. Higher density to North has parking issues. Take out vacant building to South to add more parking.
	2635 E. Broadway Blvd. (Bruce's Lock Shop)	<ul style="list-style-type: none"> - Currently no separation between building. Only place for parking would be to knock down the building on the end.
	South	Comments
2612 E. Broadway Blvd. (Deco)	<ul style="list-style-type: none"> - Biggest concern is parking. - Base map doesn't look as if it would affect parking. - Interested in closing small section of Manchester [Stratford] to fork in "Y". (P. Swain: Talk to owners of 2510 & 2526 directly to west of small section of Manchester [Stratford] proposed for closure. - Possibility of tighter median in front of block to north of Deco block? M. Johnson: Median tight as engineers could get given left turn lanes. 	
2700	North	Comments
	2719, 2725 E. Broadway; 2525 E. Broadway (Flanagan's Celtic Corner; Farmer's Insurance; DeConcini Bldg)	<ul style="list-style-type: none"> - What happens to my buildings just East of Treat Ave? - Doesn't affect my buildings, not that concerned. - How will access to my driveways be affected?

Broadway: Euclid to Country Club Roadway Improvements Project
July 2014 Business and Property Owner Meetings – Property-Specific Comments

2800	North	Comments
	2831 E. Broadway (Little Blessings Childcare)	<ul style="list-style-type: none"> - Building not influenced. - Parking is influenced little bit. - Most clients use public transportation; don't need much parking - Can everyone still have access to front parking? - Currently not enough parking even with several adjacent vacant buildings. - Turn-around in parking lot is problematic; not that big of an issue - As long as access is maintained, I'm okay.
	South	Comments
	2800 E. Broadway (Child & Family Resources)	<ul style="list-style-type: none"> - Interested in taking as little as possible from Miles. - Would prefer option B for child safety. Even now there is not an ideal buffer between the school and the street - do not want to make it unsafe for the children.
2900	North	Comments
	2901-2905 E. Broadway (Western Dental; Thomas Reprographics; Starr Skates)	<ul style="list-style-type: none"> - Parking biggest concern. Parking is going away, very little in back. - Closing Stewart Ave. for shared parking would work well. - Prop 207, City can't condemn property to create parking. What would be the mechanism to get Stewart to become parking lot? - Potentially can speak to other buildings with ample parking; nobody wants to walk far. Trouble leasing space. - Future construction is cumbersome
	South	Comments
	2916 E. Broadway Blvd. (American Red Cross)	<ul style="list-style-type: none"> - 3-4 yr old building in good shape; anticipated widening. - Concerned about how close the road will be to the building. Would like a barrier for noise, safety without jeopardizing architectural details. - Have required parking in back so not an issue. Dumpster, emergency vehicles in back. - Could use more parking overflow for emergencies. No one is complaining currently; at capacity and will need space for overflow in disasters – we are a 24/7 building. - Have full access – not too affected. - Can access off alley – need alley to exit emergency vehicles.
	2936 E. Broadway (Broadway Village)	<ul style="list-style-type: none"> - Josias Joesler built in 1939 & Warner Boz (Table Talk) in 1960 - Not really impacted; concerned about access during construction, disturbed sales activity - PAD is not compliant - Whole area short of parking. Need solutions for more. Tried to use median, wide enough for 24 cars; neighborhood against it