



## BUSINESS/PROPERTY OWNER MEETINGS AGENDA

### Presenters:

Phil Swaim, Broadway Project Technical Team, Swaim Associates, LLC

Jenn Toothaker Burdick, Broadway Project Manager, Tucson Dept. of Transportation

Patricia "Trish" Gehlen, Broadway Ombudsperson, Tucson Planning & Development Services Dept.

1. Welcome and Meeting Overview (Phil Swaim, 2 min.)
2. Project Status and Process (Jenn Toothaker Burdick, 5 min.)
  - a. Purpose of Property & Business Owner Meetings
  - b. Important Disclaimers / Considerations
  - c. Current Design Alignments and Variations
  - d. Key Project Milestones and Timing
  - e. General Acquisition Information
3. Property Regulations (Phil Swaim, 2 min.)
  - a. Historic
  - b. Zoning
  - c. Traffic Engineering
  - d. Environmental Services
  - e. Fire
  - f. Flood Control
  - g. Utilities
  - h. ADA
  - i. Conforming/Non-conforming
4. Needs/Impacts (Phil Swaim, 5 min.)
  - a. Parking
  - b. Access - Street, Alley
  - c. Sidewalks
  - d. Dumpsters/Recycling
  - e. Loading
  - f. Landscape
  - g. Signage
  - h. Buildings
  - i. Setbacks
  - j. Expansion
  - k. Urban Design/Mixed Use/Density
5. Revitalization Options and Tools (Trish Gehlen, Phil Swaim, 15 min.)
  - a. Existing to Remain
  - b. Administrative Processes
    - "As Is" (Cryogenic) Ordinance
    - Development Package
    - Design Development Option
    - Individual Parking Plan
    - Lot Combinations, Re-plat

- c. Public Hearing Processes
    - Variance - Alley Access, On Street Parking, Adjust Other Zoning Regulations
    - Rezoning
    - Planned Area Development (PAD)
    - Overlay District
  - d. Group Agreements
    - Shared Agreement - Parking, Access, Trash, Loading
    - Condominium - Condo Plat
    - Parking Improvement District
    - Public Parking Lots (currently not in City budget)
  - e. Citizens Task Force (CTF)
    - Parking on Closed Streets
    - Buffered Access Lanes on Broadway
6. Be Part of the Solution (Phil Swaim, Trish Gehlen, 3 min.)
- a. Participate in the Process
  - b. Talk with your CTF Member
  - c. Contact Business Assistance - Main Street
  - d. Review your Last Approved Site Plan
  - e. Contact PDSO Ombudsperson
  - f. Consult with Architects and Planners
  - g. Contact City of Tucson Real Estate Office
  - h. Develop Agreements, Documents
7. Breakout Sessions (organize by block and neighbor, 50 min.)
- a. Where are you? What do you do?
  - b. Goals, Priorities, Issues
    - Parking
    - Density
    - Stay/Sell
    - Location
  - c. Collaboration
8. Report Back (CTF Members, 10 min.)
- a. Common Issues, Concerns
  - b. Opportunities
9. Adjourn

This project is funded by the City of Tucson, Pima County and the Regional Transportation Authority (RTA), and is part of the voter-approved, \$2.1 billion RTA plan that will be implemented through 2026. Details about the plan are available at [www.RTAmobility.com](http://www.RTAmobility.com).

Details about the project are available on the web at [www.tucsonaz.gov/broadway](http://www.tucsonaz.gov/broadway) or by calling (520) 622-0815.