Appendix C

Examples of Broadway Project Design Adjustments

**Interdisciplinary Decision-Making Flow Chart:** Design adjustments are expected to occur with every phase of the project. An important element to these design modifications will be the informed perspectives that are involved. The flow chart identifies the preliminary internal City staff team that would be involved and consulted when different types of creative design adjustments are sought.

**Examples of Creative Solutions:** Exhibits showing examples of real solutions found for properties assumed to be full acquisitions, as well as possible parking concepts presented at March 2015 Property and Business Owner meetings.
PRELIMINARY DESIGN (DCR)
Full acquisition - sidewalk, power lines, bus pullout and loss of parking required building demolition

CURRENT DESIGN
Building demolition avoided by shifting bus pullout to the east, working with TEP to move power line, and relocating parking to the property to the south (same owner)

Finish Masters
2332 N Stone Avenue
PRELIMINARY DESIGN (DCR)
Full acquisition due to loss of access

CURRENT DESIGN
Shared access between properties and reconfigured parking avoids acquisition. Both properties have the same owner

Cherry Properties
441 E Grant Road
**PRELIMINARY DESIGN (DCR)**
Original indirect left turn locations increased travel distance for traffic entering the Fry’s shopping plaza by 0.6 miles.

**CURRENT DESIGN**
Relocated ITL intersection 200 ft to the east to provide direct inbound access to shopping plaza. No additional acquisitions, or traffic impacts.

**Indirect Left Turn (ILT)**
Intersections for 1st Avenue
PRELIMINARY DESIGN (DCR)
Full acquisition - No access available due to location of indirect left turn intersection

CURRENT DESIGN
Acquisition avoided by eliminating landscaped area in front of business and relocation of Indirect left turn intersection 200 ft to the east, which allows access into parcel

Waba Hair Supply
475 E Grant Road
PRELIMINARY DESIGN (DCR)
Full acquisition due to loss of parking

CURRENT DESIGN
Moved sidewalk adjacent to curb in front of restaurant to preserve parking and on-site maneuverability

Mandarin Grill
505 E Grant Road
PRELIMINARY DESIGN (DCR)
Major impacts including closure of driveway and diminished circulation

CURRENT DESIGN
Removal of channelizing island minimizes acquisition and mitigates impacts to parcel (driveways and circulation can remain the same as existing)

Shell Gas Station
2402 N First Ave
PRELIMINARY DESIGN (DCR)
Full acquisition - Loss of Access
due to end of Frontage Road 200 ft
from the Park Avenue intersection

CURRENT DESIGN
Frontage Road extended as
close as possible to Park
Avenue intersection allows
access to all adjacent homes

1005 E Grant Road
1025 E Grant Road
Broadway: Euclid to Country Club

Possible Parking Concepts

Closed cross streets (private parking)

Buffered Access Lanes on Broadway (private and/or public)

Shared Private Parking Lots and Garages

Public Parking, such as on side streets or in public access lanes (*parking lots are not currently in City budget*)