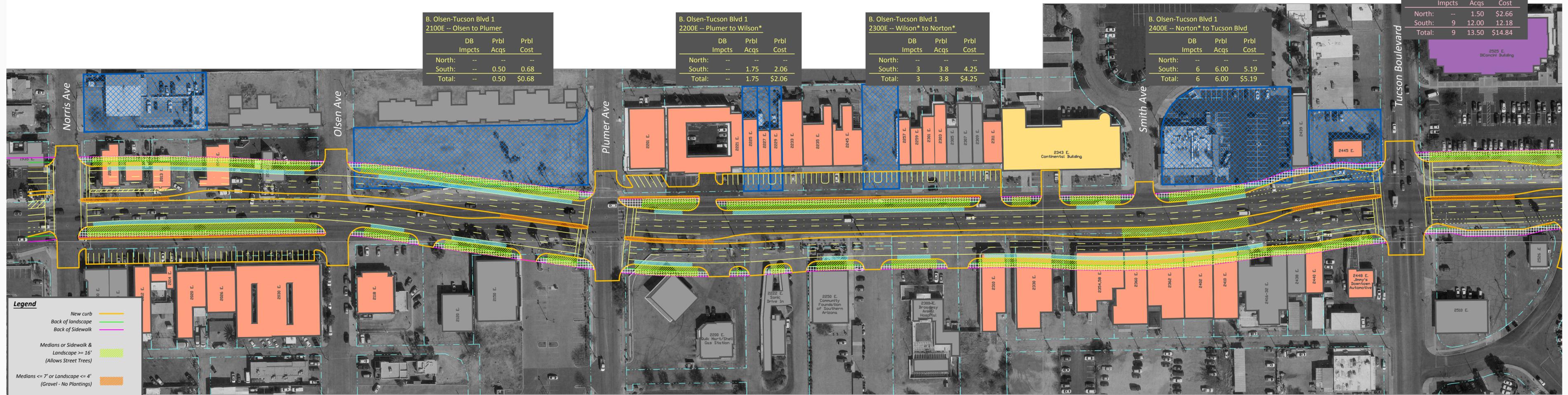


B. Olsen - Tucson Blvd: Variation 1



Legend

- New curb
- Back of landscape
- Back of Sidewalk
- Medians or Sidewalk & Landscape >= 16' (Allows Street Trees)
- Medians <= 7' or Landscape <= 4' (Gravel - No Plantings)
- Sidewalk < 8'
- Raised Cycle Track
- Sidewalk
- City Owned Property

Key to Historic Status

- Current Contributor
- Eligible as Contributor
- Eligible Individually
- Architecturally Significant (Future individually eligible)

2000 Block

- o The alignment of this block is established by conditions in the 1900 block, namely property on the north side largely already owned by the City, and Safeway including a gas station on the south, and that Tierra's estimated full acquisition cost of the south side is \$13 million compared to \$2.5 million for the north side.
- o This alignment avoids impacting the south side by maintaining access to existing within the right-of way. No agreement for joint access and parking among the property owners would be necessary.

2200, 2300 Blocks

- o Adequate width within the right-of way to access existing parking is provided. No agreement for joint access and parking among the property owners would be necessary. Properties would need to obtain approvals to sue the right-of-way for access to parking through individual plans approved by City, a zoning overlay, or similar tool.
- o South side parcels would be significantly impacted.

General

- o This is essentially the "Refined 6-Lane" alternative presented June 12th at Public Meeting #4.

2500 Block

- o Minor impacts to both sides primarily due to access and parking issues.