



BROADWAY VOLVO PLANNED AREA DEVELOPMENT (PAD) ZONE PROPOSED REVISIONS

Neighborhood Coordination and Notification **DRAFT**

Proposed Changes

- Relates to new section being proposed detailing 'Neighborhood Coordination'

Part 3. PLANNED AREA DEVELOPMENT ZONE

Section 1. Neighborhood Coordination

Care shall be taken to ensure that new development within the PAD is compatible with the surrounding neighborhood both in its appearance and its operations. Additionally, ongoing coordination will be required as follows:

1. **Neighborhood Liaisons:** The property owner or on-site management shall establish and maintain contact with an appointee selected by the adjacent registered neighborhoods, Barrio San Antonio and Miles.
2. **Communication:** A communication plan will be required with the submittal of any development packages or parking plans. The communication plan will address the following:
 - a. Neighborhood notifications and updates
 - b. Neighborhood meeting for presentation of proposed development and/or parking plans
 - c. Construction schedule and notification process
 - d. Construction phase on-site contact information
3. **Neighborhood concerns** regarding property maintenance, excessive noise, construction activity, unruly behavior, and other public nuisances are addressed by the following Tucson City Codes:

Tucson City Code, Chapter 16 Neighborhood Preservation

Article II. Maintenance Standards

Sec. 16-12, Building and structure exteriors

Article IV. Unlawful Acts

Sec. 16-31, Excessive Noise

Sec. 16-32, Unruly gatherings

Sec. 16-34, Public nuisance



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4. **Traffic Mitigation:** The Property Owner will work with TDOT and the Barrio San Antonio and Miles Neighborhood Liaisons to address traffic issues related to this development including:
 - a. Cut-through traffic
 - b. Congestion
 - c. Parking intrusions into the neighborhood

BROADWAY VOLVO PLANNED AREA DEVELOPMENT ZONE - COMMENTS RECEIVED DRAFT

Key Issue 4

Key Word	Existing Section Location in Original PAD	Comment Received
Notification Process	Part 3. Section O	Can a committee of stakeholders be created to work on the PAD?
Notification Process	Part 3. Section O	How much public input is involved in Individual Parking Plan?
Notification Process	Part 3. Section O	Notification of any amendments need to be mandatory
Notification Process	Part 3. Section O	Who gets notified with amendments to the PAD?
Notification Process	Part 3. Section O	Perhaps a tri-part agreement [following an existing format used by El Con/El Encanto Historic District/City of Tucson?] can be drafted so that the design and operations issues are able to be discussed/addressed as the property is further developed/operated
Notification Process	Part 3. Section O	We in the community have watched agreements worked out between the neighbors and the City be eviscerated by exceptions and amendments. All amendments must be publically noticed and have community input.
Notification Process	Part 3. Section O	<p>The discussion of compliance is inadequate. As President of El Encanto Estates Neighborhood Association, next door to El Con I can attest to the importance of having a mechanism, as imperfect as it is, for discussing where and when Mall management and the stores are not following the PAD requirements.</p> <p>Page 40 Interpretation and Compliance. The document says that the PDS Director will ensure compliance with PAD document. This is not good enough. I propose a three-member group that ensures compliance. A tripartite commission of a representative from the City (who shall call the meetings every 3 months), a representative of the owner, and representatives of the surrounding neighborhoods (Barrio San Antonio, Miles, Arroyo Chico) will meet to discuss infractions of the PAD conditions and how to resolve and prevent them from happening in the future.</p>
Notification Process	Part 3. Section O	So please do take our community's input. We know this area, what would work here and benefit the businesses and neighborhood here. In that, we are a valuable resource to this development and design.