

January 8, 2016

Mr. John Beall
Principal Planner
Planning and Development Services Department
City of Tucson
County-City Public Works Building
201 N. Stone Avenue
Tucson, AZ 85701

JAN 12 2016 PM 2:42

Subject: **Letter of Support**
PA-15-02, Houghton East Neighborhood Plan Amendment
Brentwood Development at 22nd Street & Houghton Road

Dear John,

I am writing to express my support for the plan amendment request referenced above and ask that the City of Tucson Planning Commission and City Council vote in favor of the proposed amendment. I believe it is absolutely reasonable to slightly increase the building height from the current limit of 20 feet to 22 to 26 feet at the highest point in order to accommodate Fry's new store.

High-quality goods and services are needed in the area of the major 22nd Street and Houghton Road intersection. A neighborhood shopping center with upscale retail and options for sit-down dining, anchored by an expanded and upgraded Fry's Marketplace, would be convenient and welcomed by growing eastside neighborhoods such as mine.

It is nice to see the developer and Fry's have incorporated several design features of the neighborhood shopping center to minimize impact on adjacent neighbors: downward directed lighting with no spillover, landscaped buffers and screening walls, screened loading area, limit on delivery hours, screened/enclosed refuse areas, daily trash pick up and 24-hour video security monitoring.

It is extremely important that the City of Tucson adopt a position that supports responsible development. A conveniently located premier grocery store is a desired enhancement to our quality of life. I respectfully request the Planning Commission and City Council support this plan amendment and the subsequent development of this neighborhood shopping center.

Sincerely,



David and Pamela Little
11016 E. Calle Linda Vista
Tucson, AZ 85748

John Beall - Houghton East Neighborhood Plan

From: "LaurieColburn" <lcolburn@theriver.com>
To: <district1@pima.gov>, <district2@pima.gov>, <district3@pima.gov>, <distr...>
Date: 01/10/2016 3:53 PM
Subject: Houghton East Neighborhood Plan

Attn:

Alley Miller
Ramon Valdez
Sharon Bronson
Ray Carrol
Richard Elias
Boards & Commissions
City Manager
John Beal
Jonathan Rothschild
Regina Romero
Shirley Scott
Karen Uhlich
Paul Cunningham
Richard Fimbres
Steve Kozachik

As a homeowner in the Houghton East neighborhood, I have remained firm in my opposition to the Big Box Development on 22nd Street and Houghton. Aside from the damage and infringement to the uninhabited landscape and wildlife surrounding my home, proceeding with the construction of a Fry's super store, two strip malls and a 24-hour gas station will take away from the reasonable use and enjoyment of my property as well as the surrounding neighborhoods. Increased traffic, crime and effects of noise, offensive smells, trash and visual intrusions that we can't even begin to predict will diminish the value of our homes and will certainly cause the neighborhood to decline. There is absolutely no need for more commercial development, especially in that section designated by the City in 1985 as a buffer zone for Saguaro National Park. The City should encourage developers to look toward abandoned commercial properties in the already incorporated stretches along Houghton and in the area before allowing them to destroy the protected areas around Houghton East. For the City of Tucson to succumb to the pressure of corporate greed and abandon the promises of HENP would be reprehensible.

TC & Laurie Colburn
1020 S Camino de las Colinas
Tucson AZ 85748

John Beall - Protest Rezoning of NE Corner, Houghton & 22nd St

From: "jtbone2" <jtbone2@cox.net>
To: <John.Beall@tucsonaz.gov>
Date: 01/10/2016 10:18 PM
Subject: Protest Rezoning of NE Corner, Houghton & 22nd St

I totally oppose the rezoning of the 17 acre parcel located at the North East corner of 22nd St. and Houghton Rd. This rezoning request is completely against the Houghton East Neighborhood Plan (HENP) that was negotiated with area residents when we agreed to be annexed into Tucson City Limits.

This area is not a high density neighborhood with most homes on 1 acre or more parcels. We already have numerous (5) grocery stores in a 2 mile radius and even have 2 currently empty grocery store sites.

This area is part of the gate-way to the Saguaro National Monument and commercial development this close to the entrance is not conducive to attracting tourists that are so necessary to Tucson's economy.

Please reject the rezoning request. Help Tucson keep the promises made to us in the HENP. I am the original owner of my home and have lived here since March of 1978.

Sincerely

James Sheley

920 S. Camino de las Colinas

Tucson, AZ 85748

John Beall - Development of Fry's "big box store" on Houghton

From: Rroylois <rroylois@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/10/2016 9:36 PM
Subject: Development of Fry's "big box store" on Houghton
Cc: <savehoughtoneast@gmail.com>,
<savesaguaronationalpark@gmail.com>

Dear Mr. Beall,

I am writing to object to Fry's developers applying for numerous exceptions to the Houghton East Neighborhood Plan (HENP) in order to build a new supermarket at Houghton and 22nd St. The HENP was crafted in 1985 as a promise to that neighborhood in exchange for their annexation.

Change is inevitable. I get it. Many of my scientific publications have addressed unpredicted, unintended, and undesirable environmental consequences that too often accompany change. A recent University of Arizona Press book of which I am a co-author is entitled "Requiem for the Santa Cruz." The Santa Cruz River is the very reason for Tucson being here. But, gone are the late 1800s and early 1900s when the Santa Cruz provided water for the citizens of Tucson--drinking water, water to run water wheels for mills and to irrigate fields and gardens, and water for fishing, boating, and swimming. Gone are the gigantic cottonwood trees along the banks of the Santa Cruz where week-enders picnicked while children played. Also gone are edible clams, 6 species of native fishes, leopard frogs, mud turtles, and other aquatic life.

How does that apply here? Many of us are working to some of the more important preserve the remnants of our natural environment and attributes that attract visitors from all over the world. Visitors to Saguaro National Park alone add more than 50 million dollars annually to the Tucson economy. These visitors don't come here to see a Fry's big box store.

Planners for the Houghton East scenic corridor, planned ahead and made adequate exceptions for commercial development, such as all four corners of the Houghton and Broadway commercial hub. Let's not start down the slippery

slope of incremental degradation by chipping away at and degrading the work by early Tucson city planners. These early planner made an overall effort to effect a gradual, seamless transition from the intense urbanization of downtown Tucson outward toward the wildlands of Saguaro National Park.

We request that the city of Tucson continue with earlier planning to both allow for continuing growth and environmental protection. Keep Tucson's promises made to the Houghton East Neighborhood.

R. Roy Johnson
National Park Service Research Scientist
University Biology Professor, Retired

John Beall - Frys development at 22nd St. and Houghton Rd

From: Save Houghton East <savehoughtoneast@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 01/07/2016 8:52 AM
Subject: Frys development at 22nd St. and Houghton Rd
Cc: <mayor1@tucsonaz.gov>, <ward1@tucsonaz.gov>, <ward2@tucsonaz.gov>, <ward...

January 7, 2016

Re: Frys big box / two strip mall / 16 pump 24-hr gas station at 22nd St. and Houghton Rd.

Dear Mr. Beall,

Please inform the Land Use Commission of the spread of misinformation and the harassment of homeowners in the proximity of the proposed Frys development by the Gordley Group.

Their representatives have repeatedly canvassed the neighborhood singly and in small groups, trying to get individual homeowners to sign a petition in support of this inappropriate development.

One of the arguments being used by these people to pressure homeowners to sign is “This is already a done deal, so you might as well work with us”. This is NOT a “done deal”. As a matter of fact, NOTHING is “done”.

Another argument being used is that “property values will go up”. This is not true. Recent appraisals in the area show that property values are already going DOWN because of the negative impacts this type of development will have on surrounding homes. Some longtime residents have either sold or are planning to sell because of lost value.

Yet another intimidating approach being used to coerce residents to sign is “would you rather have a good neighbor like Frys or a high rise apartment complex?”

It is also very frustrating to me that representatives from the Gordley Group are telling residents that they are responsible for the light design changes to the Houghton Rd Improvements. Nothing could be further from the truth, as I was responsible for much of the community activism that helped cause the City to reconsider its obsolete design before it was executed.

This inappropriate and unprofessional use of lies and intimidation to coerce homeowners to support the Frys development are tearing these neighborhoods apart. It is outrageous. Thankfully, we are beginning to see the developers’ strategy and are mobilizing to defeat this community destroying project.

We demand the City keep the promises it made thirty years ago in the Houghton East Neighborhood Plan (HENP), and DENY the proposed amendment to this well considered document.

Please post this letter to the Commission only.

Permission to release this to the developer or any of his agents is NOT given.

Thank you,

Dave Robertson

Save Houghton East

SaveHoughtonEast@gmail.com

CC: Mayor and City Council

John Beall - Big Box Development at 22nd and Houghton

From: Carleen Carlson <carleencarlson1219@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 01/07/2016 2:38 PM
Subject: Big Box Development at 22nd and Houghton

Hello,

I moved to the east side almost 20 years ago. We love driving east at night from mid-town, because when we reach Houghton, the glare of all the strip malls falls away.

I beseech you to stop the foolish rabid development which has made a blight of so much of Tucson. Rolling back zoning laws for developers' dollars is bad for our city and its future.

Carleen Carlson
1550 S. Monument Trail
Tucson, AZ 85748
[520-241-7661](tel:520-241-7661)

From: Roy <rmaynar@msn.com>
To: <john.beall@tucsonaz.gov>
CC: <savehoughtoneast@gmailmail.com>
Date: 01/07/2016 9:27 AM
Subject: Opposition to HENP amendment

Mr. John Beall
Principal Planner
Planning and Development Services Department
City Of Tucson

Dear John,

I am writing this letter, probably late because I was unaware of the the impending changes to the land at the corner of 22nd and Houghton. I am located 800 Feet south of the property with views that will be obstructed by the the new Fry's building proposal. I do not believe that changing the building height should be allowed breaking the agreement that was sign by the City of Tucson In the HENP agreement.

Members of the Planning Center did come to my door in December making statements about the proposed building plans for the corner. They presented me with many lies about the fact this issue was a done deal and the property was already sold and they were going ahead with construction. Since I was not in agreement with the changes, I was not shown the support plan agreement and of course did not sign it. Many of my neighbors did sign the agreement because they believed there was nothing they could do to stop the building height change and ultimately the Fry's Big Box project.

I believe the documents presented by the Gordley Group do not represent the desires of the people who live close to this project and many people who did sign the agreement were intimidated by people working for the Gordley group.

Yours Truly,

Roy Maynard
10337 E. Edna Place
Tucson , Az. 85748

From: <pjrogers@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 12/30/2015 5:07 PM

Mr. Beall

I live near 22nd and Houghton. I am emphatically against the development on this corner. The neighborhood has all the services we need. It seems ridiculous to me to build more stores because others of the same quality are just down the road. Enough of our precious desert is being destroyed. We don't need to add to the destruction needlessly.

Peggy Rogers

John Beall - HENP - houghtob east neighborhood plan

From: "" <lcolburn@theriver.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 12:23 PM
Subject: HENP - houghtob east neighborhood plan

As a homeowner in the Houghton East neighborhood, I have remained firm in my opposition to the Big Box Development on 22nd Street and Houghton. Aside from the damage and infringement to the uninhabited landscape and wildlife surrounding my home, proceeding with the construction of a Fry's super store, two strip malls and a 24-hour gas station will take away from the reasonable use and enjoyment of my property as well as the surrounding neighborhoods. Increased traffic, crime and effects of noise, offensive smells, trash and visual intrusions that we can't even begin to predict will diminish the value of our homes and will certainly cause the neighborhood to decline. There is absolutely no need for more commercial development, especially in that section designated by the City in 1985 as a buffer zone for Saguaro National Park. The City should encourage developers to look toward abandoned commercial properties in the already incorporated stretches along Houghton and in the area before allowing them to destroy the protected areas around Houghton East. For the City of Tucson to succumb to the pressure of corporate greed and abandon the promises of HENP would be reprehensible.

TC & Laurie Colburn
1020 S Camino de las Colinas
Tucson AZ 85748

From: Richard Marcello <marcello@deserteye.net>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 12:22 PM
Subject: Houghton East

Dear Mr Beall

I am writing in opposition to the proposed land use change at Houghton and 22nd. I have lived at Rancho Cancion near Houghton and Escalante for over 16 years and a resident of Tucson for over 36 years. One of the reasons I bought there is because the HENP made a promise to maintain limited growth in the area affected. This is a very special place and more uncontrolled growth will continue to degrade the environment at Saguaro National Park. The wildlife will be negatively impacted by the activity and lighting. The views of the park will be compromised and many visitors will have a negative first impression of this national treasure that we have been given stewardship over.

Please consider how this is not just a financial decision but an environmental and esthetic one that once done can never be undone.

Sincerely,
Richard P Marcello
4651 S Placita Dos Pajaritos
Tucson 85730
520-404-1524

Sent from my iPad

John Beall - Frys at Houghton/22nd

From: Roger Bingham <rdbingham@outlook.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 10:31 AM
Subject: Frys at Houghton/22nd

Dear Mr. Beall,

We are writing to you to make you aware of our deep concerns about the Frys Project at the corner of Houghton and 22nd. We understand that Frys is planning to build a huge super marketplace directly across the street from where we live. Of course this will have a huge impact on our lives and the lives of others who live in this neighborhood.

We oppose this idea because the City of Tucson wants to rescind their promise to protect the environment and restrict land use to certain code requirements. This was a promise made to the Houghton East Neighborhood Plan some thirty years ago when this area was annexed. We expect these promises to be kept.

We want to insure that the visitor experience to the Saguaro National Park is protected. That park is a mere two miles from us. Also, we already have businesses in this area struggling and some have been forced to shut down.

Please give our concerns your sincere attention. Thank you!

Sincerely,
Roger & Victoria Bingham
1200 S. Barbara Dr.
Tucson, AZ 85748

John Beall - Objection to development of Fry's "big box store" on Houghton

From: Rroylois <rroylois@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 10:24 AM
Subject: Objection to development of Fry's "big box store" on Houghton
Cc: <savehoughtoneast@gmail.com>, <savesaguaronationalpark@gmail.com>
Attachments: BEALL Fry's big box store.doc

Dear Mr. Beall:

Late yesterday evening I sent you a letter regarding the subject. There was a confusing transposition in one of the sentences.

This to request that you substitute the attached letter for yesterday evening's email, entering it into the official record. No information has changed other than to clarify the confusion.

Thank you.

R. Roy Johnson

R. ROY JOHNSON
3755 S. HUNTERS RUN
TUCSON, AZ 85730
Phone: (520)721-5708
[E-MAIL: rroylois@aol.com](mailto:rroylois@aol.com)

January 11, 2016

Dear Mr. Beall:

I am writing to object to Fry's developers applying for numerous exceptions to the Houghton East Neighborhood Plan (HENP) in order to build a new supermarket at Houghton and 22nd St. The HENP was crafted in 1985 as a promise to that neighborhood in exchange for their annexation.

Change is inevitable. I get it. Many of my scientific publications have addressed unpredicted, unintended, and undesirable environmental consequences that too often accompany change. A recent University of Arizona Press book of which I am a co-author is entitled "Requiem for the Santa Cruz." The Santa Cruz River is the very reason for Tucson being here. But, gone are the late 1800s and early 1900s when the Santa Cruz provided water for the citizens of Tucson--drinking water, water to run water wheels for mills and to irrigate fields and gardens, and water for fishing, boating, and swimming. Gone are the gigantic cottonwood trees along the banks of the Santa Cruz where week-enders picnicked while children played. Also gone are edible clams, 6 species of native fishes, leopard frogs, mud turtles, and other aquatic life.

How does that apply here? Many of us are working to preserve some of the more important remnants of our natural environment and attributes that attract visitors from all over the world. Visitors to Saguaro National Park alone add more than 50 million dollars annually to the Tucson economy. These visitors don't come here to see a Fry's big box store.

Planners for the Houghton East scenic corridor, planned ahead and made adequate exceptions for commercial development, such as all four corners of the Houghton and Broadway commercial hub. Let's not start down the slippery slope of incremental degradation by chipping away at and degrading the work by early Tucson city planners. These early planners made an overall effort to effect a gradual, seamless transition from the intense urbanization of downtown Tucson outward toward the wildlands of Saguaro National Park.

We request that the city of Tucson continue with earlier planning to both allow for continuing growth and environmental protection. Keep Tucson's promises made to the Houghton East Neighborhood.

R. Roy Johnson
National Park Service Research Scientist
University Biology Professor, Retired

John Beall - Houghton East

From: Kim Miller <vegaskimberly@gmail.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 9:07 AM
Subject: Houghton East

Hello John,

I am against the proposed development project on Houghton East. If we allow this to happen our landscape and wildlife will be at risk. The one major reason people love living in Tucson is the beautiful landscape and amazing wildlife. I'd like the City to keep its promise made in the Houghton East Neighborhood Plan, made 30 years ago when this area was annexed? I'd like to protect the Saguaro National Park experience for our visitors? Additionally the blight this will cause when the businesses struggling in this area are forced to shutter their windows?

Please see what you can do to manage this situation.

Thank you,

Kim Miller

8610 E. Placita Pueblo Bonito

Tucson AZ 85710

John Beall - Houghton East Neighborhood Plan

From: Melissa Akers <melissaakers8@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 01/12/2016 12:46 PM
Subject: Houghton East Neighborhood Plan

1/12/2016

...

Melissa Akers
1018 South Goldenweed Way
Tucson, AZ 85748

Dear Mr. Beall:

I live in the Houghton East Neighborhood. I writing regarding the developer's request for re-zoning that will eventually come before the city council for a vote. As you are aware, there is a 17 acre piece of property on the North East corner of 22nd and Houghton that is currently zoned SR and lies within the transition zone to the buffer of the Saguaro National Park. **Currently there exists a Houghton East Neighborhood Plan (HENP), Resolution #13400, which was written in 1985 for the express purpose to protect this area.** The protection includes height limits of 20 ft., protection for wildlife, existing riparian washes and the Saguaro National Park.

The parcel in question is owned by 22nd St. Baptist Church; however they are under contract with Brentwood Developers to sell the property to Fry's **if they can get it re-zoned**. Fry's wants to purchase this property to build a Big Box Marketplace Store over 124,000 sf. with a 30 ft. height, along with some strip malls and a gas station that will be open 24/7. Basha's on the corner of Broadway and Houghton was abandoned six years ago and is empty to this day. Haggen's, across the street closed and became another blight. Three quarters of a mile south on the corner of Old Spanish Trail and Houghton is a 60 acre parcel that has already been re-zoned as a PAD with plans for a 123,000 sf anchor store, strip mall and 100 ft. height limits. Within a 6 mile radius of Houghton and 22nd St. there are 9 grocery stores and 8 gas stations. Currently, the east side has the highest rate of empty stores @ 11.5% and cannot support current levels of grocery stores in the area. This planned Fry's development is

totally unnecessary, unneeded, unwanted and does not fit within the HENP plan. Vail and Corona are requesting a grocery store of this magnitude.

Houghton is considered a scenic corridor and the Saguaro National Park brings in over 45 million dollars yearly to the City of Tucson from visitors around the world. It is a National Treasure that needs to be protected! Houghton Rd. is the gateway to the Park. Commercial development of big box stores anywhere along Houghton in the transition zone will decimate the fragile ecosystem.

A promise was made years ago to protect this sensitive area and we are the stewards. I am respectfully asking that this re-zoning not take place and that the City of Tucson abides by the HENP plan.

Regards,

Melissa Akers

Concerned Citizen

John Beall - HENP Amendment T15PRE0011

From: Carol Grubb <headmare0@yahoo.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 01/12/2016 11:22 AM
Subject: HENP Amendment T15PRE0011

Mr. Beall,

As a resident of Tucson since 1973, I have watched commercial and residential development as it crept further and further east, approaching the Saguaro National Park. The HENP plan was a promise made to the residents of Tucson to protect this amazing area as identified in the HENP plan.

I am strongly in protest of the current request to amend this plan Number: PA-15-02 for a myriad of reasons:

The proposed amount of asphalt to be used in parking areas that would cover currently desert land, will create an extensive amount of heat which will radiate not only laterally for up to 2 miles in every direction, impacting the surrounding neighborhoods and wildlife, but also vertically.

Pavement will generate an extraordinary amount of rain runoff. Where is that water to go?

The City of Tucson made specific promises to the residents of the Houghton East Neighborhood. Permitting and approving the amendment of the HENP and any rezoning of these areas will be a blatant disregard and disrespect for those promises.

There are currently numerous grocery stores and multiple gas stations already in this area. There are concrete examples of failed grocery stores within a one mile radius of the proposed building site.

I would hope that the integrity of the HENP plan will be upheld and the proposed amendment and rezoning requests **WILL BE DENIED**.

Carol Grubb
11555 E. Calle Aurora
Tucson, A 85748
[520-749-4026](tel:520-749-4026)

John Beall - Frys Super Store, TWO strip malls, SIXTEEN PUMP 24-HOUR gas station at 22nd and Houghton

From: "Mary Waters (Support Desk)" <mwaters@UASC.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 01/11/2016 1:42 PM
Subject: Frys Super Store, TWO strip malls, SIXTEEN PUMP 24-HOUR gas station at 22nd and Houghton

I am against this development. Here are a few reasons.

I want to see the City keep its promise made in the Houghton East Neighborhood Plan, made 30 years ago when this area was annexed.

I want to protect the Saguaro National Park experience for our visitors>

I am against the blight this will cause when the businesses struggling in this area are forced to shutter their windows.

Thank you

Mary Waters | Field Service Administrative Assistant II * Training Coordinator

Universal Avionics Systems Corporation

3260 E. Universal Way

Tucson, Arizona 85756 USA

[\(520\) 573-7627](tel:5205737627) | [\(800\) 595-5906](tel:8005955906) | Fax [\(520\) 295-2384](tel:5202952384) | Training [\(520\) 295-2383](tel:5202952383)

mwaters@uasc.com | customersupport@uasc.com | www.uasc.com

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John Beall - Houghton and 22nd Super Fry's

From: "Filomena" <filomenaz@cox.net>
To: <john.beall@tucsonaz.gov>
Date: 01/11/2016 1:17 PM
Subject: Houghton and 22nd Super Fry's

Dear John Beall,

I am writing in strong opposition to the Super Fry's at Houghton and 22nd. A promise was made 30 years ago in the Houghton East Neighborhood Plan when it was annexed not to put in anything resembling what is trying to be pushed through. This was a forever promise, not just until a large corporation wanted to make a lot of money and needed variances and rezoning in order to do so. There is a vacant Bashas store on Broadway and Houghton available, or there is a huge available parcel on Old Spanish Trail and Houghton that is already zoned for what Fry's wants to do. There is no need to destroy some of our last remaining desert in the area for the wishes of large business.

The tactics, lies and intimidation Fry's has been using in the area with the long term residents, is deplorable and should not be rewarded by giving them the variances and rezoning they are requesting.

There are also the problems of drainage, degradation of our night skies jeopardizing the owls, hawks and falcons, the destruction of the endangered tumarak glow berry and decreased property values in the neighborhood.

There needs to be a comprehensive, thoughtful plan for this area. Bull dozing it down to accomodate a Super Fry's, 2 strip malls and a 16 car 24 hour gas station, certainly does not fall under this category. Do we really need all this on every corner? We are saturated as it is. We have cars after all and can drive for one minute to the next intersection where what ever we need already exists. Hopefully with thorough thoughtfulness on your part, you will come to the same conclusion.

Thank you for your time and consideration.

Sincerely,

Filomena Blankenship

[520-546-0552](tel:520-546-0552)

John Beall - Save Houghton Road East Neighbors

From: Pat J <ozirish2@msn.com>
To: "john.beall@tucsonaz.gov" <john.beall@tucsonaz.gov>
Date: 01/11/2016 4:18 PM
Subject: Save Houghton Road East Neighbors

My husband Ron and I very much oppose the development of the NE corner of 22nd and Houghton. We love the Saguaro National Park and appreciate being able to walk over there when it hot or drive through when it is cold. The animals are a precious resource and we agree with the Park that the added light pollution as well as increased traffic would impact us directly.

Our group will be there tomorrow night and we have no financial stakes at all in the project.

Please help us save the Buffer Zone.

Pat Jensen - Pima County resident

John Beall - Fry's big box development at 22nd and houghton

From: Creese KiKi <cseiber56@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 01/11/2016 5:16 PM
Subject: Fry's big box development at 22nd and houghton

Dear Mr. Beall

I am writing again concerning the problem with development of proposed super Fry's at 22nd and Houghton.

The HENP, Houghton East Neighborhood Plan Resolution 13400 adopted Nov 12, 1985 and resolution 15017 adopted January 22, 1990 lists several points to bring up.

1. First there is to be no building on natural drainage spine channels. There are natural channels located at this corner. There is already severe flooding on 22nd street caused by the present Fry's complex at 22nd and Harrison.
2. The resolutions state that community commercial development is to have 25% open space. The proposed Super Fry's complex is certainly aimed at community commercial profits. It is not a necessity for this neighborhood. Please refer to 4D. page 18.
3. There were also building height restrictions given except for the corner of Broadway and Houghton. Not the NE corner of 22nd and Houghton. There are View corridors and view sheds that will be extremely impacted.
4. Lighting for this large of complex will still impact all the surrounding neighborhoods and the Saguaro National Park area.
5. As I stated in a previous letter there are already 3 large grocery store buildings sitting empty within a close proximity. The old Bashas at

Houghton and Broadway the old Safeway/Haggen at this same intersection and the Safeway/Haggen at Camino Seco and Broadway. If Fry's builds new and leaves the 22nd and Harrison corner it will be a fourth. Nice urban decay. These buildings sit empty but Fry's should build a bigger and better in an area where there should not be allowed a large commercial development. Ruins the existing neighborhoods which were to be kept low density areas and ruins the natural beauty of the park area.

Please reconsider allowing this development at this location and do what is best for the community and park. Make a decision on what is right and not the almighty God dollar. This is why the HENP was written and why it should not be voided. Make the city keep the promises made in the HENP when annexed and reject this development. This development will decrease property values and decrease new neighborhood residential development and land and present housing sales.

Sincerely,

Christine Seiberlich

John Beall - Fwd: Fry's 22nd & Houghton

From: Mark Day <chilerico@gmail.com>
To: ward2 <ward2@tucsonaz.gov>, <john.beall@tucsonaz.gov>
Date: 01/11/2016 5:42 PM
Subject: Fwd: Fry's 22nd & Houghton

Dear Mr. Cunningham,

I would like you and the planning staff to know how and why I would not like to see Houghton East Area Plan revised to accommodate an over the top Fry's store at 22nd and Houghton. I was pleased to hear there may be reoccupation of the Basha's and Safeway stores at Broadway and Houghton, but I'm not looking forward to having an empty store at wind and Harrison, when Fry's leaves there (my most visited store on the planet!)

Please make sure this is forwarded to the P&Z Commission by Wednesday.

Thanks,
Mark Day

----- Forwarded message -----

From: Mark Day <chilerico@gmail.com>
Date: Mon, Jan 11, 2016 at 5:19 PM
Subject: Re: Fry's 22nd & Houghton
To: Linda Morales <lmorales@azplanningcenter.com>

Hi, Linda,

Thanks for calling me back today, re: Fry's at 22nd and Houghton. I was very pleased to hear the possible news of the reoccupation of the Broadway @ Houghton intersection, but still remain concerned about the outfall of the proposed move/upgrade of Fry's to Houghton. I hope you'll better understand my position if you read what I've written on the topic, which I have included below.

Hope it helps, but understand that I have a degree in market research and a lifetime of serious and extensive shopping in grocery stores--being the head cook in my family. Spacious aisles I understand, but high ceilings I don't. (What does impress me is the sky lighting and concrete floors in our new Walmart on Houghton, hopefully, being 25 feet up is not an absolute requirement of such skylights.)

Adios, Mark

Hi,

I only have email for a few of you, but I thought I would send out the document I received from the planner working for Fry's, which is pretty complete considering it is 121 pages. It contains lots of information, including lots of letters, most of which are against the development.

This is my opinion, which initially was that we don't need more empty grocery buildings, but otherwise I like Fry's and if they do a good job on the lighting, then why not have them in a major commercial development along our local major roadway. Of course, the neighbors would be upset because they're spoiled with open desert (ironically, just like the folks living near Case Park felt back in the day...). However, after reading through the materials and speaking with Linda Morales at The Planning Center, I'm having lots of reservations. The main thing that has come out is that the Houghton East Area Plan promised the residents no large-scale commercial, with the exception of Broadway and Houghton, which has already been done. There seems to be a promise from the City to keep a two-mile buffer around Saguaro National Park, which having a Fry's Marketplace at that location seems to fly in the face of that promise. I was very interested in the letter from the Park Superintendent in opposition to any modifications to the development rules, or to have such development less than 2 miles from the park.

Having looked at the Fry's Marketplace on E. Speedway, I do not see the need for such a tall structure in any case. I would like to see a lower building with modest signage along the roadway, not some massive, grossly inappropriate storefront. (The one at the Safeway/Haggen is way beyond what is needed at that location, and this is certainly a more sensitive situation.)

I have some recommendations for Fry's:

1. Reconsider your excellent location of 30 years at 22nd and Harrison. I've shopped there for 28 years and still prefer it to your Marketplace stores (except for the sushi bar...), and you would be leaving a better location for your demographic.
2. Consider relocating to the Northstar property instead. There you won't be in the Saguaro NP buffer zone, and you can build as high as you want (Old Spanish Trail and Houghton).
3. If you insist on building at 22nd and Houghton, then I strongly encourage you to step way up and try your very best to design and build a "stealth" location. After walking the site today, I'm convinced you could build a low-rise, desert-adapted and far more sensitive facility than any other in Arizona! Considering you are an Arizona company, I would think you, of all companies, would be interested in presenting yourselves as if you realized most of us live in the desert, a beautiful one, and not somewhere in New Jersey. Again, while walking the site today, I saw that it has a bit of a natural bowl which slopes westward, which, if appropriately graded, could actually contain a 20 foot structure with little impact on off-site views. You could gain friends and make headlines with a site-sensitive approach. Whether you would ultimately succeed at that location as a grocery, operating beyond the dense demographic that has enjoyed your services at Harrison, is an open question in my mind. So, low building, low lighting, low signage, careful environmental impact, porous pavement and excellent water harvesting and management, people-pleasing shading, etc., will greatly benefit the site, the scenery, and the population served, all of which will benefit Fry's going forward.

Again, I see no reason to modify the 20-foot height limitation for nonresidential at this location.

Sincerely,
 W Mark Day, President
 Eastside Neighborhood Association
 360-5075

Link to documents sent to Planning Commission:

On Thu, Jan 7, 2016 at 2:36 PM, Linda Morales
 <lmorales@azplanningcenter.com> wrote:

Hi, Mark. Sorry for the delay; today has been a string of continuous meetings. Below is the link to the staff report which includes our site plan and massing study. I thought this was probably easier than sending a bunch of separate files. If you click on the bullet labeled "Materials of Support" there is a fact sheet summarizing the project and our proposed mitigation.

Call me when you've had a chance to review. Thanks!

<https://www.tucsonaz.gov/pdsd/planning-commission>

Linda S. Morales, AICP
The Planning Center
Office [\(520\) 623-6146](tel:(520)623-6146)
Direct [\(520\) 209-2632](tel:(520)209-2632)
Mobile [\(520\) 907-2957](tel:(520)907-2957)

**John Beall - OPPOSITION TO Fry's - Houghton and 22nd Street,
Tucson**

From: Kathleen Callahan-Vitelli <lawgirl47@icloud.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 5:57 PM
Subject: OPPOSITION TO Fry's - Houghton and 22nd Street, Tucson
Cc: <mayor1@tucsonaz.gov>, <ward1@tucsonaz.gov>, <ward2@tucsonaz.gov>, <ward...

Mr. Beall (Mayor Rotschild and Tucson City Council):

I am resending this letter to you which we sent back in late November and again in early December. This was sent via email. We have never received an acknowledgement from you or anyone in your office. In addition, In your support of the rezoning, you did not even mention our opposition. In fact, you represent that you only received 3 letters of opposition. This is inaccurate and in fact, we feel that it is deceptive. So, we are RESENDING this opposition letter again just in time for the meeting this Wednesday which will be well attended by many of us. I have also emailed this letter to Mayor Rothschild and all of the City Council members so we are ensured it will be “accurately” counted.

My husband and I are residents of east Tucson and live a short distance from the Proposed Fry's Superstore on the corner of Houghton and 22nd Street. This project not only proposes a 155,000 square foot grocery store, but a 24/7 gas station and two additional retail pads. In essence, a strip mall.

We have attended several public meetings over the past year which included the developer, Fry's representative and the Planning Center. This proposal would require rezoning and does not fit the needs or the uniqueness of this neighborhood. We are not happy with this proposal! In fact, there is a very large number of residents who are outraged as well.

We have owned our home for almost nine years. We were deliberate in buying in this area because of its beauty, quiet way of life and to be close to the Saguaro National Park and the beautiful riparian areas that surrounds this beautiful gem. We felt assured, based on the City's own Houghton East Neighborhood Plan which was adopted/amended in 1990, that this area would remain in somewhat pristine condition, without being trampled upon in the name of progress. We were obviously naive.

This area is the gateway to this beautiful treasure, which brings in almost 45 million dollars annually and draws visitors from all over the world. The wildlife that call this National Park home are not bound by the park's borders.....the riparian areas that surround the park are critical habitat as well. Not to mention the natural riparian areas and washes found in the neighborhoods and open areas that surround the park, which by the way contain many natural washes and designated flood areas.

So, we are now building what is virtually a six-lane highway which we know as Houghton Road. It is clear that the City of Tucson wishes to turn this roadway into another stretch of big box stores and strip malls. Let's be honest....this neighborhood does not need another grocery store, gas station, drug store or strip mall. We already have six grocery stores, seven drug stores, five gas stations and a myriad of strip malls within 1.5 miles of this corner. Not to mention two large big box stores - Walmart and Target. And, to add insult to injury, the City has already approved a 60-acre development on Houghton Road between Golf Links and Old Spanish Trail, less than a mile from this proposed Fry's big box store. Not only did you approve it, you rezoned this SR land to allow for raising the 20 foot height restriction to 100 feet. And reduced the amount of open space below the 20 percent minimum. Where does this blade and build end?? Northeast Tucson already suffers from an almost 12% retail vacancy rate....Basha's supermarket closed their doors at Houghton and Broadway about 8 years ago and still remains empty. Additionally, the Haggens group closed two supermarkets and they are now empty. The City of Tucson's answer to this blight is to allow these deep-pocketed developers to build even more retail space, which will probably remain partially empty for who knows how long.

We think it is time for the City of Tucson to say no! We live in this area, not the developers. We vote for our council representatives and Mayor to represent Tucson as a whole...not developers who are only concerned with making money. This proposed Fry's big box store will create few jobs since they will move most of their employees from their other store just a mile from this site.

My husband and I discovered Tucson in 1993 and fell in love with the environment, the people and the small-town feel of this city. We are deeply saddened by what we have seen happen to this city. We are losing our identity, our beautiful environment and a cherished way of life. We are not opposed to progress in moderation and based on need, but we are strongly opposed to mindless, thoughtless progress. We are transplanted here from New Jersey, one of the most densely populated states in this country. We know what can happen when you make poor choices in this direction. We will lose something we cannot replace. We urge you, the Mayor and the City Council to have the foresight and guts to say no this proposal.

Sincerely,

Joseph and Kathleen Vitelli

10870 E. 22nd Street

Tucson, AZ 85748

John Beall - Proposed Amendment to Houghton East Neighborhood Plan, PA-15-02 - Northeast corner Houghton Road and 22nd Street

From: Donna Walton <rarebear55@msn.com>
To: <boardsandcommissions@tucsonaz.gov>, <citymanager@tucsonaz.gov>, <john.b...>
Date: 01/11/2016 5:57 PM
Subject: Proposed Amendment to Houghton East Neighborhood Plan, PA-15-02 - Northeast corner Houghton Road and 22nd Street

This proposed amendment is the topic of a Public Hearing at the Planning Commission of the City of Tucson at City Hall, Wednesday, January 13, 2016. I strongly OPPOSE the approval of this proposed amendment for the following reasons:

1. The Houghton East Neighborhood Plan was adopted by the Mayor and Council, November 12, 1985. This plan is very specific regarding the development of the area and preserving the drainage, plant life, and wildlife, in all this area adjacent to the Saguaro National Monument. This was a promise made by the Mayor and Council in 1985. We moved into this area in 1988 and plan to live here for the rest of our lives.
2. To raise the height of the building limit from 20 feet to 26 feet would be in violation of this promise and is not necessary for the current zoning of SR-1.
3. This plan was written with residential development in mind on large lots, in order to maintain the proper drainage of the 17+ acres and the vegetation and wildlife that make it their home.
4. The Gorley Group has been visiting homes in the neighborhood that are more than 300 feet from the property. They have told many untruths and asked residents to sign a petition to approve the amendment and possible zoning changes. They have stated the sale of this plot of land is final and the amendment to raise the height of the proposed building has already been approved. This is a scare tactic and some residents have already sold their homes because of this false information. They are callused and should not be able to spread these false rumors.
5. The amendment is not necessary with the current zoning and will not enhance the Houghton corridor in any way, shape, or form.

If the amendment is approved, this will open the door for a zoning change and as we all know, Fry's Food Store is in the processing of purchasing this land to build a huge store with a huge blacktop footprint and many issues with water run-off and drainage problems. The management of the water drainage has not been addressed. There are many other lots already approved for building in the 4-5 mile area from Speedway to Golflinks on Houghton. There is no reason for another big box store and will not enhance the needs of the residents and will only be a detriment to all residents in the area.

Please listen to the residents of this neighborhood and to the neighborhood plan Mayor and Council

approved in 1985. The reasoning of this plan is still valid and should remain valid ALWAYS. Please
KEEP YOUR PROMISE!

Thank you for your time and attention to this very important matter,
Donna Walton

John Beall - Re: OPPOSITION TO Fry's - Houghton and 22nd Street, Tucson

From: mayor1 <mayor1.mayor1@tucsonaz.gov>
To: Kathleen Callahan-Vitelli
Date: 01/11/2016 6:56 PM
Subject: Re: OPPOSITION TO Fry's - Houghton and 22nd Street, Tucson
Cc: John Beall; "<Ward1@tucsonaz.gov>"; "<Ward2@tucsonaz.gov>"; Ward 3; "<Wa..."

Receipt acknowledged. Thanks for your interest.

Sent from my iPad

On Jan 11, 2016, at 5:57 PM, "Kathleen Callahan-Vitelli" <lawgirl47@icloud.com> wrote:

Mr. Beall (Mayor Rotschild and Tucson City Council):

I am resending this letter to you which we sent back in late November and again in early December. This was sent via email. We have never received an acknowledgement from you or anyone in your office. In addition, In your support of the rezoning, you did not even mention our opposition. In fact, you represent that you only received 3 letters of opposition. This is inaccurate and in fact, we feel that it is deceptive. So, we are RESENDING this opposition letter again just in time for the meeting this Wednesday which will be well attended by

many of us. I have also emailed this letter to Mayor Rothschild and all of the City Council members so we are ensured it will be “accurately” counted.

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We have attended several public meetings over the past year which included the developer, Fry's representative and the Planning Center. This proposal would require rezoning and does not fit the needs or the uniqueness of this neighborhood. We are not happy with this proposal! In fact, there is a very large number of residents who are outraged as well.

We have owned our home for almost nine years. We were deliberate in buying in this area because of it's beauty, quiet way of life and to be close to the Saguaro National Park and the beautiful riparian areas that surrounds this beautiful gem. We felt assured, based on the City's own Houghton East Neighborhood Plan which was adopted/amended in 1990, that this area would remain in somewhat pristine condition, without being trampled upon in the name of progress. We were obviously naive.

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answer to this blight is to allow these deep-pocketed developers to build even more retail space, which will probably remain partially empty for who knows how long.

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Sincerely,

Joseph and Kathleen Vitelli
10870 E. 22nd Street
Tucson, AZ 85748

John Beall - Houghton East Neighborhood Plan Amendment PA-151502

From: C H KALTHOFF Owner <clemjan@centurylink.net>
To: <john.beall@tucsonaz.gov>
Date: 01/12/2016 9:56 AM
Subject: Houghton East Neighborhood Plan Amendment PA-151502

Dear Mr. Beall,

At present, two supermarkets stand empty at the intersection of Houghton and Broadway, just a few blocks from the proposed Fry's market at Houghton and 22nd.

The Houghton-Broadway area, and east to Saguaro National Park East, is fully developed. There will be no new influx of people to support the proposed development.

Please help keep our planning solid.

Please deny the Houghton East Neighborhood Plan Amendment PA-151502

Sincerely,
W. Janice Kalthoff
11715 East Twon Hills Trail
Tucson, AZ, 85748

Ph. 520-885-9005

From: John Kuebler <jwkuebler@earthlink.net>
To: <John.Beall@tucsonaz.gov>
Date: 01/11/2016 2:11 PM
Subject: 22nd and houghton

John, I am opposed to the propose development at 22nd and Houghton. I bought my property in this area in 1974 because I wanted in a more rural area yet close to the city. Please keep help keep the area as is.
Thank you. John Kuebler