

John Beall - Support for new Fry's store on Houghton Road

From: Gail Johnson <mailinggail@gmail.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 9:00 AM
Subject: Support for new Fry's store on Houghton Road

Dear Mr. Beall,

I would like to add my voice to those in support of the Super Fry's that is to be built at Houghton Road and 22nd St.

I disagree with the dissenting group's opinion that this in any way will add to the encroachment on wildlife, excessive light, or traffic. There is already a high degree of development in that area, and a small strip mall will not cause any harm. It is good to be reminded that in addition to protecting wildlife and restricting the overall development in the area between Houghton Road and Saguaro National Park, the 30-year plan also promised development at each major intersection to provide services and amenities to the people who live in this area, both east and west of Houghton Road.

I was vehemently against the Bicycle Ranch development because of its true intended final development size, its closeness to the Park, harm to wildlife that travel in and out of the Park, and because bringing more bicyclists out to the area was a dangerous proposition. The roads are narrow and hilly and the bicyclists by and large don't obey the laws on lane usage. They tend to be a public nuisance and a threat to drivers (and themselves). I speak of this from long experience living on Escalante Road.

I think it's unreasonable and short-sighted to insist that there be NO development to the east along the Houghton Road corridor. The reactionary and not-well thought out resistance to the Super Fry's smacks of extremism and an unwillingness to support the needs of the wider population in along the Houghton corridor. As far as limiting any development along the

corridor at 22nd St, Golf Links, etc. well.....let's just say that ship has sailed:
Walmart, CVS Pharmacy, Quick Mart, enormous Goodwill Industries
store.....not to mention all the development at Houghton and Broadway.

Very truly yours,
Gail Johnson
3800 S. Escalante Ridge Place
Tucson, 85730

John Beall - Letter re: PA-15-02 - hearing scheduled for January 13, 2016

From: Kathleen Gale <kgalepony@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 01/12/2016 7:11 PM
Subject: Letter re: PA-15-02 - hearing scheduled for January 13, 2016
Attachments: FillmanLetter01-11-16.docx

Dear Planning Commission,

Attached is a letter from the Fillman family in regards to PA-15-02. Please provide this letter to the Clerk of the Planning Commission and to all of the Planning Commission members.

Thank you,
D. Fillman Family

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City of Tucson Planning & Development Services
201 North Stone Avenue
Tucson, Az. 85701

RE: PA-15-02

Dear Planning Commission,

In regards to the matter of PA-15-02, filed by the Planning Center, on behalf of the Brentwood Development, currently before the Commission; we need to be on the record with a resounding “NO” on this application.

The many residents and members of the committee “Save Houghton East” have radiated their concerns about the various issues arising from this proposed development; but to us, the biggest concern is how will the City of Tucson handle the negative financial impact that will occur from this project’s impact on the area’s services, valuations, and traffic and transportation.

- 1) City Services that are already stressed: City Water and Sewer – sewer rates increase due to the needed repair, upgrade, issues with water delivery in the area, fees and declining water resources.

Fire Protection – Tucson Fire Department has a labor shortage due to retirements, employment shortages – aging equipment – budget shortfalls.

Tucson Police Department – at present, TPD relies heavily on Pima County Sheriff’s Department for support to respond and patrol in the area where this project will be located. TPD rarely responds to home alarms or vehicle incidents unless guns or major life threatening issues are involved.

- 2) Property Valuations are already being negatively impacted and construction has yet to start. A recent refi request had the property downgraded \$18,000 just because of the possibility of this project. As more homes lose in value the City loses in tax revenue, the area loses resale ability and the down spiral accelerates.

3) The biggest headache will be the traffic/transportation issues facing the area. It was very enterprising to roll the intersection of 22nd Street and Houghton improvement/upgrades into the RTA budget, but where will the City find the resources to improve 22nd Street east and west of the RTA work? 22nd Street from the end of the RTA work – west to Old Spanish Trail, approximately 0.6 miles is 2 lanes, it needs to be 5 lanes – 22nd Street east of the RTA work – approximately 0.6 miles to Melpomene also needs to be five lanes. The support area from the intersection east to Saguaro National Park has been developed and stable in population with limited increases anticipated. Consequently, for Frys to be successful, they will have to draw large numbers of consumers from west of the store; bringing excessive traffic to the neighborhoods that surround the proposed development. These drivers will be utilizing neighborhood streets to avoid congestion, reduce travel time and especially if the City does not improve 22nd Street. In addition to street widening, street lighting, traffic control, pedestrian accessibility, curbs, drainage and all the other attendant improvements will be necessary as 22nd Street is basically a two lane country road. The City of Tucson has no money; how is it going to provide for these negative impacts of this project if approved?

Mr. Cunningham and the City Council feel that taxation is the cure. Why should we the residents pay an increased sales tax, have a peaceful neighborhood lifestyle torn apart and anticipate dealing with increased levels of crime, traffic, noise and pollution so that a developer can make money on our misfortune.

The Houghton East Neighborhood Plan and the current zoning needs to be maintained and the PA-15-02 needs to be denied.

Sincerely,

The Fillman Family

John Beall - Please stop the proposed Fry's

From: "Ellen Steiber" <esteiber@earthlink.net>
To: <john.beall@tucsonaz.gov>
Date: 01/12/2016 5:10 PM
Subject: Please stop the proposed Fry's

Dear John Beall:

I live in the Houghton East neighborhood and am appalled by the plans to put a Fry's superstore, along with two strip malls and a 24-hour gas station, on the corner of Houghton and 22nd.

This is in direction violation of the Houghton East Neighborhood Plan that was approved in 1985. The City of Tucson annexed our area with the promise of protections, because we border Saguaro National Park East, which contains a unique and fragile ecosystem. Tucson has no right to simply disregard those protections now.

Among the many reasons, I am strongly opposed to Fry's plan:

- **It's going to lower the value of our property.**
- **We don't need it.** We already have five other extremely large markets within a three-mile radius, plus four gas stations, a Greatland Target, which also sells groceries, and a Super Walmart. And the truth is, more and more people are shopping on line anyway.
- **This means more destruction of what little native habitat is left.** We currently have javelinas, bobcats, deer, jackrabbits, coyotes, gila monsters, and numerous other reptiles and birds in this neighborhood. They travel certain routes, have requirements for space and territory, and we keep eating up that space. Crossing our roads is increasingly lethal for them. The noise and traffic that this strip mall will attract—and the fact that they plan to **pave over a wash—is destroying unique desert habitat. We can't get it back once it's gone. And for what—another massive grocery store and gas stations that we don't need?**
- Strip malls like this increase noise, garbage, and crime, and we don't want or need any of that.

I am also appalled by the methods of the developers. They have sent agents into the neighborhood, lying about their intent, deceiving people into signing their petitions. There is nothing about this that is even remotely legitimate.

This is all about the developers' greed. They don't care about our neighborhood or what we want or what we need. And they are attempting to run roughshod over an agreement that was made 31 years ago. They don't get to change it just because they want to.

I implore you to stop this ridiculous development now.

Thank you for listening.

John Beall - Re: Comments on Houghton East Neighborhood Plan Amendment PA-15-02, Amendment to Allow Height Increase at Northeast Corner Houghton Road and 22nd Street

From: Rroylois <rroylois@aol.com>
To: <frank@bio-con.com>, <John.Beall@tucsonaz.gov>, <tscheinkman@aol.com>, <...>
Date: 01/12/2016 9:59 PM
Subject: Re: Comments on Houghton East Neighborhood Plan Amendment PA-15-02, Amendment to Allow Height Increase at Northeast Corner Houghton Road and 22nd Street
Cc: <kgalepony@gmail.com>, <Lindas62@cox.net>

Frank,

Muchas gracias. Its nice to be back in touch.

R. Roy

-----Original Message-----

From: Frank Reichenbacher <frank@bio-con.com>
To: John.Beall <John.Beall@tucsonaz.gov>; 'Tscheinkman' <tscheinkman@aol.com>; Larry Venable <venable@email.arizona.edu>; 'Rroylois' <rroylois@aol.com>
Cc: Frank Reichenbacher <frank@bio-con.com>; kgalepony <kgalepony@gmail.com>; Lindas62 <Lindas62@cox.net>
Sent: Tue, Jan 12, 2016 9:22 pm
Subject: Comments on Houghton East Neighborhood Plan Amendment PA-15-02, Amendment to Allow Height Increase at Northeast Corner Houghton Road and 22nd Street

Mr. Beall,

Attached you will find a letter from me commenting on the proposed permitting of a Fry's Marketplace at Houghton Avenue and 22nd Street.

I am unable to attend the January 13, 2016, public hearing, but I ask that this letter be entered into the public record of the meeting.

In addition, please distribute this letter to all members of the Planning Commission.

Thank you for your consideration and cooperation.

8657 E. Clydesdale Trail
Scottsdale, Arizona 85258
(480) 922-4716
frank@bio-con.com

January 13, 2016

John Beall
City of Tucson
Planning & Development Services
201 North Stone Avenue
Tucson, Arizona 85701

SUBJECT: Houghton East Neighborhood Plan Amendment PA-15-02

Mr. Beall,

I am writing to request postponement of a decision in regard to the HENP amendment requested by Fry's Marketplace for a proposed installation on the northeast corner of Houghton Road and 22nd Street in Tucson. Unfortunately I cannot be present for the January 16 public hearing. I have 32 years of research experience in the Tumamoc globeberry, a rare endemic plant of the Sonoran Desert. See my website, <http://alamocito.com/Tuma>, for more information.

You and your staff may recall the Tumamoc globeberry. In 1983 I discovered a population growing in the path of the Central Arizona Project Aqueduct in Avra Valley. Research following that discovery indicated the species was extremely rare, although we understood that focused surveys had never been conducted and it was known from adjacent Mexico.

The species was listed federally endangered in 1986. Negotiations between the federal agencies involved in CAP permitting and construction resulted in a conservation plan. This included detailed surveys in Arizona and Mexico (which I completed in 1990), purchase and preservation of selected population sites in Avra Valley, and transplant of the affected plants out of the CAP right-of-way to adjacent preserved land. We found the species fairly widespread, though never common in Mexico. In addition, the species was known from places believed well preserved such as Saguaro national Park, Organ Pipe Cactus National Monument, and Tumamoc Hill. Tumamoc globeberry was delisted in 1993.

Follow-up monitoring in 1993 and 1995 indicated nothing remarkable.

In 2007, after leaving the endangered species consulting business in order to run the Reichenbacher family business in Phoenix, I and some friends and former associates and employees revisited some of the Tucson-area Tumamoc globeberry populations. Although we discovered one new robust population and we found that one of our previously known populations is also very robust, most of the Tumamoc globeberry populations in the Tucson-Avra Valley area have declined dramatically between the mid-1990's and 2007. The species is in danger of local extinction in some of these places.

It is important to note that the declines are especially notable in places where federal agencies involved in the decisions to add Tumamoc globeberry to the endangered species list and then to remove it, had

confidence that the species was well preserved. This includes Tumamoc Hill and the Tumamoc globeberry preserves set up as conservation measures for the CAP.

In the past year I discovered that a major powerline construction project slated to go through Tumamoc Hill would have resulted in impacts to a third of the meager population remaining there.

Now I am told that Tumamoc globeberry was discovered by the developer of the housing project in properties adjacent to the proposed Fry's Marketplace and this has not been considered in project planning. We currently know of only one other population of Tumamoc globeberry east of the Santa Cruz River. It would be very beneficial to know the extent and status of the population at Houghton and 22nd Street.

When I was involved in discussions to delist Tumamoc globeberry back in the 1990's we all knew that Tucson was growing and that impacts to the species locally around the fringes of the city were inevitable. What we did not envision, however, was the steep and recent decline in populations thought to be well preserved. I have some ideas about what has caused these declines, but at the present time, a conclusive explanation is not possible.

The species may well be just as widespread in Mexico as we documented more than twenty years ago, but no one has looked. For all we know, those populations could be in decline as well.

All of the uncertainties considered together might trigger a new federal review of the status of Tumamoc globeberry and there is a real possibility that such a review might well conclude that the species needs to be relisted.

Unfortunately, it is now January, and Tumamoc globeberry is a summer only species. Surveys are not possible until mid- to late July 2016. I would be happy to put together a group of volunteers to search the property and report our findings to the Commission sometime after July 20, 2016 (assuming the monsoon starts on time). In the past five years we have conducted several volunteer surveys for Tumamoc globeberry for Pima County as well as regular monitoring surveys of known populations (<http://alamocito.com/Tuma>) and would be happy to do so for the City of Tucson.

I urge the Planning and Zoning Commission to postpone a decision on the HENP amendment request until we have done the surveys and reported the results.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank W. Reichenbacher". The signature is fluid and cursive, with a long horizontal stroke at the end.

Frank W. Reichenbacher

From: Peggy Rogers <pjrogers@cox.net>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 01/13/2016 8:01 AM

I live in the Houghton 22nd area and I am totally opposed to this new Fry's development. The traffic, the congestion, the noise, the lights and the neighborhood that backs up to the development will all be compromised. Thank you for your support against this urban encroachment.
Sent from my iPhone

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From: Joan <joanc12@earthlink.net>
To: <john.beall@tucsonaz.gov>
Date: 01/13/2016 7:20 AM
Subject: Houghton East Neighborhood Plan

Please don't break the City's promise made in 1985.

When the HENP was drawn up, the residents were promised that the City would adhere to these plans. It is important that as stewards of our environment we do what we can to keep our neighborhood friendly for the creatures that call this home. The City has already modified its Buffer Zone around Saguaro National Park from 5 miles to 1 mile.

This 19 acre lot on the corner of 22nd and Houghton may be tempting to some as a chance to reap some more tax dollars by developing it, but why must progress always equal growth. Our City of Tucson needs to be a leader in maintaining open spaces in favor of development for developments sake.

Keep the Promise
Joan Clarke
1005 S Camino de las Colinas
Tucson

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John Beall - (no subject)

From: <Jiimbeau@aol.com>
To: <john.beall@tucsonaz.gov>
Date: 01/13/2016 6:54 AM
Subject: (no subject)

Mr. Beall, On this day, of a most critical meeting on the Fry's shopping center fiasco, I would like to once again voice my objections. The city of Tucson made a solemn promise to the VOTING CITIZENS of this area. We were promised that this type of clutter would not be allowed, in exchange for allowing OUR area to be annexed to the city of Tucson. We kept our part of the bargain, now it is your turn as a member of the city government to keep the promise you made to us. I am sure that the CITY would like to have the additional TAX revenue that such a building project would provide, but it in no way would be used to benefit our area. The devious ways this project has been presented to the voters of this area are in themselves a warning that more misrepresentations will only be worse once the project got an approval.

I have lived in this area for more than thirty years. I have watched the encroachment slowly change the flow of water drainage, the loss of natural life area, the change in vegetation growth. This is still a semi rural area, where we have MANY of natures slowly disappearing wild life creatures. This project will drastically change that. The corner of Twenty Second Street and Houghton Road may be just another intersection to exploit to you and members of the council, but I assure you, to many of the residents of these are our homes, and this is our way of life. This supposed to be a buffer zone to the Saguaro National Monument and what a great loss it would be if in another Thirty years it no longer existed because another shopping center just had to built at its doorstep. I think in some way, it is even worse, because a church is involved. I wonder if they are aware of the lies and deception being perpetrated in their name. Thank You for your time. Jim Kellogg 926 S. Placita Conalea, Tucson 85748

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From: <jerelmcdonald@cox.net>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 6:54 AM
Subject: Proposed Frys at 22nd & Houghton
Attachments: Capture.PNG

Dear Mr. Beall,

I'm writing to express my opposition to the proposed Frys big box store development on the Northeast corner of 22nd & Houghton. I don't oppose development on the parcel, but do oppose this kind of development as well as any amendment to the Houghton East Neighborhood Plan (HENP) and any rezoning of the parcel.

I think you'll agree that this development makes no sense for this area. Here are a few reasons why:

1. It is 3/4 mile from the Saguaro National Park buffer zone (see attached image). This very low-density area is what visitors drive through as they approach the Park. It is 1.8 miles from the park boundary. A 30+ foot high strip mall will stick out like a sore thumb in this approach to the park.
2. It is directly adjoining low-density neighborhoods of 1-acre parcels. It will drastically change the character of those neighborhoods and impact property values.
3. There are very few people east of the parcel so this large development can only stay in business if it pulls traffic from the more urban area to the west. Why pull additional traffic eastward into this area bordering the park when they could build closer to their prospective customers?
4. There are seven grocery stores within two miles. Two of them, each less than a mile away, are already vacant due to lack of demand. Another Frys one mile away will certainly close once this larger one is built. Why build this big box store when we don't have the population to support the stores we have? This will cause more urban blight.
5. There are four gas stations within 1 mile. One just went out of business due to lack of customers. Why add a 16 pump 24-hour gas station in this area?
6. Light pollution from the development will affect both the surrounding neighborhoods and Saguaro National Park itself.

Please oppose any attempts to amend the HENP or rezone this parcel.

Sincerely,

Jerel McDonald

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From: Jim SPALTEN <spalten7544@msn.com>
To: "John Beall@tucsonaz. gov" <John.Beall@tucsonaz.gov>
Date: 01/12/2016 11:36 PM
Subject: Frys Big Box Store at Houghton and 22nd. Street.

Dear Sir.

I've just written you and so many things have been going through my head. There are already 2 stores in the immediate area that have closed. If this happens crime and traffic will go up in an area that has so little crime now. The smell of rotting produce and garbage will move with the wind. The home my wife and I have is our retirement fund. All of our income that we did put away for the rainy day has been used to raise our children, putting them through school, and helping them when they needed financial assistance. The idea of our "retirement" being cut would devastate us. Please don't let this happen.

Thank You.

James H Spalten.

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John Beall - Houghton East

From: Jean Schroeder <jeans@theriver.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/12/2016 11:25 PM
Subject: Houghton East

Dean Mr. Beall,

I am most definitely against the development proposed for 22nd and Houghton . It is crazy - maybe even stupid - to put in a giant store when there are 2 empty within a mile. On top of all the other important reasons, and no matter what advocates claim, I have lived in this area since 1979 and I can tell you that over the years I have observed the disappearance of several species of birds due to development. I used to regularly see tohees, black chinned sparrows, white crown sparrows, American kestrels and flickers, but no longer to they share this space. Any kind of development does - definitely does - impact the wildlife. Do not allow to further the destruction of our greatest treasure.

Sincerely,

Jean Schroeder
jeans@theriver.com

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From: Leslie Lowell <lklowell@centurylink.net>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 9:22 AM
Subject: unnecessary development

As a resident of this area for fifty-five years, I am against the building of another unnecessary big box store, another gas station, and two strip malls at Houghton and 22nd Streets. The Houghton East Neighborhood Plan must be honored. Please help.

Respectfully,

Leslie Lowell
11361 E. Escalante Rd.
Tucson, AZ 85730

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John Beall - Houghton & 22nd st development

From: "" <lcolburn@theriver.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 10:04 AM
Subject: Houghton & 22nd st development

John,

As a home owner directly adjacent to this proposed development:

10325 & 10395 E 22nd Street, Big box development.

The current owner of the land is 22nd street Baptist church.

When they purchased this property, they were well aware of the residential zoning. They paid a lower price due to the limited use zoning. Now the church has changed it's mind on how this land should be zoned and developed. They are requesting a rezoning for this land, WE SAY NO to this development. It was NOT what this neighborhood saw when we purchased our houses.

I say we can't change the rules, they were fully aware of when the land was purchased, just because the church changed their minds.

According to the city of Tucson PROS, WE, as a community are committed to Protect public preserved land from urban impacts, with open space and wildlife corridors, this includes the Saguaro National Park.

The 22nd Street Baptist Church are the people who will profit financially from this project. They can still profit by selling the land, just NOT as much as they would for a shopping center, big box development.

Their profit will be the neighborhood's loss. Maybe they should purchase all the houses at the pre-development price and the church members can live there.

Laurie Colburn

1020 S Camino de las Colinas

From: Patricia Foster <pgfoster54@yahoo.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 10:47 AM
Subject: 22nd & Houghton

Dear Sir,

My husband and I live in the Monument Vista neighborhood, just south of 22nd & Houghton. We oppose the proposed development of the NE corner of 22nd & Houghton. We chose to live here because this area is less congested and it has darker night skies. This development would negatively affect our quality of life.

Sincerely,
Patricia G. Foster
Robert L. Foster
1626 S Bronze Morn Pl
Tucson, AZ 85748