

City of Tucson Planning and Development Department

Director John Beall (cc: Save Houghton East Coalition)

Re: Proposed Amendment to the HENP

To John Beall: I have recently learned that the City is considering changes to the Houghton East Neighborhood Plan. I am writing to express my objections to these changes.

As I understand it, some are saying that the HENP is “antiquated and in need of updating.” I was on the City Council in the early 90s when the HENP was approved. Unlike many other neighborhood plans, the HENP took into consideration not just neighborhood and commercial planning, but the protection of a unique upland desert on the far east side of town that is beloved Tucsonans—the gateway to Saguaro National Park. A lot of compromises were made back then, and both business owners and neighbors agreed on the importance of keeping Houghton a Scenic Corridor. In addition to preserving beautiful saguaro habitat and ensuring wildlife corridors, Saguaro National Park is a huge economic boon to Tucson. By the final vote, the plan was considered not only fair, but forward-looking, as it allowed for ample commercial growth to service an expected housing boom on the eastside of town, while not paving over the iconic cactus-studded foothills of the Rincons.

Two decades later, that boom has yet to materialize. Instead, many large commercial buildings stand empty on the far southeast side of Tucson. This of course has nothing to do with the HENP and everything to do with an economic downturn that shows no sign of reversing itself in the near term.

The church property which is driving the proposed plan amendment, was intended to remain low-density in keeping with Houghton as a scenic corridor. For those looking to build large stores on the southeast side of town, there is no shortage of commercially-zoned space to be found. Less than a mile from the church property is a 60 acre PAD development with plans to accommodate a 123,000 sq. foot anchor store. With more than enough commercial space available for development in this area, why would anyone think that the HENP need updating?

The HENP continues to faithfully serve the community, by keeping its promise of stability and security to homeowners, businesses and the scenic corridor itself. The proposed amendment appears to serve only one property owner, with no consideration for protecting low-density housing which preserves the scenic corridor and benefits the entire community. The proposed amendment would change an R-1 property to rows of 24-hour gas pumps and acres of paved desert, drastically affecting surrounding neighbors and very likely damaging the one economic driver that continues to fuel our local economy—the scenic beauty that surrounds us.

I urge you and the Planning Commission to deny the proposed amendment.

Thank you for considering these comments, and for always striving to improve our community.

Sincerely, Molly McKasson

P.S. Please distribute this letter to the members of the Commission. Thank you.

[page intentionally left blank]

From: Ken Scoville <opt1775@yahoo.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 12:25 PM
Subject: Houghton Road and height issue/natural open space

Mr. Beall,

I will not be able to attend the meeting this evening but I spoke to the Saguaro National Park staff about this and I concur with their recommendations. The developer should not be allowed any additional height and the natural open space border for the development should be what the park services requests.

Given all the financial issues in the City of Tucson, anything that sets a precedent that might start degrading our national and international attraction should be stopped. It would be especially sad given that this is the 100th anniversary of the National Park Service and their tradition of stewardship.

Thank You,
Ken Scoville

[page intentionally left blank]

John Beall - Houghton East Neighborhood Plan

From: Chuck and Dominick <chuckanddom@yahoo.com>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 01/13/2016 12:45 PM
Subject: Houghton East Neighborhood Plan

Dear Mr. Beall,

I'm writing to you to ask you to keep Tucson's promise and uphold the Houghton East Neighborhood Plan as is with no changes.

We want to preserve our pristine desert without giant commercial properties at every intersection on Houghton Road, and we hope you will consider the feelings of our neighbors who are trying to preserve our unspoiled desert.

Please preserve the **Houghton East Neighborhood Plan as is and uphold the city of Tucson's promise to its residents.**

Respectfully,

Dominick Alperti

Charles Zamal

11536 E Saguaro Crest Pl

Tucson, AZ 85747

[page intentionally left blank]

From: Mary Landau <mlandau717@aol.com>
To: <John.Beall@tucsonaz.gov>
Date: 01/13/2016 12:48 PM
Subject: NO TO FRY'S

We STRONGLY OPPOSE a Fry's at Houghton and 22nd St. We have been residents of this area for over 16 years. We have witnessed the changes in both flora and fauna in this beautiful area. That have not been good and will be much worse with a mega Big Box that we DO NOT NEED! YOU MUST NOT LET THIS HAPPEN !!!! The destruction will be on Your Shoulders!!!!

Mary and Leo Landau

Sent from my iPhone

[page intentionally left blank]

From: Sandy <tuzonie13@cox.net>
To: "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>
Date: 01/13/2016 11:43 AM
Subject: Eastside development

This email is to give my support to my neighborhood! I am against the development planned for Houghton/22nd St..

Sandy Treadwell
2060 S Avenida Los Reyes
85748

Sent from my iPhone