Attachment H

Neighbors for Reasonable Monastery Development
Tucson Monastery, LLC

Joint Statement of Neighbors for Reasonable Monastery Development and Tucson Monastery, LLC, Regarding the Benedictine Monastery Plan Amendment

October 5, 2018

On September 12, 2018, at the City of Tucson Planning Commission Study Session for the Proposed Plan Amendments to the Miramonte Neighborhood Plan and the Broadway-Alvernon Area Plan, the Commission continued their study session, requesting that the parties (developer and neighbors) get together and try to agree on more specifics for the Plan Amendment.

A group of four neighbors – Sam Behrend, Linda Dobbyn, Jason Kreag and Josephine Wilson – representing Miramonte and Sam Hughes met with the developer team in the offices of Council Member Steve Kozachik on September 19, September 27, and October 4, 2018, to discuss the issues highlighted by the Planning Commission. The meetings made positive progress. Below are the agreements reached at those meetings.

- **Height and Step-Downs:** We agreed that the 55' limit (as per UDC definition) should be the maximum allowable on site. We agreed that a step-down in the residential structure (not a garage structure) to three stories should occur along Country Club and that the east-west width of the three-story portion of the building should be no less than the depth of a single residential apartment unit. We agreed to a smaller step-down in the residential structure to mostly four stories along Anderson, corresponding to the pink area in the attached site plan. The planned garage will not have a step-down.

- **Buffers and Setbacks:** We agreed to save the oleanders at the south and east perimeter. To preserve the community's front views to the Monastery along Country Club, we agreed that we need a large building setback on the west (to the face of the Monastery Chapel), we agreed to place the parking (a minimum of single-loaded perpendicular parking) on the outer ring, which creates a large perimeter setback on the south and east. On the north, we agreed that we could minimize the setback on 2nd Street, even below the underlying zoning and with minimal setbacks adjoining the neighbor to the northeast corner of the site.

- **Density:** With regard to the total allowable residential density on site, we decided to support the "R-3/O-3 calculated unit count for the gross area of the site (250 new construction units)" language in the current Plan Amendment. Along with agreed-upon C1 and Neighborhood Commercial, additional residential units may be allowed in the monastery above that amount. Should the east-west width of the three-story step-down to Country Club be equal to or greater than the width of two residential units, we agree to increase the total allowable density on the site to 255 new construction units confined to the blue, pink and yellow areas in the attached site plan. This will not limit the potential of any additional residential units to be located inside the existing monastery.

- **Locations of Entrances:** Subject to approval by the COT, we agreed that vehicular entries to

the site would be confined to Country Club and 2nd Street; that an emergency entry or service entry might be required along Anderson, but these gates would be normally closed to vehicle and pedestrian traffic.

- **Prohibition on Student Housing:** We agreed that for-student/by-the-bed or by-the-room rental would be a prohibited use anywhere in the ultimate site zoning.

- **Preservation:** We agreed with the existing language for Preservation: Preservation and Reuse of Benedictine Monastery Site Strategies: 2.4.1 – Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism, with the recognition that there is the need for some flexibility for north-side ADA access to the basement.

- **Reuse of the Monastery:** We agreed that we would need a commitment to neighborhood-friendly uses in the Plan Amendment and then devote the appropriate time in the collaborative PAD process to agree upon a list of allowable and prohibited uses from among the UDC-allowable C-1 and NC commercial and residential uses.

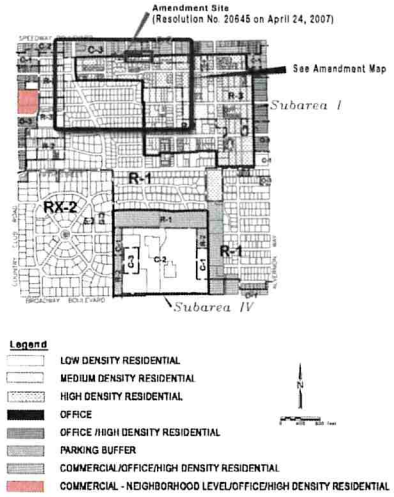
- **Thoughtful Design and Planning**: We agreed that the Benedictine Monastery is a very special place and, given the underlying zoning, the proposed development needs the utmost care in design and planning. That will be accomplished by both a thoughtful Plan Amendment and a creative and collaborative PAD process.

- **Working Together:** In discussing the pros and cons of the proposed Plan Amendment and subsequent PAD, the group agreed that we can and should work together to make a better project than would be possible with the underlying R-3/O-3 zoning.

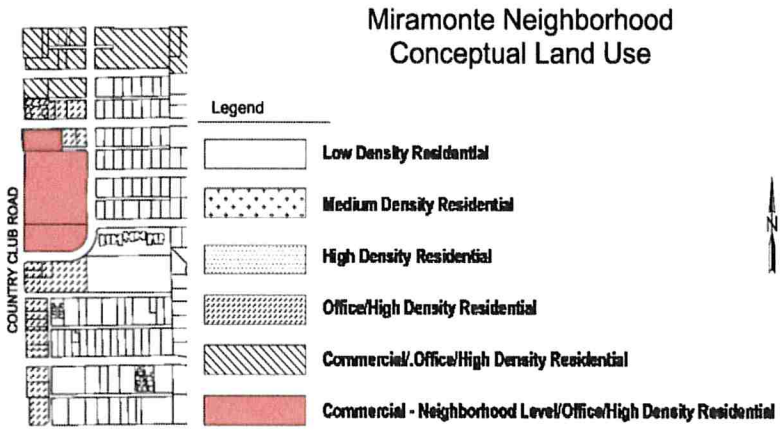
The question remains: how does the Planning Commission move forward to implement these agreements?

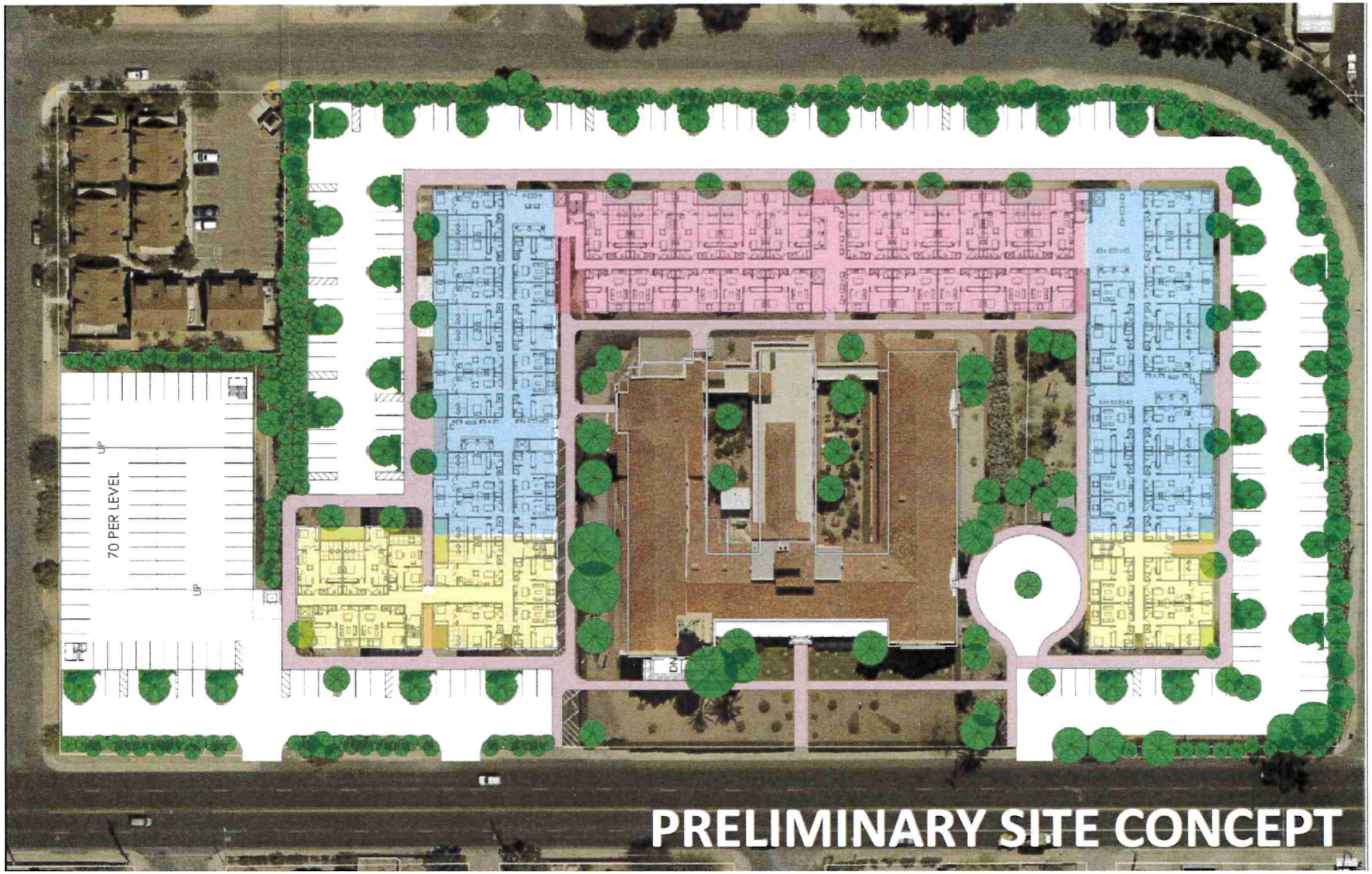
We recommend that the Planning Commission approve the Plan Amendment language as submitted (see below), including the map revision to the Miramonte Neighborhood Plan and the Broadway Alvernon Area Plan as submitted, (below), provided that the items listed above are incorporated as binding conditions in the PAD document during the rezoning process.

"Policy 2.4: *Preservation and Reuse of Benedictine Monastery Site*
Strategies: 2.4.1 *– Encourage preservation of the Monastery buildings through an Historic Landmark designation or other preservation mechanism.*
Strategies: 2.4.2 *– Promote appropriate adaptive reuse opportunities for the Monastery buildings, including neighborhood-level commercial, office or high density residential uses.*
Strategies: 2.4.3 *– Develop residential heights based on the careful design of the project, allowing heights to 55' (as defined by Section 6.4.4 of the Unified Development Code) but with step downs toward Country Club Road. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhoods. An advisory committee with neighborhood representation shall be formed through the PAD process. The total number of new construction residential units shall be limited to the allowable R-3 calculated unit count for the gross area of the site (250 new construction units)."*



BROADWAY ALVERNON AREA PLAN

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