

AGAINST

Hi John,

Please accept my letter to you and the Planning Commission regarding the proposed demolition of the Americana Apartments. Please let me know of upcoming meetings concerning the apartments. I understand the commission will be meeting on December 3 at 6 pm to consider the proposal in a public hearing. Thank you!

**A Letter to the Planning Commission Regarding the Owners of the Americana Apartments
Proposal To Demolish the Americana Apartments**

Regarding the proposal by the owners of Broadway Village to:

Evict the residents of the Americana Apartments,
Demolish the Americana Apartments,
Change the course of the alley between Eastbourne and Country Club to bypass
Manchester Street and connect to Eastbourne,
Void sections of the Broadmoor Broadway Village Neighborhood Plan,
Rewrite parts of the Arroyo Chico Area Plan,
And construct an unnecessary additional parking lot where the Americana Apartments
now stand:

The City of Tucson Planning Commission should vote no to each of the above proposals.

The Broadmoor Broadway Village Neighborhood Association has voted as both a neighborhood and as a board to oppose any changes to either the Broadmoor Broadway Village Neighborhood Plan or the Arroyo Chico Area Plan. The Neighborhood Association voted overwhelmingly at their December, 2013 neighborhood meeting, during one of the most well attended meetings in years, to oppose any changes to either plan. The neighborhood board has also voted against changing either plan. However, neighbors support the owners of Broadway Village, and stand ready to help the owners to thrive in their business and to provide for the needs of their customers, while keeping the integrity of our beautiful neighborhood intact. Here are the reasons why the neighborhood has taken this stand:

**1. The Broadmoor Broadway Village Neighborhood Plan, Passed By Tucson's
Mayor and City Council, Explicitly Prohibits The Proposal**

On March 28, 1988, the City of Tucson Mayor and Council adopted the Broadmoor Broadway Village Neighborhood Plan. The plan can be found here:
<https://docs.google.com/viewer?a=v&pid=sites&srcid=YnJvYWRtb29yYnJvYWR3YXl2aWxsYWdlLmNvbXx3d3d8Z3g6MTRkZThiM2VIYzNmZiQwYg>

The Broadmoor Broadway Village Neighborhood Plan specifically states that it was written "to guide future land use development and ensure the compatibility of new

development with existing land uses. The policies recognize the low density residential character of the plan area and the potential for impacts from... commercial office, high density development along Broadway, Tucson Boulevard, and Country Club." (p. 6)

Policy 1 was specified that it was written to "Preserve the residential integrity of the established neighborhood" and to "ensure compatibility of the commercial/office development with the single family residential neighborhood." Policy C was specifically written to:

"Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas." (p. 8) (emphasis added).

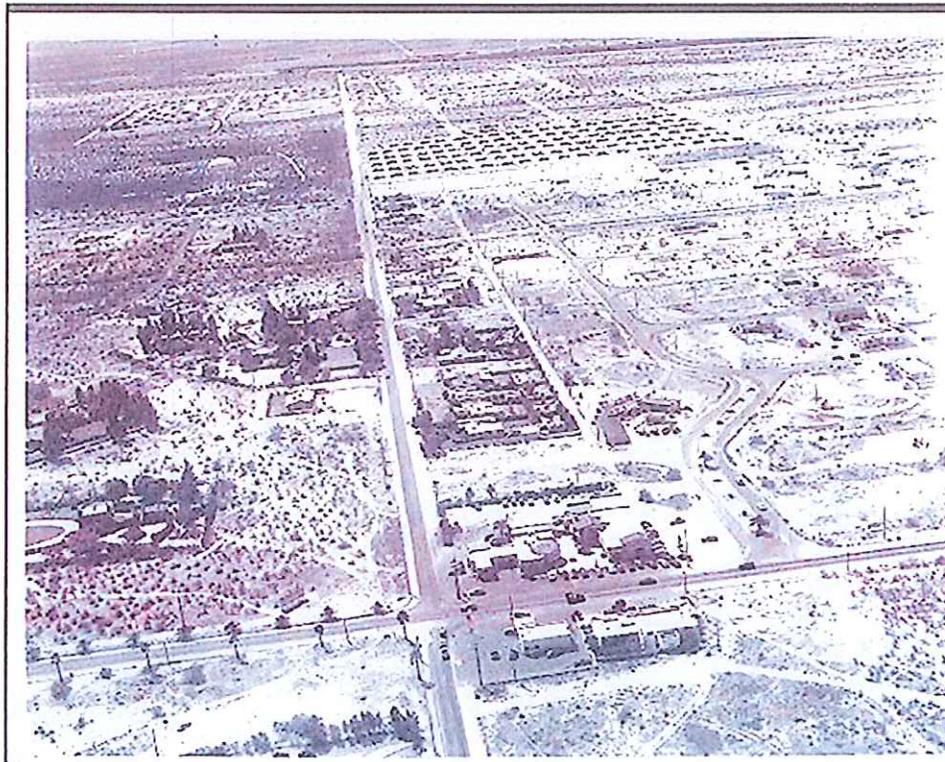
It is no wonder that the owners of the Americana Apartments have requested that the Broadmoor Broadway Village Neighborhood plan should be amended - this neighborhood plan, passed by the City of Tucson, directly prohibits the rezoning of the Americana Apartments lot for the creation of a parking lot. The words in the Broadmoor Broadway Village Neighborhood Plan that were passed by the Tucson Mayor and City Council and that have guided policy for the past 26 years have done so for a reason, and should not be changed.

2. Broadway Village, the Americana Apartments, and The Broadmoor Broadway Village Neighborhood Are Historic - They Should Be Protected, Rather Than Demolished

The Broadway Village PAD proposal at:

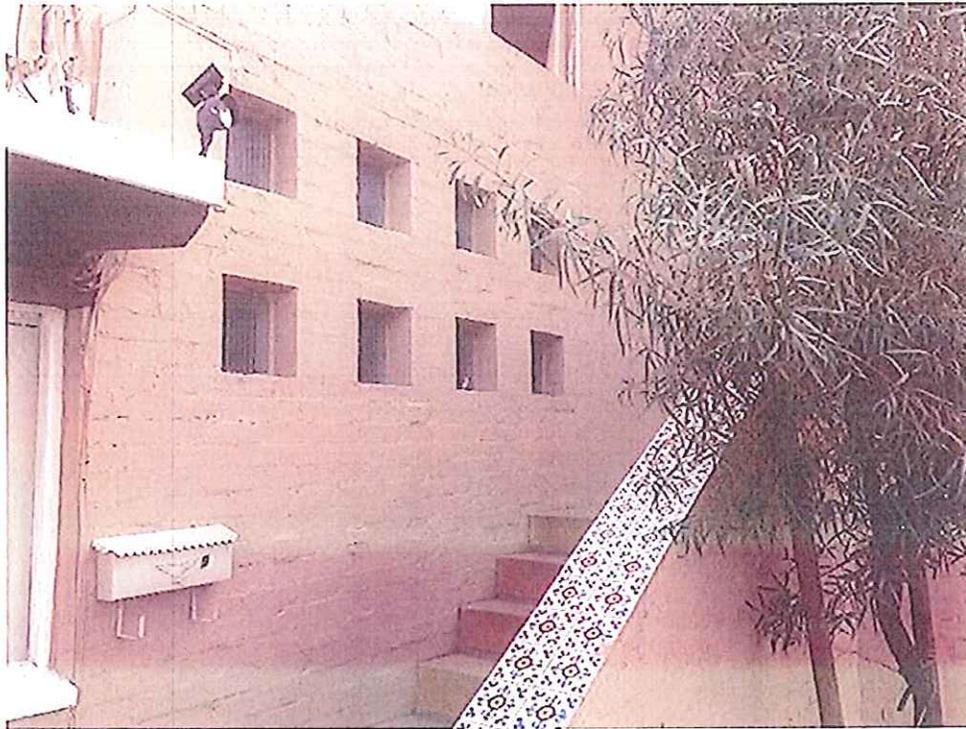
http://www4.tucsonaz.gov/files/pdsd/pdfs/PlannedAreaDevelopmentAndOverlay/040711_C9-11-03_Broadway_Village_PAD_Document.pdf calls Broadway Village "timeless," and notes that it conveys "the romantic cultural heritage of Tucson," and is renowned architect Josias Joesler's "most successful and enduring commercial building." The PAD document calls Broadway Village "the historic shopping center." However, the owners of Broadway Village have so far declined to apply for landmark historic status for the shopping center, and have shown no interest in applying for historic status for the historic and beautiful Americana Apartments. Kimberly Schmitz with the City of Tucson Visitors Bureau has found in surveys that visitors are looking for a unique "sense of place" when visiting a new city: <http://www.visittucson.org/travel-trade/tour-ideas/sights-sounds/>

A recognized-as-historic Broadway Village could attract more out of town customers to its shops. The Broadmoor Broadway Village Neighborhood Association recognizes the neighborhood as the first planned neighborhood built after World War II, and is working towards applying for historic status for the neighborhood. As can be seen in the picture below from 1948, Broadway Village, the Americana Apartments, and the Broadmoor Broadway Village Neighborhood grew up together:



However, neighborhood attempts to partner with the Broadway Village owners to obtain historic designation for both Broadway Village and the Broadmoor Broadway Village Neighborhood, including the Americana Apartments, made over many years, have so far been rebuffed.

The Americana Apartments are a beautiful example of late 1940's architectures in Tucson. Built in 1948, oriented north to face Broadway Village, and so beloved by the first owner that he lived in them from 1948 until old age into the early 1960's. Construction details at the Americana Apartments include: exposed wood beam ceilings, Mexican tile, glass block, floor to ceiling glass, and charming ceramic fireplaces. You can't build like this today - for example, wood beams like this are no longer commercially available. The Americana Apartments are a time capsule, retaining their 1940's charm to this day:



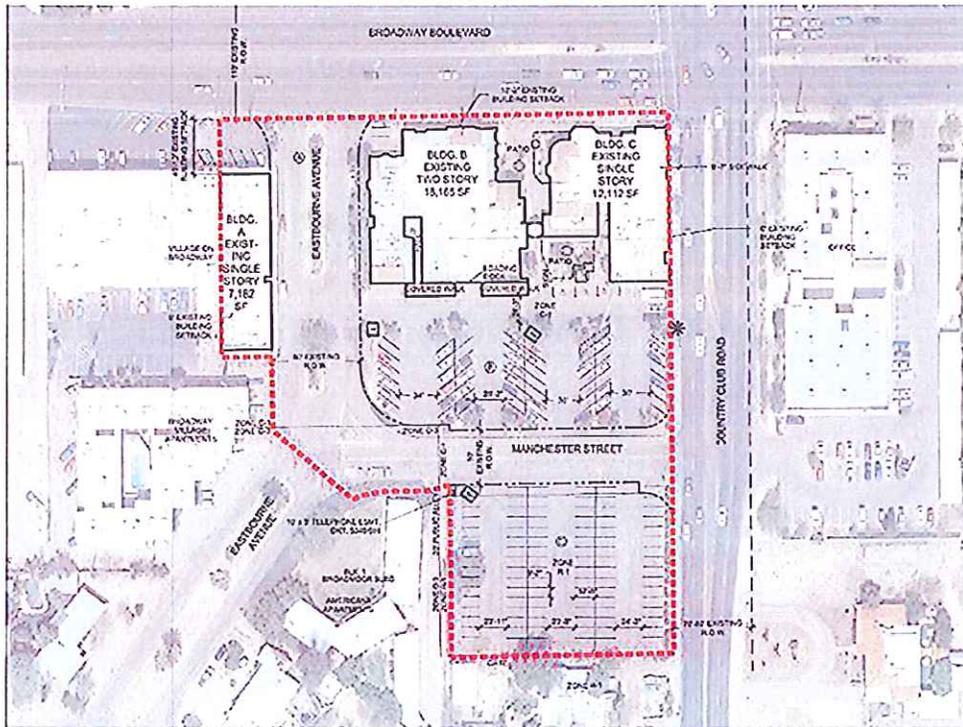
If the Americana Apartments are torn down, they will be gone forever. The City of Tucson Planning Commissions should step up and recognize the unique historical character of the Americana Apartments and vote to prevent their demolition. Allowing the historic and beautiful Americana Apartments to be torn down for a parking lot constitutes an uncompensated taking of the historic sense of place that the apartments provide to neighborhood residents. Below is an example of one of the beautiful interiors found in the Americana Apartments that will be gone forever if the proposal is accepted:



3. Broadway Village Already Has Plenty of Parking For Their Customers

The Broadway Village owners state that they need additional parking to accommodate their tenants. However, observation of the parking lot over the past six months on the busiest nights of Friday and Saturday night on multiple occasions revealed that the parking lot was never full. More, in March, 2011, the City of Tucson granted Broadway Village's request for a PAD. The PAD document at: http://www4.tucsonaz.gov/files/pdsd/pdfs/PlannedAreaDevelopmentAndOverlay/040711_C9-11-03_Broadway_Village_PAD_Document.pdf called for the reconfiguration of the parking areas, which increased the total number of parking spaces for Broadway Village to 177. When the PAD was accepted by the City of Tucson, these 177 parking spaces that are now provided in the area was deemed sufficient parking by the City of Tucson for Broadway Village, so the Americana Apartments and Broadway Village owners have proposed this new parking lot on their own.

Here is a look at all the existing parking already provided by the PAD and the surrounding buildings. Please note the sea of asphalt surrounding Broadway Village. Additional asphalt is not what Broadway Village needs to thrive:



Please note, to the best of our knowledge, the Broadway Village owners have never proposed providing other ways for employees and customers to visit the shopping center. For example, there is a completely inadequate provision for bicycle parking. The PAD document noted that "there is no existing bicycle parking located on the PAD District... A minimum of five bicycle parking spaces shall be provided for each existing and proposed building." (p. 33) The Broadmoor Broadway Village Neighborhood is still waiting for this amount of bicycle parking to be provided. Meanwhile, the City of Tucson is planning to install a "Hawk" Traffic light at Broadway and Treat, allowing safer pedestrian and bicycle traffic to Broadway Village from neighborhoods to the north, and potentially increasing the numbers of these customers if additional bicycle parking was provided.

Broadway Village owners have also apparently never attempted a program to provide incentives for employees or customers to walk, bus, bike, or carpool, any of which could reduce any perceived need for additional parking. Many Broadmoor Broadway Village neighbors support and patronize the shops at Broadway Village, and commute by walking or bicycling, necessitating no additional parking. Nationwide, state, and Tucson trends point to a reduction in car use, and a move to alternative modes of transportation. The proposal to demolish the Americana Apartments and construct an unneeded additional parking lot is on the wrong side of these trends.

Broadway Village owners have stated that they need to construct additional parking in order to attract a grocery store tenant. However, peak shopping hours for a grocery store do not conflict with the peak dining hours for the restaurants, so one can conclude that no additional parking will be needed for the grocery store. Finally, if additional parking is so important, then why have Broadway Village owners so far declined to reach out to neighboring commercial owners of parking to reach an agreement for shared parking, at least until their proposal is decided? And why have the Broadway Village owners declined to consider amending the PAD that they were granted less than four years ago, which provided for the current 177 parking spaces, in order to add the additional, unnecessary parking?

4. The Americana Apartments Provide A Needed Buffer Between Restaurants Open Until 1 AM and BBVNA Neighbors Trying to Sleep

The Americana Apartments currently provide a natural buffer between the Broadway Village commercial district and the neighborhood. Broadway Village tenants include a restaurant that is still serving customers food and alcohol at 10 PM on weeknights, and at 1 AM on weekends, and a bar that is serving alcohol until 11 PM on most nights. The sounds of people and cars, and the bright lights of car headlights late at night, are muted by the apartments. If the apartments and the mature vegetation next to them are removed, neighbors trying to sleep at night to get ready for work the next morning will find it more difficult to do so.

5. The Alley Redirection Is Harmful to the Neighborhood, and Not Needed

The alley between Eastbourne and Country Club provides access to garage and carport parking for residents of both Eastbourne and Country Club. The alley ingress is much safer to the Country Club residents than turning directly from the high speed Country Club traffic into front driveways. If the alley is redirected to the northbound one-way street Eastbourne as is proposed, access to many homes will become more difficult. There is no real reason as to why the alley needs to be redirected, since the owners of the Americana Apartments have indicated that the new parking lot will be constructed for employees, that they have no plans to build on the new parking lot, and that access to the new parking lot will be from Manchester, just as it would be if the alley was kept in its present location.

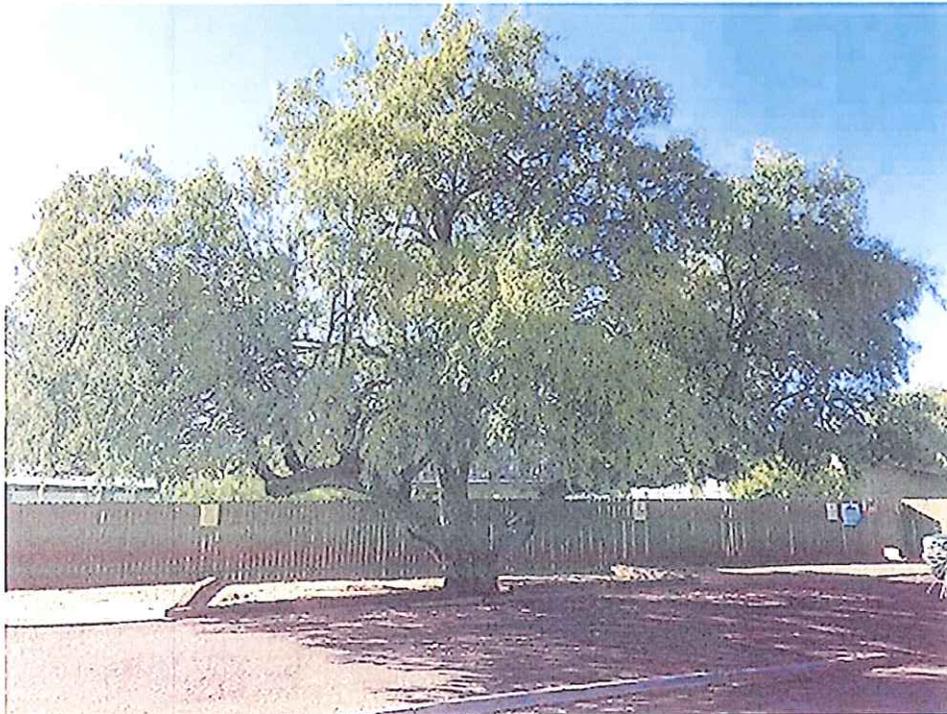
6. The Residents of the Americana Apartments Are Members of the Broadmoor Broadway Village Neighborhood

The residents of the Americana Apartments are members of the Broadmoor Broadway Village Neighborhood. Residents of the apartments have not been offered any compensation for their proposed eviction, despite being in good standing with their landlord. Article II of the BBVNA Bylaws, found here:

<https://docs.google.com/viewer?a=v&pid=sites&srcid=YnJvYWRtb29yYnJvYWR3YXl2aWxsYWdlLnNvbXx3d3d8Z3g6NjFhZTUzYjA5M2U4MzhkMQ> is titled "Purpose." The number one "purpose" of the neighborhood association as defined in the Bylaws is to "ensure the integrity of the neighborhood and to retain established land use patterns." (p.1) Assisting the interests of the residents of our neighborhood in general, and of the Americana Apartments in particular, is an important part of that purpose.

7. The Owners of the Americana Apartments Want To Cut Down a Beautiful Old Mesquite Tree

The Broadmoor Broadway Village Neighborhood Plan notes that the neighborhood includes "many large trees (many more than 40 years old)" which helps "to neutralize the effects of pollution by adding tons of oxygen to the air." (p. ii) Unfortunately, Broadway Village is proposing to cut down the large, beautiful old mesquite tree at the northwest entrance to the Americana Apartments. The tree has been thriving for decades, and is more than 20 feet tall and 20 feet wide. For residents walking from the neighborhood to Broadway Village, the tree offers a shady respite on a hot day. The tree has also been seen as a roosting site for Harris Hawks and Barn Owls.



8. The Owners of Broadway Village Have Already Obtained A Demolition Permit - and the Planning Commission Hasn't Even Ruled On Their Proposal Yet!

Despite the fact that the proposal of the Broadway Village owners is directly prohibited by the existing neighborhood plan, and despite the fact that the Broadmoor Broadway Village Neighborhood has voted overwhelmingly to oppose this change, the Broadway Village owners are not even waiting for a decision to be made by the Planning Commission. On 9/29/2014, the owners sought and obtained a demolition permit for the Americana Apartments from the City of Tucson, despite the fact that the matter wasn't even scheduled for a vote by the City of Tucson Planning Commission until December 3, 2014. What is the hurry here? Is it possible that the Broadway Village owners think that they may lose the vote at the Planning Commission? The demolition permit can be found here:

http://www.tucsonaz.gov/PRO/Command?command=InitialProcess&mode=All+Permits+for+this+Address&calledFromJsp=AddressDisplay&street_no=151&street_direction=S&street_name=EASTBOURNE+AV&SearchButton=151%A0S%A0EASTBOURNE%A0AV%A0%A085716

Broadway Village owners have stated that they have met with the neighborhood several times. However, the neighborhood made it clear in two well attended meetings held at the Ward 6 City Council office that the neighborhood opposed the proposals.

It is ironic that at a time when many residents of the Broadmoor Broadway Village Neighborhood have been restoring and remodeling their beautiful and historic homes, when the BBVNA Historic Designation Committee has been actively pursuing historic designation for the neighborhood, when neighborhood involvement has been increasing due to completion of adorable projects such as the Little Free Library at Malvern Plaza, and when new native plantings and maintenance along the Treat Sidewalk and the Arroyo Chico pathways has brought a noticeable increase in the number of people walking in the neighborhood, that such a time would also be the time that the owners of the American Apartments would propose evicting neighbors, demolishing a beautiful, historic apartment complex, and building an unnecessary parking lot.

10. *Vote No*

The City of Tucson Planning Commission should consider all the facts, and vote no to the Broadway Village owners' proposal to evict the tenants, vote no to demolish the Americana Apartments, vote no to the construction of an unneeded parking lot, and vote no to the proposal to change the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan.

11. *Vote Yes*

Residents of the Broadmoor Broadway Village Neighborhood stand ready to work with the owners of Broadway Village to find new constructive ways to meet the 21st Century parking needs of their customers, without demolishing the Americana Apartments. Residents of the Broadmoor Broadway Village Neighborhood stand ready to help the owners of Broadway Village to obtain historic status for Broadway Village, the Americana Apartments, and the neighborhood, and to help attract new customers to Broadway Village.

Thank you.

Sincerely,

Richard Roati

Resident, Broadmoor Broadway Village

John Beall - Americana Apartments

From: Ezra Roati <ezrroa@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 11/23/2014 7:43 AM
Subject: Americana Apartments

Dear Mr. John Beall,

I grew up in the Broadmoor/ Broadway Village Neighborhood and I oppose the demolition of the Americana Apartments to make way for additional parking. The current parking lot is rarely full, and this demolition proposal would be under- utilized. The neighborhood plan from 1988, expressly prohibits "rezoning of abutting residential use to parking areas." (p. 8). Please consider upholding the current neighborhood plan.

Instead, Broadway Village should be encouraged to embrace the surrounding neighborhood and provide bicycle parking and incentives for cyclists and pedestrians. Living Streets Alliance and other local organizations have proven through outreach and events such as Cyclovia that Tucsonans are longing to move beyond the automobile. The backwards thinking of "creating more parking lots means more business" is hurting our city as more people are looking for places to leave their cars at home when patronizing local businesses.

The fact that Broadway Village has received a demolition permit for the Americana Apartents is troubling, as this allows the owner to create a gravel surface prior to the decision by the Planning Commission. Please understand that maintaining our cultural resources and saving historic properties is of the utmost importance in establishing a sense of place in our great city. Please vote to save the Americana Apartments at the Planning Commission meeting on December 3rd, and oppose the amendment to the neighborhood plan.

Thank You,
Ezra Roati
Tucson Resident



November 13, 2014

Thomas Saylor-Brown
Chair – Planning Commission
City of Tucson
Planning & Development Services Department
201 North Stone Avenue
Tucson, Arizona 85711

RE: Broadmoor-Broadway Village Neighborhood Plan Amendment PA-13-02

Dear Mr. Saylor-Brown:

The Broadmoor-Broadway Village Neighborhood Association (BBVNA) opposes proposed amendments to the Arroyo Chico Area Plan and the Broadmoor-Broadway Village Neighborhood Plan that would allow a parking use designation for parcel 129-02-0930 within the Neighborhood. That 21,780 ft² parcel is located at the southeast corner of the intersection at Eastbourne Avenue and Manchester Street and is currently the site of the Americana Apartments.

The proposed changes to the Area and Neighborhood Plans that we object to are as follows (see attachment PC_091714_Item_5_BBVNPA.pdf):

The Arroyo Chico Area Plan

- "Residential Subarea 2 Plumer-Country Club Neighborhood Map is proposed from Existing and Proposed Low and Medium Density Residential to Parking (See Exhibit Arroyo Chico Map)."

Broadmoor-Broadway Village Neighborhood Plan

- "Recommended Land Use Map is proposed to be changed from Medium to High Density Residential to Parking for only this site (See Exhibit B: BBVNP Map)."
- "The Broadmoor- Broadway Village, Policy I.C on page XX. Request to add the following language to Policy I.C: Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas (except for Parcel 129-02-0930 as identified on Exhibit B)."

Our opposition is based upon the following:

- As established in our Neighborhood Association Bylaws (see attachment BBVNA_Bylaws.pdf), our Association serves ten purposes, the first of which (Page 1) is “To ensure the preservation and integrity of the neighborhood and to retain established land use patterns”.
- In March 1986, the Mayor and Council adopted the Arroyo Chico Area Plan (see attachment ArroyoChicoAreaPlan.pdf). The RESIDENTIAL policies category (Page 16) includes this subgoal: “Encourage new residential development and the preservation of existing housing.” Policy 1 under that subgoal is: “Preserve the integrity of established neighborhoods.” One specific implementation technique listed for Policy 1 is: “Discourage rezoning requests for the conversion of residential uses to non-residential uses within established neighborhoods.”
- In March 1988, the Mayor and Council adopted the Broadmoor Broadway Village Neighborhood Plan (see attachment bbvnp.pdf). The Neighborhood Plan specifically states “Any modification of the space utilization along Broadway Boulevard must be subject to strict controls compatible with the Broadmoor-Broadway Village Neighborhood Plan”. Under the NON-RESIDENTIAL policies category, Policy 1 (Page 8) is “Allow new commercial/office development to locate as shown on the Recommended Land Use Map.” One of the implementation techniques listed for Policy 1 is: “Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas”.

Therefore, the adopted Plans either explicitly prohibit the proposed changes (in the case of the Neighborhood Plan) or discourage them (in the case of the Area Plan). Ultimately, while our Neighborhood Association wants to see success for the merchants at Broadway Village, this should not be done at the expense of compromising the integrity of the Neighborhood Plan and the Area Plan, and the thorough process that went into developing those Plans.

Given these reasons, we strongly encourage you to exercise your authority to uphold the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan, and to deny the proposed amendments to those Plans.

Sincerely,



Shirley Papuga
BBVNA President

cc: Broadmoor-Broadway Village Neighborhood Association Board (First Vice President and Urban Wildlife and Forestry Committee Chair Richard Roati); Second Vice President Margaret Johnson; Secretary John Thomas; Treasurer Rita Toland; Immediate Past President Mary Terry Schiltz; Historic Designation Chair Ann Pattison; Neighborhood Watch Chair John Swiss; Welcoming Committee Chair Susan Husband; Military Relations Committee Chair Dick Basye; Malvern Plaza Committee Chair Joan Thomas)

151 South Eastbourne Avenue - rezoning request

From: zelnio <zelnio@cox.net>
To: John.Beall@tucsonaz.gov
Date: Wednesday - November 19, 2014 3:27 PM
Subject: 151 South Eastbourne Avenue - rezoning request
Attachments: TEXT.htm; Broadmoor 1948.JPG; TEXT.htm; Mime.822

City of Tucson Planning Commission

Principal Planner

Mr. John Beall, PDSD and

Dear Mr. Beall,

As a homeowner in the Broadmoor neighborhood, I am writing to voice my strong opposition to the proposed rezoning of the land parcel on which the Americana Apartments is currently sited. This type of rezoning is specifically prohibited in both the Broadmoor/Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan. Changes to these plans will set a negative precedent and affect other neighborhoods who are struggling to protect their buffer properties. I object to the proposed amendment of these plans that were designed to protect neighborhoods from encroaching commercial development, including parking lots. The developers are currently in compliance with required parking for Broadway Village, and the existing parking lots are never full. The neighborhood does not want to encourage more cars and traffic into the area. I would also like to report that I have attended every public meeting on this topic, and I can attest to the fact that the developers have been disrespectful and combative at each of these sessions.

I understand that the December 3rd meeting is in regard to the rezoning request, but I would also like to voice opposition to the proposed demolition of the Americana Apartments and the reconfiguration of the alley that serves our neighborhood between Manchester and Arroyo Chico.

There is some evidence that the Americana Apartments may have been designed by Josias Joesler and originally named the Arroyo Park Apartments. Joesler designed Broadway Village and several of the houses on South Country Club that form the eastern boundary of Broadmoor. In an effort to protect the historic Broadway Village shopping center (Tucson's first suburban shopping complex), the Tucson Historic Preservation Foundation offered to prepare a historic landmark designation at no cost to the owner, but the owner refused. The entire complex is at risk.

The attached historic photo clearly shows that the Americana Apartments were designed as a "gateway" and buffer to the single family neighborhood planned to the south. Destroying this historic garden apartment building for a parking lot is shameful. I request that the City of Tucson Planning Commission deny the developer/owner's request for rezoning.

Thank you for your consideration.

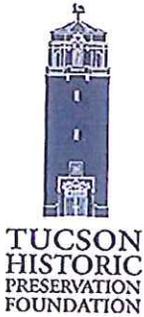
Respectfully,

J. Zelnio

Croyden Street

Debra

2820 E.



November 15, 2014

City of Tucson
Planning Commission
c/o John Beall, PDS and Principal Planner

Re: 151 South Eastbourne Avenue

To City of Tucson Planning Commission,

The Tucson Historic Preservation Foundation stands with the Broadmoor Broadway Village Neighborhood Association in strong opposition of the rezoning of the Americana Apartments at 151 South Eastbourne Avenue. In addition, THPF adamantly opposed the outcome of the rezoning: demolition of this significant mid-century modern building.

This unique garden apartment is historically significant. The proposed rezoning and demolition will have an adverse effect on surrounding historic resources, neighborhoods, the history and culture of Tucson. This rezoning would be inconsistent with the Plan Tucson Goals 23, and Policies HP7 and HP8; the rezoning and demolition would also be contradictory to the Broadway Village Neighborhood Plan and the Arroyo Chico Arca Plan.

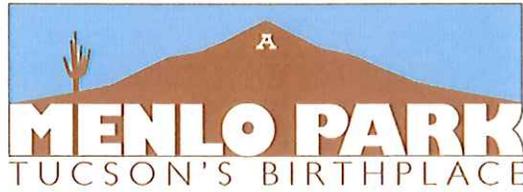
The building is a national register eligible contributing property to the future Broadmoor National Register of Historic Places District nomination serving as a key transition between the Joesler Designed Broadway Village, the modernist buildings of the Sunshine Mile and the Broadmoor neighborhood. This complex is part of the visual entrance program of Broadmoor and is in close proximity to three adjacent National Register Historic Districts: Sam Hughes, El Encanto and Colonia Solana.

Based on a cursory review of the building design, and documents housed at the Arizona Architectural Archives in Special Collections of the University of Arizona Library, the Tucson Historic Preservation Foundation believes this apartment building can be attributed to noted Tucson architect Josias Joesler. Additionally, adjacent houses to this property fronting Country Club are all Joesler designed and the impact of the rezoning and demolition will have an adverse effect on these important historic homes.

On behalf of the Tucson Historic Preservation Foundation and our members throughout the region we ask the City of Tucson Planning Commission to deny this rezoning.

Thank you for your consideration.

Demion Clinco
Tucson Historic Preservation Foundation
PO Box 40008
Tucson, Arizona 85717
demion.clinco@preservetucson.org



212 South Avenida del Sembrador – Tucson, Arizona 85745 – 520.971.2348

December 1, 2014

John Beall
City of Tucson
Planning & Development Services
john.beall@tucsonaz.gov

RE: proposed demolition of the Americana Apartments

To the Planning Commission:

The Menlo Park Neighborhood Association (MPNA) would like to go on record in support of Broadmoor Broadway Village Neighborhood Association's (BBVNA) opposition to the demolition of the Americana Apartments, 151 South Eastbourne to replace it with a parking lot.

As a neighborhood that is working to realize the vision that is Tucson Origins Heritage Park on Tucson's west side, we understand how important it is to preserve existing structures that form the fabric of our City's rich history and culture. When buildings like the American Apartments are demolished, a piece of Tucson's history goes with it, never to come back.

We further understand that:

- The BBVN Area Plan explicitly prohibits rezoning for parking.
- If demolition is allowed, residents currently living in the Americana Apts. would be displaced.
- A parking lot at this location would damage the residential character of the surrounding neighborhood by adding to the noise, light and other impacts of commercial activity at Broadway Village.

In light of the above, we urge the Planning Commission to reject proposed changes to the 1988 Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan.

Respectfully,

A handwritten signature in black ink, appearing to read 'Gene Einfrank', written in a cursive style.

Gene Einfrank, president
Menlo Park Neighborhood Association

ARROYO CHICO NEIGHBORHOOD ASSOCIATION

02-DEC-2014

TO: City of Tucson Planning Commission
c/o John Beall
john.beall@tucsonaz.gov

FR: Arroyo Chico Neighborhood Association
c/o Les Pierce, President
2727 East Beverly Drive
Tucson, AZ 85716
les_p_hackenslash@yahoo.com

RE: Case# PA-13-01, amendments to the Arroyo Chico Area Plan (ACAP) and the Broadmoor-Broadway Village Neighborhood Plan (BBVNP) to allow rezoning of 151 South Eastbourne Ave (APN 129020930) from O-3 (office) to P (parking lot)

Esteemed Commission Members:

We write to lend our support to the Broadmoor-Broadway Village Neighborhood Association (herein BBVNA) in their OPPOSITION to the proposed changes to the Arroyo Chico Area Plan (ACAP) and the Broadmoor-Broadway Village Neighborhood Plan (BBVNP), downzoning of the above parcel, and proposed change of usage from the current multi-family residential to a parking lot.

While we are loathe to get involved in other neighborhoods' business, BBVNA is governed by the ACAP. Since what happens in BBVNA can set precedent for the other eight neighborhoods, including ACNA, that are within ACAP (six entirely, two partially), this case has also become our concern.

We will try to be brief:

- (1) The BBVNP specifically forbids "the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas". ("Non Residential Intent Statement" Policy 1.C., page 8, 18th page of PDF document) The subject parcel may be zoned O-3, but it currently enjoys a residential use.
- (2) With the current lack of affordable housing in Tucson, a plan to demolish serviceable units close to transit and other amenities does not make sense.
- (3) "... and it was buried under (or torn down to make) a parking lot" has become the punchline for too many anecdotes involving significant and historic structures already, do we really need another one?
- (4) The Americana Apartments currently serve as a buffer between the bars and commercial activity on Broadway and BBVNA's residential areas. Removing this buffer and replacing it with the noise, light, and pollution of a parking lot defies reason.
- (5) Demolition of housing convenient for walking, bicycling, and transit use and replacing it with a parking lot is contradictory to the City's and County's efforts to promote active transport.
- (6) The Broadway Village Planned Area Development (PAD-19) was approved in 2011 despite (a) the addition of 10,000 sqft of combined office and retail space with no additional parking, and

Arroyo Chico Neighborhood Association
Case# PA-13-01, Arroyo Chico Area Plan and Broadmoor-Broadway Village Neighborhood Plan
page 2 of 2

(b) promises to protect the historic and residential character of the area. Mayor and Council approved this plan. Now the plan is apparently not sufficient and the developer wants to change the rules. Surrounding neighborhoods should not have to suffer because of someone else's inadequate planning. The ACAP and BBVNP amendment requests should be denied.

We, with our neighbors in BBVNA, want Broadway Village to continue to be the successful commercial center upon which residents rely for goods and services. However, demolishing needed affordable housing -- of historic significance, no less -- and replacing it with yet another lake of asphalt will not get us there.

Thank you for your time and consideration of our comments.

Les Pierce

Les Pierce
President, Arroyo Chico Neighborhood Association
520-319-0892

Sources:

(A) Broadmoor Broadway Village Neighborhood Plan, adopted by Mayor and Council 28-MAR-1988 --
<http://pdsd.tucsonaz.gov/files/pdsd/plans/bbvnp.pdf> -- (~524KB, 49 pages, PDF format)

(B) Arroyo Chico Area Plan, adopted by Mayor and Council 24-MAR-1987 --
<http://pdsd.tucsonaz.gov/files/pdsd/plans/ac1.pdf> -- (~1.5MB, 61 pages, PDF format)

(C) Broadway Village Planned Area Development (PAD-19) document prepared by The Planning Center, 08-MAR-2011 --
http://pdsd.tucsonaz.gov/files/pdsd/pdfs/PlannedAreaDevelopmentAndOverlay/040711_C9-11-03_Broadway_Village_PAD_Document.pdf -- (~11.4MB, 106 pages, PDF format, not searchable)

(D) Planning Center presentation to Planning Commission 15-OCT-2014 -- http://pdsd.tucsonaz.gov/files/pdsd/boards-committees-commissions/ALL-01_Planning_Commission.pdf -- (~2.6MB, 16 pages, PDF format)

(E) Rezoning application submitted to PDSD 17-MAR-2011 --
<http://tucson.siretechnologies.com/SIREPub/filesresults.aspx?cabinet=Permits&showfile=true&ext=pdf&fileid=3561158> -- (~4.5MB, 14 pages, PDF format, not searchable)

(F) Minutes of 07-APR-2011 Zoning Examiner hearing at which Broadway Village Planned Area Development (PAD-19) was approved --
<http://tucson.siretechnologies.com/SIREPub/filesresults.aspx?cabinet=Permits&showfile=true&ext=pdf&fileid=3667855> -- (~56MB, 44 pages, PDF format, not searchable)

JULIA KEEN NEIGHBORHOOD ASSOCIATION

Email: jkna@mindspring.com
Voice: 520.326.4522

November 26, 2014

City of Tucson Planning Commission
c/o Planner John Beall, Planning & Development Services Department
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Via Electronic Mail @ john.beall@tucsonaz.gov

**RE: Planning Commission Regular Meeting, December 3, 2014, Agenda Item for PA-13-01
Proposed Amendment to the Arroyo Chico Area Plan & PA-13-02 Proposed Amendment
to the Broadmoor Broadway Village Neighborhood Plan**

Honorable Chair and Members of the Commission:

The Julia Keen Neighborhood Association (JKNA) hereby opposes the above-referenced amendments to the Arroyo Chico Area Plan (ACAP) and the Broadmoor-Broadway Village Neighborhood Plan (BBVNP). JKNA is located a little less than one mile to the south of the subject site and lies within the neighborhood notification area. Our residents routinely travel along Country Club Road, along which the overall development site has frontage. JKNA representatives have attended neighborhood meetings for the currently pending plan amendments, as well as the for the prior planned area development (PAD) rezoning for the overall development.

We are particularly concerned with the integrity of the ACAP. Our entire neighborhood lies within the geographic boundaries of the ACAP and if this proposed amendment can be approved in the face of nearly unanimous opposition of the most affected neighborhood, JKNA will have difficulty in ever again relying on the ACAP policies that protect our neighborhood. While area and neighborhood plans are not written in stone and facts on the ground may evolve over time, the high degree of citizen participation in plan development dictates that amendments should only occur when a reasonably high degree of consensus exists. Such consensus clearly does not exist here.

We are also very troubled with applicant's unwillingness to revise the PAD that the proposed parking expansion would accommodate. The piecemeal approach that is instead being taken is contrary to the comprehensive planning approach that PAD's are supposed to represent.

Given the foregoing, we strongly urge you to deny the subject plan amendment requests.

Sincerely,



Mark Mayer
Co-Chair



20 November 2014

Thomas Saylor-Brown
Chair-Planning Commission
City of Tucson
Planning & Development Services Department
201 N. Stone Avenue
Tucson, Arizona 85711

Re: Broadmoor-Broadway Village Neighborhood Plan Amendment PA-13-02

To the Planning Commission:

Rincon Heights Neighborhood Association wish to go on record supporting Broadmoor Broadway Village Neighborhood Association (BBVNA) in opposing demolition of the Americana Apartments, 151 South Eastbourne, and their replacement with a parking lot.

We urge the Planning Commission to reject proposed changes to the 1988 Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan. The provisions of both plans, which prohibit the proposed use, exist for a reason. They specify appropriate uses for the parcel, currently a "vintage" midcentury residential building housing many BBVN members. The BBVN Area Plan, adopted by the Mayor & Council in 1988, is intended to "insure the compatibility of new development" and explicitly prohibits rezoning for parking.(p.8)

A parking lot at this location would displace neighborhood residents currently living in the Americana Apartments, and expose other residents of BBVN to noise, light and other impacts of commercial activity at Broadway Village that often continue until 1 a.m. when the restaurants close. Incompatible use of this site will erode the residential character of Broadmoor Broadway Village Neighborhood.

We additionally deplore plans to destroy a mature mesquite as well as the proposed destruction of the Americana Apartments. Built in 1948, the Americana Apartments incorporate many irreplaceable architectural features such as beamed ceilings, original tilework, and glass block. They will likely be eligible to contribute to the neighborhood's future National Register Historic District.

We further express our surprise and concern that the owners of the Americana Apartments have been able to obtain a demolition permit before the Planning Commission has ruled.



We urge the Planning Commission to reject efforts to amend the BBV Neighborhood Plan and the Arroyo Chico Area Plan.

Respectfully,

Rincon Heights Neighborhood Association



COLONIA SOLANA

HOMEOWNERS ASSOCIATION November 23, 2014

Planning Commission
City of Tucson
Planning & Development Services Department
201 North Stone Avenue
Tucson, Arizona 85711

RE: Broadmoor-Broadway Village Neighborhood Plan Amendment PA-13-02

The Colonia Solana Homeowners Association (CSHA) is a neighborhood association steep in historic preservation and submits this letter in support of the Broadmoor-Broadway Village Neighborhood opposition to the proposed amendment to the Arroyo Chico Area Plan and the Broadmoor-Broadway Village Neighborhood Plan, which would allow a parking use designation for parcel 129-02-0930 within its neighborhood.

CSHA asks you to consider the Arroyo Chico Area Plan, adopted in by Mayor and Council in 1986, which encourages the preservation of existing housing and discourages rezoning requests for the conversion of residential uses to non-residential uses within established neighborhoods. What CSHA finds perplexing is the City of Tucson mantra for increased density within the city, especially those properties near a planned streetcar line and this proposal to destroy a historical significant property, American Apartments, built in 1948 and still used for housing today.

The other issue we find disturbing is the fact that at the time of the Planned Area Development (PAD) hearings, the City stated that there was sufficient parking on site for the plan to be approved and developed. Now, in less than three years, the developers are requesting the demolition of high density unit to build a parking lot, thus contradicting the City's findings for the PAD.

As stated in The Planning Center's proposal for the Broadway Village Planned Area Development concerning compatibility with adjoining land use: "Special care will be taken to ensure that existing and new development within the Broadway Village PAD is compatible with the surrounding neighborhoods and the existing historic and architectural character of the neighborhoods." Now this group is requesting the demolition of a historic structure for parking for the PAD.

Sincerely,

Bill Du Pont, President

Colonia Solana Homeowners Association

John Beall - requested zoning change to 151 S. Eastbourne Ave.

From: Ann D Pattison <pattison.ad@gmail.com>
To: <john.beall@tucsonaz.gov>
Date: 11/24/2014 8:49 PM
Subject: requested zoning change to 151 S. Eastbourne Ave.

November 23, 2014

John Beall
City of Tucson
Planning Commission,

Re: 151 S. Eastbourne Ave.

Mr. Beall and members of the Planning Commission,

I am strongly opposed to rezoning the lot on which the Americana Apartments stand to parking, or any other zoning change that would encourage the demolition of these corner apartments. The requested zoning change requires changes to both the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan, which are City documents approved by Mayor and Council. These Plans were written by neighborhoods to protect their residential areas from incursion by commercial interests. Our Neighborhood Plan specifically prohibits a change in zoning in established residential areas to create parking. The Plans should be preserved intact.

Our neighborhood has initiated the process of seeking Historic Designation. We have completed a door-to-door survey showing overwhelming support from the residents, including financial support, for historic status. We are bounded on the north, northeast, and east by historic neighborhoods, and our success would establish this part of central Tucson as a fairly large historic district that will be linked to downtown by the Sunshine Mile. The Americana Apartments, as well as Broadway Village, are an integral and significant part of the history of the neighborhood. The apartments were built early on as an important buffer between the single family residences and the businesses, as well as a designed entry to the neighborhood.

In addition, there may be a link from the Americana Apartments to the noted Tucson architect, Josias Joesler, the architect who designed Broadway Village. Joesler apparently designed a similar corner apartment complex for the Manchester/Tucson Blvd. corner that was never built. This link could be a phenomenal addition to our narrative. Unfortunately, the owners of Broadway Village, essentially the same consortium that bought the apartments, have been unwilling to consider historic status even after various groups (Drachman Institute, Tucson Historic Preservation Foundation) offered to do most of the work required to obtain historic status, and despite the tax incentives they would receive. An approval of the requested zoning change would give the developers a green light to demolish the apartments.

Furthermore, the request to re-align the alleyway effectively closes off ingress to the alley from the north because the re-alignment sends the north exit into a one-way segment of southbound Eastbourne Avenue, with the opposite direction of travel separated by an island. This alley provides access to rear garages for

many of the residents of Eastbourne Avenue and Country Club Road. I am one of those residents with a rear garage and am concerned about proposed redirection of the alley, as well as the increase in dust along the south end of the alley if more traffic is diverted to that end. For the Country Club residents in particular, front parking is undesirable because of the danger of slowing down to turn into their yards from fast moving Country Club traffic. The re-alignment strikes me as a violation of access right-of-way to the residents on Eastbourne Avenue and Country Club Road. While the developers have contacted the homeowners adjacent to the section that would be re-aligned, they have not approached any of the residents who live further south along the alley.

The alley is also used for trash pick-up by garbage trucks moving N to S. The trucks will not be able to make the U-turn around the traffic island that blocks the entrance to the alley. Even the developers have acknowledged that the garbage trucks will be forced to drive north down Eastbourne Avenue first, rather than approaching from Manchester, in order to get to the north end of the alley and then drive south to pick up the trash.

I am worried that the requested change in zoning could leave our neighborhoods vulnerable to mini-dorms if a developer can buy two adjacent lots and then cite precedence when requesting that one lot be rezoned for parking. That could potentially circumvent current rules intended to discourage mini dorms by requiring a specific number of parking spaces when there are unrelated adults living at a single address.

The owners of Broadway Village cite increased parking needs due to the success of the Sushi Garden restaurant and expected new establishments. While parking was very scarce on weekend nights for a time following the opening of the Sushi Garden, the popularity of the restaurant has died off. Now there are open spaces even on busy weekend nights. Proposed new businesses, like a grocery store, do not typically have the same peak parking needs as a popular night spot like the Sushi Garden.

Finally, a few years ago, the owners of Broadway Village sought and were given a PAD for their property. The Broadmoor Broadway Village Neighborhood and other nearby neighborhoods worked with the developers to get the PAD approved. At the time, the owners insisted they had enough parking for all their planned developments. Now they want more. A PAD is intended to avoid piecemeal development, but the owners of Broadway Village have now bought at least one adjacent property (word is that they are trying to obtain others) and are attempting to obtain rule changes for each piece separately, and one property at a time—a move that is diametrically opposed to the intent of the PAD. At the very least, before any zoning change is granted, the owners should be required to revisit the PAD and incorporate this and any future acquisitions into the PAD, with a required review upon each new acquisition.

I ask that you deny the requested changes to the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan, as well as the requested change in the zoning of the property at 151 S. Eastbourne Avenue, and the redirection of the alley between Eastbourne Avenue and Country Club Road.

Sincerely,

Ann D. Pattison
333 S. Eastbourne Avenue
Tucson, Arizona, 85716