

IN FAVOR OF

June 16, 2014

City of Tucson Planning and Development Services  
PO Box 27210  
Tucson, AZ 85726

RE: Demolition of Americana Apartments

To Whom This may Concern:

I am the Managing Partner of Alphonso, LLC which owns Broadway Village Apartments at 150 South Eastbourne. As a neighbor, I have been notified about the potential demolition of the Americana Apartments to create more parking.

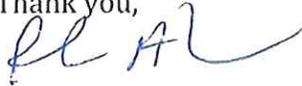
My partners and I have transformed what was a crime-ridden, non-performing apartment complex into a very nice place to live. We appreciate all that the Broadway Village Shopping Center owners have done to improve the area, and are grateful for the attractive, forward-thinking tenants they have attracted, several of whom are our friends.

My background is historic renovation work, and I have received awards from the City of Tucson and Pima Tucson Historic group for my work. I have also been recognized by the State Historic Preservation Office as an expert in historic revitalization.

The Americana Apartments have no redeeming value as a historic landmark and there should be no opposition to tearing them down. The one issue with this neighborhood is a lack of parking. This would take out a seedy apartment building and also create ample parking. I can't see why anybody should object to that.

If you need to reach me, I am at 520-609-6093 or [plinaz@gmail.com](mailto:plinaz@gmail.com).

Thank you,

A handwritten signature in blue ink, appearing to read "PL AL".

Phil Lipman  
Alphonso, LLC.

# HIRSH'S SHOES

Saving Tucson's Soles Since 1954

2934 E. BROADWAY BLVD. TUCSON, AZ 85716

Phone: (520) 325-3110

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Fax: (520) 795-8487

[www.hirshstucson.com](http://www.hirshstucson.com)

December 3, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Sayler-Brown and Fellow Planning Commissioners

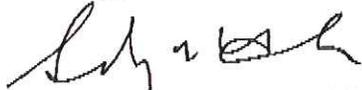
**RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo  
Chico Area Plan Amendments, PA13-02, 151 S. Eastbourne  
Parcel 129-02-0930**

As a neighbor of Broadway Village, I personally witness a general lack of available parking for patrons of the shopping center. Lunch and dinner hours are most difficult when hundreds of dinners patronize the Sushi Garden and Falora restaurants.

In order to accommodate, support and sustain the current level of commerce creating additional parking is an absolute must!

We strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930. Thank you.

Sincerely,



Sidney M. Hirsh, President

c: John Beall, City of Tucson Planning and Development Services

Dec 1, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, AZ 85726-7210

Attention: Chairman Saylor-Brown and Fellow Planning Commissioners

Re: Support for Broadmoor-Broadway Village Neighborhood & Arroyo Chico Plan Amendments,

PA 13-02, 151 S., Eastbourne Ave.- Parcel # 129-02-0930

We are writing to support Americana Lodgings LLC's application for an amendment to the Arroyo Chico Area Plan to allow parking use on the above named parcel.

As adjacent property owners, we believe Americana Lodgings has presented a reasonable and functional design that should minimize impact to all adjacent property owners, while accommodating their expressed and anticipated need for additional parking.

This new proposed parking area is needed as they have been extremely successful in providing the type of businesses that have given new life to this area and that are frequented by a fair number of the residents who live in this neighborhood. This new additional parking should allow their customers and patrons to have adequate parking while maintaining Americana's expressed efforts to minimize negative impact and overflow of commercial parking into our neighborhood.

We ask that you approve these proposed amendments with the expectation that they will improve the vitality and atmosphere of this particular part of the neighborhood.

Thank you.

Respectfully,

Daphne Dahlmer

Alfred Montes

C: John Beall

Handwritten signatures of Daphne Dahlmer and Alfred Montes. The signature of Daphne Dahlmer is written in black ink and is positioned above the signature of Alfred Montes, which is also in black ink.

The Village Salon  
120 South Country Club  
Tucson, Arizona 85716

City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

Attention: Chairman Saylor-Brown and Fellow Planning Commissioners

RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan Amendments, PA13-02, 151 S Eastbourne-Parcel 129-02-0930

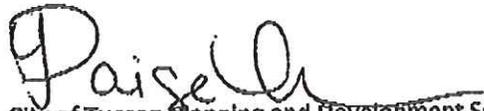
I am writing to express our support for Americana Lodgings LLC's application for an amendment to Arroyo Chico Area Plan to allow a parking use on Pima County parcel 129-02-0930 located at the southeast corner of Eastbourne Avenue and Manchester Street.

As a tenant of the adjacent Broadway Village, we personally witness a general lack of available parking for patrons of the shopping center on a regular basis. Lunch and dinner hours are most difficult when hundreds of diners patronize the Sushi Garden and Falora restaurants.

We feel in order to accommodate, support and sustain the current level of commerce conducted at the shopping center, creating additional parking is an absolute must! Although many patrons of our business arrive by bicycle or walking, and our policy is to encourage carpooling where possible for our employees, the need for additional parking is obvious. With free valet parking available on the busiest nights, which frees up additional parking stalls for non-valet customers, many customers are still not able to find appropriate parking for their visit to the property. Creating additional parking on parcel 120-02-0930 would help alleviate this ongoing issue for the property and at the same time help buffer the adjoining neighborhood from the ongoing commercial property activity.

We strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930. Thank you.

Sincerely,



CC: John Beall, City of Tucson Planning and Development Services



City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

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We strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Pyper".

CC: John Beall, City of Tucson Planning and Development Services

The Village Salon  
120 South Country Club  
Tucson, Arizona 85716

City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

Attention: Chairman Saylor-Brown and Fellow Planning Commissioners

RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan Amendments, PA13-02, 151 S Eastbourne—Parcel 129-02-0930

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Sincerely,

 Mark Speers

CC: John Beall, City of Tucson Planning and Development Services

The Village Salon  
120 South Country Club  
Tucson, Arizona 85716

City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

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Sincerely,

A handwritten signature in cursive script, appearing to read "John Beall".

CC: John Beall, City of Tucson Planning and Development Services

The Village Salon  
120 South Country Club  
Tucson, Arizona 85716

City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

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CC: John Beall, City of Tucson Planning and Development Services

The Village Salon  
120 South Country Club  
Tucson, Arizona 85716

City of Tucson Planning Commission

P.O. Box 27210

Tucson, Arizona 85726-7210

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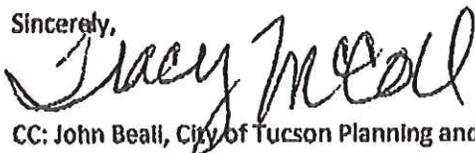
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Sincerely,



CC: John Beall, City of Tucson Planning and Development Services

Ari Shapiro  
Sidecar

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Sayler-Brown and Fellow Planning Commissioners

RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan Amendments,  
PA13-02, 151 S Eastbourne Parcel 129-02-0930

I am writing to express my full support for Americana Lodgings LLC's application for an amendment to Arroyo Chico Area Plan to allow a parking use on Pima County parcel 129-02-0930 located at the southeast corner of Eastbourne Avenue and Manchester Street.

As a tenant of the adjacent Broadway Village, I personally witness a general lack of available parking for patrons of the shopping center on a regular basis. Mealtime hours are most difficult when hundreds of dinners patronize Sushi Garden and my bar.

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Sincerely,



PRES. 11-28-11

Kerry Lane, GM  
Falora

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Saylor-Brown and Fellow Planning Commissioners

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Sincerely,



GM 11-25-14



November 19, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Sayler-Brown and Fellow Planning Commissioners

**RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan Amendments, PA13-02, 151 S Eastbourne-Parcel 129-02-0930**

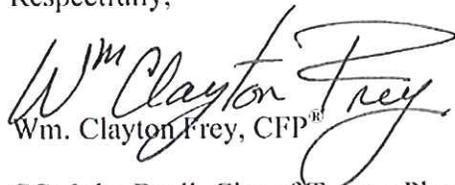
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Respectfully,

  
Wm. Clayton Frey, CFP®

CC: John Beall, City of Tucson Planning and Development Services



November 19, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Sayler-Brown and Fellow Planning Commissioners

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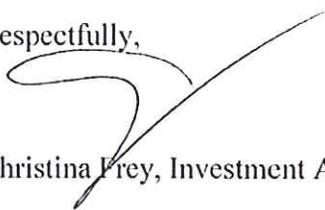
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Respectfully,

  
Christina Frey, Investment Advisor, Frey Financial

CC: John Beall, City of Tucson Planning and Development Services



November 19, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

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Respectfully,

Lisa Mappes

CC: John Beall, City of Tucson Planning and Development Services



Sugar Sweet Bakery, LLC

18 S Eastbourne Ave  
Tucson, AZ 85716  
520-881-1138

hello@sugarsweetbakery.com

December 2, 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Chairman Saylor-Brown and Fellow Planning Commissioners

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Sincerely,

Don Scheer

CC: John Beall, City of Tucson Planning and Development Services



123 S. Eastbourne Avenue • Tucson, AZ 85716 • (520) 250-9121 • [www.sessionyoga.com](http://www.sessionyoga.com)

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

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We strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930. Thank you.

Sincerely,

Kristin Horton and Chelsea Lucas, Session Yoga owners

CC: John Beall, City of Tucson Planning and Development Services



City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

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Sincerely,

Alexis Mosij

Owner, Avenue Boutique

CC: John Beall, City of Tucson Planning and Development Services

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*Official Correspondence*

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P.O. Box 27210  
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**RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan Amendments, PA13-02, 151 S Eastbourne-Parcel 129-02-0930**

I am writing to express our support for Americana Lodgings LLC's application for an amendment to Arroyo Chico Area Plan to allow a parking use on Pima County parcel 129-02-0930 located at the southeast corner of Eastbourne Avenue and Manchester Street.

As a tenant of the adjacent Broadway Village, we personally witness a general lack of available parking for patrons of the shopping center on a regular basis. Lunch and dinner hours are most difficult when hundreds of dinners patronize the Sushi Garden and Falora restaurants.

We feel in order to accommodate, support and sustain the current level of commerce conducted at the shopping center, creating additional parking is an absolute must! Although many patrons of our business arrive by bicycle or walking, and our policy is to encourage carpooling where possible for our employees, the need for additional parking is obvious. With free valet parking available on the busiest nights, which frees up additional parking stalls for non-valet customers, many customers are still not able to find appropriate parking for their visit to the property. Creating additional parking on parcel 120-02-0930 would help alleviate this ongoing issue for the property and at the same time help buffer the adjoining neighborhood from the ongoing commercial property activity.

We strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930. Thank you.

Sincerely,

*Jennifer L. Newman*

Jennifer Newman

c: John Beall, City of Tucson Planning and Development Service





25 November 2014

City of Tucson Planning Commission  
P.O. Box 27210  
Tucson, Arizona 85726-7210

Attention: Planning Commissioners

**RE: Support for Broadmoor Broadway Village Neighborhood & Arroyo Chico Area Plan  
Amendments, PA13-02, 151 S Eastbourne-Parcel 129-02-0930**

I am writing to express my support for the Americana Lodgings LLC's application for an amendment to the Arroyo Chico Area Plan to allow a parking use on Parcel 129-02-0930.

As an architect who has worked on several tenant improvement projects within Broadway Village I am intimately familiar with their need for additional parking. While the center promotes walkable and bike friendly spaces for the adjacent neighborhood residents the businesses within the center require a variety of transportation accommodations for their customers including automobiles. Without additional parking it will become increasingly difficult for the current and future businesses (several suites are currently vacant) to thrive, which could in turn create an unhealthy shopping center at a major intersection within the heart of Tucson.

I strongly urge you to approve the Broadmoor Broadway Village Neighborhood Plan/Arroyo Chico Area Plan Amendment(s) to allow parking a parking use on parcel # 120-02-0930.

Sincerely,



Rick McLain, AIA