



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: April 3, 2013

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: *Alvernon-Broadway Area Plan* Amendment PA-13-01, Southeast Corner Broadway Boulevard and Columbus Boulevard – Commercial, Office or High Density Residential Study Session (Ward 6)

Issue – This is a request by Thomas Sayler-Brown, on behalf of the principal owner of interest, the Sahuaro Girl Scouts (see attached application for signed letters from adjacent property owners authorizing the applicant to represent the owners in the processing of this plan amendment). The request is to amend the *Alvernon-Broadway Area Plan (ABAP)* for a portion of three parcels at the southeast corner of Broadway Boulevard and Columbus Boulevard Road from Low Density Residential designation to Commercial/Office/High Density Residential designation. The *ABAP* Conceptual Land Use map currently allows the northern half of these parcels to develop with commercial, office, or high density residential uses and low density residential uses on the southern half of the parcels. The proposed map change would allow for the total area of the three parcels to be developed with commercial, office, or high density residential uses. The Sahuaro Girl Scouts, if their amendment request is successful, will be seeking a rezoning of the southern half of these parcels site from Residential (R-1) to Commercial (C-1).

The following attachments are provided:

A: Context Map

B: Zoning Map

C: Aerial Photograph of Site

D: *Alvernon-Broadway Area Plan* Conceptual Land Use Map

E: Land Use Plan Policies

F: Copy of the Plan Amendment Application

Recommendation – Staff recommends that the Planning Commission set this item for public hearing on the next available date in May 2013.

Applicant's Proposal: The specific request is to amend the *Alvernon-Broadway Area Plan's* Conceptual Land Use Map to allow commercial, office or high density residential uses for the total area of the three parcels located at the southeast corner of Broadway Boulevard and Columbus Boulevard. The proposed redevelopment of the plan amendment site will include an already existing 2-story office building (6,000 sf), with two additional 2-story buildings (9,000 sf and 12,000 sf) to be developed in the future along the Broadway

Boulevard frontage, and the southern portion of these parcels to be developed for parking, loading and trash area. Primary access to the site will be along Broadway Boulevard, with an access along Columbus Boulevard that will be a right in / right out only. The site will include limited access off of La Jolla for trucks delivering cookies, private Girl Scout vehicles that use the lot and trash trucks exiting the site depending on site maneuverability.

Existing Zoning and Land Uses: The three parcels at the southeast corner of Broadway Boulevard and Columbus Boulevard are developed with existing buildings along the Broadway Boulevard frontage, and parking on the rear half of these sites. The amendment site is .80 acres, with the majority of this area designated for parking.

Directly to the north and east along Broadway Boulevard are commercial properties with C-1 and OCR-1 zoning. To the west and south are single-family residential properties with R-1 zoning.

Land Use Policy Direction: Policy direction is provided by the *Alvernon-Broadway Area Plan* (1995), and the City's *General Plan* (2001). Key policies are summarized below; a complete policy listing is provided as Attachment D.

Alvernon-Broadway Area Plan (1995): The purpose of the *Alvernon-Broadway Area Plan* is to provide land-use policy direction and design guidelines for new development within the *Plan* boundaries. Office and commercial uses are primarily located along the major streets. New office and commercial development and redevelopment of existing uses are limited to the locations shown on the Conceptual Land Use Map, including when primary access can be provided from an arterial street, all parking and maneuvering can be met onsite, or offsite on locations that have been historically used for parking in conjunction with the site, and screening and buffering for adjacent residential uses can be provided on-site.

General Plan (2001): The *General Plan* supports appropriate locations for commercial and office uses, with priority for development and redevelopment within existing urbanized areas. The *General Plan* promotes a mixture of commercial, office, and residential uses along major transportation corridors. It supports neighborhood-related commercial and office uses accessible from adjacent neighborhoods and located at the intersections of arterial streets, arterial and collector streets, or collector streets. The *General Plan* considers the expansion of commercial areas into adjoining areas when logical boundaries, such as existing streets can be established and adjacent residential property can be appropriately screened and buffered. It promotes redevelopment projects that reflect sensitivity to site and neighborhood conditions, and projects that stabilize and enhance the transition edge when adjacent to existing residential uses.

Public Contact: At this time, staff has received no direct input from the public about this amendment proposal. The applicant held two informal neighborhood meetings on January 31, 2013 and February 5, 2013, to discuss the proposed redevelopment project. The formal neighborhood meeting was held on February 14, 2013. There were 7 people in attendance at

that meeting. According to the information submitted, in general, everyone in attendance was pleased with the proposed amendment and project.

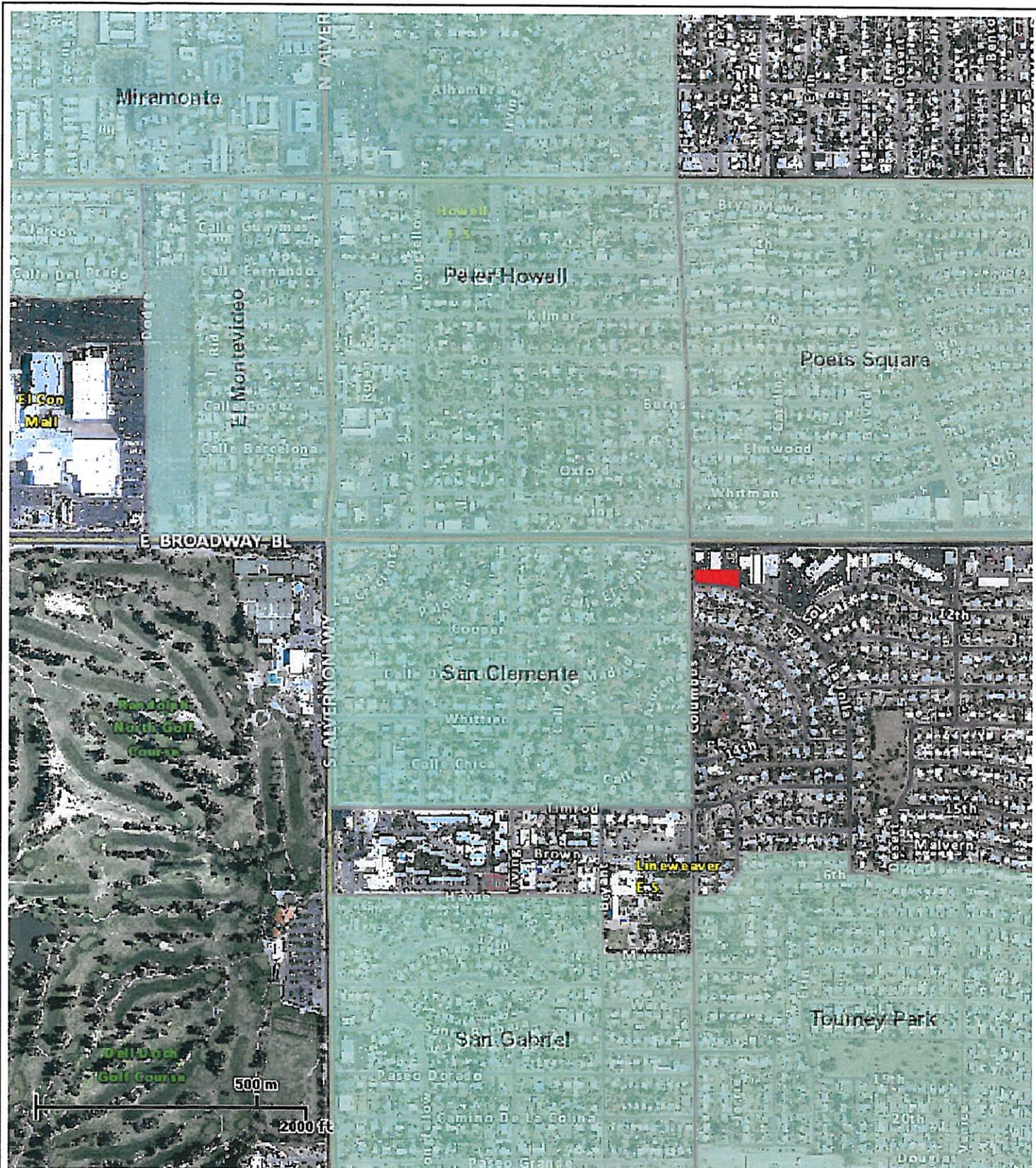
Discussion: The applicant is requesting a plan amendment to the *Alvernon-Broadway Area Plan* in order to allow expansion and redevelopment of an existing office development, through a change to the *Plan's* Conceptual Land Use Map. The amendment site is located at the southeast corner of the intersection of an arterial/collector, Broadway Boulevard and Columbus Boulevard.

The proposed land use change from low density residential / parking to commercial/office/high density residential provides an opportunity for the redevelopment and consolidation an existing office use site while stabilizing the transition edge of an adjacent residential neighborhood. The proposed project has split zoning, C-1 and R-1/P. At the time the *ABAP* was adopted the Conceptual land Use Map reflected the existing zoning pattern in this part of the plan area. Since the *ABAP* was adopted there have been three similar plan amendments successfully processed to allow expansion of non-residential uses into the adjacent residential areas, based on appropriate mitigation. The proposed land use is consistent with the *Alvernon-Broadway Area Plan's* pattern of non-residential uses relegated to the arterial streets that bound the neighborhood, including those areas where a logical boundary exists.

Conclusion: Staff recommends the Planning Commission set this item for public hearing in May. Staff will continue to review this proposal relative to existing and planned land uses, as well as other relevant information.

Attachments:

- A: Context Map
- B: Zoning Map
- C: Aerial Photograph of Site
- D: *Alvernon-Broadway Area Plan* Conceptual Land Use Map
- E: Land Use Plan Policies
- F: Copy of the Plan Amendment Application



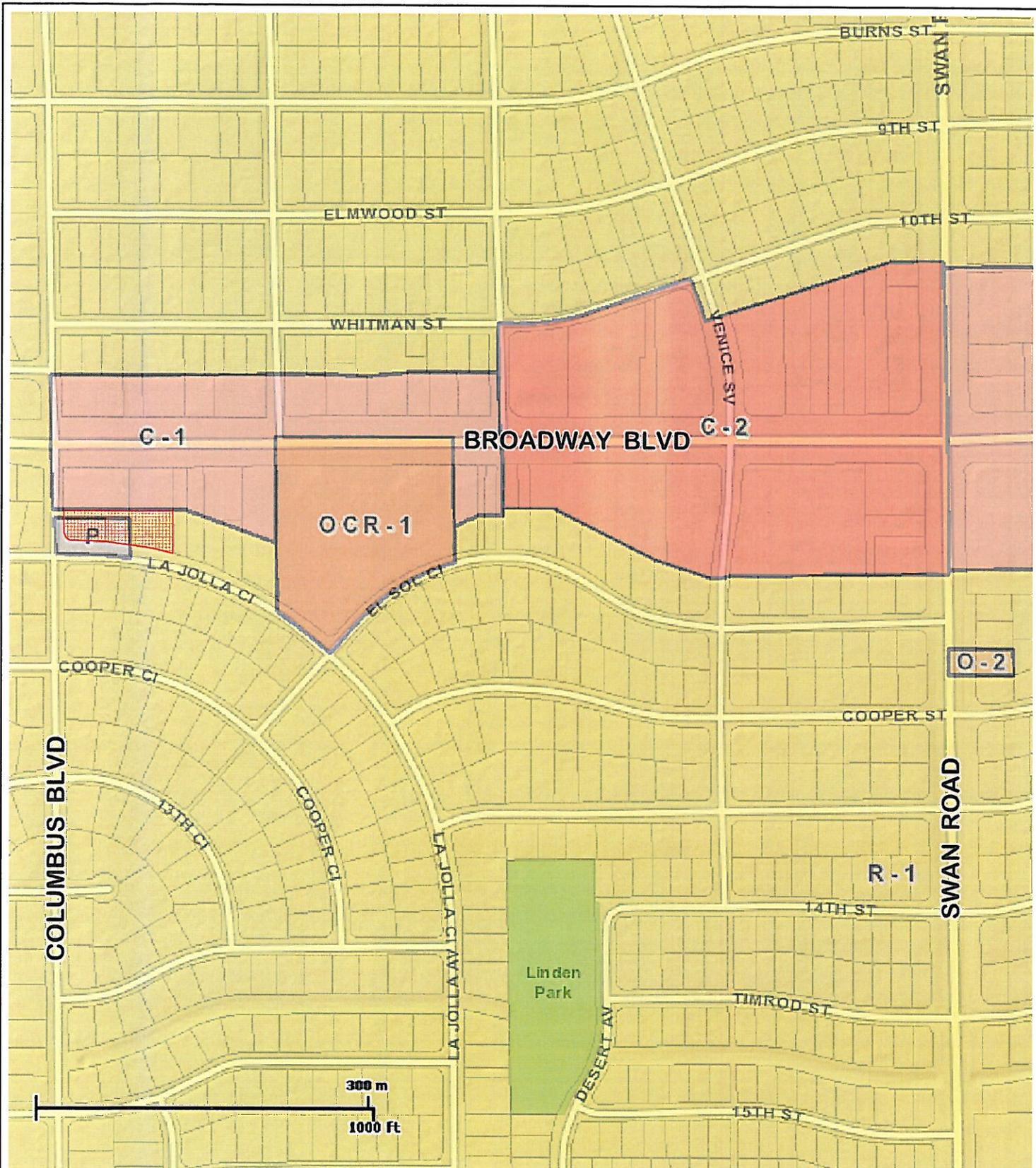
 Plan Amendment Site



Scale: 1:12,000

Broadway & Alvernon Plan Amendment PA-13-01
 Southeast Corner of Columbus Boulevard and Broadway Boulevard
Context Map - Attachment A





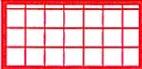
 Plan Amendment Site



Scale: 1:4,800

Broadway & Alvernon Plan Amendment PA-13-01
 Southeast Corner of Columbus Boulevard and Broadway Boulevard
Zoning Map - Attachment B





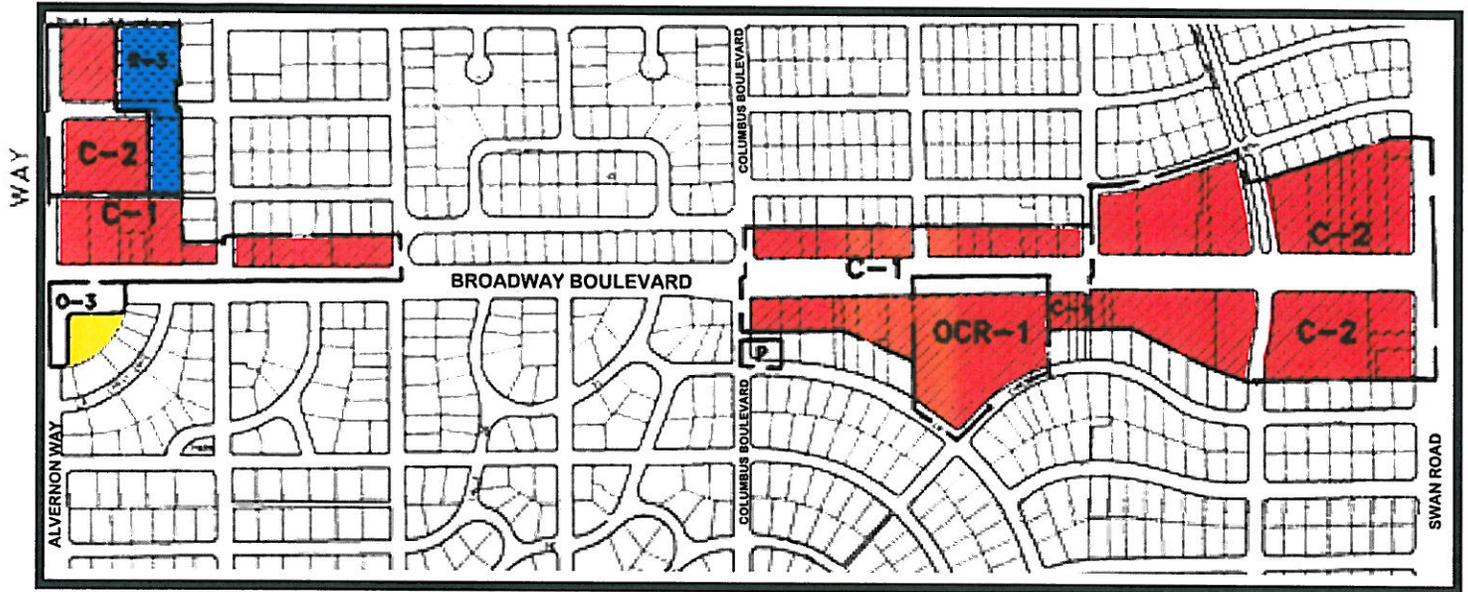
Plan Amendment Site



Scale: 1:1,200

Broadway & Alvernon Plan Amendment PA-13-01
Southeast Corner of Columbus Boulevard and Broadway Boulevard
Aerial Map - Attachment C





-  Low Density Residential
-  High Density Residential
-  Office
-  Commercial/Office/High Density Residential



Broadway & Alvernon Plan Amendment PA-13-01
 Southeast Corner of Columbus Boulevard and Broadway Boulevard
 Conceptual Land Use Plan - Attachment D



LAND USE PLAN POLICIES

Alvernon-Broadway Area Plan – 1995

Purpose – The purpose of this plan is to provide land-use policy direction and design guidelines for new development within the *Plan* boundaries.

The overall goals of the *Alvernon-Broadway Area Plan* are to:

- Preserve and protect the integrity of established, low-density neighborhoods
- Identify appropriate locations for new development
- Protect and enhance vegetation and open space
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian
- Protect private property rights and recognize deed restrictions

Intent Statement - Nonresidential Policies: The nonresidential policies are intended to limit office and commercial development to locations within the Plan Area that are most suited to handle the intensity of such uses in terms of traffic generation and other potential impacts on adjacent residential uses. These policies have been designed to minimize the expansion of nonresidential uses into existing neighborhoods and are to be used in conjunction with the General Design Guidelines.

Nonresidential Policy 2: Limit new office and commercial uses and redevelopment of existing uses to the locations shown on the Conceptual Land Use Map when all of the following criteria are met.

- a. Primary access can be provided from an arterial street.
- b. All parking and maneuvering requirements can be met on-site or, if off-site, on locations that have been historically used for parking in conjunction with the site.
- c. Screening and buffering for adjacent residential uses can be provided on-site.
- d. New development complies with the General Design Guidelines.

Architectural and Site Design Elements Subgoal: Design architectural and site plan elements to be compatible with existing land uses.

Guidelines:

1. Provide setbacks and a transition of heights and/or densities for proposed development which is adjacent to less intense uses, unless other mitigation measures provide adequate buffering.
2. Design or locate balconies and windows to protect the privacy of adjacent residential development.
3. Shield or direct outdoor lighting away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible.

4. Transition building heights downward from the arterial street frontage toward adjacent residential uses to be compatible with adjacent buildings.
5. If appropriate, provide view corridors to mountain peaks from at least one point from adjacent development; for example, roof-lines can be varied to allow a view to mountain peaks.
6. Design signs to be compatible with the landscape plan and reflect the architectural style or theme of the proposed development.
7. Noise generating uses such as loading zones, dumpsters, cooling and heating units, and loudspeakers should be located away from and buffered from adjacent residential uses and residentially zoned property. Screen dumpster areas, storage areas, utility equipment, or water-pumping stations with landscaping and a minimum six-foot-high masonry wall.
8. Minimize the number of vehicular access points for new development.
9. Enhance the visual appearance of masonry walls by one of the following techniques:
 - a. Construct screening walls with decorative, graffiti-resistant materials such as tile, stone, brick, or textured brick/block; or cover walls with a coarse textured material such as stucco, plaster, or a combination of materials.
 - b. Use colors found in the natural desert landscape for exterior wall colors.
 - c. Vary the wall alignment (jog, curve, notch, setback, etc.) and plant trees or shrubs in the voids created by the variations for visual relief and to resist graffiti.

General Plan – 2001

- Element 2: Land Use

- Policy 3: Protect established neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses.
- 3.9 Support nonresidential uses, including limited industrial and park industrial, where the scale and intensity of uses will be compatible with adjacent uses, including residential development and neighborhood schools and businesses.
- Policy 5: Support appropriate locations for commercial and office uses, with priority for development and redevelopment within the existing urbanized areas located in the Central Core and Mid-City Growth Areas and the abutting areas of the Evolving Edge Growth Area to promote use and improvement of existing infrastructures, to increase pedestrian activity and transit use, and to meet resident’s needs for goods and services in a cost-effective and equitable fashion.
- 5.3 Support neighborhood-related commercial uses accessible from adjacent neighborhoods and located at the intersections of arterial streets, arterial and collector streets, or collector streets.

5.6 Consider the expansion of commercial areas into adjoining residential areas when logical boundaries, such as existing streets or drainageways, can be established and adjacent residential property can be appropriately screened and buffered.

- Element 4: Community Character and Design

Policy 5: Promote neighborhood identity and visual character.

5.3 Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines

5.4 Encourage the redevelopment and/or expansion of current strip commercial development that will improve traffic flow, pedestrian mobility, and streetscape quality when:
1) The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
4) Screening and buffering of residential uses can be provided on site.

Policy 6: Promote quality in design for residential, commercial, industrial, mixed-uses, and publicly-funded development.

6.3 Office/commercial/park industrial development should incorporate solutions and strategies that promote appropriate design elements, such as connectivity and consolidation, while responding to adjacent residential development, improving the streetscape, and enhancing the experience and perception of employees and customers through scale and mass considerations.

- Element 13: Economic Development

Policy 7 Encourage the expansion and continued viability of trade and service activities.

Policy 18 Promote the continued physical and economic viability of the city's neighborhoods and commercial districts.



PLANNING &
DEVELOPMENT
SERVICES DEPARTMENT

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 3-1-13 Received by: J. Beull

Area/Neighborhood Plan to Be Amended:

Alvernon-Broadway Area Plan

Date Plan Was Adopted by Mayor and Council: February 1995

Plan Amendment Name: Girl Scouts

Plan Amendment Number: PA-13-01 Processing Fee: \$2669.00

SECTION 2 - Site Identification

Street Address: 4300-4330 E. BROADWAY

Township/Range/Section: T14S, R14E, S15 Tax Code No: 12615001A+2A, 12615004A

Nearest Major Cross Street: BROADWAY / COLUMBUS

Amendment Site Size: ± .80 ACRE

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

SANUARO GIRL SCOUT COUNCIL PROPERTIES, INC
ATTN: LOUIS A. OCHOA
15 CHURCH AVE #1700
TUCSON AZ 85701

NOTE: THE GIRL SCOUTS ARE IN THE PROCESS OF ACQUIRING ALL THE PROPERTIES AND ARE THE ONLY OWNER OF INTEREST

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: THOMAS SAYLER-BROWN

Firm's Name: SBBL ARCHITECTURE + PLANNING Phone No: 520 620 0255

Address: 1001 N. ALVERNON, TUCSON AZ Fax No: 520 620 0535

Thomas Saylor Brown 85711 3-1-13

Signature

Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: C-1, R-1, P Current Use of Site: OFFICES, RETAIL, PARKING

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

THE PROPERTY IS FULLY DEVELOPED. A 2-STORY OFFICE BUILDING SITS AT THE SEC OF BROADWAY/COLUMBUS AND A 1-STORY RETAIL/CONFERENCE BUILDING IS LOCATED TO THE EAST. A VACANT RESTAURANT IS LOCATED AT 4330 E. BROADWAY AND A PARKING LOT AT THE NEC COLUMBUS + LA JOLLA

SURROUNDING AREAS

Existing Zoning: North C-1 South R-1 East C-1+R-1 West R-1

Describe Land Uses and Development on Surrounding Properties:

EAST OF COLUMBUS, ALL PROPERTIES ON BROADWAY ARE TYPICAL C-1 COMMERCIAL (RETAIL, OFFICE, AUTO SERVICE). THESE PROPERTIES EXTEND FROM BROADWAY TO LA JOLLA. SOUTH OF LA JOLLA AND WEST OF COLUMBUS IS SINGLE FAMILY RESIDENTIAL

Neighborhood Context: BROADWAY IS A GATEWAY ROUTE. FROM COLUMBUS BLVD EASTWARD, ALL PROPERTIES ARE COMMERCIAL, AND VEHICULAR TRAFFIC HAS ACCESS TO AND USES LA JOLLA CIRCLE THE VACANT RESTAURANT AT 4330 IS TAGGED AND VANDALIZED AND AN EYESORE. A STABLE RESIDENTIAL NEIGHBORHOOD EXISTS SOUTH OF LA JOLLA AND WEST OF COLUMBUS. THE CURRENT CONTEXT HAS BEEN IN EXISTENCE FOR SEVERAL DECADES

SECTION 5 - Plan Amendment Information

Attach Additional Sheets as Necessary

Proposed Site Development

Proposed Use: OFFICES, CONFERENCE Proposed Zoning: C-1
CENTER AND RETAIL

Proposed Site Improvements (buildings, parking areas, etc.):

TWO NEW 2-STORY BUILDINGS WILL BE CONSTRUCTED ALONG BROADWAY
TO THE EAST OF THE EXISTING 2-STORY STRUCTURE. THE SOUTH PORTION OF
THE SITE WILL HAVE A NEWLY DEVELOPED PARKING, LOADING AND TRASH AREA

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

THE MAP NEEDS TO BE AMENDED TO SHOW THE SITE AS COMMERCIAL RATHER
THAN COMMERCIAL, RESIDENTIAL AND PARKING. NO TEXT
CHANGES SHOULD BE NECESSARY. THE MAP NEEDS TO CHANGE
TO REFLECT WHAT ALREADY EXISTS - A SITE USED FOR COMMERCIAL
PURPOSES. THE EXISTING RESIDENTIAL ZONING MAKES NO SENSE.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

THE MAP ON PAGE 22 SHOULD BE CHANGED TO SHOW THE HATCHING
REPRESENTING "COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL" OVER
THE ENTIRE SITE. NO NEW LANGUAGE PROPOSED

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

THE PROPOSES WILL BE ESSENTIALLY THE SAME AS EXISTING USES.
THE SOUTH PORTION OF THE SITE WILL CONTINUE TO BE USED PRIMARILY
FOR PARKING. VEHICULAR ACCESS FROM LA JOLLA WILL BE MORE LIMITED
THAN IT CURRENTLY IS, GREATLY IMPROVING THE RELATIONSHIP TO
ADJACENT RESIDENTIAL USES.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

THE COMMERCIAL USES ALONG BROADWAY HAVE COEXISTED WITH THE RESIDENTIAL USES TO THE SOUTH FOR SEVERAL DECADES. THE PROPOSED CHANGES IMPROVE THE PHYSICAL RELATIONSHIP BY REDUCING COMMERCIAL VEHICULAR TRAFFIC ON LA JOLLA, UPDATING AND SUPPLEMENTING LANDSCAPING AND REMOVING NUISANCES AND VANDALIZED BUILDINGS.

Provide additional supporting information that demonstrates why this amendment should be approved.

THIS PROPOSAL HAS BEEN POSITIVELY RECEIVED BY THE ADJACENT NEIGHBORS AND INTERESTED STAKEHOLDERS.

A concept plan is not required. However, staff encourages the applicant to submit one.

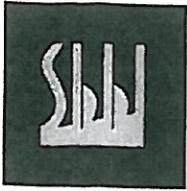
Is a concept map being submitted with this application? Yes No

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- NA Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA_application.doc



SBBL Architecture + Planning

1001 North Alvernon Way #105 Tucson, Arizona 85711-1019
t. 520.620.0255 f. 520.620.0535 e. sbbl@sbbll.biz

La Jolla Circle Property Owners
4302-4350 E. La Jolla Circle
Tucson, AZ

January 25, 2013

Hello.

SBBL Architecture + Planning is working with the Girl Scouts to amend the Neighborhood Plan and rezone their property to allow them to create a larger Girl Scout leadership center on their property on Broadway. We will be holding a formal meeting with property owners within 300 feet of their property in a few weeks, and you all will be invited to that. Before that meeting, however, we want to meet with you informally to give you an idea of what will be presented and get some preliminary feedback from you. We selected you for this informal meeting because your properties are closest to the Girl Scout property.

If you are interested in attending, we'll be meeting in the Girl Scout parking lot on January 31 at 6:00 p.m. weather permitting. We will walk the property and discuss any issues you may have. If it is inclement out or too dark, we will meet in the lobby of the large one story resource center at 4330 E. Broadway. Feel free to call me if you have questions.

Thank you.

Sincerely,

SBBL Architecture + Planning, LLC

Thomas Sayler-Brown, AIA

cc: Pauline Uthe, Paul and Kathleen Askren, Yoel and Venessa Friedman, Gilbert Caballero, Uhrs and Christina Chantell, Marie Gabarrot, Sharon Porter, Girl Scouts of Southern Arizona



SBBL Architecture + Planning
10011 North Avenson Way #105, Tucson, Arizona 85711-1019
t 520 620 0235 f 520 620 0535 e sbbi@sbbi.biz

PRELIMINARY NEIGHBORHOOD MEETING NOTES

DATE: February 1, 2013
PROJECT NO.: 12031
PROJECT NAME: Girl Scout Leadership Center
MEETING LOCATION: 4314 E. Broadway

AUTHOR: Thomas Saylor-Brown, AIA
ATTENDEE TSB, Debbie Rich, Marsha Tank
and neighbors

PURPOSE OF MEETING:

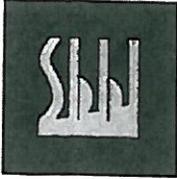
This was a preliminary meeting with interested adjacent property owners who are not represented by a neighborhood association to review our plans requesting a Plan Amendment to allow for commercial redevelopment of the Girl Scout property. I attended with Debbie and Marsha from the Girl Scouts. We met to get feedback that we can use in preparing a site plan for the formal neighborhood meeting that may also be submitted to the Planning Commission. The property owners invited live directly south of the site and are most impacted.

ITEMS OF DISCUSSION:

1. Existing development, Neighborhood Plan, Zoning designations;
2. Proposed development package and entitlement process toward achieving the redevelopment;
3. Neighbor issues and concerns.

SUMMARY:

1. In general, the plan to redevelop was regarded well by the neighbors. They were happy with the improvement to the parking and reduction of vehicle access to the site from the residential street.
2. One concern expressed was that the drive at Columbus should not allow access to traffic traveling southbound on Columbus because of the high volume of traffic traveling northbound. We learned that this is why the drive is currently gated. **We suggested that we could make this an exit only and will adjust the site plan before the next meeting.**
3. Another concern expressed was that adding the trees and new two-story buildings on the site would block their views of the Catalina Mountains. **We offered to look at that with them during the day to see what the situation may be. We said that the trees and landscaping in the new parking lot and along the street will be as required by the City and cannot be avoided. They appeared more concerned about the buildings. We will pursue it during the Plan Amendment process.**



SBBL Architecture + Planning
1001 North Alvernon Way # 105, Tucson Arizona 85711-1019
t 520 620 0255 f 520 620 0535 e sdbl@sdbl.biz

PRELIMINARY NEIGHBORHOOD MEETING NOTES

DATE:	February 5, 2013	AUTHOR:	Thomas Saylor-Brown, AIA
PROJECT NO.:	12031	ATTENDEE	TSB, Marsha Tank (GS), and 3 neighbors (David and Vanessa Friedman and Natasha Gabarrot
PROJECT NAME:	Girl Scout Leadership Center		
MEETING LOCATION:	4314 E. Broadway		

PURPOSE OF MEETING:

This was a follow-up meeting with adjacent property owners who attended the 1/31 meeting and had concerns about views and traffic. I attended with Marsha from the Girl Scouts. We talked about the site plan, observed vehicular traffic in and out of the GS property and talked about the views and issues with existing trees. These property owners live directly south of the site.

ITEMS OF DISCUSSION:

1. Views;
2. Traffic;
3. Trees in right of way.

SUMMARY:

1. David and Vanessa requested that we consider further limiting access from La Jolla and putting the cookie activity closer to the buildings rather than near La Jolla. **We agreed to revisit the site plan to accomplish this.**
2. Views to the mountains from their homes are already limited by existing trees on the homeowners' and GS properties and in the right of way, though they are visible. We talked about how the view would be maintained through the area between the two proposed buildings and took pictures of the views to serve as a background for sketches of the potential impacts. **We said that we'd come back with rendering(s) showing the building blocks in their proposed locations.**
3. Natasha's view is blocked by Palo Verde trees that are growing in the right of way directly in front of her house. The new buildings do not appear to have an impact on her views. **We said that we'd talk to the city about the possibility of removing the trees as part of our work.**



SBBL Architecture + Planning
1001 North Alverton Way #105 Tucson, Arizona 85711-1019
t. 520 620.0255 / f. 520 620 0535 e. sbbl@sbbl.biz

PRELIMINARY NEIGHBORHOOD MEETING NOTES

DATE:	February 13, 2013	AUTHOR:	Thomas Saylor-Brown, AIA
PROJECT NO.:	12031	ATTENDEE	TSB, Marsha Tank (GS),
PROJECT NAME:	Girl Scout Leadership Center		and 3 neighbors (David and
MEETING LOCATION:	4314 E. Broadway		Vanessa Friedman and Natasha
			Gabarrot

PURPOSE OF MEETING:

This was a follow-up meeting with adjacent property owners who attended the 1/31 meeting and had concerns about views and traffic. I attended with Marsha from the Girl Scouts. We talked about the site plan, observed vehicular traffic in and out of the GS property and talked about the views and issues with existing trees in the right of way. These property owners live directly south of the site.

ITEMS OF DISCUSSION:

1. Views: We presented a rendering of the potential view from the Friedman's driveway (the view from their porch was obscured by a palm tree in their yard.)
2. Traffic: We presented a revised site plan that relocated the cookie activity at the building rather than off La Jolla and showed access from Columbus limited. The revised plan was a result of the discussion from our last meeting with the neighbors.

SUMMARY:

1. The neighbors observed that the height of the building representation that we rendered into the photo appeared to be lower than the 30' we are proposing (based on existing structures nearby) and asked that we show it a bit taller. This change obscures a bit more of the view of the mountain tops, but that was ok with them. Natasha's view is not blocked by the building as much as it is by existing palo verde trees in the right of way. Our proposed driveway will enter the parking lot at this location, so we anticipate that the view will be restored as a result of the work. At the same time, we said that we'd have to have support from the traffic department for the location of the drive and from the parks department for removing the trees, since they are palo verdes.
2. The neighbors were happy with the changes in the plan. They understand that only trucks that don't have the turning radius to maneuver on the GS site and an occasional GS vehicle that is parked in the secured lot will use the access gate, significantly lowering the amount of traffic.
3. We invited them to the formal meeting to be held February 14.



SBBL Architecture + Planning

1001 North Alvernon Way # 105, Tucson, Arizona 85711-1019
t. 520 620 0255 f. 520 620 0535 e. sbbl@sbb.biz

To: Adjacent Property Owners and Neighborhood Associations
From: Thomas Sayler-Brown, AIA, Principal
Date: February 4, 2013
Project: Girl Scout Leadership Center
4300 E. Broadway
Tucson, AZ

Dear Sir/Madam:

SBBL Architecture + Planning, LLC ("SBBL") is the architect working with the Girl Scouts to entitle their property on Broadway for redevelopment. The redevelopment involves obtaining a Neighborhood Plan amendment, rezoning a portion of the site, constructing new buildings, installing new landscaping and generally improving the site. The site is part of the Broadway-Alvernon Neighborhood Plan.

The project includes the existing Girl Scout property plus the adjacent site now occupied by a vacant diner. The properties have three zoning designations: Commercial (C-1), Residential (R-1), and Parking (P), and the Neighborhood Plan calls for the site to maintain these designations. In this first phase of work, we are requesting that the Neighborhood Plan map be changed to show the site as commercial. For the next phase of work, we will meet with you again to discuss our efforts to rezone the entire property to Commercial (C-1) which is necessary for the redevelopment.

You are cordially invited to come to a meeting with a representative of the Ward 2 city council office, the developer, adjacent property owners and me to review our Plan Amendment request. The meeting will be held from **6:00 p.m. to 7:00 p.m. on Thursday, February 14**, in the large conference room at the Girl Scout resource center, 4314 E. Broadway. We will show our preliminary plans and give you an opportunity to voice your support and/or express any concerns. In April and May, we will present our plan to the city's Planning Commission. The May meeting is a public hearing that you will be invited to attend to be heard. If and when Mayor and council approves the Neighborhood Plan change, we will then submit our request for a rezoning.

Your contact at the city council office for this project is Bonnie Medler, aide to Steve Kozachik (791-4601). You can also contact the Director of the Planning and Development Services Department or the project manager, John Beall, in writing or verbally (791-5550) anytime prior to the Planning Commission hearing.

I look forward to seeing you on February 14, 2013. If you cannot attend, I will be happy to talk to you individually over the phone or in person.

Sincerely,

SBBL Architecture + Planning, LLC

Thomas Sayler-Brown, AIA
Principal



SBBL Architecture + Planning
1001 North Alverton Way #105 Tucson, Arizona 85711-1019
t. 520 620.0255 f. 520 620 0535 e sbbl@sbbl.biz

PRELIMINARY NEIGHBORHOOD MEETING NOTES

DATE: February 14, 2013
PROJECT NO.: 12031
PROJECT NAME: Girl Scout Leadership Center
MEETING LOCATION: 4314 E. Broadway

AUTHOR: Thomas Saylor-Brown, AIA
ATTENDEE TSB, Marsha Tank (GS),
8 neighbors and Bonnie
Medler from Council 6
office

PURPOSE OF MEETING:

This was the formal neighborhood meeting with adjacent property owners required for Plan Amendments to review the Plan Amendment request and to discuss the events/meetings to come.

ITEMS OF DISCUSSION:

1. Existing zoning and proposed changes;
2. Traffic flow;
3. Design;
4. Trees in right of way;
5. Upcoming meetings and rezoning process.

SUMMARY:

1. In general, everyone in attendance was pleased with the proposed amendment.
2. We discussed the review process, including when we'd be at the Planning Commission and eventually Mayor and Council, and that we'd be back to them in March or April to present again for the rezoning. They understood that they'd be invited to the public hearings for the Plan Amendment and Rezoning. We discussed the approximate timeline for approval of the development package (end of December) and that construction could be complete as early as the end of 2014 depending on funding.
3. We discussed that while every effort would be undertaken to limit vehicular access to La Jolla, the drive would probably be used by the trucks delivering cookies, private Girl Scout vehicles that use the lot and trash trucks leaving the site depending on maneuverability on the site. Access will be controlled by a lockable gate. Customer and employee vehicular traffic will enter the site on Broadway or Columbus. The access point at Columbus will be right in (for northbound traffic on Columbus and right out only). A pork chop will be installed to control traffic to and from the site. This is being done in response to one of the neighbor's conversations about traffic issues on Columbus when full access is provided.
4. We discussed that we would work with the city to address the existing Palo Verde trees that are in the right of way on La Jolla.

5. We discussed that the building areas we are proposing are maximum areas, and that they could be less depending on our funding ability. The two-story buildings proposed could end up being only 1-story if necessary. They would not be higher than the 30 feet allowed by Code for a C-1 zone, and we have no intention of rezoning to a more intense zone.
6. We discussed the Girl Scout plans to purchase the existing restaurant site (which was warmly received) and their effort to acquire the existing parking lot at the corner of La Jolla and Columbus. We showed two site plans, one with the parking lot excluded from the project and one with it absorbed into the Girl Scout property. We explained that the parking was not needed for the proposed Leadership Center, but that we did want to have it to provide a more fluid and attractive site. It was made clear that if the parking lot owners could not reach an agreement with the Girl Scouts that this site would remain in its present condition and not be part of the project. One neighbor expressed disappointment and said that he'd prefer that the site be incorporated and access be eliminated from La Jolla to reduce the possibility of abuse of the property.
7. After the meeting, I left the plans with the Girl Scouts, so they could make them available to anyone interested in seeing the project.
7. Subsequent to the meeting, I received a call from Lucy Peterson, a property owner from the west side of Columbus, who voiced her support and asked for an opportunity to see the plans. I directed her to Marsha Tank at the Girl Scouts to see the plans I left with her. She asked about traffic flow, and I told her what is discussed above. She was concerned about excess traffic through her neighborhood and was satisfied with my responses.

CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS
TIMELINES AND CERTIFICATION OF MAILING

PART 1 – DATE MAILING LABELS WERE GENERATED (to be filled out by staff)

Plan amendment file name and number: _____

Date mailing labels were generated: 1/11/13

Date that is 60 calendar days after mailing labels were generated: 3/11/13

PART 2 – CERTIFICATION OF MAILING (to be filled out by applicant and returned to staff with the application)

I hereby certify that I mailed the meeting notices to everyone on the mailing list on

2/4/13, for the neighborhood meeting that was held on

(date of mailing)

2/14/13

(date of neighborhood meeting)

[Signature]
(signature of applicant/applicant's agent)

2/15/13
(date signed)

PART 3 – TIMELINE CHECKS (to be filled out by staff)

Date of Neighborhood Meeting: _____

Time period that is 15 to 60 days after the neighborhood meeting was held:

Date application was submitted: _____

Was the application submitted between 15 and 60 days after the neighborhood meeting was held?

(yes or no)

If the application was submitted within the specified time frame, the timeline provisions of the *Land Use Code* have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

F:\Sharedir\UPDfiles\PIAmnts\GENERAL\Forms_Applicants\Info_PA_Applicants0512.doc

12615009A
4400 TOWER LLC
4400 E BROADWAY BLVD STE 600
TUCSON AZ 85711

126160980
ASKREN PAUL L & KATHLEEN A CP/RS
4242 E LA JOLLA CIR
TUCSON AZ 85711

126161080
PEDERSON LELAND R & LUCY V TR
4260 E CALLE DE MADRID
TUCSON AZ 85711

126161050
GARCIA DAVID V & GINA CP/RS
4254 E CALLE DE MADRID
TUCSON AZ 85711

12616103A
G & D ASSOCIATES LLC
2839 E 5TH ST
TUCSON AZ 85716

126150300
CHANTELL UHRS C & CHRISTINA A JT/RS
4302 E LA JOLLA CIR
TUCSON AZ 85711

126150310
UTHE PAULINE
4310 E LA JOLLA CIR
TUCSON AZ 85711

126150320
FRIEDMAN YOEL & VANESSA CP/RS
4318 E LA JOLLA CIR
TUCSON AZ 85711

126150330
GABARROT MARIE ANTOINETTE
4326 E LA JOLLA CIR
TUCSON AZ 85711

126150340
BROWN APRIL J
1351 W MOHAWK DR
TUCSON AZ 85705

126150350
CABALLERO GILBERT M
4342 E LA JOLLA CIR
TUCSON AZ 85711

126150360
PORTER SHARON ANNE
4350 E LA JOLLA CIR
TUCSON AZ 85711

126150370
GREENBERG LAURA ANN
3233 N OLSEN AVE
TUCSON AZ 85719

126150470
BEAUDRY PETER M & PATRICIA E
CP/RS
4301 E COOPER CIRCLE
TUCSON AZ 85711

126150460
DEUTCH JANET L
4309 E COOPER CIR
TUCSON AZ 85711

126150450
TUCSAR LLC
4215 E 4TH PL
TUCSON AZ 85711

126161070
WASHBURN THERESSE ANN
4261 E COOPER
TUCSON AZ 85711

126161060
BERGER EDWARD G & SHELLY S CP/RS
4245 E COOPER
TUCSON AZ 85711

126150440
QUEBEDEAUX CHRISTIAN
4325 E COOPER CIR
TUCSON AZ 85711

12616101A
ROYAL ANITA L
155 S CALLE DE MADRID
TUCSON AZ 85711

126150430
LUCAS CYNTHIA
4333 E COOPER CIR
TUCSON AZ 85711

126150420
CALDERON LISSETTE
4341 E COOPER CIR
TUCSON AZ 85711

126150410
WOOTTON LISA
4349 E COOPER DR
TUCSON AZ 85711

Broadwaycolumbus PA created
1/11/2013
Expires 3/11/2013
2 pages

126090580
EVERSON BEVERLY A
4231 E KINGS RD
TUCSON AZ 85711

126090590
CASEY RICHARD THOMAS
4237 E KINGS RD
TUCSON AZ 85711

126090600
ELWELL TONI J
4245 E KINGS RD
TUCSON AZ 85711

126110010
MADOLE LEWETTA TR
PO BOX 13495
TUCSON AZ 85732

126110020
RODARTE CHRISTOPHER LEE &
MARY GRACE JT/RS
4350 E WHITMAN
TUCSON AZ 85711

126110030
M & J RENTALS
4333 E BROADWAY BLVD
TUCSON AZ 85711

126110040
KRAMER JONATHAN P & RODGERS
PAULA M CP/RS
4338 E WHITMAN
TUCSON AZ 85711

126110050
SHAFIQULLAH MELISSA D & SALEK
JT/RS
4318 E WHITMAN
TUCSON AZ 85711

126110070
LAUER ELISE & STUART CP/RS
4314 E WHITMAN ST
TUCSON AZ 85711

126110080
JONES JOANNE M
3475 N ROCKY SPRING CT
TUCSON AZ 85745

126110090
MOORE WILLIAM B & NITA ANN
REVOCABLE TR
4460 E KLEINDALE RD
TUCSON AZ 85712

126110100
DAVIS KATHIE R
4300 E WHITMAN ST
TUCSON AZ 85711

12611020A
4345 E BROADWAY LLC
7601 N CALLE SIN ENVIDIA APT 7
TUCSON AZ 85718

126110140
KRISTI FRANK PROPERTIES LLC
4319 E BROADWAY BLVD
TUCSON AZ 85711

126110110
REAY'S RANCH INVESTORS LLC
2100 N KOLB RD
TUCSON AZ 85715

126090170
PARRISH KATHRYN TAYLOR
4251 E BROADWAY BLVD
TUCSON AZ 85711

126090160
MOORE TERESA
4244 E KINGS RD
TUCSON AZ 85711

126090150
SMITH EILEEN T
4238 E KINGS RD
TUCSON AZ 85711

126090140
BROWN SHEENA M
4232 E KINGS RD
TUCSON AZ 85711

12616113A
ANDERSON FRANK W
PO BOX 14346
TUCSON AZ 85732

126161150
ODGERS KARL JOHN
3455 E 4TH
TUCSON AZ 85716

12615010A
GLP KANSAS CITY LLC
PO BOX 414740
KANSAS CITY MO 64141

12615008A
4400 TOWER LLC
PO BOX 42677
TUCSON AZ 85733

126150070
4340 ASSOCIATES LLC
4340 E BROADWAY BLVD
TUCSON AZ 85711

12615004A
TUCSON DYNAMO RESTAURANTS INC
ATTN: BILL LETO
8912 E PINNACLE PEAK RD STE F-9-668
SCOTTSDALE AZ 85255

12615002A
SAHUARO GIRL SCOUT COUNCIL
PROPERTIES INC
ATTN: LOUIS A OCHOA
1 S CHURCH AVE STE 1700
TUCSON AZ 85701

126161120
BLEDSOE FREDERICK W & ANDREA S TR
3478 CAMPBELL AVE
HONOLULU HI 96815

126161110
CHUMBLER IRVIN N JR & ANN S CP/RS
4235 E CALLE DE MADRID
TUCSON AZ 85711

126161100
MURPHY MARGARET V
4245 E CALLE DE MADRID
TUCSON AZ 85711

126161090
WAY FAMILY TR
ATTN: THOMAS F & THERESE M WAY &
ROBERT MICHAEL WAY TR
1310 S PLACITA BRISA SERENA
TUCSON AZ 85748

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

Kathy Kline
N.A.-Aldea Linda
4914 E. Calle Jabali
Tucson, AZ 85711

Dale E. Edris
N.A.-Aldea Linda
4950 E. Calle Jabali
Tucson, AZ 85711

Nanette M. Warner
N.A.-Aldea Linda
4951 E. Calle Jabali
Tucson, AZ 85711

Nicole Gerhart
N.A.-El Conquistador
3515 E. Calle Del Prado
Tucson, AZ 85716

Wayne Sunne
N.A.-El Montevideo
3838 E. Calle Barcelona
Tucson, AZ 85716

Loma Petersen
N.A.-El Montevideo
3819 E Calle Cortez
Tucson, AZ 85716

Ida Plotkin
N.A.-Garden District
1805 N Belvedere
Tucson, AZ 85712

Meg Johnson
N.A.-Garden District
4102 E Lester St.
Tucson, AZ 85712

Caroline Rondeau
N.A.-Garden District
3965 E Louis Lane
Tucson, AZ 85712

Eric Shepp
N.A.-Highland Vista Cinco Via
P O Box 13631
Tucson, AZ 85732

Darin Frazier
N.A.-Highland Vista Cinco Via
210 N Cloverland
Tucson, AZ 85711

Connie Gerritz
N.A.-Miramonte
3560 E 3rd St.
Tucson, AZ 85716

Michael Anglin
N.A.-Miramonte
610 N Camino Miramonte
Tucson, AZ 85716

Richard Alexander
N.A.-Miramonte
3605 E. 3rd St.
Tucson, AZ 85716

Artis M. Witz
N.A.-Naylor
4357 E. 28th Street
Tucson, AZ 85711

Gary Stone
N.A.-Peter Howell
411 N Longfellow Ave
Tucson, AZ 85711

Marta Buchanan
N.A.-Peter Howell
Tucson, AZ 85711

Mariano Rodriguez
N.A.-Peter Howell
Tucson, AZ 85711

Matt Prince
N.A.-Poets Square
4402 E Burns St
Tucson, AZ 85711

Jeff Balmat
N.A.-Poets Square
4407 E. Elmwood St.
Tucson, AZ 85711

Sunshine Coffman
N.A.-Poets Square
4407 E. Elmwood St.
Tucson, AZ 85711

Duane Vild
N.A.-Rosemont East
Tucson, AZ 85732

Kathryn Barron
N.A.-Rosemont East
Tucson, AZ 85732

Jeff Farkas
N.A.-Rosemont East
5120 E Circulo Las Cabanas
Tucson, AZ 85711

James Marx
N.A.-Rosemont West
4902 E 12th St
Tucson, AZ 85711

Jonathan Altman
N.A.-Rosemont West
4881 E. 18th St.
Tucson, AZ 85711

Barbara Stoddard
N.A.-Rosemont West
5003 E Cooper St
Tucson, AZ 85711

Mathew Zoll
N.A.-San Clemente
4010 E. Palomar Dr.
Tucson, AZ 85711

Gerald Ledingham
N.A.-San Gabriel
4164 Camino de la Colina
Tucson, AZ 85711

Colette Ryan
N.A.-San Gabriel
4225 E Camino de la Colina
Tucson, AZ 85711

Todd Bukowski
N.A.-San Gabriel
4158 E Camino de la Colina
Tucson, AZ 85711

Sven E Silberschlag
N.A.-Sierra Estates
220 N Avenida Carolina
Tucson, AZ 85711

Jennifer Burns
N.A.-Sierra Estates
220 N Avenida Carolina
Tucson, AZ 85711

Adora-Marie Higgins
N.A.-Swan Way Park
5038 E Third St
Tucson, AZ 85711

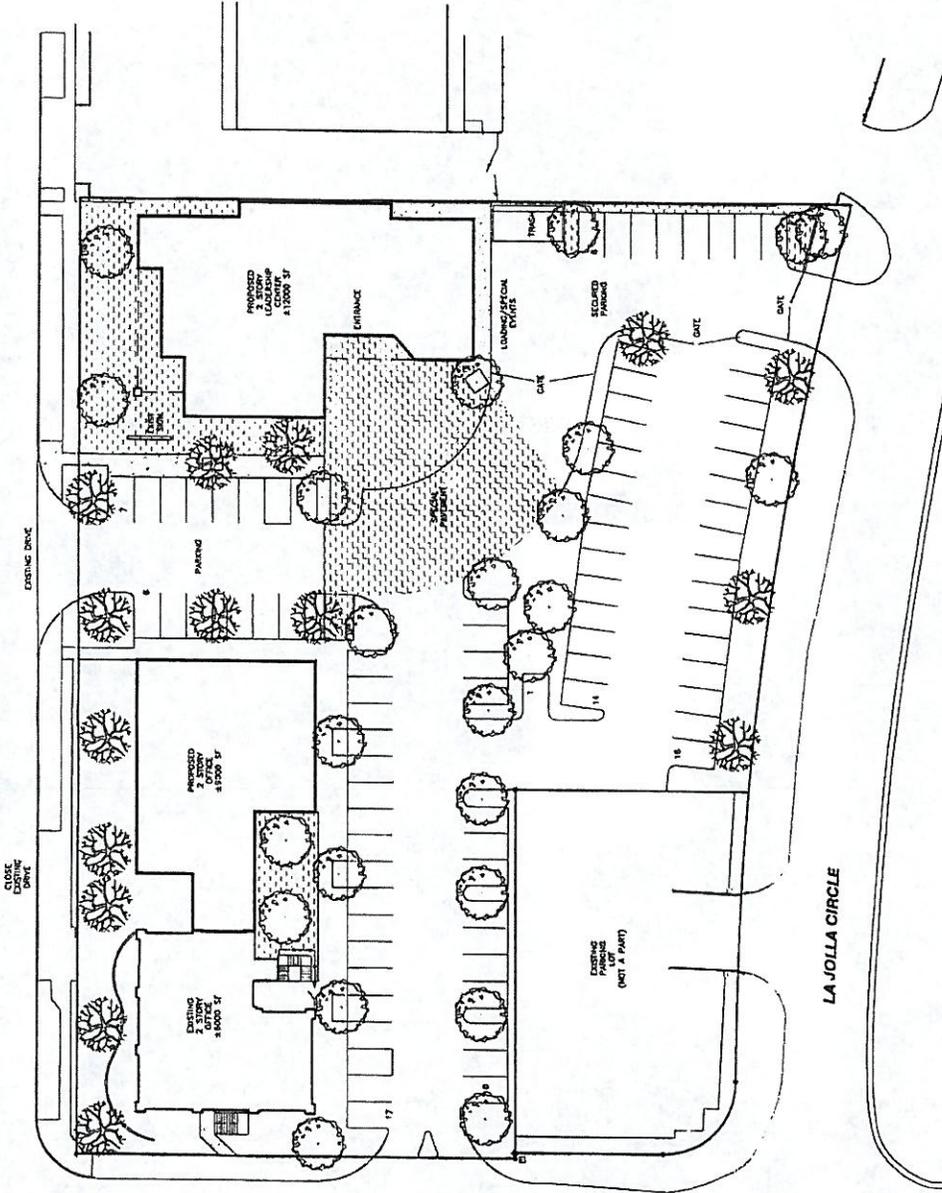
Robert Bowers
N.A.-Toumey Park
4504 E. 19th St.
Tucson, AZ 85711

Elizabeth Reeves
N.A.-Toumey Park
633 S. Erin Ave.
Tucson, AZ 85711

Richard Fimbres
Ward 5
4300 S. Park Av
Tucson, AZ 85714

Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

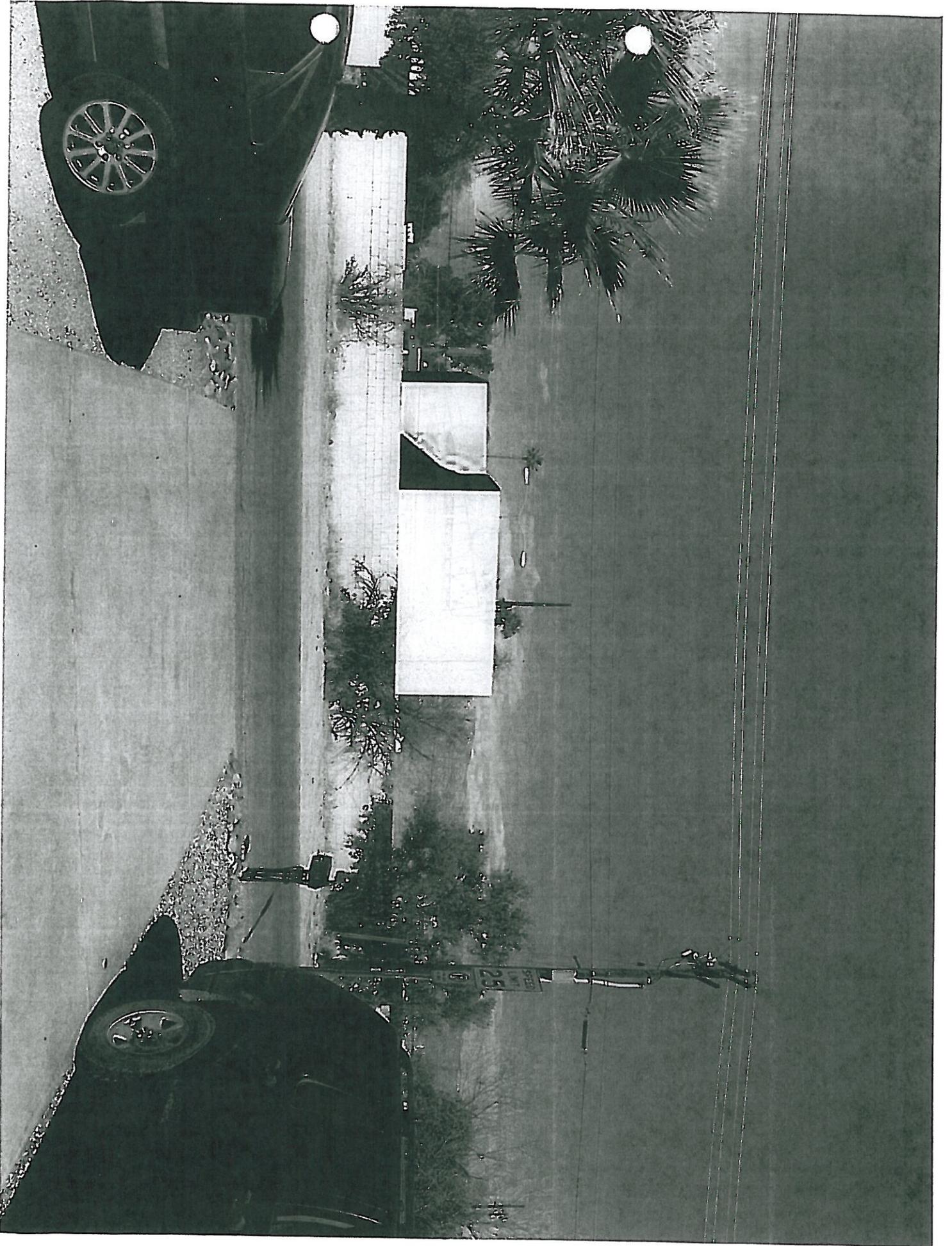
BROADWAY BLVD.

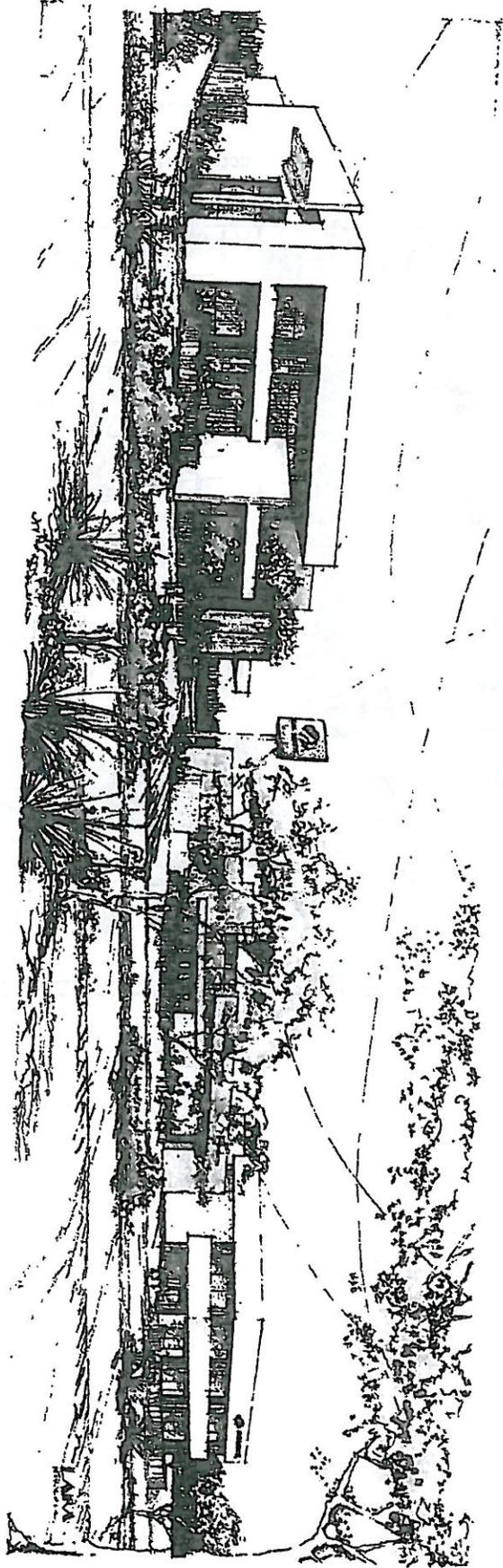


COLUMBUS BLVD.

CALLE DE MADRID

LA JOLLA CIRCLE





Book-Map-Parcel: 126-15-002A

[Oblique Image](#)

Tax Year:

Tax Area: 0150

Property Address:

Street No	Street Direction	Street Name	Location
4300	E	BROADWAY BL	Tucson
4302	E	BROADWAY BL	Tucson
4314	E	BROADWAY BL	Tucson

Taxpayer Information:

SAHUARO GIRL SCOUT COUNCIL PROPERTIES INC
 ATTN: LOUIS A OCHOA
 1 S CHURCH AVE STE 1700
 TUCSON AZ

Property Description:

COLONIA ALLEGRE W195' BLK 1 & PTN ABAND
 BROADWAY EXC S85' & W125'

85701- 1621

Valuation Data:

2013				2014			
LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV COMMERCIAL (1)	\$445,441	19.5	\$86,861	COMMERCIAL (1)	\$445,441	19.0	\$84,634
IMPR FCV COMMERCIAL (1)	\$1,302,945	19.5	\$254,074	COMMERCIAL (1)	\$1,302,945	19.0	\$247,560
TOTAL FCV COMMERCIAL (1)	\$1,748,386	19.5	\$340,935	COMMERCIAL (1)	\$1,748,386	19.0	\$332,194
LIMITED VALUE COMMERCIAL (1)	\$1,496,319	19.5	\$291,782	COMMERCIAL (1)	\$1,645,951	19.0	\$312,731

Property Information:

Section: 15
 Town: 14.0
 Range: 14.0E
 Map & Plat: 9/40
 Block: 001
 Tract:
 Rule B District: 11
 Land Measure: 35550.00F
 Group Code:
 Census Tract: 3400
Use Code: 1512 (OFFICE BUILDING 2 STORY)
 File Id: 1
 Date of Last Change: 1/8/2009

Commercial Characteristics:

SEQ-SECT	Contract. Year	Model	IPR	Sqft.	RCN	RCNLD	Model Description
001-001	1984	151 3	0000000	6336	\$736,397	\$533,123	
002-001	1984	290 3	0000000	0	\$41,023	\$15,978	
003-001	1965	111 3	0000000	8225	\$521,146	\$220,132	

Valuation Area:

Condo Market: 70
 DOR Market: 10
 MFR Neighborhood: SC_CRAYCROFT_MYERS
 SFR Neighborhood: 01006601
 SFR District: 14

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20072350075	13196	395	2007-12-06	WARRANTY DEED
20051910551	12650	2360	2005-09-30	WARRANTY DEED
95132860	10120	482	1995-09-01	
95132861	10120	485	1995-09-01	
94143196	9839	17	1994-07-21	
88097689	8335	1721	1988-07-25	
0	7423	1013	1984-12-05	

Book-Map-Parcel: 126-15-001A

[Oblique Image](#)

Tax Year:

Tax Area: 0150

Property Address:

Taxpayer Information:

GLP KANSAS CITY LLC
PO BOX 414740
KANSAS CITY MO

Property Description:

COLONIA ALLEGRE PTN S85' LOT 1 & PTN S85'
W40' LOT 2 BLK 1

64141-4740

Valuation Data:

	2013				2014			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	COMMERCIAL (1)	\$34,531	19.5	\$6,734	COMMERCIAL (1)	\$34,531	19.0	\$6,561
IMPR FCV	COMMERCIAL (1)	\$15,048	19.5	\$2,934	COMMERCIAL (1)	\$15,048	19.0	\$2,859
TOTAL FCV	COMMERCIAL (1)	\$49,579	19.5	\$9,668	COMMERCIAL (1)	\$49,579	19.0	\$9,420
LIMITED VALUE	COMMERCIAL (1)	\$49,579	19.5	\$9,668	COMMERCIAL (1)	\$49,579	19.0	\$9,420

The 2014 valuation shown above was set pursuant to Arizona Law. Had this not been in effect your value would have been \$80,440. Please file an appeal if you would like your 2014 value to reflect \$80,440.

[Click here for Appeal form.](#)

Property Information:

Section: 15
Town: 14.0
Range: 14.0E
Map & Plat: 9/40
Block: 001
Tract:
Rule B District: 11
Land Measure: 9866.00F
Group Code:
Census Tract: 3400
Use Code: 2630 (PARKING LOT SEP PARC PVT OR PAY TO PARK)
File Id: 1
Date of Last Change: 1/30/2012

Commercial Characteristics:

SEQ-SECT	Construct. Year	Model	IPR	Sqft.	RCN	RCNLD	Model Description
001-001	1995	290 3	0000000	0	\$27,253	\$16,311	

Valuation Area:

Condo Market: 70
DOR Market: 10
MFR Neighborhood: SC_CRAYCROFT_MYERS
SFR Neighborhood: 01006601
SFR District: 14

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
20101700288	13886	1115	2010-09-02	WARRANTY DEED
93108399	9575	1555	1993-07-01	
0	8350	1571	1988-08-15	

Owner's Estimate:

Tax Year	Estimate
2013	\$30,500.00

Book-Map-Parcel: 126-15-004A

[Oblique Image](#)

Tax Year:

Tax Area:0150

Property Address:

Street No	Street Direction	Street Name	Location
4330	E	BROADWAY BL	Tucson

Taxpayer Information:

TUCSON DYNAMO RESTAURANTS INC
 ATTN: BILL LETO
 8912 E PINNACLE PEAK RD STE F-9-668
 SCOTTSDALE AZ

Property Description:

COLONIA ALLEGRE W20' BLK 2 & E50' BLK 1 &
 ABAND PTNS OF BROADWAY & JERRIE AVE ADJ
 THERETO

85255- 3659

Valuation Data:

2013				2014			
LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV COMMERCIAL (1)	\$238,000	19.5	\$46,410	COMMERCIAL (1)	\$238,000	19.0	\$45,220
IMPR FCV COMMERCIAL (1)	\$189,975	19.5	\$37,045	COMMERCIAL (1)	\$189,975	19.0	\$36,095
TOTAL FCV COMMERCIAL (1)	\$427,975	19.5	\$83,455	COMMERCIAL (1)	\$427,975	19.0	\$81,315
LIMITED VALUE COMMERCIAL (1)	\$421,218	19.5	\$82,138	COMMERCIAL (1)	\$427,975	19.0	\$81,315

The 2014 valuation shown above was set pursuant to Arizona Law. Had this not been in effect your value would have been \$540,600. Please file an appeal if you would like your 2014 value to reflect \$540,600.

[Click here for Appeal form.](#)

Property Information:

Section: 15
 Town: 14.0
 Range: 14.0E
 Map & Plat: 9/40
 Block: 001
 Tract:
 Rule B District: 11
 Land Measure: 28000.00F
 Group Code:
 Census Tract: 3400
Use Code: 2010 (RESTAURANT SIT DOWN)
 File Id: 1
 Date of Last Change: 9/2/2009

Commercial Characteristics:

SEQ-SECT	Construct. Year	Model	IPR	Sqft.	RCN	RCNLD	Model Description
001-001	1973	201 3	0000000	4505	\$506,147	\$208,937	
002-001	1973	290 3	0000000	0	\$139,812	\$53,129	

Valuation Area:

Condo Market: 70
 DOR Market: 10
 MFR Neighborhood: SC_CRAYCROFT_MYERS
 SFR Neighborhood: 01006601
 SFR District: 14

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
96188254	10414	1852	1996-11-04	

Parcel Note:

ParcelNote PETITION AUDIT REVIEW 2010 B-LEVEL: REVIEWED & ADJUSTED.

Owner's Estimate:

Tax Year	Estimate
2013	\$250,000.00
2010	\$351,468.00
2004	\$250,000.00
2003	\$200,000.00



Girl Scouts of
Southern Arizona
4300 E. Broadway Boulevard
Tucson, AZ 85711
520.327.2288 | 800.331.6782
GirlScoutsSouthernArizona.org

To: City of Tucson Development Services
From: Debbie Rich, Girl Scouts of Southern Arizona
Date: March 1, 2013
Project: Girl Scout Leadership Center
4300 E. Broadway
Tucson, AZ 85711

To Whom It May Concern:

This is to certify that Thomas Saylor-Brown is authorized by the Girl Scouts of Southern Arizona to submit the Plan Amendment application on behalf of the Girl Scouts.

Sincerely,

Girl Scouts of Southern Arizona

Debbie Rich, CEO

TO: CITY OF TUCSON DEVELOPMENT SERVICES
FROM: WILLIAM S LETO MANAGING MEMBER OF TUCSON DYNAMO LLC.
DATE: MARCCH 11,2013
PROJECT: GIRL SCOUT LEADERSHIP CENTER
TUCSON,AZ

To Whom It May Concern:

This to certify that Thomas Sayle-Brown is authorized by me, William S Leto to submit the Plan Amendment application on behalf of Tucson Dynamo LLC.

Sincerely,
William S Leto
Tucson Dynamo LLC.
Managing Member

A handwritten signature in black ink, appearing to read "William S Leto". The signature is written in a cursive style with a large initial "W" and "L".

