



PLANNING COMMISSION

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

DATE: December 3, 2014

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: *Broadmoor-Broadway Village Neighborhood Plan* Amendment PA-13-02,
151 South Eastbourne Avenue – Parking Use
Public Hearing (Ward 6)

Issue – This is a request by the Planning Center on behalf of Americana Lodgings, LLC (See Attachment C: Amendment Application) to amend the *Arroyo Chico Area Plan (ACAP)* and the *Broadmoor-Broadway Village Neighborhood Plan (BBVNP)* to allow a parking use designation for a 21,780 square foot parcel (129-02-0930) at the southeast corner of the Eastbourne Avenue and Manchester Street intersection.

The plan amendment site abuts the parking area for the Broadway Village Shopping Center and is developed with the Americana Apartments complex. The Broadway Village Shopping Center developer proposes to remove the existing apartment buildings and redevelop the site as a parking lot with 61 spaces to provide a location for the Center's employee parking, provide for overflow parking from the Center, reduce traffic circulation impacts on the neighborhood to the south, and upgrade the residential edge of the neighborhood through increased screening and landscaping. The proposed amendment would allow parking use the subject parcel to be used for parking to serve the Broadway Village Center.

If their amendment is successful, the applicant will be seeking a rezoning for this parcel from Office (O-3) to Parking (P).

Recommendation: Staff recommends the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to revise the *Arroyo Chico Area Plan* Residential Subarea 2 Map, and the *Broadmoor-Broadway Village Neighborhood Plan* Recommended Land Use Map to designate the amendment site for parking use, and revise *Broadmoor-Broadway Village Neighborhood Plan* Non-residential Policy I.C. to allow parking use on the amendment site.

Applicant's Proposal: The applicant's proposed amendment would allow a site currently developed with an apartment complex to be rezoned to the Parking (P) zone and redeveloped with 61 additional parking spaces for the Broadway Village Shopping Center (See Attachment C: Amendment Application). Access to the proposed lot would be from the existing Broadway Village Shopping Center parking lot abutting the amendment site to the east. The purpose of this additional parking is to continue to preserve and revitalize the Broadway Village Shopping Center by the following:

1. Provide a specific location for the Center's employee parking;
2. Provide for overflow parking from the Center;
3. Reduce traffic circulation impacts on the Broadmoor neighborhood to the south; and
4. Provide a more significant buffer to the residential edge of the Broadway Village Shopping Center neighborhood through increased screening and landscaping.

Existing Zoning and Land Uses: The .5 acre amendment site is zoned O-3 Office (See Attachment B: Zoning Map) and developed with a 10 unit apartment complex, a density of 20 units per acre. To the north and east is the Broadway Village Planned Area Development (PAD 19) developed with the Broadway Village Shopping Center. Abutting the amendment site to the east is a parking lot for the Broadway Village Shopping Center (PAD 19) and single family homes zoned R-1 (Broadmoor Subdivision). To the south is R-1 zoning developed with single-family residences (Broadmoor Subdivision). To the west is O-3 Office zoning developed with an apartment complex and R-1 zoning developed with the single-family residences (Broadmoor Subdivision).

Note: *Broadmoor-Broadway Village Neighborhood Plan* Existing Zoning map will be updated to reflect current Unified Development Zone zoning title classifications.

Land Use Policy Direction: Policy direction is provided by the City's *Plan Tucson* (2013), *Arroyo Chico Area Plan (ACAP)* (1986), and the *Broadmoor-Broadway Village Neighborhood Plan (BBVNP)* (1988). Key policies are summarized below; a complete policy listing is provided as Attachment D.

Plan Tucson (PT): *PT* identifies Broadway Boulevard as a mixed use corridor which supports redevelopment and revitalization of existing commercial land use that will stabilize and enhance the transition edge when adjacent to existing residential uses.

Arroyo Chico Area Plan (ACAP): *ACAP* Residential Subarea 2, Plumer-Country Club Neighborhood Map identifies the amendment site for existing and proposed low to medium density residential use (up to 15 units per acre). *ACAP* identifies Broadway Boulevard as a major street corridor where commercial developments should be consolidated at major street intersections and integrated with adjacent commercial development (including joint access and shared parking) when designed to be compatible with adjacent residential uses. Broadway Boulevard and Country Club Road are designated arterial streets on the *Major Streets and Routes Plan*.

Broadmoor-Broadway Village Neighborhood Plan (BBVNP): *BBVNP* Recommended Land Use Map identifies the amendment site for medium to high density residential uses (over 14 units per acre); and *BBVNP* Nonresidential Policy I.C prohibits the rezoning of abutting residential use to parking areas to limit the expansion of commercial uses. *BBVNP* recognizes Broadway Boulevard as the appropriate location for commercial development with the focus on compatibility of nonresidential development with adjacent single-family residential uses. *BBVNP* also supports buffering between higher density land uses and less intense development.

Public Contact: Within the past year, the applicant has held several meetings with the surrounding neighborhoods presenting plans to redevelop the subject property as a parking project. The first two meetings were held on: January 21, 2013, and February 27, 2014. On June 25, 2014, the applicant held their required neighborhood meeting with 22 people in attendance.

Issues discussed during the meetings included the need for additional parking, the design of the parking area, landscaping and buffering of existing residential uses, reconfiguration of the local alley system, and, pedestrian and traffic circulation and safety on Eastbourne Avenue and Manchester Street.

To date, staff has received four emails/letters objecting to the proposal (See Attachment I). The concerns include: that the Americana Apartments are historic and should be preserved; that the apartments provided a better buffer from the commercial development than a parking lot, and the commercial shopping center already has enough parking; that rerouting of the alley would interfere with resident access; and that the onsite mesquite tree should not be cut down.

Conclusion: The proposed amendment would allow for the redevelopment of the amendment site into a parking area at the southeast corner of the intersection of Eastbourne Avenue and Manchester Street. The proposed development is consistent with the goals and policies of *Plan Tucson* and the general direction of the *Arroyo Chico Area Plan* and the *Broadmoor-Broadway Village Neighborhood Plan*.

Broadmoor-Broadway Village Plan provides specific parcel by parcel land use direction. The parking use can serve as a buffer and transition zone between residential and commercial uses, and supports the intent of the *Broadmoor-Broadway Village Plan* to preserve the single-family residential character while supporting the neighborhood's commercial district along Broadway. The Broadway Village shopping center is a valued architectural landmark and meeting place in the community. Additional parking will enable the shopping center to continue in a way that preserves its current character and historical significance, and that of the neighborhood. Redevelopment of the amendment site into parking use provides an opportunity to create space for employee parking for the shopping center, which will allow customers to park closer to businesses. It also provides an opportunity to create a stand-alone parking lot that could be used by other businesses along Broadway and serve as overflow parking for the shopping center. The proposed parking lot layout allows access to the parking area through the existing Broadway Village parking lot, which promotes safety and reduces traffic and congestion on Eastbourne and Manchester. A stand alone parking lot can discourage on-street parking in the Broadmoor-Broadway neighborhood by offering a designated space for overflow parking. It should be noted that the Americana Apartments, while over 50 years old, is not designated as a National Register Historic Property.

Staff recommends the Planning Commission forward the proposed plan amendment to the Mayor and Council with a recommendation to revise the *Arroyo Chico Area Plan Residential Subarea 2 Map*, and the *Broadmoor-Broadway Village Neighborhood Plan Recommended Land Use Map* to designate the amendment site for parking use, and revise *Broadmoor-*

Broadway Village Neighborhood Plan Non-residential Policy I.C. to allow parking use on the amendment site (Parcel 129-02-0930). This recommendation is based on the findings below:

Findings:

- Is consistent with *Plan Tucson*
- Supports the intent of the *Broadmoor-Broadway Village Plan* to preserve the single-family residential character while supporting the neighborhood's commercial district along Broadway
- Parking use can act as a buffer and transition zone between commercial and residential uses
- Parking use will provide for overflow parking and help promote safety and reduce traffic and congestion in the residential neighborhood

Attachments:

A: Context Map

B: Zoning Map

C: Copy of Plan Amendment Application

D: Land Use Policies

E: *Arroyo Chico Area Plan* Residential Subarea 2 Map

F: Proposed changes to *Arroyo Chico Area Plan* Residential Subarea 2 Map

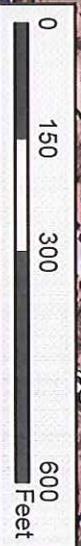
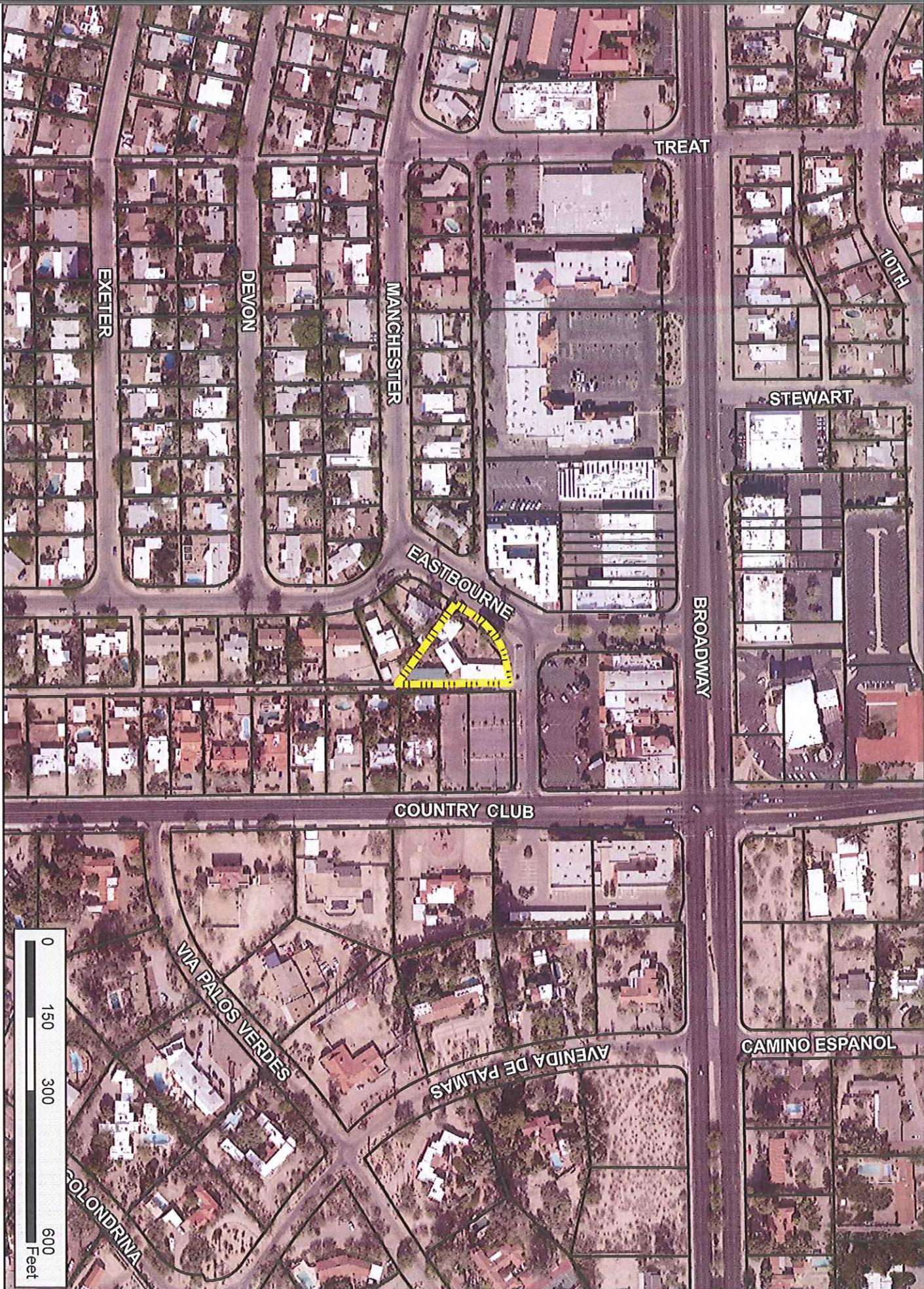
G: *Broadmoor-Broadway Village Neighborhood Plan* Recommended Land Use Plan Map and Non-residential Policy I.C.

H: Proposed changes to *Broadmoor-Broadway Village Neighborhood Plan* Recommended Land Use Plan Map and Non-residential Policy I.C.

I: Public Contact



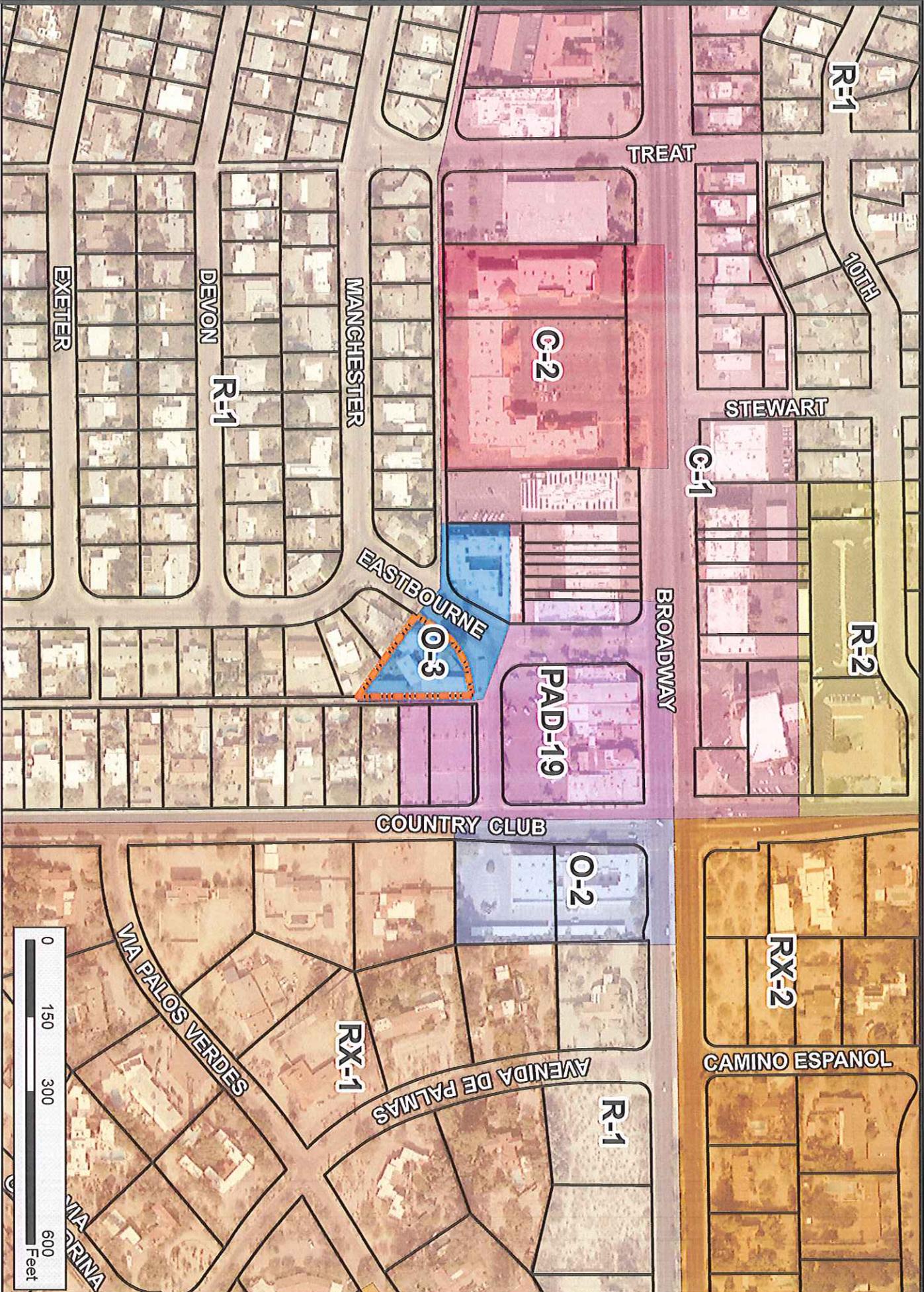
Broadmoor-Broadway Village
Neighborhood Plan Amendment: Context Map



Amendment Area



Broadmoor-Broadway Village
Neighborhood Plan Amendment: Zoning Map



Amendment Area



PLANNING &
DEVELOPMENT
SERVICES DEPARTMENT

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 7-18-14 Received by: Jol Beull

Area/Neighborhood Plan to Be Amended:

Broadmoor- Broadway Village Neighborhood Plan & Arroyo Chico Area Plan

Date Plan Was Adopted by Mayor and Council: 03/28/1988, 03/24/1986

Plan Amendment Name: 151 South Eastbourne Avenue

Plan Amendment Number: PA-13-02 Processing Fee: \$2052.00

SECTION 2 - Site Identification

Street Address: 151 South Eastbourne Avenue

Township/Range/Section: 14S/14E/17 Tax Code No: 129-02-0930

Nearest Major Cross Street: Broadway Boulevard & Country Club Road

Amendment Site Size: 0.5 ACRES

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.

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Kelly Lee
Firm's Name: The Planning Center Phone No: (520) 623-6146
Address: 110 South Church, Suite 6320, Tucson, Az 85701 Fax No: (520) 622-1950
Kelly Lee July 3, 2014
Signature Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: O-3 Office Zone Current Use of Site: Apartment Complex

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

The site is developed with a 10-unit apartment complex, referred to as the Americana apartments. It is comprised of 3 structures, (2) 1-story structures and (1) 2-story structure. A 20-foot wide public alley is located along the east boundary leading to 8 covered parking spaces. A 5-foot tall wooden privacy fence screens the property from Manchester Street to the north and Eastbourne Avenue to the west. A 5-foot masonry wall screens the property to the south. There are no landscape borders along the perimeter of the property.

SURROUNDING AREAS

Existing Zoning: North PAD-19 South R-1 East PAD-19, R-1 West R-1, O-3

Describe Land Uses and Development on Surrounding Properties:

North is the Broadway Village shopping center (PAD-19), which includes restaurant space, personal services and specialty retail stores for clothing, home accessories and miscellaneous merchandise. The existing building square footage is 37,459 and the proposed is an additional 10,000 square feet. To the south and west are single family and multi-family residences within the Broadway Village and Broadmoor Subdivisions. East of the site is Broadway Village Shopping Center parking and single family residences.

Neighborhood Context: The Broadmoor-Broadway Village Neighborhood Plan (BBVNA) represents a mixed use neighborhood within the City of Tucson. Single family residential is the dominant land use, multi-family residential exists to the west of the site and the Broadway Village shopping center directly supports the neighborhood through providing commercial support services and economic development for the area. The shopping center serves to provide the neighborhood with a unique sense of place. Located on 2 major points of access, Broadway Boulevard, an gateway arterial roadway and Country Club Road, a arterial roadway.

Proposed Site Development

Proposed Use: Parking Lot **Proposed Zoning:** TBD

The project proposal is for a parking lot to serve the customers of Broadway Village Shopping Center, employees of the Broadway Village Shopping Center and the general public.

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

See attached description #1.

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.

Two map revisions and one exception to policy I.C are proposed. See attached description #2.

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

Same #2 attached description.

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

See attached description #3.

SECTION 5 - Plan Amendment Information Cont'd.

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

See attached description #14

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

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
- Copy of notes from rezoning pre-submittal meeting

1. PROPOSED SITE IMPROVEMENTS (refer to page 3 of 4 Application for Plan Amendment)

- Demolition of existing apartments – the existing Americana Apartments and covered parking area are proposed to be removed to construct a new parking lot. The proposed parking lot will consist of approximately 60 parking spaces.
- Alley Realignment & Vacation- The proposal is to realign from the east boundary to southern boundary of the subject property, moving the alley access from Manchester Avenue west to Eastbourne Avenue. The applicant is currently working with Jim Rossi of the City of Tucson Real Estate to provide the most efficient and safe parking alignment while prohibiting direct access to the residential areas and local streets.
- Shared Access- The alley realignment will combine the two parking areas through the use of a cross-access agreement, create a common parking area and shared on-site circulation. This will eliminate any vehicular or pedestrian safety concerns with access points within proximity to the Manchester/Eastbourne Intersection.
- Proposed Screening Techniques- The parking lot will be screened with a 30-inch-high vegetative screen from Manchester Avenue and Eastbourne Avenue. A 5-foot-high vegetative screen will be planted along the south adjacent to the realigned public alley. A 5-foot-high wrought iron security fence will be installed along the Eastbourne, Manchester and alley boundaries.
- New Healthy Vegetation & Landscape Borders - Landscape borders will be planted with canopy trees every 33 feet and fifty percent or more of the area of the street landscape border must be covered with shrubs or vegetative ground cover.
- Parking Lot Landscaping- One canopy tree per every four parking spaces.
- Security- An electronic security monitoring system will be incorporated on the site.
- Employees- The new parking will be used primarily for employees, overflow customer parking and overflow parking for adjacent local businesses. Management will be directed to encourage employee parking in this new lot to help reduce the amount of trips into the new parking area as the employees would remain parked during their shifts. It will also encourage customers to park closer to the existing businesses.
- Rainwater Harvesting -- Rainwater harvesting will be employed to the extent feasible.
- Lighting- Pedestrian-height parking lot lighting will be installed in accordance with the City of Tucson Dark Sky Ordinance.
- Pedestrian circulation- A sidewalk proposed along Eastbourne Avenue, and crosswalks across Manchester and Eastbourne to the existing Shopping Center
- Vehicular circulation- Additional signage will be incorporated at the Eastbourne & Manchester Intersection and along Eastbourne to improve safety.

2. 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 (refer to page 3 of 4 Application for Plan Amendment)

- The Arroyo Chilco 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 A: Arroyo Chilco Map).

Americana Apartments Plan Amendment Application Addendum

- The 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 129-02-0030, as identified on Exhibit B).

Exhibit A: Arroyo Chico Map

Arroyo Chico Area Plan

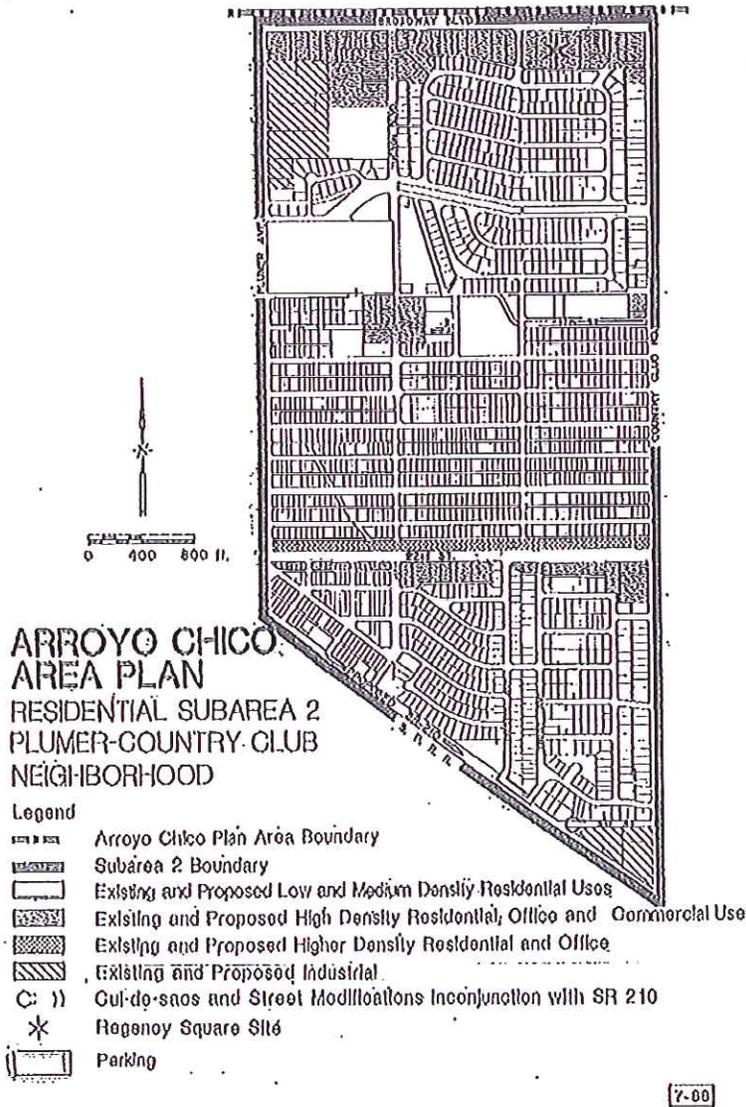
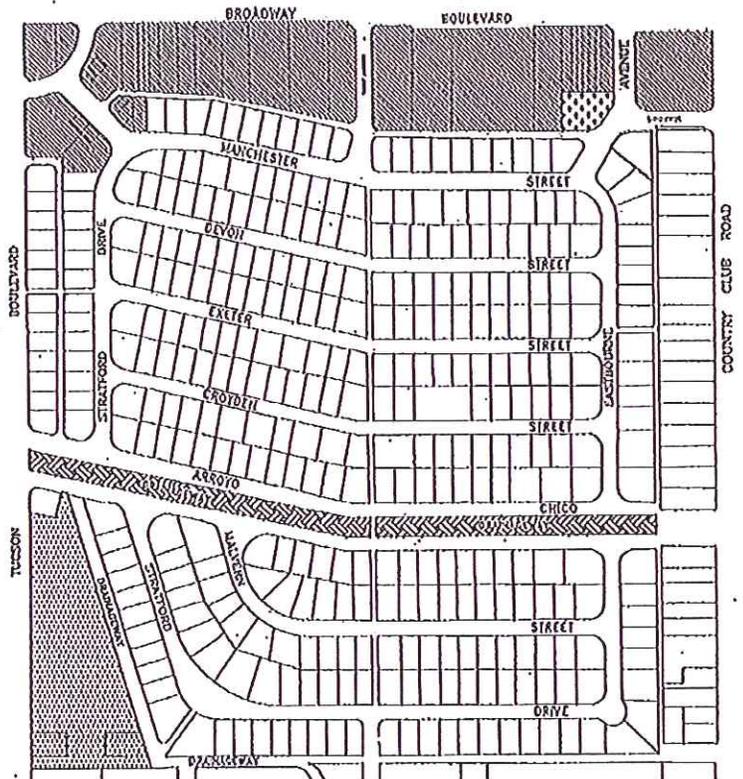


Exhibit B: BBVNP Map

Broadmoor-Broadway Village Neighborhood Plan

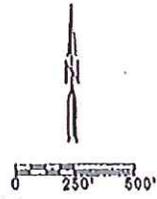


BROADMOOR--BROADWAY VILLAGE
NEIGHBORHOOD PLAN

RECOMMENDED LAND USE MAP

Legend

-  Low Density Residential
-  Medium to High Density Residential
-  High Density Residential / Office / Commercial
-  Institutional
-  Drainage / Open Space
-  Parking



3. Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan (refer to page 3 of 4 Application for Plan Amendment)

Arroyo Chlco Area Plan

The Intent of the ACAP is to guide future development while protecting and enhancing existing neighborhoods. The goals include encouraging a compatible mix of residential, industrial and business uses in the plan area, while protecting the integrity of existing neighborhoods. Policies that apply to the project proposal include:

- AACP- Commercial Policy 1A: Require appropriate design elements (screening, landscaping, setbacks, height restrictions, screened or covered storage, shielded or directed lighting, etc) during the rezoning and development review process when locating commercial uses in proximity to established neighborhoods.
- AACP-Commercial Policy 2A: Ensure future commercial developments be:
 - Limited to a minimum number of access points
 - Integrated with adjacent commercial development (including joint access, shared parking, etc); and
 - Designed to be compatible with adjacent residential uses (including existing screening, landscaping, setbacks, and height restrictions).
- AACP- Commercial Policy 2D: Encourage parking areas to be located to the side or rear of commercial structures.

Broadmoor- Broadway Village Neighborhood Plan

The Intent of the BBVNP is to maintain a safe and enjoyable living environment that enhances the residential, historical and architectural elements of the Broadmoor neighborhood. The Broadway Village shopping center is considered one of the most important features to the neighborhood. Begun in 1939, the shopping center is a masterpiece designed by prominent Swiss architect, Josiah Joseler and built by John and Helen Murphy. It provides a commercial anchor to the Broadmoor & Arroyo Chlco residential neighborhoods and architecturally blends with the residential area. Residents are very proud of this cultural facility which has been a meeting place and has given the neighborhood a source of identity. The vast majority of residents are dedicated to safeguarding all these features. Other policies that apply to the project proposal:

- BBVNA-Policy 1.A: Design new non-residential uses to be sensitive to existing adjacent residential areas.
- BBVNA- Policy 1.C: Encourage the use of drought tolerant landscaping, including trees and understory vegetation.
- BBVNA-Policy 11.A, 11.B, 11.C: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of shared access, common parking and maneuvering areas, and shared on-site circulation.
- BBVNA Neighborhood Landscape Design Guide- Policy 1: Maintain existing mature vegetation and replace lost mature vegetation, especially large trees.
- BBVNA-Policy 1.L: Encourage consultation with immediate neighbors for the siting of buildings and additions to provide privacy, noise attenuation, and protection of view corridor for adjacent uses.

Plan Conformance

The goal of the redevelopment proposal is to help to preserve and revitalize the Broadway Village Shopping Center. As stated in the BBVNP, Broadway Village Shopping Center is considered one of the most important features to the neighborhood. The addition of new parking will add the vitality of the shopping center and serve the parking needs for employees, overflow customer parking and overflow parking for adjacent local businesses. Management will encourage employees to park in this area, which will reduce the amount of trips into the new parking area as the employees would remain parked during their shifts and allow customers to park closer to existing businesses. It will also reduce the potential overflow parking on neighborhood streets, help prevent traffic congestion into the adjacent neighborhood, and provide a better transition use. The parking zone limits the site to parking only. Buildings, loading zones, dumpsters and multi-story parking structures (added per neighborhood input) will be prohibited.

The applicant is currently working with Jim Rossi of the City of Tucson Real Estate on an alley realignment to provide a common parking area with shared on-site circulation. This will result in the most efficient and safe parking alignment while prohibiting direct access to the residential areas and local streets. A sidewalk will be added along Eastbourne Avenue, and crosswalks across Manchester and Eastbourne to the existing Shopping Center. Additional safety improvements include installation of stop signs at the Manchester and Eastbourne Intersection, the realignment of existing parking spaces along the northern frontage of the parcel near the Manchester/Eastbourne Intersection and the realignment of the Manchester roadway pavement marking to allow for a wider turn onto Manchester Avenue from Country Club Road.

The proposed parking lot is designed to be sensitive to the adjacent neighborhood. Enhanced screening with drought tolerant vegetation will be provided on all sides adjacent to public right-of-way and the public alley realignment with new healthy vegetation. Proposed screening includes vegetative screens and landscape borders to prevent vehicle headlights shining onto adjacent properties. For security, Tucson Police Department has been contacted regarding the screening and masonry screen walls are not recommended due to the history of car thefts in the area. Tucson Police Department has recommended we install a 5-foot-high wrought iron security fence and the applicant is also installing new security cameras.

The neighbors immediately adjacent to the site and the applicant have signed agreements allowing the applicant to improve the visual and sound attenuation of the existing adjacent screening walls by extending and enhancing them. In addition, the property owner, as a member of the Broadmoor Broadway Village Neighborhood, values the existing mature vegetation surrounding Broadway Village and is in the process of evaluating a mature tree located on the subject property.

In summary, the applicant and owners of Broadway Village are dedicated to maintaining the historic nature of Broadway Village and safeguarding these features. With the addition of 60 parking spaces to the center, the existing and future businesses will continue to thrive and maintain this cultural facility which has historically been a meeting place for the residents of Broadmoor and Arroyo Chico neighborhoods.

4. Explain how the proposed changes are consistent with and supported by the goals and policies of *Plan Tucson* (refer to page 4 of 4 Application for Plan Amendment)

Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources. According to the Plan Tucson Future Growth Scenario Maps, this area is identified as a mixed use corridor. A mixed use corridor includes a higher-intensity mix of jobs, services, and housing along major streets. The following Land Use, Transportation and Urban guidelines apply to the subject property:

- o LT26.1.7- Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.
- o LT26.1.9- Support strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of public and private services, and create inviting places to live, work, and play.
- o LT26.1.14- Support the continuation of original use or adaptive reuse of historic landmarks.
- o LT26.6.4- Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.
- o LT26.6.6- Support the redevelopment and/or expansion of existing strip commercial development that will improve traffic flow, pedestrian mobility and safety, and streetscape quality when:
 - a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
 - b. Primary access can be generally provided from a major street;
 - c. Required parking, loading, and maneuvering can be accommodated on site;
 - d. Screening and buffering of adjacent residential properties can be provided on site;
 - e. Adjacent uses can consolidate design elements, where feasible, such as access points, parking, landscaping, and screening;
 - f. Current or future cross access between parcels and uses can be feasibly accommodated; and,
 - g. Buildings and their associated activities, such as, but not limited to, loading zones and dumpsters, can be oriented away from adjacent residential uses, toward the interior of the site or toward boundaries adjacent to similar uses.

The proposed redevelopment project will help to preserve and revitalize the Broadway Village Shopping Center. As Arizona's first shopping center and considered an important architectural landmark of Tucson, it will allow Broadway Village to attract thriving businesses and continue to provide a sufficient amount of parking areas for the retail spaces, employees, and adjacent local businesses.

The new parking area will reduce the potential overflow parking on neighborhood streets and help prevent traffic congestion into the adjacent neighborhood. The proposed alley realignment will provide for better on-site circulation by combining the two parking areas through the use of a cross-access agreement, create a common parking area and shared on-site circulation. This will eliminate any vehicular or pedestrian safety concerns with access points within proximity to the Manchester/Eastbourne Intersection.

Americana Apartments Plan Amendment Application Addendum

The addition of sidewalks and crosswalks and directional signage will increase pedestrian and vehicular safety within this urbanized area. Adequate landscape borders and screening around the periphery will be implemented to mitigate the impact of noise and vehicular headlights.

June 27, 2014

City of Tucson
Attn: John Beall
Principal Planner
Planning and Development Services
201 North Stone, 2nd Floor
Tucson, AZ 85701

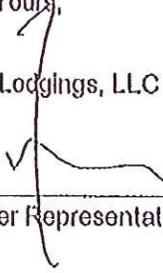
Subject: Americana Apartments Plan Amendment, T13PRE0058
Tax Parcel 129-02-0930
TPC Project No. ALL-01

Dear John:

As owners of the above referenced tax parcel, I hereby authorize The Planning Center to act as our agents throughout the plan amendment and rezoning process.

Very Truly Yours,

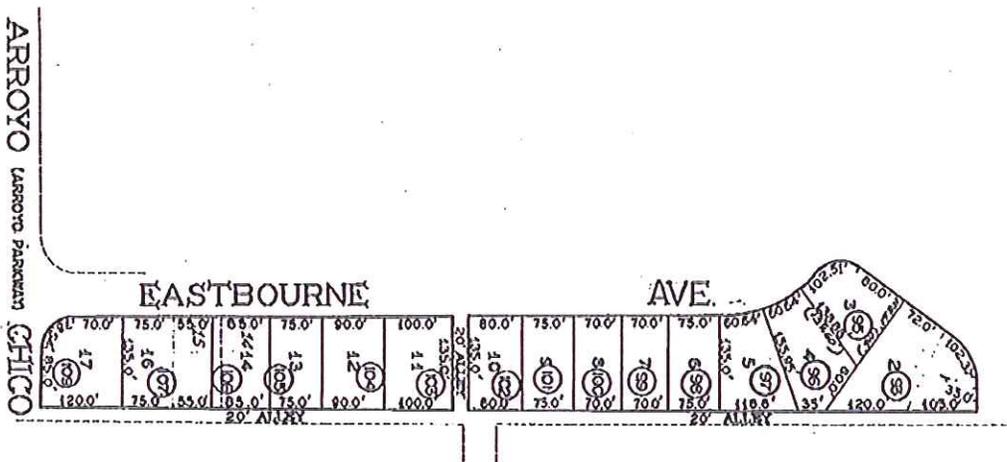
Americana Lodgings, LLC

By:  FRED J. HOWARD
Member Representative, Americana Lodgings, LLC

ASSESSOR'S RECORD MAP

129-02
9/18

BLOCK 1 BROADMOOR



SCALE-1"=150'
SEE BOOK 7 PAGE 46 N. & P.

155(5)

THE ASSASSOR'S RECORD MAP CO., N. Y.
NEW YORK, N. Y.

Book-Map-Parcel: 129-02-0930	Oblique Image	Tax Year:	Tax Area: 0160					
Property Address:								
Street No 151	Street Direction S	Street Name EASTBOURNE AV	Location Tucson					
Taxpayer Information: AMERICANA LODGINGS LLC 4728 E BROADWAY BLVD TUCSON AZ 85711-2603		Property Description: BROADMOOR LOTS 1 & 2 BLK 1						
Valuation Data:								
	2014				2015			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Res Other (4)	\$78,608	10.0	\$7,681	Res Other (4)	\$502	10.0	\$50
IMPR FCV	Res Other (4)	\$231,392	10.0	\$23,139	Res Other (4)	\$319,847	10.0	\$31,985
TOTAL FCV	Res Other (4)	\$308,000	10.0	\$30,800	Res Other (4)	\$320,349	10.0	\$32,035
LIMITED VALUE	Res Other (4)	\$287,351	10.0	\$28,735	Res Other (4)	\$301,719	10.0	\$30,172
Property Information:								
Section:	17							
Town:	14.0							
Range:	14.0E							
Map & Plat	7/46							
Block:	002							
Tract								
Rule B District	11							
Land Measure:	21888.00F							
Group Code:								
Census Tract	700							
Use Code:	0350 (APARTMENTS 6 TO 24 UNITS)							
File Id:	1							
Date of Last Change:	12/31/2012							
Commercial Characteristics:								
SEQ-SECT	Construct. Year	Model	IPR	Sqft	RCH	RCHLD	Model Description	
001-001	1947	0353	0000000	6220	\$585,360	\$220,103		
Valuation Area:								
Condo Market	60							
DOR Market:	10							
MFR Neighborhood:	SC_ARROYO_CHICO							
SFR Neighborhood:	05009701							
SFR District:	14							
Recording Information:								
Sequence No.	Docket	Page	Date Recorded	Type				
20123490978	0	0	2012-12-14	WARRANTY DEED				
20092370027	13702	128	2009-12-10	AFFIDAVIT SUCCESSOR TRUSTEE				
20092370028	13702	132	2009-12-10	WARRANTY DEED				
97093505	10555	3493	1997-05-29					
0	2264	440	1763-01-01					
Owner's Estimate:								
Tax Year	Estimate							
2008	\$170,000.00							
2004	\$170,000.00							
2003	\$150,000.00							
2002	\$150,000.00							



June 11, 2014

Dear Neighbor:

You are invited to attend a **follow-up** neighborhood meeting regarding a plan amendment request for the Americana Apartments property. Americana Apartments is located on a ½-acre property located south and west of the Broadway Village Shopping Center. The meeting will be held on **Wednesday, June 25 at 6 pm** at the **Ward 6 Council Office at 3202 East 1st Street, Tucson, Arizona 85716**. At this meeting, we will provide an update on the project.

The project proposal includes the demolition of the existing Americana Apartment complex to construct additional parking needed for the Broadway Village Shopping Center. This request is to change the existing residential land use designation as identified by both the Broadmoor Broadway Village Neighborhood Plan (BBVNP) and the Arroyo Chico Area Plan (ACAP) to parking only land use. The map revisions includes:

- ACAP map is proposed to be changed from "Existing and Proposed Low and Medium Density Residential" to "P (Parking)".
- BBVNP map is proposed to be changed from "Medium to High Density Residential" to "P (Parking)".

Upon approval, a rezoning request from O-3 (Office) to P (Parking) would be submitted. Comments on the proposed plan amendment may also be submitted to the City of Tucson Planning and Development Services at P.O. Box 27210 Tucson, AZ 85726, contact phone number is 791-5550. Additionally, comments may be made verbally and/or in writing at the Planning and Zoning Commission public hearing.

If there are specific areas of concern you would like to discuss, please contact Kelly Lee at The Planning Center at (520) 623-6146 or klee@azplanningcenter.com



o 110 s church ste 6320 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

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12902049G
LMG INVESTMENTS LTD PARTNERSHIP
ATTN: CBRE TUCSON MGMT SERVICES LLC
4750 N ORACLE RD STE 210
TUCSON AZ 85705

129020520
ALPHONSO LLC
PO BOX 43025
TUCSON AZ 85733

129020340
MC DANIEL LASHLEY TREMAN IV &
VICTORIA ANN LIVING TR
2925 E MANCHESTER ST
TUCSON AZ 85716

129020370
CHRISTOPHERSON GARY L & TAMARA A CP/RS
2901 E MANCHESTER
TUCSON AZ 85716

129020960
MONTES ALFRED B & SYLVIA MJT/RS
207 S EASTBOURNE AVE
TUCSON AZ 85716

129020970
MARTINEZ MARIA A & ODEN SHERYL L JT/RS
217 S EASTBOURNE AVE
TUCSON AZ 85716

129021820
MANDISH-WIDDIFIELD FAMILY REVOC TR
ATTN: MANDISH
2918 E MANCHESTER ST
TUCSON AZ 85716

129022250
COOPER ROSALIE & COOPER JUDITH ANN JT/RS
3364 E 24TH ST
TUCSON AZ 85713

129022240
PINA RAUL F G
2925 E DEVON
TUCSON AZ 85716

129020010
CRI BROADWAY VILLAGE PARTNERS LLC
ATTN: PROGRESSIVE PROPERTY MGMT LLC
4728 E BROADWAY BLVD
TUCSON AZ 85711

129020470
AMERICAN NATIONAL RED CROSS
2916 E BROADWAY BLVD
TUCSON AZ 85716

129020930
AMERICANA LODGINGS LLC
4728 E BROADWAY BLVD
TUCSON AZ 85711

129020350
MC KENZIE NAJA E
2917 E MANCHESTER ST
TUCSON AZ 85716

129020950
DAHLMAN DAPHNE PATRICIA
201 S EASTBOURNE AVE
TUCSON AZ 85716

129020060
VOELKEL JONATHAN & PAMELA CP/RS
351 MAIN ST
NORWICH VT 05055

129021810
ABRAMS LINDA K & GORDON STAN JT/RS
2930 E MANCHESTER
TUCSON AZ 85716

129021830
SOBEL LAWRENCE D & NATHANSON ELAINE
2910 E MANCHESTER
TUCSON AZ 85716

12902008B
WASHBURN SEAN B & JUTEAU SHARRON D
1517 N WILMOT PMB 153
TUCSON AZ
85712

129022230
TUCKER LEE
2917 E DEVON
TUCSON AZ 85716

129020500
HIRSH ROBERT J 1/3 & ROSENBLUTH JOAN 1/3
HIRSH SIDNEY M & MARSHA S TR 1/3
2934 E BROADWAY BLVD
TUCSON AZ 85716

12902046B
H L F PROPERTIES INC
ATTN: DANIEL I FEIG
13331 E SCOUT REST RD
TUCSON AZ 85749

126210090
BURTON CARLOS T
221 S COUNTRY CLUB RD
TUCSON AZ 85716

129020360
CAITO THOMAS JOSEPH JR & EILEEN R JT/RS
2909 E MANCHESTER
TUCSON AZ 85716

129020050
VOELKEL ALAN J & CHRISTY C JT/RS
220 S COUNTRY CLUB RD
TUCSON AZ 85716

126210080
MILLS DOUGLAS S & CYNTHIA JT/RS
239 S COUNTRY CLUB RD
TUCSON AZ 85716

129021800
GARCIA ALBERT I. & BERTHA B & MEJIA ADRIAN
JT/RS ALL
2934 E MANCHESTER ST
TUCSON AZ 85716

129020070
COLLINS TR
ATTN: EMMA LOU COLLINS TR
234 S COUNTRY CLUB
TUCSON AZ 85716

129020980
CALCATERRA GREG J & MARGARET C CP/RS
12070 E FORTY NINER DR
TUCSON AZ 85749

12902008A
STAPLETON CAROL CHRISTINE
250 S COUNTRY CLUB RD
TUCSON AZ 85716

Colby Henley
1607 E 10th St
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PO Box 42931
Tucson AZ 85733

Marks S Homan
1607 E 10th St
Tucson AZ 85719

Denis Higble
2726 E Manchester St
Tucson AZ 85716

Ann Pattison
333 S Eastbourne Ave
Tucson AZ 85716

Dick Basye
2649 Exeter St
Tucson AZ 85716

Zelnio Family
2820 E Croyden
Tucson AZ 85716

Margaret Lykins
2741 E Manchester
Tucson AZ 85716

Joan Thomas
2702 E Arroyo Chico
Tucson AZ 85716

Mike Weingarten
2702 E arroyo Chico
Tucson AZ 85716

JD Garcia
3100 E Calle Portal
Tucson AZ 85716

Jean DeJong
2726 E Malvern St
Tucson AZ 85716

Jeremy Papuga
2725 E Malvern St
Tucson AZ 85716

The Schiltz Family
326 S Stratford Dr
Tucson AZ 85716

Jean Oberg
2826 E Croyden St
Tucson AZ 85716

The Johnson Family
2626 E Exeter St
Tucson AZ 85716

Rita Toland
2818 E Devon St
Tucson AZ 85716

Kathy Stires
151 S Eastbourne #2
Tucson AZ 85716

LaRosa Meacham
151 W Eastbourne #5
Tucson AZ 85716

Bernini Family
2618 Exeter
Tucson AZ 85716

Phil Swalm
7350 E Speedway Blvd #210
Tucson AZ 85710

Mary Alice Riesgo
2717 E Manchester
Tucson AZ 85716

Jean-Luc Cuisinier
328 S Country Club Rd
Tucson AZ 85716

Richard Roati
2833 E Arroyo Chico
Tucson AZ 85716

Susan Husband
2618 E Malvern
Tucson AZ 85716

129020990
LANDERMAN DAVID S & GRAHAM MARY E
133 S EASTBOURNE AVE
TUCSON AZ 85716

129021000
ENGLER DIANA
12046 WHITE CORD WAY
COLUMBIA MD 21044

129020100
SADAI MIKA
300 S COUNTRY CLUB RD
TUCSON AZ 85716

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Mayor
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2727 E. Beverly Drive
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Tucson, AZ 85713

Ileana Swanson (Vice-Chair)
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Tucson, AZ 85714

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



Neighborhood Meeting
Sign-in Sheet

Americana Apartments Plan Amendment

6/25/2014

Name	Address, Zip Code	Phone	Email Address
Nicola Freedward	2914 E. Dixon St. 85716	307 6983	NicolaFreedward@Yahoo.com
John S. O'Dowd	2819 S. 4530th. 85716	325-0376	oband n' bleed! net
Arlec Delmo	2020 E. Croppden St.		zefriocleop.net
Antoinette	2734 E. McIneroid St	299-6529	porcine@mindspring.com
Fosre Meschias	151 S. Eastbourne #5		
Thane Nathansw	2910 E. Marckester 85716	795 8552	elaine.f.nathansw@gmail.com
Linda Abraras	2930 E Manchester 85716	326 4815	Labrina 2930@gmail.com
Shirley Raposa	2725 E. Halicora	363-331-7577	shirleyraposa@gmail.com
Richard Rasti	2827 E Amoyo Ohio	326-5844	RRAATI@HOTMAIL.COM
Michael Allen	355 S Eastbourne	327-4448	
Diana Aricow	Ward 6 Council Office		
Steve Korabik	Ward 6 Council Office		
Susan Husband	2618 E. Halicora 85716		sue.husband@mail.com



**Americana Apartments Plan Amendment
Broadmoor BV Board Meeting**
6:00 pm, Wednesday, June 25, 2014
Location: Ward 6 Council Office

In attendance:

Fred Howard- Owner
Randy Finfrock- Owner
Mike Grassinger- The Planning Center
Jack Neubeck- The Planning Center
Kelly Lee -- The Planning Center
Steve Kozachik -- Ward 6 Council Member
Diana Amado -- Ward 6 Aide
Jen Levstik, Preservation Lead Planner, City of Tucson Office of Integrated Planning

Meeting Notes:

This meeting was a requirement of the plan amendment process for the City of Tucson. All neighbors within 300 feet and all neighborhood associations within one-mile were invited to this meeting. Steve Kozachik and Diana Amado from Ward 6 were in attendance. Jen Levstik from the City of Tucson Historic Preservation Office of Integrated Planning was also in attendance. Meeting Fact Sheets (enclosed) were handed out and a PowerPoint presentation was shown. The PowerPoint slides included:

- o An aerial display showing the site and surrounding property
- o An existing zoning display showing the existing property zoning and surrounding zoning
- o Broadmoor BV Neighborhood Plan Map
- o Arroyo Chico Area Plan Map
- o Project Information Slide
- o Conceptual Site Plan
- o Key Points
- o Plan Amendment Process Slide

The following is a list of questions from the neighbors in attendance and responses.

Neighbor question: The Broadway Village (BV) PAD allows for two new buildings on the south parking area. Is this new parking for those additional buildings?

- Response: No, the proposed parking area is for the existing BV Shopping Center existing and future tenants.

Neighbor question: We are concerned about adding more structures. We do not want to increase the demand for parking more than it already is.

- o Response: We do not intend to build any new buildings on the BV property.

Neighbor question: Are you in compliance with the PAD parking requirements today?

- Response: Yes. The parking problem is not a code issue; it is due to the success of the existing businesses within BV. Seventeen percent of the Shopping Center is not occupied. BV owner's intent is to create a specialty market, possibly a new grocer, which would also trigger the need for this parking. Our main goal is to prevent parking overflow into the neighborhood.

Owner comment (Randy): A parking analysis is currently underway. We will share that information with the neighborhood once it is complete.

Neighbor question: Why are you doing a parking analysis now? Why wasn't it completed prior to this meeting?

Response: At the city preapplication meeting, staff did not indicate it would be required at this stage but we decided to go ahead and get one done anyway.

Neighbor question: It looks like the access to the new parking area may be a bottleneck area.

- Response: There are three entrances into existing BV south parking area. The intent of the new parking area is to encourage employee parking in this lot. This will help with the amount of trips into the new parking area as the employees would remain parked during their shifts.

Neighbor question: What is the cost of demolition? What are the costs to construct the parking lot? Why not save money, renovate the Americana Apartments and purchase or rent the parking area across Country Club for \$1500/month.

- Response: There is currently a negative cash flow in regards to the Americana Apartments. They are beyond repair and it is no longer an economically viable asset. There is a theory of greater good. We believe that by allowing for additional parking, it will allow the BV Shopping Center to continue thriving. Without the parking, the parking will overflow onto neighborhood streets.

Neighbor comment: Why don't you spend the money on a legal binding document to prohibit the future buildings in the BV south parking lot?

- Response: We will prohibit any future parking structures to be located on the site; however, we cannot agree to limiting development within the BV PAD. This is a plan amendment request for the Americana Apartments site alone.

Neighbor question: Is it a given that the Americana Apartments will be demolished?

- Response: Yes, the apartments are no longer an economically viable asset.

Neighbor question: Landscape seems minimal for what you are proposing. Is there any way you can increase the landscape border?

- Response: Yes. We can look into adding more trees/shrubs into the landscape plan along the property boundaries.

Neighbor question: Will you consider selling Americana to Phil Lippmann? We really like the renovation he completed across the street.

- We have discussed this with Mr. Lippmann. He has issued a letter of support for our proposed demolition of the apartments.

Neighbor comment: Will you consider pursuing a historic designation on BV?

- Response: We have looked into gaining a historic designation on the BV property. The rules and regulations outweigh the benefits for the BV Shopping Center.
- City staff comment (Jen Levstik- City Historic Preservation Office): The city process for gaining a historic landmark designation has gotten easier. You are welcome to come to my office and learn more.
- Response: We will arrange a meeting to better understand and discuss the historic options.

Neighbor question: How does the southbound traffic access the realigned alleyway? What about garbage trucks?

- Response: Access southbound will enter from Eastbourne Avenue. Garbage will re-route to utilize the realigned alleyway. They may service the neighborhood first and enter the realigned alley from Eastbourne Avenue

Neighbor question: I fear that if this plan amendment is approved, it opens up the door for more intense use on the property. What was the zoning of the property when the area plan designated the site as medium to high density residential?

- Response: I don't know. We will do some research and get back to you.

Neighbor comment: We want to retain the historic nature of the Americana Apartments a vital entryway to Broadmoor BV Neighborhood. The Americana Apartments are the focal point. Also, I don't understand why you need more parking when there are more people biking and walking than driving? We don't want parking and we don't want to encourage people to drive.

- Response: We've added about 20 bicycle parking spaces to the BV Shopping Center. I've only seen 3 or 4 space used at a time.

Neighbor comment: We need to honor our elders toward the movement of green cities and promote biking and walking to the BV Shopping Center. We (neighbors from Broadmoor Broadway Village) are your customers and we walk or bike to the shopping center. I have an example of a local grocer that survived without parking. The Food Conspiracy located on 4th

Avenue tried to relocate years ago because of parking issues; however, they continued to remain on 4th Avenue and are a successful business without the parking.

- Response: the grocer will draw customers from a 1-, 2- and 3-mile range. It's hard to carry 2 or 3 sacks of groceries for three miles.

Neighbor question: We are your customers from the Broadmoor BV Neighborhood and we want representation on your board. We want to promote biking and walking. The neighborhood does not want you to demolish the apartments. They are a part of our neighborhood and will provide a natural buffer from the Sushi Garden and Sidecar customer noise and traffic. The headlights will be pointing into the neighborhood at all hours of the night. Why don't you provide incentives to the BV employees to walk, bike or bus?

- Response: Employee incentives are the responsibility of the individual tenants. We can encourage them to address this.

Neighbor comment (Richard Roati, Reading from written letter):

- We would like to restore the existing landscape, there are dead palm fronds in the Eastbourne median.
- Neighborhood is requesting historic designation, section 106 and that the Americana Apartments remain intact.
- Neighbors want the existing mature vegetation to remain
- Americana Apartments is integral to the neighborhood and is important to this neighborhood for the following reasons: the historic nature, windows, landscaping, fireplaces, and unique architecture.

Neighbor comment: You are asking us to trust you and that this proposal is in the best interest of the neighborhood; however, over the course of this presentation, you were told how easily the historic designation can be done and completely dismissed the neighbor request to make BV historic. You have shown that you will make minimal tweaks to the plan to get what you want. I would like for you to listen to the neighborhood. We want a historic designation for the main BV building to ensure its protection from demolition.

- " Staff Response (Jen Letsvik): Just to be completely accurate, I need to convey that the city historic landmark designation does not guarantee the building won't be demolished. You would need a historic landmark designation to prevent demolition and that takes a minimum 1 year to complete.
- " Response: We agreed earlier to meet with the city to more fully understand and explore the historic designation option. We fully intend to do this and report the results of that meeting.

Neighbor question: I think the neighborhood is concerned that this will turn into an EI Con parking lot. We don't want to accommodate overflow of parking. The trend is turning away from

asphalt and toward biking or walking to commercial/retail facilities. Here are my thoughts/suggestions to improve the situation:

1. BV PAD- the entranceway is through the PAD District. I think you need to amend the PAD.
 - o Response: We will look into the type of zoning process during the rezoning stage of the project. Currently, we are working on a plan amendment.
2. Relocation costs- how much have you set aside for relocation costs?
 - o Response: Relocation costs have not been set aside in our budgets.
3. BBVNA- the neighborhood has voted 50:1 against the demolition of Americana Apartments
4. Existing BV tenants- Have you done a survey with the existing tenants? Do all of them need additional parking?
 - o Response: Yes, we have spoken to all tenants and the majority of tenants require additional parking.
5. Has there been any consideration of additional parking behind Yikes.
 - o Response: Yes. We do have a cross-access agreement to utilize this parking behind Yikes. There are 22 spaces available.
6. Have you spoken with the owners Red Cross Property? Can you park in their parking area?
 - o Response: We have spoken with the owners of the Red Cross Property. They are not willing to rent or sell any of their parking. We understand that Phil Lippmann has also tried to buy/rent this parking to no avail.

Neighbor comment: There is no signage indicating you can park behind Yikes. I live here and I've never seen this parking area full. Why have you not taken any consideration to looking elsewhere for parking areas?

Neighbor comment: There are 35 new restaurants downtown. No one thought downtown could be revitalized without parking but it has been done.

Neighbor comment: You are now asking for a second rezoning within proximity to my neighborhood. If you had approached us in the beginning during the PAD rezoning, we wouldn't have had any objections. What happens 10 years down the line and you want to increase parking or density within the PAD again? We consider this an integrity problem.

- Response: We are a *DE FACTO* homeowner of the Broadmoor BV Neighborhood as owners of BV. We want to protect and help the neighborhood. The fact is the Americana Apartments owner did not want to sell at the time of the PAD rezoning. More recently, the owner has agreed to sell and we want to head off any parking overflows into the neighborhood, especially considering we would like to add a grocer to the list of tenants. Sometimes you run into conflicts and need to think about which option is more practical and sensible for the neighborhood.

Neighbor comment: A good businessman would have checked all the options for parking from the beginning of the ownership. You must have anticipated growth and expansion. Why did you not think of parking?

- Response: We did not anticipate the number of customers that Sushi Garden would draw. We have checked all other options in the area and the demolition of Americana Apartments is our best opportunity to keep parking out of the neighborhood.

Neighbor comment: An amendment to the PAD would be a much greater act of good faith.

Neighbor question: How long do we have to move out of the Americana Apartments?

- Response: At least one year

Neighbor comment: There are inconsistencies with the zoning and the area plan. You are stating that O-3 zoning allows buildings of 40 feet but the area plan restricts buildings to two story.

- Response: The existing zoning takes precedence over the area plan.

Meeting end time: 8:00 p.m.

Author: Kelly Lee, The Planning Center

Attachment D: Land Use Plan Policies

Plan Tucson:

LT28.1.7 Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.

LT28.1.9 Support strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of public and private services, and create inviting places to live, work, and play.

LT28.1.14 Support the continuation of original use or adaptive reuse of historic landmarks.

LT28.6.4 Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.

LT28.6.6 Support the redevelopment and/or expansion of existing strip commercial development that will improve traffic flow, pedestrian mobility and safety, and streetscape quality when:

- a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
- b. Primary access can be generally provided from a major street;
- c. Required parking, loading, and maneuvering can be accommodated on site;
- d. Screening and buffering of adjacent residential properties can be provided on site;
- e. Adjacent uses can consolidate design elements, where feasible, such as access points, parking, landscaping, and screening;
- f. Current or future cross access between parcels and uses can be feasibly accommodated; and
- g. Buildings and their associated activities, such as, but not limited to, loading zones and dumpsters, can be oriented away from adjacent residential uses, toward the interior of the site or toward boundaries adjacent to similar uses.

Arroyo Chico Area Plan (ACAP):

Commercial Policy 2. Discourage the extension of strip commercial as a pattern of development. (See also “Development Along Major Streets.”)

- A. Ensure future commercial developments be:
 - i. limited to a minimum number of access points;
 - ii. integrated with adjacent commercial development (including joint access, shared parking, etc.); and,
 - iii. designed to be compatible with adjacent residential uses (including existing screening, landscaping, setbacks, and height restrictions).
- B. Consolidate commercial developments at major street intersections.

- C. Encourage office and high-density residential uses along arterial streets, between major intersections.
- D. Encourage parking areas to be located to the side or rear of commercial structures.

Development Along Major Streets Policy 1. Encourage new and redeveloped uses along major streets to:

- A. Mitigate the impacts of major streets on the proposed development through appropriate design elements, such as setbacks, berms, walls, and vegetation;
- B. Access major streets without creating unsafe traffic conditions; and
- C. Provide required parking and circulation on-site.

Broadmoor-Broadway Village Neighborhood Plan (BBVNP):

Nonresidential Policy I: Allow new commercial/office development to locate as shown on the Recommended Land Use Map.

- A. Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
- B. Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
- C. Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas.

Nonresidential Policy II: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of the following design elements:

- A. Shared access.
- B. Common parking and maneuvering areas.
- C. Shared on-site circulation.
- D. Shared refuse collection areas.

Compatible Design Policy I: Design new developments to be compatible with existing adjacent land uses.

- A. When development involves higher intensity land uses, encourage the consolidation of parcels with common property lines to allow for adequate buffering of adjacent, less intense development.
- C. Encourage the use of drought-tolerant landscaping, including trees and understory vegetation.
- D. Screen or enclose any outdoor storage areas or dumpsters from view of all streets and adjacent properties.
- E. Screen parking areas of more than four spaces from adjacent uses and from the street with either decorative walls, earth berms, a dense screen of shrubs and canopy trees, or a combination of these design elements.
- F. Provide pedestrian walkways and bicycle paths in new developments that are integrated with public pedestrian and bicycle facilities.

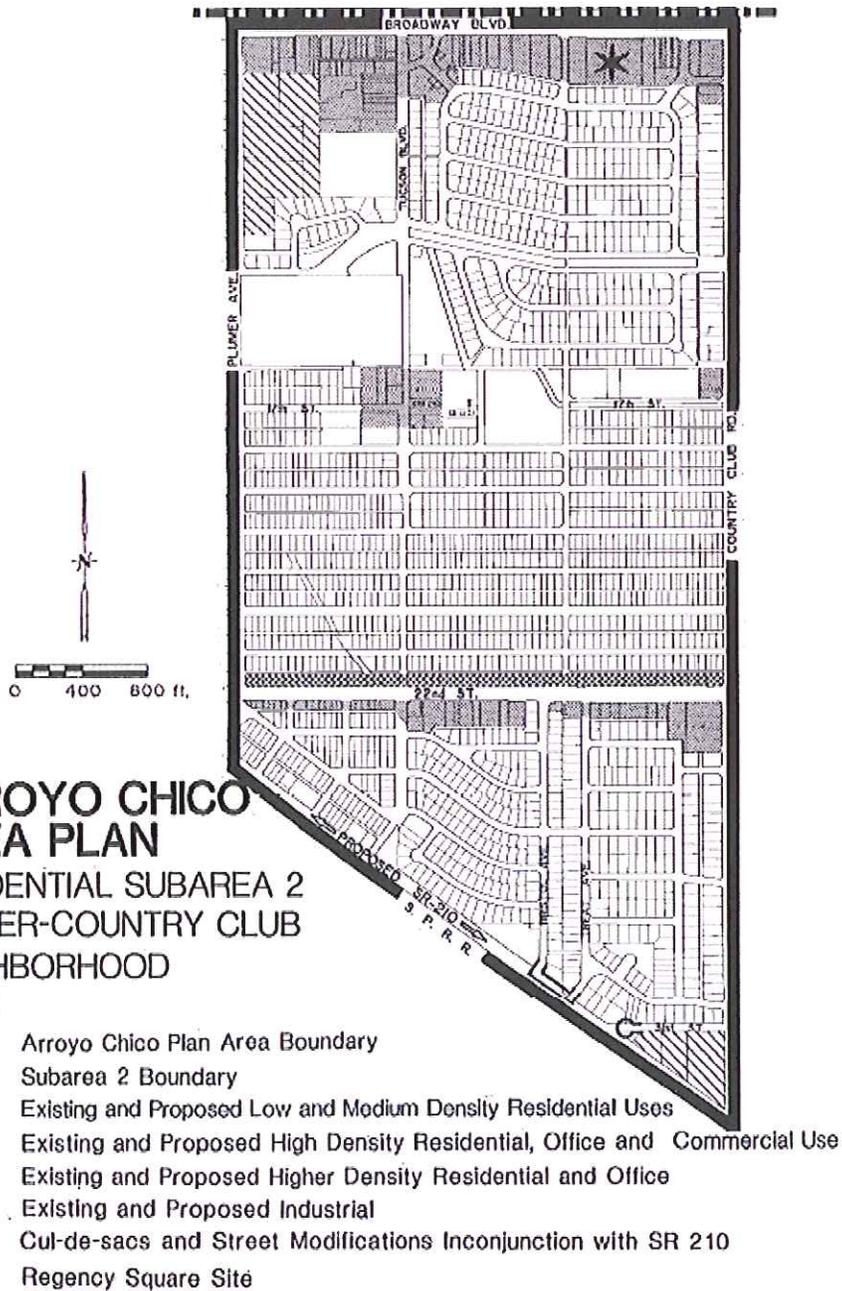
G. Encourage the blending of new developments with the existing character of the neighborhood through the use of residentially scaled architectural details.

I. Encourage the use of decorative wall design by utilizing design features such as:

1. Decorative materials (tile, stone, brick, adobe, etc.,) or textured covering materials (such as stucco or plaster);
2. Variations in wall alignment, such as jogs, curves, or notches;
3. Color treatment.

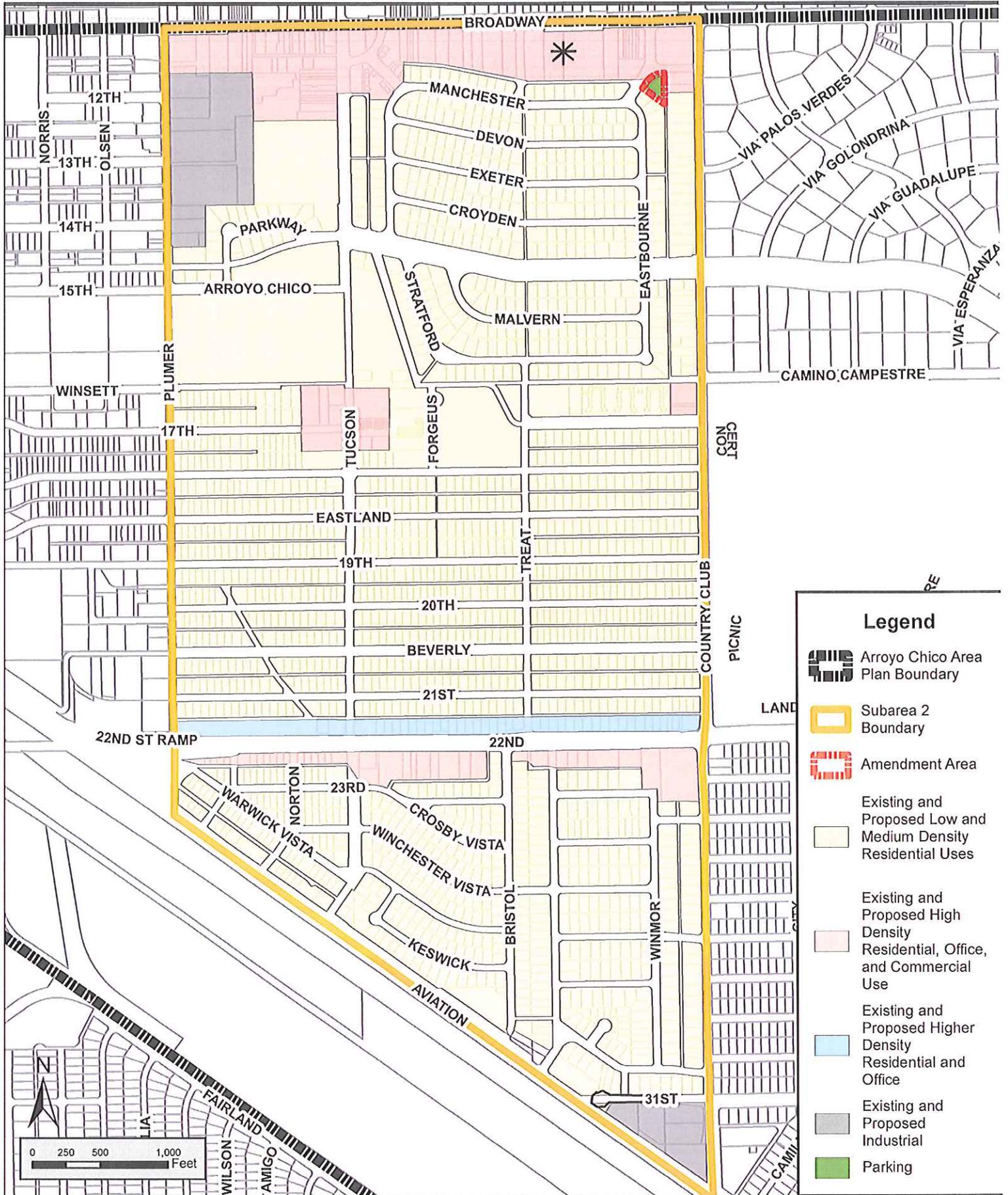
P. Eliminate all vehicular alley access from commercial/office land uses to interior neighborhood areas and allow pedestrian access only at the pedestrian walk through at Treat and Manchester.

R. Building and site lighting shall be located, designed, and oriented to prevent illumination or glare from extending to existing residential properties.



7-88

Attachment F: Proposed Changes



Arroyo Chico Area Plan Residential Subarea 2 Plumer-Country Club Neighborhood

Regency Square Site
 Cul-de-sacs and Street Modifications Inconjunction with SR 210

Attachment G

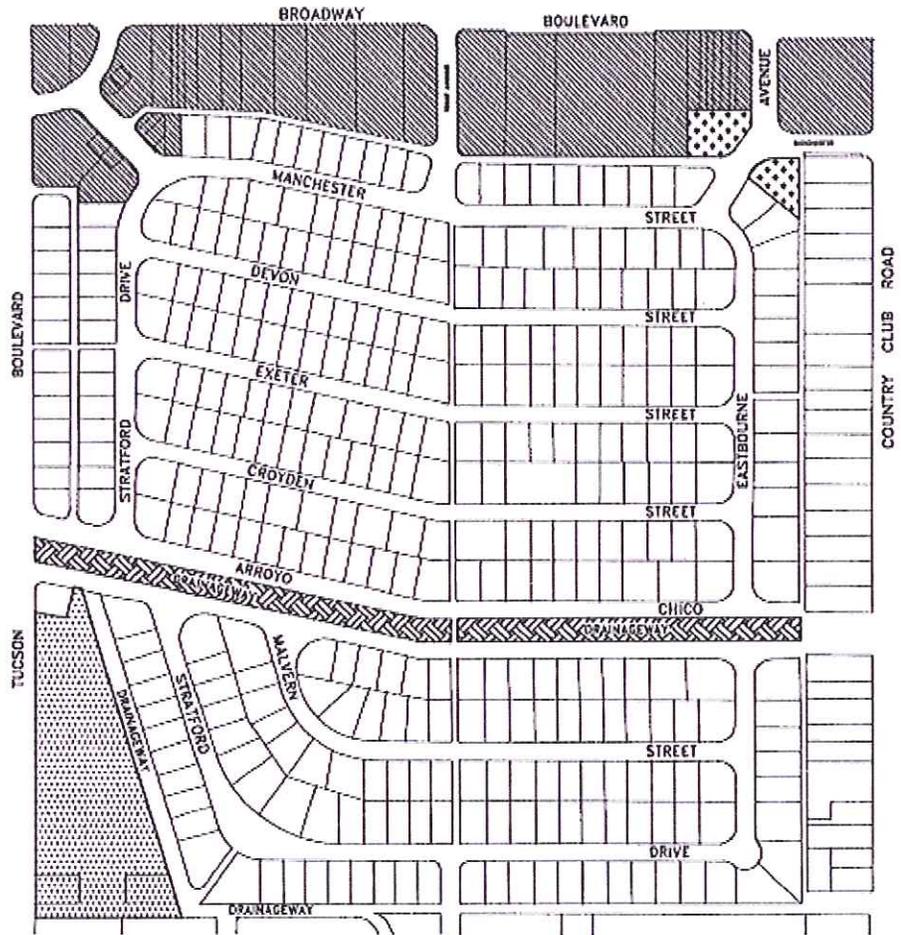
Broadmoor-Broadway Village Neighborhood Plan

Intent Statement

The intent of the non-residential policies is to ensure compatibility of commercial/office development with the single-family residential neighborhood in the Broadmoor-Broadway Village neighborhood area. The policies in this section are to be used in conjunction with the Compatible Design Section criteria.

- Policy I: Allow new commercial/office development to locate as shown on the Recommended Land Use Map.
- A. Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
 - B. Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
 - C. Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas.
- Policy II: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of the following design elements:
- A. Shared access.
 - B. Common parking and maneuvering areas.
 - C. Shared on-site circulation.
 - D. Shared refuse collection areas.

Broadmoor-Broadway Village Neighborhood Plan



**BROADMOOR-BROADWAY VILLAGE
NEIGHBORHOOD PLAN**

RECOMMENDED LAND USE MAP

Legend

-  Low Density Residential
-  Medium to High Density Residential
-  High Density Residential / Office / Commercial
-  Institutional
-  Drainage / Open Space



Attachment H: Proposed Changes

Broadmoor-Broadway Village Neighborhood Plan

Intent Statement

The intent of the non-residential policies is to ensure compatibility of commercial/office development with the single-family residential neighborhood in the Broadmoor-Broadway Village neighborhood area. The policies in this section are to be used in conjunction with the Compatible Design Section criteria.

- Policy I: Allow new commercial/office development to locate as shown on the Recommended Land Use Map.
- A. Design new non-residential uses to be sensitive to existing adjacent residential areas (see Compatible Design Section).
 - B. Limit the building height for all commercial or office uses to a maximum of 30 feet from design grade, limited to two stories.
 - C. Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas. *(Parcel 129-02-0930 is exempted)* *
- Policy II: Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through the use of the following design elements:
- A. Shared access.
 - B. Common parking and maneuvering areas.
 - C. Shared on-site circulation.
 - D. Shared refuse collection areas.

Broadmoor-Broadway Village Neighborhood Plan



BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD PLAN

RECOMMENDED LAND USE MAP

Legend

- | | | | |
|---|--|---|----------------|
|  | Low Density Residential |  | Parking |
|  | Medium to High Density Residential |  | Amendment Area |
|  | High Density Residential / Office / Commercial | | |
|  | Institutional | | |
|  | Drainage / Open Space | | |



Attachment I: Public Contact

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=YnJvYWRtb29yYnJvYWR3YXl2aWxsYWdlLmNvbXx3d3d8Z3g6MTRkZThiM2VIYzNmZjQwYg>

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).

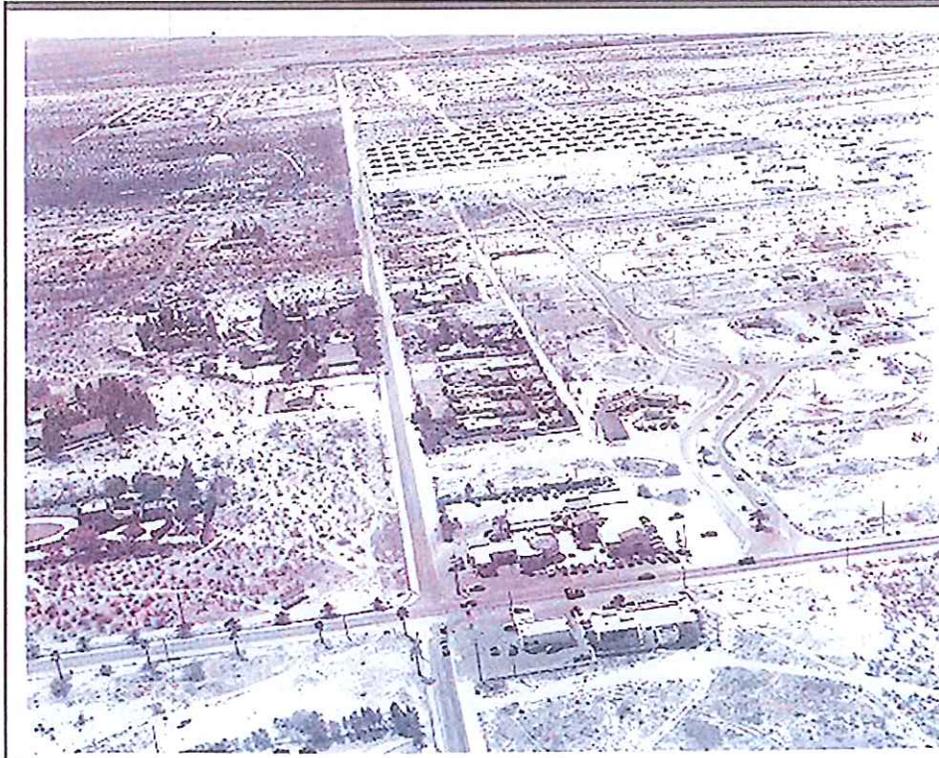
It is no wonder that the owners of the Americana Apartments have requested that the Broadmoor Broadway Village Neighborhood plan should be amended - this neighborhood plan, passed by the City of Tucson, directly prohibits the rezoning of the Americana Apartments lot for the creation of a parking lot. 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:

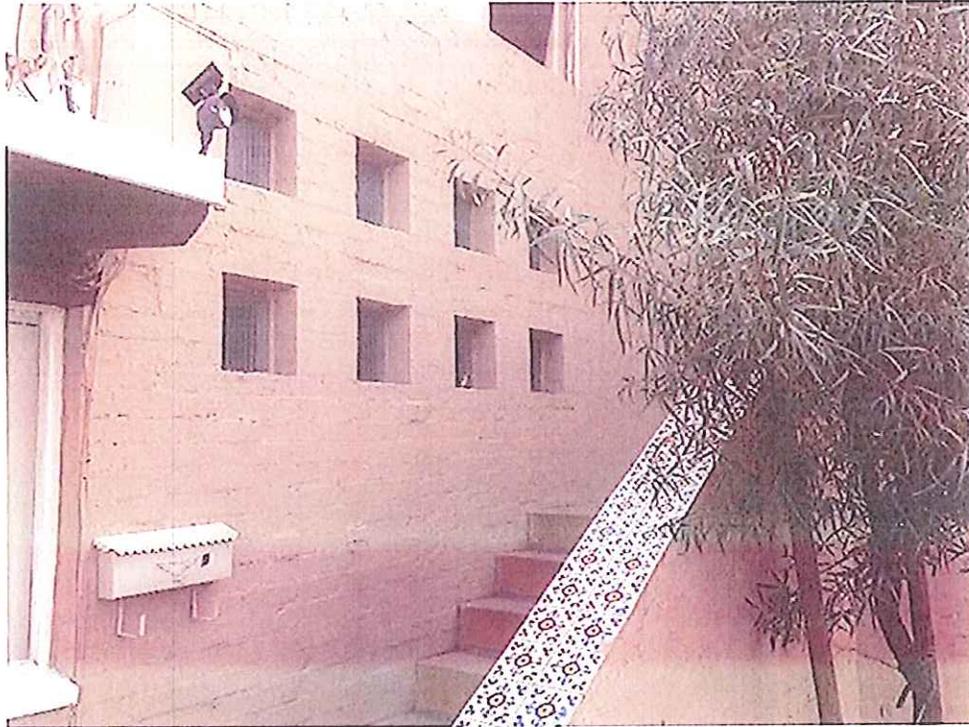
http://www4.tucsonaz.gov/files/pdsd/pdfs/PlannedAreaDevelopmentAndOverlay/040711_C9-11-03_Broadway_Village_PAD_Document.pdf calls Broadway Village "timeless," and notes that it conveys "the romantic cultural heritage of Tucson," and is renowned architect Josias Joesler's "most successful and enduring 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:

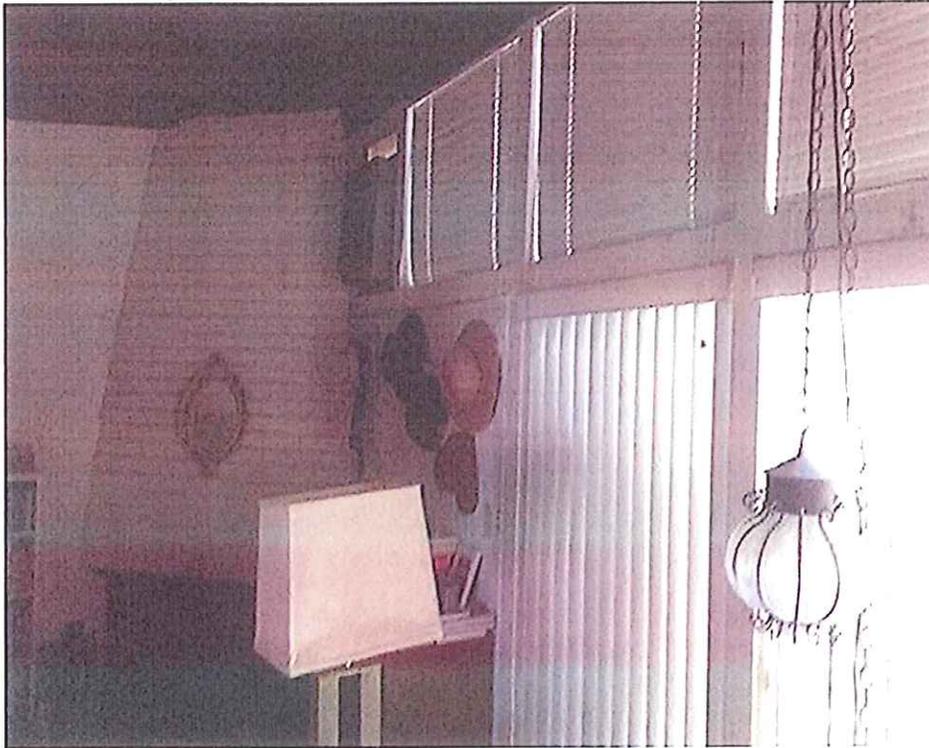


However, neighborhood attempts to partner with the Broadway Village owners to obtain historic designation for both Broadway Village and the Broadmoor Broadway Village Neighborhood, including the Americana Apartments, made over many years, have so far been rebuffed.

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:

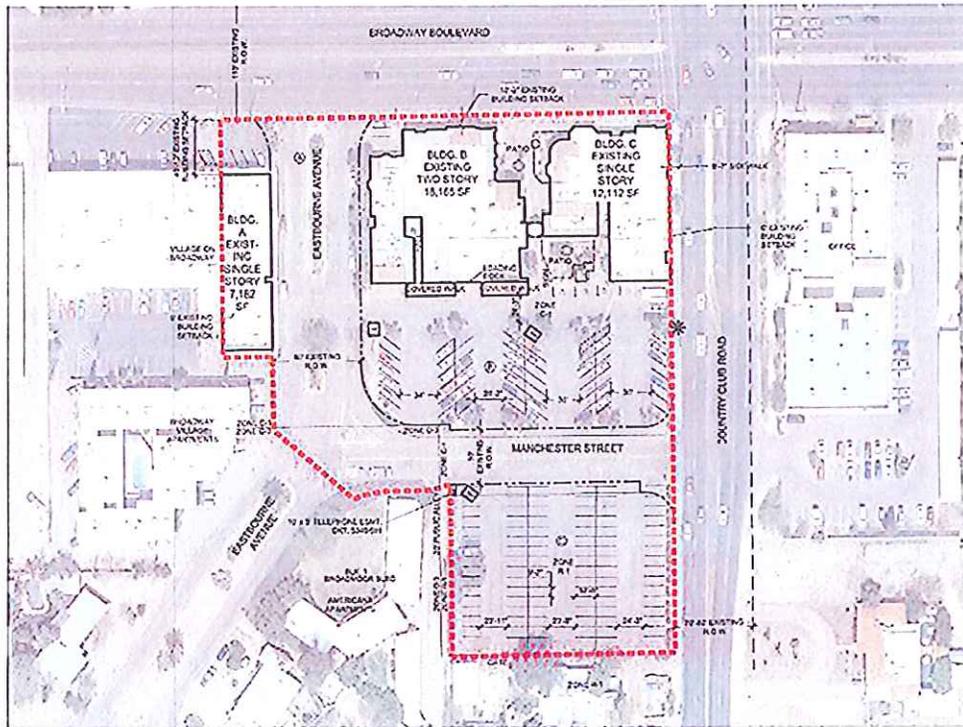


3. Broadway Village Already Has Plenty of Parking For Their Customers

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.

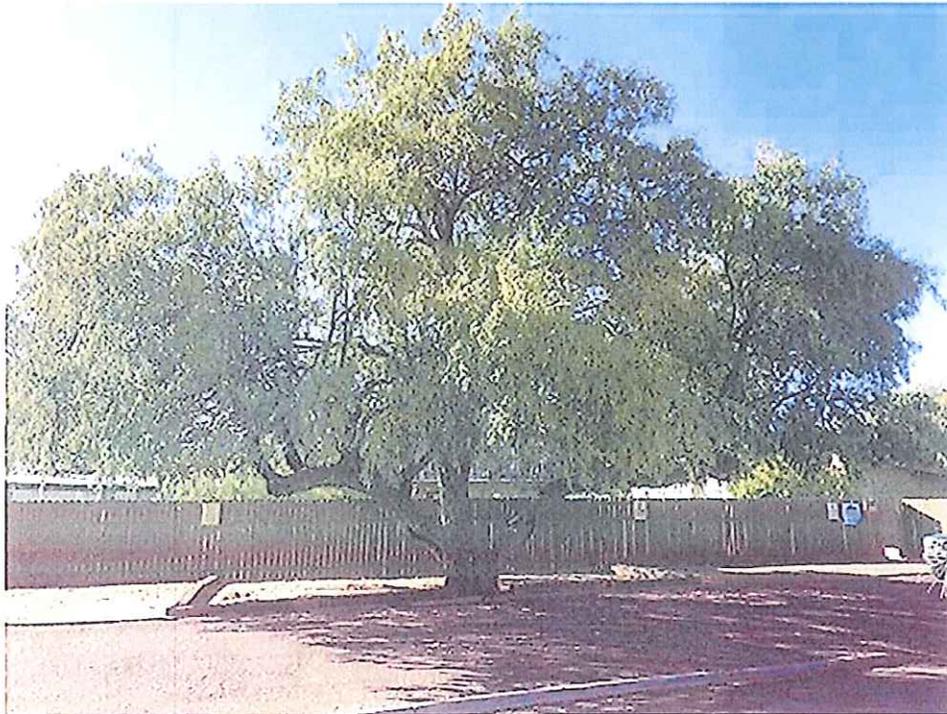
6. The Residents of the Americana Apartments Are Members of the Broadmoor Broadway Village Neighborhood

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=YnJvYWRtb29yYnJvYWR3YXl2aWxsYWdlLmNvbXx3d3d8Z3g6NjFhZTUzYjA5M2U4MzhkMQ> 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



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

Mr. John Beall, PDSD and

Principal Planner

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.

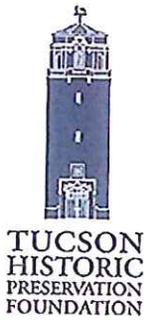
The attached historic photo clearly shows that the Americana Apartments were designed as a "gateway" and buffer to the single family neighborhood planned to the south. Destroying this historic garden apartment building for a parking lot is shameful. I request that the City of Tucson Planning Commission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