

BROADWAY
VILLAGE
— EST. 1939 —



Planned Area Development



Broadway Village Planned Area Development

Broadway Boulevard and Country Club Road
Tucson, Arizona

Submitted to:

City of Tucson
Planning Department
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Part 1: Introduction



A. Background

Broadway Village is a timeless collaboration between local real estate developers, John and Helen Murphey, and Swiss architect, Josiah Joesler. Built in 1939, Broadway Village captures Spanish Mission Revival architecture in Arizona's first shopping center. Joesler's use of arches, breezeways, and patios elicit an outdoor lifestyle and Mexican antiquity that convey the romantic cultural heritage of Tucson. Joesler's prolific 30-year career with the Murphey's and their entrepreneurial legacy continue to define architectural standards in the Southwest.

John Murphey, as a young developer and visionary, and his wife Helen began creating building trends in Tucson in the early 1920's. Helen Murphey contributed greatly to the overall aesthetic image of their projects through her study of Mexican art and architecture. John went to California many times to solicit a Spanish Revival architect to be his company architect and finally recruited Josias Joesler in 1927, then working in Los Angeles.



John & Helen Murphey



Josias & Nati Joesler

Murphey-Keith Building Company supplied Joesler with 56 jobs in 1928 alone, initiating a patron-architect relationship that lasted for more than 30 years. Together they produced over 400 buildings in Tucson. Joesler's ability to speak fluent Spanish to primarily Mexican craftsmen led to pride in their work, as exhibited in the quality of their final products. He commanded great respect from everyone who worked with him, and he valued the work of his craftsmen. Joesler's work decided the stylistic imagery used to promote Tucson as a resort destination and subsequently America's romance with the Southwest.

Broadway Village Shopping Center was Joesler's most successful and enduring commercial building. The use of "village" in the title is



quite intentional, as Joesler tried to create the scale and character of a Mexican village. The Murphey's found the impetus for Broadway Village on a visit to Patzcuaro, a quaint village in Central Mexico. They decided to recreate the village square with Joesler's expertise, using its Spanish Colonial Revival forms, low-pitched clay tile roofs, arched openings, carved niches, arcades, stairways, mortar-washed brick, and colored ceramic tile. Together they crafted a romantic sense of place in Broadway Village for locals and visitors alike to admire and enjoy.



Although cherished for its iconic Spanish Revival architecture, Broadway Village was also a pioneering retail concept. In 1939, although far from downtown shops, its innovative plaza-style site plan with parking in the rear exposed its sculpted outdoor spaces to Broadway. With a genuine understanding of the retail experience, the Murphey-Joesler team designed Broadway Village to invite neighbors to shop and socialize throughout the scenic village plaza.



Broadway Village, ca 1940

Records also show that Broadway Village was the first shopping center in Arizona. Even more impressive, Broadway Village merged a village shopping center with a neighborhood grocery store. The vision of the Murphey-Joesler partnership created Arizona's first neighbor shopping center while capturing a timeless quality of antiquity.

In January 2008, CRI Broadway Village Partners, LLC (the "Owner") acquired Broadway Village from the Robert C. Murphey Trust. The Trust selected the Owner to purchase the historic shopping center based on its expertise as a retail specialist and its commitment to serve as a responsible steward for a City landmark. The Owner's vision is to restore the scenic beauty of Broadway Village, return it to the bustling retail hub reminiscent of the 1940's and preserve Joesler's iconic Spanish Mission Revival architecture for generations to come. Repositioning and enhancing Broadway Village will preserve the center for the neighborhoods of Broadmoor, Sam Hughes, Colonia Solana, and El Encanto, as well as all of Tucson's residences and visitors for many more decades.

B. Project Overview

Broadway Village is situated on 2.68 acres at the southwest corner of Broadway Boulevard and Country Club Road (see *Exhibit I: Location Map*, page 5). Today there are 14 storefronts occupying over 37,000 square feet of retail space. The Owner has taken great care during the restoration process to return Broadway Village to its original look and feel. By updating and enhancing the shopping plaza's site, the Owner strives to make Broadway Village the successful retail hub that it once was for future generations to enjoy. In accordance with the Broadmoor-Broadway Village Neighborhood Plan, Broadway Village will once again provide a commercial anchor to the surrounding neighborhoods and continue to architecturally blend with the residential communities. Through its submittal of the PAD application, the Owner respectfully



requests City planning and zoning staff and the City Council to join the Owner's vision and plan to preserve a local landmark and to make it a viable retail enterprise.

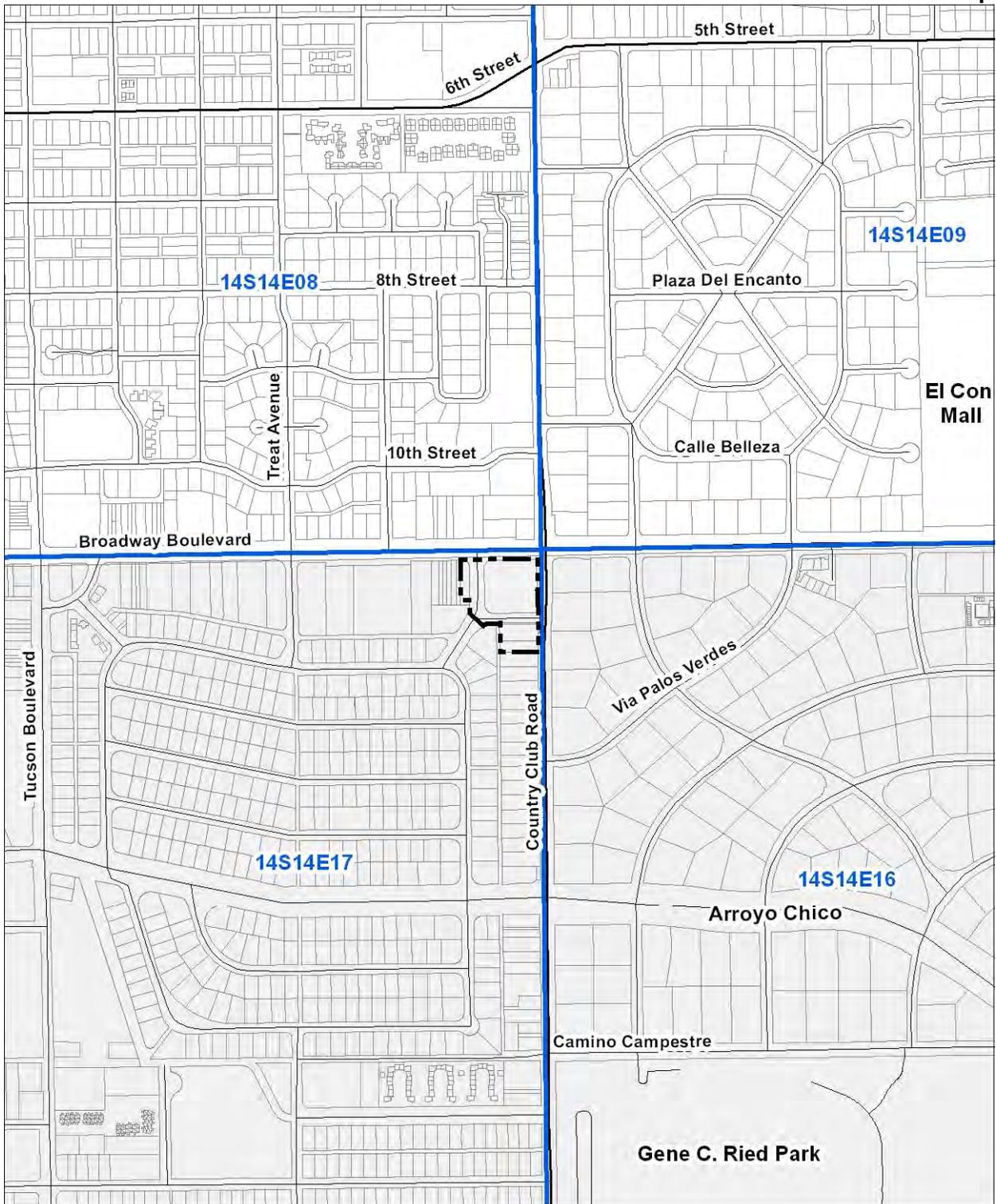
C. Rationale and Benefits for Use of a PAD

The City of Tucson Planned Area Development (PAD) zoning designation is intended to be a vehicle to allow Broadway Village to renovate and expand its facilities, redesign parking and circulation, and provide more consistency with today's Land Use Code. Broadway Village is a historically established use since 1940 that does not fit neatly within any current zoning classification.

While the parcel acreage (under private ownership) totals 2.68 acres, the PAD boundary includes portions of the right-of-way, and thus, this PAD encompasses 3.68 acres. As Eastbourne Avenue and Manchester Street segregate the parcels that make up Broadway Village, including these rights-of-way in the master plan for this project allows for the cohesive design of circulation throughout Broadway Village.



Exhibit I: Location Map

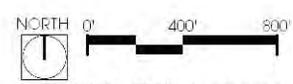


LEGEND

-  PAD Boundary
-  Township, Range & Section
-  Arroyo Chico Area Plan

Notes:

Project Site is located at:
 Township 14S, Range 14E, and Section 17
 PAD Acreage: Approx. 3.7 AC
 Parcel ID #s:
 129-02-0010, 129-02-0020, 129-02-0030,
 129-02-0040 & 129-02-0510



FILE NAME: CRI-01_Location.mxd
 SOURCE: Pima County DOT GIS, 2010



D. Conformance with the General Plan and City Land Use Plans

The proposed changes to Broadway Village are consistent with policy recommendations in the City's General Plan, the Broadmoor-Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan. These plans emphasize compatible design and protection of the single-family residential character of the neighborhood.

1. City of Tucson General Plan

a. Shopping Center in Mid-City Growth Area

The PAD is located within the Mid-City Growth area of the General Plan. The Mid-City Growth Area supports continued neighborhood investment and opportunities to support the rehabilitation of commercial nodes and centers. The goal of the Broadway Village PAD is to renovate and enhance the unique architectural and historical features of the Center to ensure its viability to attract new tenants and make it a desirable destination for the future.

b. Access and Circulation

In accordance with the Livable Tucson Goals, the alternatives to automobile transportation include improvement of public transportation, improvement of roadways (lighting, landscaping, sidewalks and bus stops), and promotion of alternatives to the automobile. The PAD redesign will improve:

- Accessibility of the existing bus stop on Country Club.
- Landscaping (including passive water harvesting), lighting and pedestrian accessibility will be incorporated in the PAD.
- Routes for walking and biking from adjacent residential areas to commercial services.

c. Community Character and Design

The community character and design element support infill and redevelopment projects that reflect sensitivity to the site and neighborhood conditions, and adhere to site and architectural design guidelines.

- The PAD supports the policies of the community character element of the General Plan, the Broadmoor-Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan to assure single family residential architectural and design compatibility with adjacent residential uses.



d. Cultural Heritage

In accordance with the Livable Tucson Goals, the City General Plan supports the preservation and celebration of local landmarks, buildings and neighborhoods.

- Broadway Village is a local landmark that has been preserved for its location, architecture, design and Spanish Mission character.

e. Economic Development

The Economic Development element encourages preserving the special qualities and resources that contribute to Tucson's attractiveness and make the community unique.

- Broadway Village has historically integrated neighborhood commercial services with the surrounding neighborhood. The PAD furthers this historic relationship.
- Since the 1940's, Broadway Village has promoted the single family residential character of the neighborhood making it distinctive from other parts of Tucson.
- The PAD promotes the historic qualities of the development and enhances existing architectural and design qualities.

2. Broadmoor-Broadway Village Neighborhood Plan

The Broadmoor-Broadway Village Neighborhood Plan (BBVNP) was created to preserve the existing character of a one-quarter square mile area neighborhood. This area is bounded on the north by Broadway Boulevard, on the east by Country Club, on the west by Tucson Boulevard and on the south by Broadmoor subdivision boundary, south of Stratford Drive. The main land use within the interior boundaries of the neighborhood plan is single family residential. Closer to Broadway Boulevard, a major arterial, there are a few areas of apartments and duplex units, and along Broadway, there are a variety of commercial uses. Broadway Village provides a commercial anchor to this residential subdivision and architecturally blends in with residential structures.

The overall goal of the plan is to maintain a safe and enjoyable living environment that enhances the residential, historical and architectural elements of the area. Since the development of these areas, the neighborhood has maintained a stable and proud micro-community as a part of a larger Tucson community. The neighborhood promotes:

- Nurturance of old established large trees and drought resistant landscaping
- Absence of rezonings that would change the character of the area
- Continued enhancement of the Broadway and Country Club frontage that preserves the character of the neighborhood subject to strict height limitations, buffering and other constraints



More specifically, the Broadway Village PAD plans to conform with all the policies of the BBVNP; the major improvements include:

- Encourage new development on Country Club to be compatible with Southwestern architectural styles existing in the Broadway Village Shopping Center
- Encourage the integration of new office/commercial development compatible with adjacent existing or proposed office/commercial uses through shared access, common parking and maneuvering areas, shared on-site circulation, and shared refuse collection area
- Screen or enclose any outdoor storage areas or dumpsters from the view of all streets and adjacent properties
- Screen parking areas of more than four spaces from adjacent use and from the street with decorative walls or a dense screen of shrubs and canopy trees.
- Encourage consultation with immediate neighbors for the siting of buildings and additions to provide privacy, noise attenuation, and protection of view corridors for adjacent uses
- Require non-residential and high-density residential uses to provide access from a major street
- Building and site lighting shall be located, designed and oriented to prevent illumination or glare from extending to existing residential properties.

3. Arroyo Chico Area Plan

The Arroyo Chico Area Plan adopted by Mayor and Council on March 24, 1986 provides policy direction for a 4.3 square mile area in the central portion of the Tucson Metro Area. The boundaries of the plan area include the subject property with Broadway Boulevard to the north, Alvernon Way on the east and Aviation Highway, Southern Pacific Railroad, Fairland Stravenue, and 36th Street to the south/southwest.

The Arroyo Chico Area Plan goals include providing for the commercial needs of the area by encouraging commercial development at appropriate locations. The Broadway Village PAD is an existing commercial amenity that needs renovation to maintain the viability of this historic landmark and improve the access and circulation of the development.



E. Compatibility with Adjoining Land Uses

Special care will be taken to ensure that existing and new development within the Broadway Village PAD is compatible with the surrounding neighborhoods and the existing historic and architectural character of the neighborhoods. As stated above, adjacent residents in the Broadmoor-Broadway Village Neighborhood are proud of the single family residential character of their neighborhood and of Broadway Village as a source of cultural identity.





Part 2: Site Analysis



A. Existing On-Site Development

Broadway Village currently features a number of commercial and retail services, including restaurant space, personal services (such as hair and nail salons), and specialty retail stores for clothing, home accessories and miscellaneous merchandise. Several spaces within the center are currently vacant. In addition, an outdoor farmers market is held weekly at Broadway Village.

The shopping center consists of three commercial structures, associated parking, courtyards, covered walkways, loading area, pedestrian ways and two public rights-of-way, Eastbourne Avenue and Manchester Street, which are City of Tucson maintained roadways. The existing conditions of the development are depicted in *Exhibit II.A: Existing Development*, page 13.

Table II.A: Building Inventory provides a description of each of these buildings.

Table II.A: Building Inventory

Existing Building	Current Square Footage	Maximum Building Height (feet)	Building Setback
Building A	7,182	15-18	49 feet from north property line
Building B	18,165	12-22	10 feet from north property line
Building C	11,856	14-17	12 feet from north property line 0 feet from east property line

1. Pedestrian Ways

The sidewalk surrounding Building B and C at the corner of Broadway and Country Club is continuous with pavers along the north, west, and south side of the buildings. The east side of the building along Country Club is a recently repaved 6-foot colored concrete sidewalk. The small linear commercial structure (Building A) west of Eastbourne Avenue, does not have any sidewalks along Broadway Boulevard but there are sidewalks along the north and east side of the building. The west side of the building contains a party wall agreement with the commercial strip center directly to the west of the PAD.



2. Existing Loading and Parking

The existing loading dock is located within the interior of the south end of Building B.

There are a total of 174 vehicular parking spaces located within the PAD boundary. Parking is located in three general areas:

- **Parking Area A** includes 4 spaces on the north side of Building A and 10 parallel parking spaces within the Eastbourne Avenue right-of-way. There are no accessible spaces located within Parking Area A.
- **Parking Area B**, located south of Buildings B and C, north of Manchester Street and east of Eastbourne Avenue contains 64 spaces, 3 of which are accessible spaces.
- **Parking Area C**, which encompasses the area south of Manchester Street, has a total of 96 parking spaces. There are no accessible spaces located within Parking Area C.



Exhibit II.A: Existing Development



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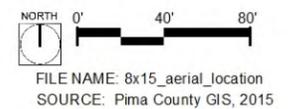
- Site Boundary
- Bus Stop
- Trash Dumpster
- Handicapped Parking Space

NOTES

PAD Area: 160,473 S.F. (3.68 acres)
 Existing Building Square Footage: 37,203
 Existing Zoning: C-1 and R-1
 Maximum Building Height: 30'

Existing Parking Spaces: 174 Spaces

- A** 14 Spaces (No Accessible Spaces)
- B** 64 Spaces (3 Accessible Spaces)
- C** 96 Spaces (No Accessible Spaces)



B. Existing Off-Site Development

Broadway Village is surrounded by a mixture of single- and multi-family residential uses, commercial uses and office uses, as shown in *Exhibit II.A: Existing Development*, page 13. Commercial and office uses are located adjacent to Country Club Road and Broadway Boulevard. Single-family homes located west of Country Club Road are on lots ranging in size from approximately 8,000 square feet to 11,000 square feet. Single-family homes located east of Country Club Road are on larger lots ranging in size from one-half acre to acre lots.

Table II.B: Existing Land Uses

PAD District	Existing Land Uses
North	Commercial, Financial Institution, Church
South	Single Family Residential
East	Large Lot Single Family Residential, Office
West	Commercial, Single and Multi Family Residential

(See *Exhibit II.B: Existing Off-Development*, page 15.)

C. Zoning

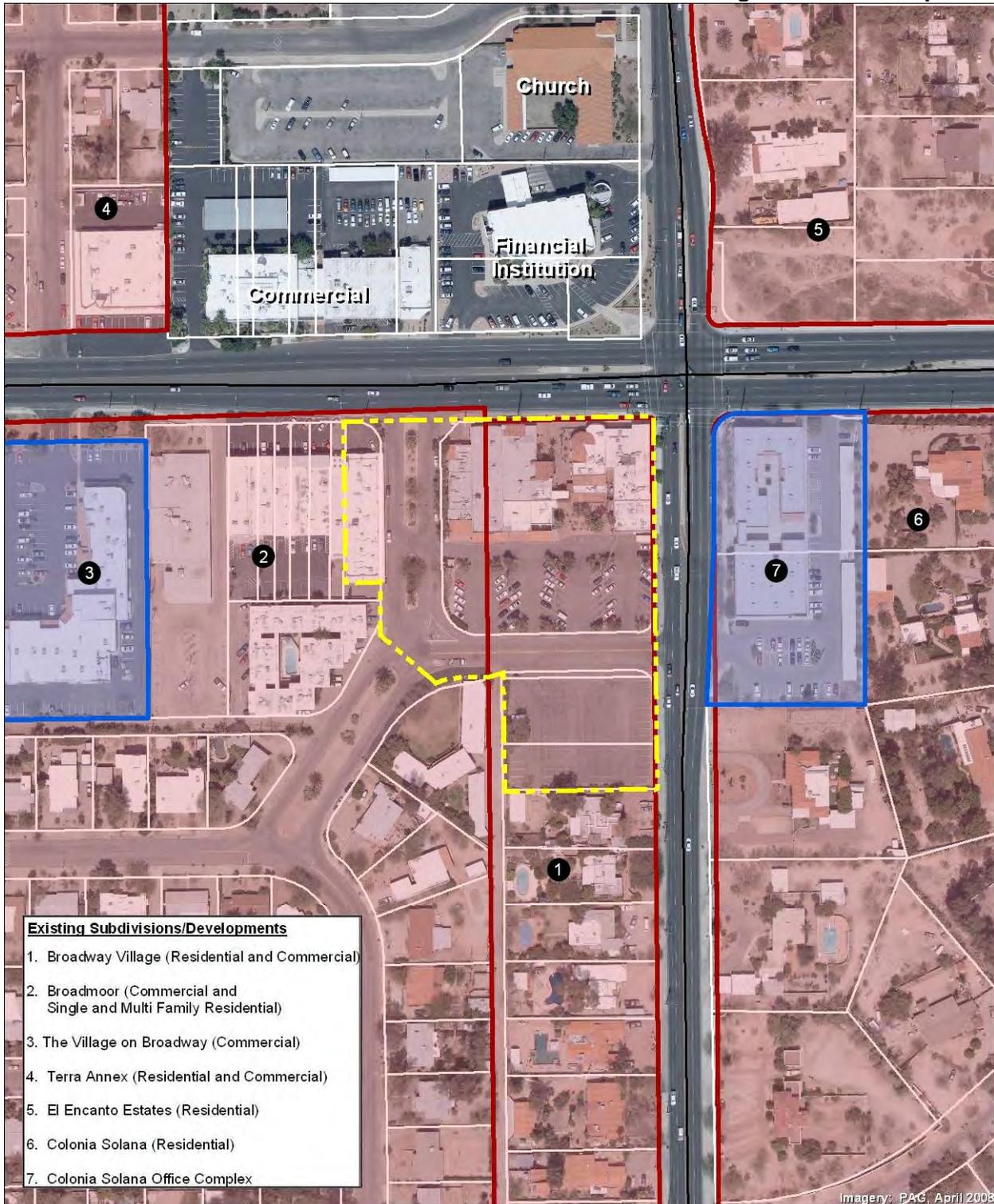
Table II.C: Existing Zoning

PAD District	Existing Zoning
North	C-1 (Commercial Zone), R-2 (Residence Zone)
South	R-1 (Residence Zone), O-3 (Office Zone)
East	O-2 (Office Zone) and RX-1 (Residence Zone)
West	C-1 (Commercial Zone), O-3 (Office Zone)

(See *Exhibit II.C: Zoning*, page 16.)

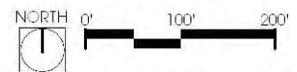


Exhibit II.B: Existing Off-Site Development



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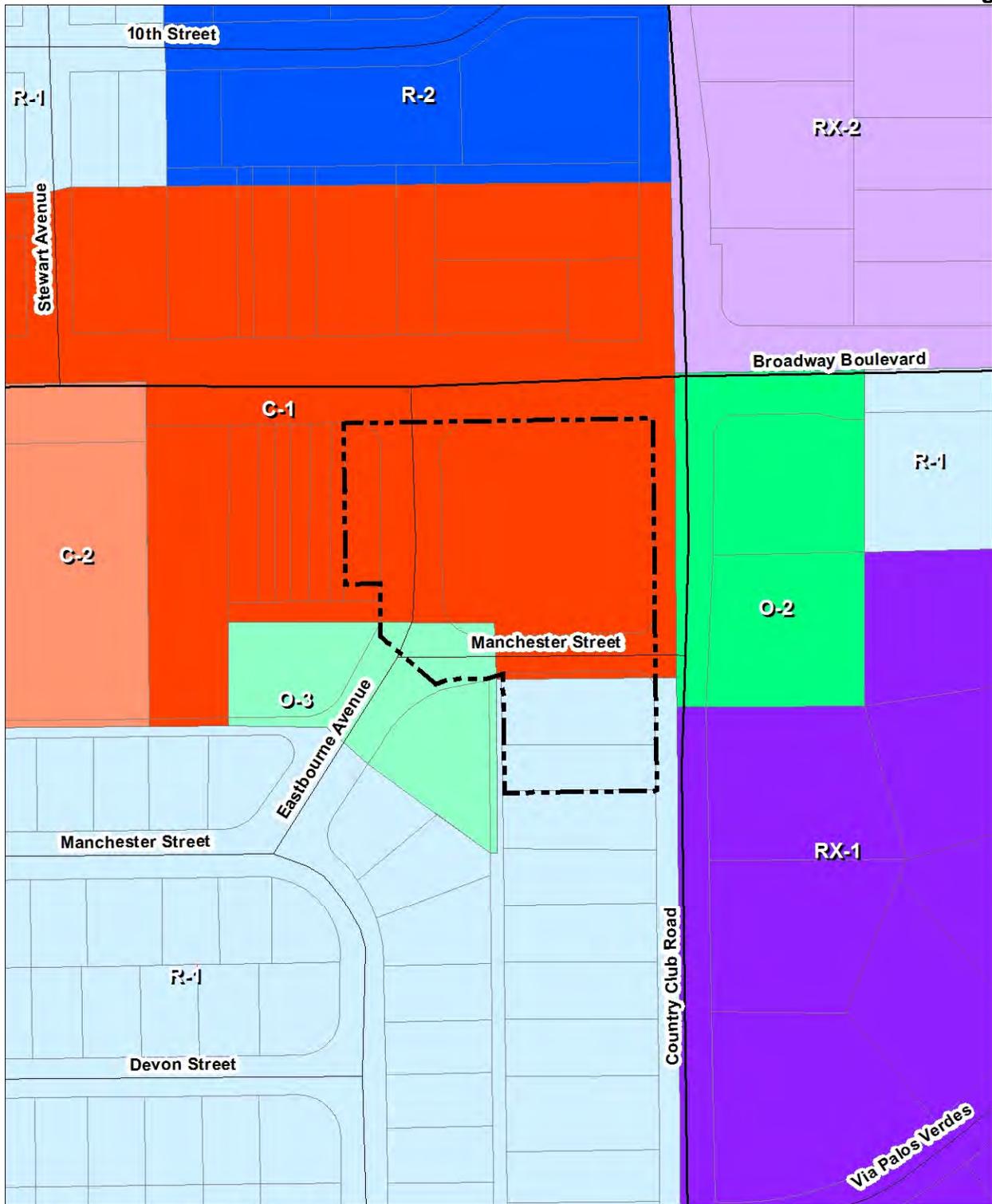
-  PAD Boundary
-  Approved Subdivision Plat
-  Approved Development Plan



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SOURCE: Pima County DOT GIS, 2010



Exhibit II.C: Zoning

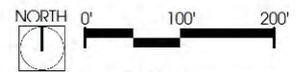


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PAD Boundary

City of Tucson Zoning

R-1	O-2
R-2	O-3
RX-1	C-1
RX-2	C-2



FILE NAME: CRI-01_zoning.mxd
SOURCE: Pima County DOT GIS, 2010



D. Community Facilities

1. Fire Stations

The nearest fire station, station #3, is located within the Tucson Fire Department District at 24 North Norris, approximately one mile west of the project PAD District (see *Exhibit II.D: Community Facilities*, page 18).

2. Police Stations

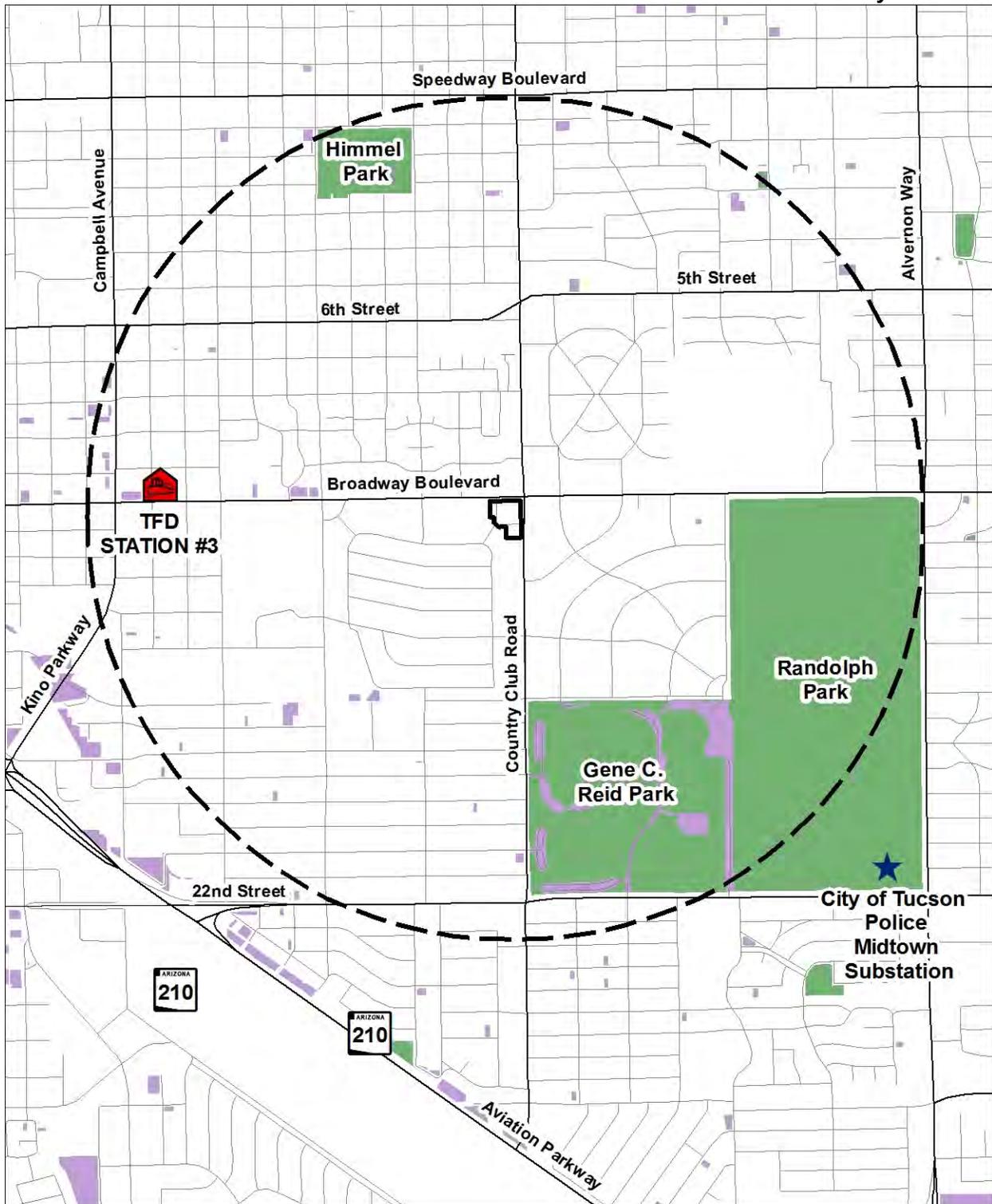
There is one police station located within the vicinity of the PAD. The Midtown Substation is located at 1100 South Alvernon Way, approximately 1.25 miles southeast of the PAD.

3. Hospitals

There are no hospitals within one mile of the PAD District.

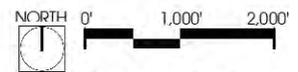


Exhibit II.D: Community Facilities



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- PAD Boundary
- One-Mile Radius
- 🏠 Fire Station
- ★ Police Stations
- Existing Parks
- City of Tucson Owned Parcel



FILE NAME: CRI-01_public_facilities.mxd
SOURCE: Pima County DOT GIS, 2010



E. Existing Transportation and Circulation

A Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates (submitted under separate cover) describes the existing traffic circulation patterns affecting the PAD.

1. Existing Streets Serving the PAD

The Broadway Village PAD is bordered by Broadway Boulevard on the north and Country Club to the east. Two local streets, Eastbourne Avenue and Manchester Street run through the project providing access to Broadway Village and other residential developments to the south and west of the site. Attributes of the roadways are summarized in *Table II.E: Roadway Characteristics*, page 20 and *Exhibit II.E: Traffic*, page 21 shows surrounding roadways within a one-mile context.

2. Current and Future Rights-of-Way

According to the Major Streets and Routes (MS&R) Map, Broadway Boulevard and Country Club are Major Streets and Routes. Broadway Boulevard has a current right-of-way of 120 feet and future 150-foot right-of-way adjacent to the project PAD District. Country Club Road's current right-of-way varies 70-80 feet, and its future right-of-way is 100 feet. Eastbourne Avenue has an existing right-of-way of 80 feet. Manchester Street has an existing right-of-way of 50 feet.

3. Access Points

There are three vehicular access points from public roadways into the PAD District, one along Country Club at Manchester Street, another along Broadway Boulevard at Eastbourne Avenue, and the third entry point is from the residential neighborhood to the south via Eastbourne Avenue.

4. Program for Street Improvements

The City of Tucson has an ongoing project, Broadway Boulevard Corridor, which will result in the widening of Broadway Boulevard from Euclid Avenue to Country Club Road. The project is funded through the Regional Transportation Plan and Pima County Bonds at approximately \$71 million. While the design is still underway, preliminary information indicates that widening will result in an 6-lane roadway with one lane in each direction dedicated to transit. Right-of-way plans indicate that the alignment will shift to the north and the curb location along Broadway Village will not be significantly affected. Construction is not anticipated until 2014 or later. There are no scheduled improvements for Country Club in the vicinity of the PAD District.

5. Alternate Modes of Transportation

SunTran operates five bus routes within a one-mile radius of the PAD. There are two routes along Broadway, one route along Country Club, one route along 6th Street and the Campbell route. There is one existing bus stop near the southwest



corner of Country Club Road and Broadway Boulevard, just south of Building C (see *Exhibit II.A: Existing Development*, page 13).

6. Bicycle Routes and Bicycle Parking

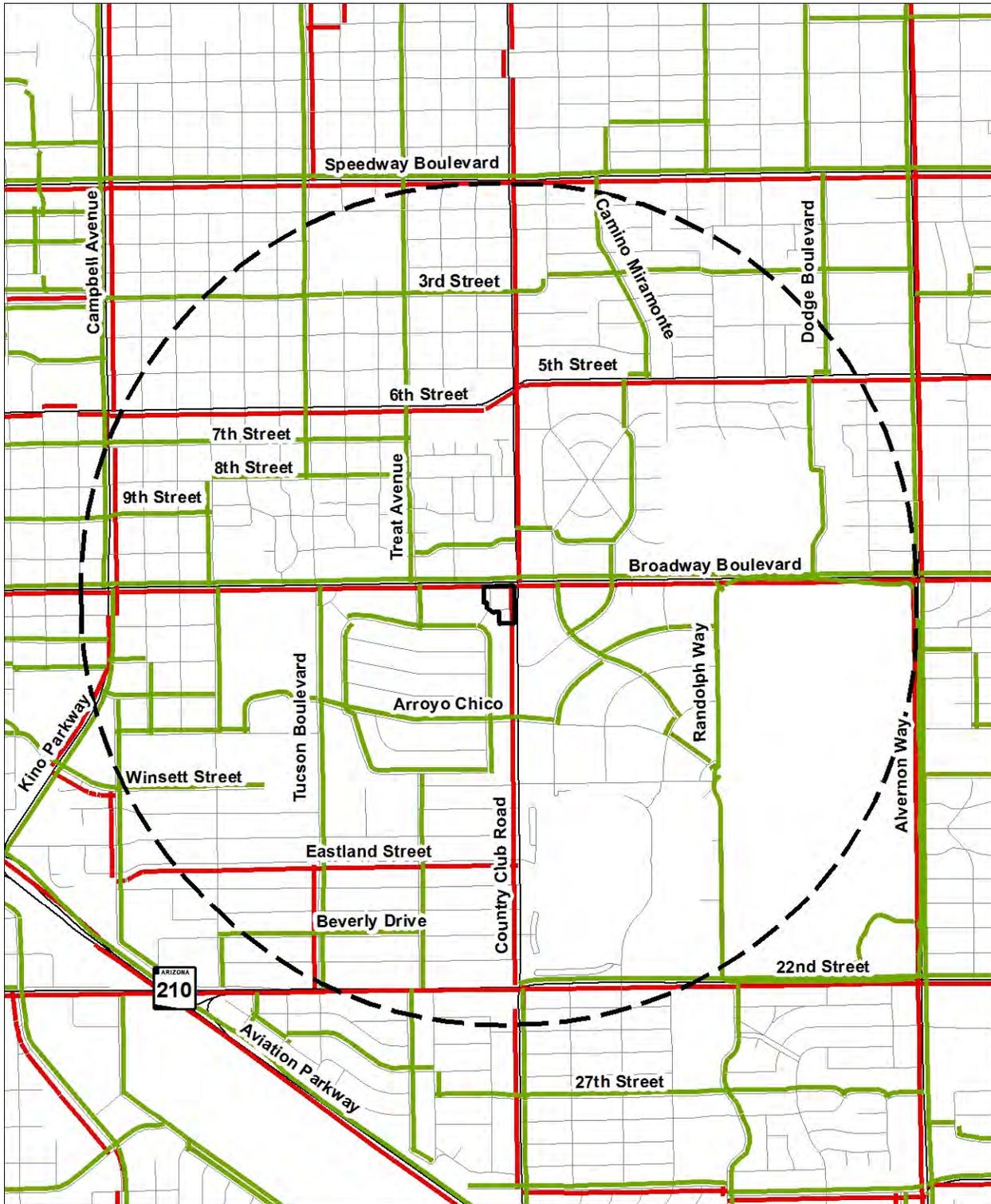
There are several bicycle routes within a one-mile radius serving the PAD District providing alternative access. Existing bicycle routes within a one-mile radius are displayed on *Exhibit II.E: Traffic*, page 21. Broadway Boulevard has a bike lane with a striped shoulder. Country Club does not have a bike lane. There is no existing bicycle parking located on the PAD District.

Table II.E: Roadway Characteristics

Roadway	Broadway Boulevard	Country Club Road	Eastbourne Avenue	Manchester Street
Functional Class	Urban Principal Arterial	Urban Minor Arterial	Local Street	Local Street
# Lanes	5	4	2	2
Divided	No	No	Yes	No
Bike Route	Yes	No	No	No
Bus Route	Yes	Yes	No	No
Curb & Gutter	Yes	Yes	Yes	Yes
Sidewalks (continuous or intermittent)	Yes (intermittent)	Yes	No	No
Paved	Yes	Yes	Yes	Yes
Average Daily Trips (PAG, 2004)	43,000	17,000	N/A	N/A
Speed Limit	35	35	25	25
Sun Tran Route	Yes (Route #8- Broadway/6 th Ave and Route #108X Broadway Express)	Yes (Route #17 Country Club/29 th)	No	No
Ownership	City of Tucson	City of Tucson	City of Tucson	City of Tucson

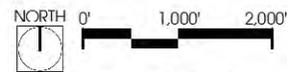


Exhibit II.E: Traffic



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-  PAD Boundary
-  One-Mile Radius
-  Bicycle Routes
-  Bus Routes (Sun Tran)



FILE NAME: CRI-01_traffic.mxd
SOURCE: Pima County DOT GIS, 2010



F. Existing Hydrology

1. FEMA

Per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 004019C2231K, effective date: February 8, 1999, the project site is located within an unshaded Zone X area, defined as an area outside of the 500-year event floodplain. No local floodplains or flood hazards are located within the project site.

2. Tucson Stormwater Management Study (TSMS)

As identified in the Tucson Stormwater Management Study (TSMS Report – 1995) the major watershed that impacts the parcel is the Tucson Arroyo Watershed. There are no TSMS nodes present on or near the site.

3. Pre-Development Hydrologic Conditions

The parcel is currently highly developed with structures and paved parking surfaces with very little natural, undisturbed area. The existing parcel has an average slope of 1.0%. No major washes run through the property.

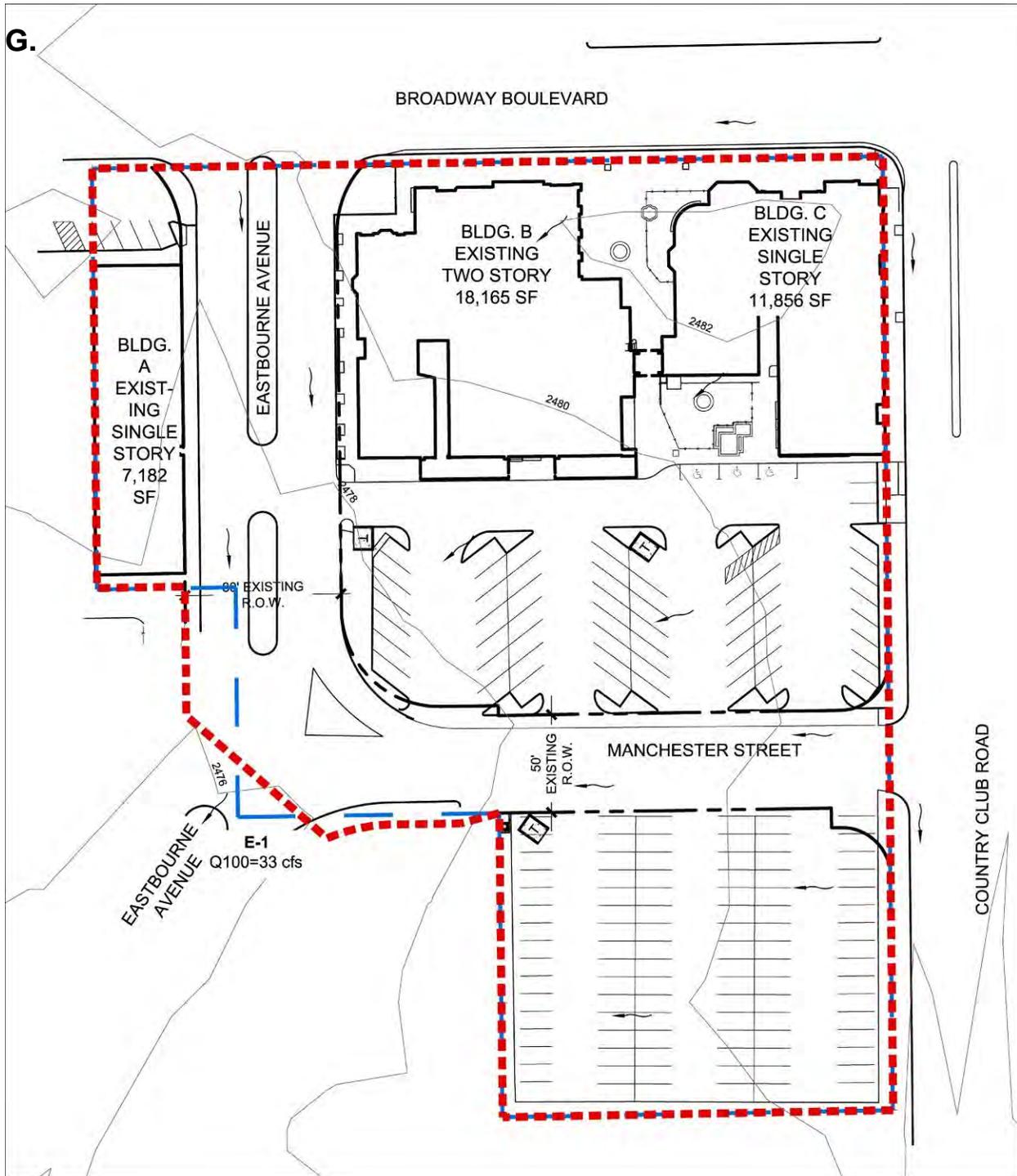
Onsite existing hydrologic conditions calculations have been provided in the Broadway Village Drainage Statement, which has been submitted under a separate cover. Existing sub-basins, areas, and discharges for the 2-, 10-, and 100-year discharge is shown on *Exhibit II.F: Existing Hydrology*, page 23. *Table II.F* also summarizes onsite existing discharges.

Table II.F: Summary of Onsite Existing Discharges

Sub-basin ID	Area (Acres)	2-Year Discharge (cfs)	10-Year Discharge (cfs)	100-Year Discharge (cfs)
E1	3.61	3.3	12.3	33.3

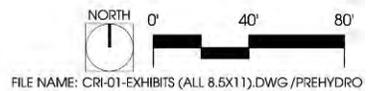


Exhibit II.F: Existing Hydrology



Legend

- PAD Boundary
- 2' Elevation Contours
- Existing Building
- Flow Arrow
- Subbasin Limits



Views

The proposed PAD District is located in a developed area, surrounded by single-family residential uses, offices, churches, a financial institution and other commercial uses fronting Broadway Boulevard. Currently, Broadway Village buildings vary in height from one to two stories. The project site is visible from all sides of the property. Photos of the project site are shown in *Exhibit II.G.2: Photos*, page 26. *Exhibit II.G.1: Photo Key Map*, page 25 indicates the locations from which the photos were taken.

1. Views of the PAD District

All existing commercial structures are highly visible along Broadway Boulevard. Building C and the adjacent parking area is highly visible from Country Club Road and Manchester Street. The interior of the property is also highly visible from the public rights-of-way (Manchester Street and Eastbourne Avenue) supplying access to the property.

2. Views from the PAD District

The PAD district is located in a developed area of the city surrounded by one and two-story structures. Views across the PAD district of surrounding mountain ranges are predominantly obstructed.

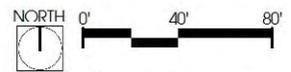


Exhibit II.G.1: Photo Key Map



LEGEND

-  PAD Boundary
-  Photo ID & location photo was taken



FILE NAME: CRI-01_photokeymap.mxd
SOURCE: Pima County DOT GIS, 2010



Exhibit II.G.2: PAD District Photos



Photo 1: Looking south toward Building A from the south side of Broadway Boulevard.



Photo 2: Looking east from Eastbourne Avenue toward the fronts of Building B and C.



Photo 3: A photo looking toward the courtyard on the south side of Buildings B and C.



Photo 4: Looking east toward the interior loading dock and storefronts on the south side of Building B.



Photo 5: A photo looking from Manchester Avenue towards the main parking lot behind buildings B and C.



Photo 6: Looking north along Eastbourne Avenue and towards building A.



Part 3: PAD District Proposal



A. Permitted and Excluded Uses

The Broadway Village PAD shall include all those uses permitted by LUC Section 2.5.3 under C-1 zoning. Special Exception Land Uses, as provided for in C-1, shall be subject to the Zoning Examiner Full Notice Procedure.

A Conceptual Site Plan has been provided as *Exhibit III.A: Conceptual Site Plan*, page 30, which identifies existing and future development within the Broadway Village PAD. Existing and future development within the PAD shall conform to the regulations and standards set forth in this PAD. Where these regulations and standards vary from the LUC or other City standards, the PAD regulations and standards shall control.

1. Permitted Uses

In addition to Permitted uses in C-1, the following shall be permitted in the Broadway Village PAD:

Commercial Services Use Group:

- Alcoholic Beverage Service
- Communications, limited to wireless communication antennae, provided:
 - a. The antennae are mounted on the wall or roof of a building and concealed within an architectural or structural element of the building.
 - b. The antennae and architectural or structural element, are architecturally and/or environmentally compatible with the building and general area.

Industrial Use Group:

- Craftwork
- Perishable Goods Manufacturing

Provisions of Section 2.5.3.6.B of the City of Tucson Land Use Code (General Restrictions) shall not apply to this PAD. Outdoor activities, including but not limited to patio dining, merchandise displays and farmer's markets, shall be permitted.

a. Uses Permitted in Historic Landmark Designation

The uses permitted in the Historic Landmark Designation by the Broadway Village PAD and reasonably accommodated within existing structures without altering the historic nature or significance of the structure. Buildings B and C are designated as historic landmarks (See *Exhibit III.A: Conceptual Site Plan and Exhibit III.G.1: Historic Landmark Designation Map*.) All permitted uses in the Broadway Village PAD are allowed in the Historic Landmark Buildings B and C See also Section III.G.1: Historic Landmark Designation.



2. Secondary Uses

Land uses secondary to the Permitted Land Uses are permitted within the PAD, subject to the requirements of LUC Section 3.2.4 and to any additional requirements listed with the use. Secondary uses are limited to those identified in the C-1 Zone of the Land Use Code.

3. Accessory Land Uses

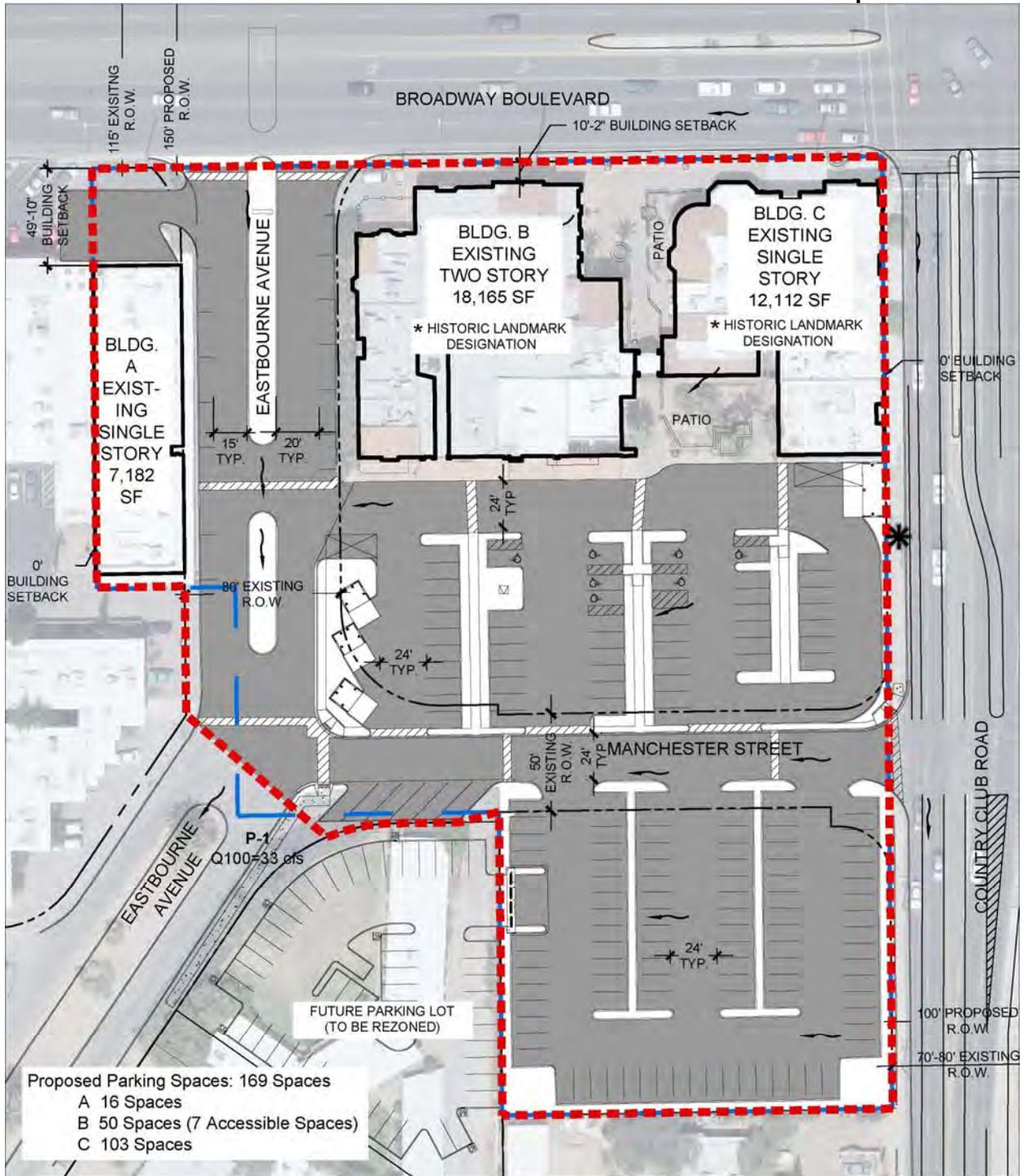
Land uses accessory to the Permitted or Secondary Land Uses are allowed within the PAD, subject to compliance of LUC Section 3.2.5.

4. Excluded Land Uses

Land uses not listed as a Primary or Secondary use, or land uses that are not an accessory to the Primary or Secondary use, are prohibited within the Broadway Village PAD.



Exhibit III.A: Conceptual Site Plan



Legend

- - - PAD Boundary
- Flow Arrow
- Subbasin Limits
- Bus Shelter
- Existing Right of Way
- Trash Dumpster
- Handicap Space

Notes

PAD Area: 160,473 S.F. (3.68 acres)



B. Development Standards

The Broadway Village PAD seeks to conform to the plan goals and policies established in the Arroyo Chico Area Plan and Broadmoor-Broadway Village Neighborhood Plan. In order to achieve those goals, the PAD will provide appropriate transitioning to surrounding development through the use of development standards. The following standards apply to the development of buildings, landscape borders, vehicle use areas and buffering for all permitted uses within the PAD. The entire site will meet the PAD criteria by the completion of the last new building.

For the purpose of setback and buffer requirements and other similar development standards that would otherwise apply to separately owned lots or parcels under the LUC and City Development Standards, the PAD shall be considered as a single parcel. All new development within the PAD shall conform to applicable building, fire and other life safety standards. Prior to development plan approval, the lots south of Manchester Street will be combined via the appropriate City of Tucson process.

These standards will supersede the standards in the Land Use Code (including but not limited to Article 3. Development Regulations, Division 2. Development Criteria and Division 5. Performance Criteria) in accordance with Section 2.6.3 of the Land Use Code, except where specific references to such standards are provided in this section of the document.

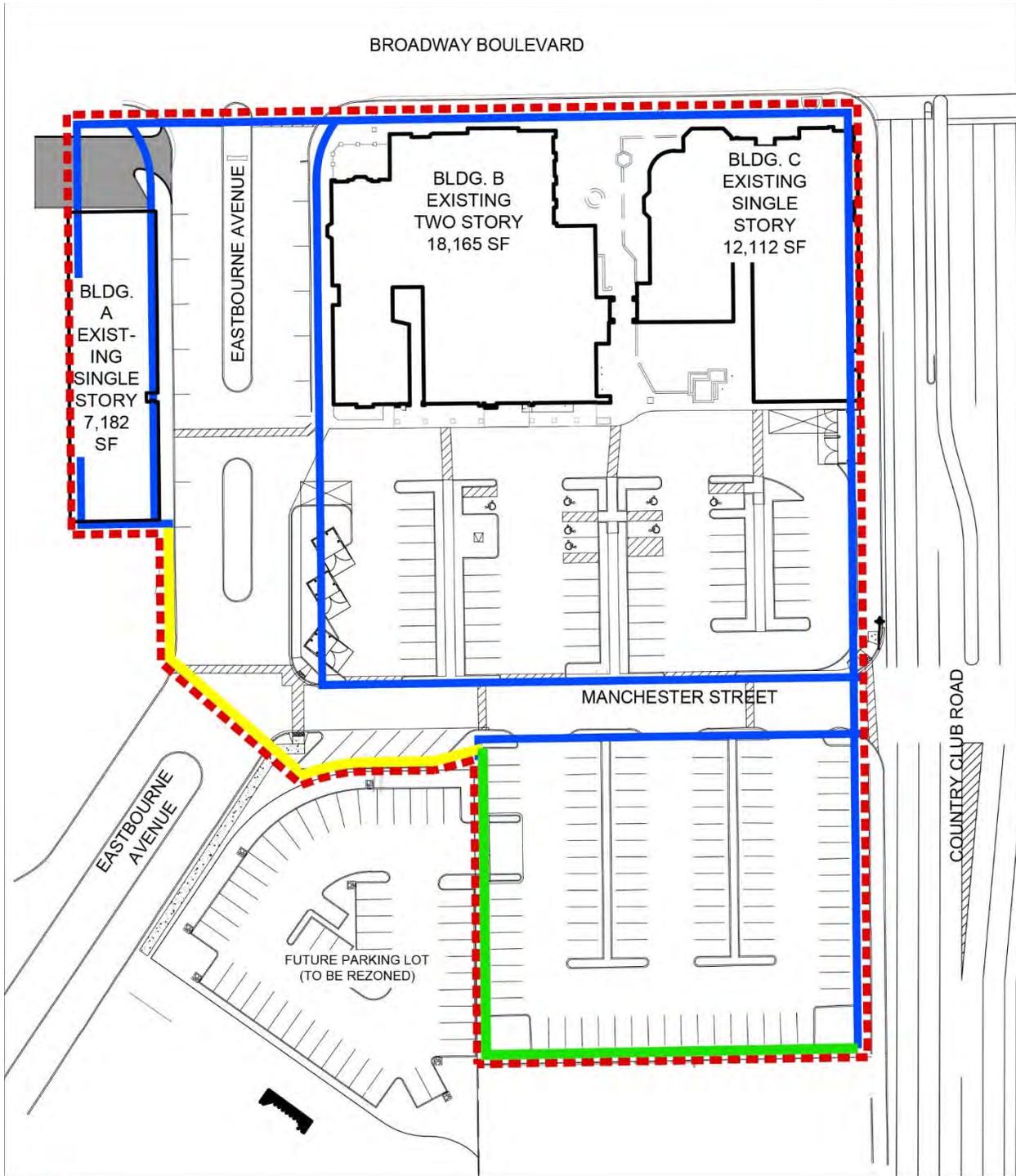
1. PAD District Development Standards

Table III.B: Development Standards

Minimum Site Area	None
Maximum Lot Coverage	None
Maximum Floor Area Ratio	0.75
Maximum Building Height	30 feet
Minimum Building Separation	Per Building and Fire Codes
Minimum Perimeter Setbacks	See <i>Exhibit III.B: Perimeter Setbacks</i> , page 32
Minimum Setback from Public Rights-of-Way (Broadway, Country Club, Eastbourne & Manchester)	None
Minimum PAAL Width	20 feet

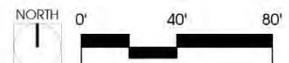


Exhibit III.B: Perimeter Setbacks



Legend

- PAD Boundary
- Building Footprint
- 0' Perimeter Setback
- 15' Perimeter Setback
- 40' Perimeter Setback



FILE NAME: ALL-01-EXHIBITS (ALL 8.5X11).DWG/Per-Setb



2. Vehicular Use Areas and Parking

The Broadway Village PAD will provide one vehicular parking space per 300 square feet of building space. Vehicular parking spaces are not required for patio square footage, such as outdoor seating, farmers markets and other outdoor retail displays.

Vehicle use areas shall be constructed utilizing materials and construction techniques in accordance with recommendations of the geotechnical engineer and concurrence from City of Tucson staff. The minimum PAAL width within the PAD shall be 20 feet.

Handicapped parking will be provided in accordance with ADA requirements from the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. Accessible spaces and "Van Accessible" spaces will connect to the accessible route as required by the 2006 IDC, Chapter 11 and ICC/ANSI 117.1, 2003 Edition. Newly constructed and modified sidewalks, detectable warnings and curb ramps will comply with accessibility requirements as required. The entire circulation system will meet these requirements by the issuance of the last Certificate of Occupancy for the last new building to be built on-site.

Cross-access and cross-parking agreements with adjacent commercial property owner(s) west of the PAD will be recorded prior to approval of the PAD.

Vehicular perpendicular parking and maneuvering may occur in public rights-of-way (Eastbourne Avenue and Manchester Street) within the PAD boundaries, subject to the execution of a maintenance agreement with the City of Tucson. Existing parallel parking along Eastbourne Avenue and Manchester Street may remain. The parking on the south side of Manchester closest to the intersection of Manchester and Eastbourne should be improved by re-striping and re-angling the parking to provide back-in parking only.

3. Bicycle Parking

A minimum of five (5) bicycle parking spaces (Class 2) shall be provided for each existing and proposed building.

4. Loading Zones and Solid Waste Disposal

Two 12 x 35 foot loading zones, one 8.5 x 18 foot loading zone and three trash dumpsters shall be provided within this PAD. The two 12 x 35 foot loading zones and trash dumpsters will be screened by masonry walls and are intended to blend into Broadway Village development.

Loading zones are located in close proximity to existing and proposed buildings and are accessible from Broadway Boulevard and Country Club Road. A solid waste and recycling area is located along the west row of parking spaces just south of Building B. The screening will include 6-foot masonry wall with a gated



entrances. The materials will complement the existing architecture of the Broadway Village Shopping Center. All solid waste locations must be a minimum of 50 feet away from residential structures (See *Exhibit III.A: Conceptual Site Plan*). In addition, access and maneuvering for loading and trash trucks may occur within the public rights-of-way within the PAD boundaries, subject to the execution of a maintenance agreement with the City of Tucson.

5. Wastewater

The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/development shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at this or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

C. Water Conservation Standards

Conservation standards will be accomplished via four areas of emphasis – low water use plants, efficient irrigation, passive rainwater harvesting and historic landscape palette.

1. Low Water Use Plants

The plant palette at Broadway Village will consist of predominately low water use, native and regionally adapted plants. (See *Appendix A: Broadway Village Plant Palette*.) The plants will be located relative to their functionality and the uses associated with the zones within which they are planted. The use of low water use plants in locations appropriate with their species characteristics provides for the conservation of potable water while assuring the survivability and long term health of such plant material.

2. Rainwater Harvesting

Passive rainwater harvesting will be incorporated throughout Broadway Village. A water harvesting plan shall be included with the development plan submittal in compliance with Development Standards 10-03 illustrating 50 percent of estimated landscape water budget is met by water harvesting techniques.

There will be a net increase of pervious and semi-pervious areas within the PAD of approximately 5,153 sq. ft. (see *Exhibit III.C.1: Existing Pervious and Impervious Conditions*, page 36 and *Exhibit III.C.2: Post-Development Rainwater Harvesting Concept*, page 37). A number of techniques will be employed to

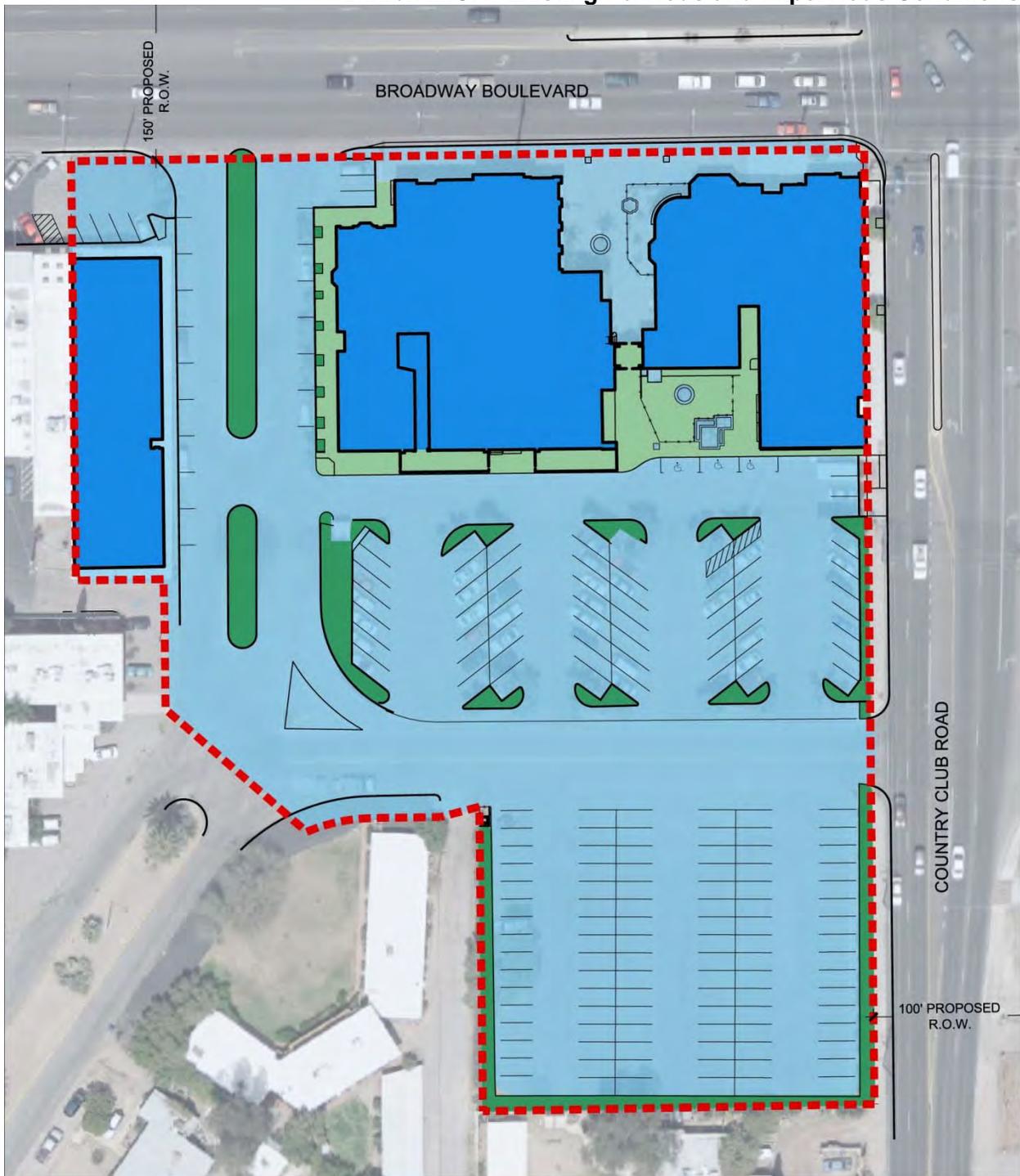


direct and capture rainfall for the benefit of the landscape: curb cuts, flush curbs, recessed planting areas, minimized compaction of planting areas, and semi-pervious pavers.

The whole of the site generally sheet drains from the northeast to the southwest. The site plan and grading will take advantage of this by directing sheet flow from the impervious surfaces (buildings, plazas, and parking) and direct it to the landscape islands. The rainwater will enter the recessed planting areas via flush curbs and/or curbs cuts. The water movement will be slowed and permitted to percolate into the root zones of the planting areas benefiting the plant material and minimizing the amount of supplemental irrigation required. The grading of the landscape areas will permit excess water to exit during a major rain event.



Exhibit III.C.1: Existing Pervious and Impervious Conditions



Legend

PAD Boundary

Areas

Pervious	10,486 SF	Impervious	105,804 SF
Semi-Pervious	8,552 SF	Impervious Buildings	35,889 SF
Total (12%)	19,038 SF	Total (88%)	141,693 SF

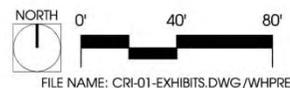


Exhibit III.C.2: Post-Development Rainwater Harvesting Concept



Legend

PAD Boundary Surface Flow (Passive Rainwater Harvesting)

Areas

Pervious	13,032 SF	Impervious	98,823 SF
Semi-Pervious	11,159 SF	Impervious Buildings	37,459 SF
Total (15%)	24,191 SF	Total (85%)	136,282 SF



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D. Landscape Program

The following landscape program constitutes the complete requirements for landscaping within the Broadway Village PAD. If there is a question regarding landscape requirements, the LUC regulations for landscape, screening and buffering shall apply. Any new landscaping associated with a new project and/or development should be consistent with the community need to conserve and retain water plus a desire to visually integrate with the existing historic Broadway Village landscaping.

1. Landscape Zones

The proposed landscape for Broadway Village consists of three major landscape zones: landscape borders, plaza landscape areas and parking landscape areas (see *Exhibit III.D.1 Landscape Zones*, page 41).

a. Landscape Borders

This PAD consists of three landscape borders: Broadway Boulevard, Country Club Road, and the south property line border, each with unique functional requirements and characteristics. No landscape border is required along the west/southwest property line, as indicated in *Exhibit III.D.2: Landscape Program Concept*, page 42.

i. Broadway Boulevard

There shall be no minimum width landscape border adjacent to Broadway Boulevard. The existing conditions of the PAD's border with Broadway Boulevard include no trees or other vegetation and consist of exclusively paved surfaces. Broadway Boulevard is a major arterial and as such the view from passing vehicles is relatively brief. The proposed landscape treatment will include Texas Mountain Laurel trees, minimum 36" box or 2" caliper, planted in tree grates within the existing paved (pavers) areas. Additional potted shrubs and/or accents will augment the Broadway Boulevard landscape border.

This concept will provide a variety of benefits: a net increase of plant material along Broadway Boulevard, permit ample room for pedestrian circulation east and west, and maintain visibility to the unique architecture of Broadway Village with the landscape architecture also integrated into the historic setting.

ii. Country Club Road

Due to the limitations of available landscape areas along Country Club, there is no minimum landscape border width. The existing conditions of Country Club landscape include Texas Mountain Laurel trees and a row of small shrubs adjacent to the parking areas. Ingress and egress into the PAD will be



landscaped, while the northern of the two entrances will be accentuated to a greater degree. While no additional shrubs or accents will be required along the Country Club landscape border, if an opportunity for potted plants/shrubs exists, it will be allowed. Pedestrian shade will be added with trees (3 additional trees maximum) or shade structure(s)/canopies from the buildings. Any trees within the public right-of-way will require City review and approval and a license agreement at the time of Development Plan approval.

iii. South Property Line

The south property landscape border will be 5 feet in width and include 1 tree per 33 feet of frontage and a 6 to 8-foot tall screen wall on the adjacent property. The landscape border west of the south property line (adjacent to existing apartments) will be 5 feet in width and include 1 tree per 33 feet of frontage and a 5-foot tall screen as indicated in *Exhibit III.D.2: Landscape Program Concept*, page 42.

b. Plaza Area Landscape Zone

The plaza landscape zone is located almost exclusively in the areas of existing development between buildings and consisting of paved surface (brick pavers). The unique character of this area will be maintained through the preservation and continued use of potted plants and accents and the introduction of Palo Brea trees (*Parkinsonia praecox*) where there is expected to be greater amount of people congregating and sitting. The Palo Brea trees will be located within tree grates (among the pavers) and as such will permit ample pedestrian circulation movement, shade for visitor and customers, and meet parking shade tree requirements west of the existing building.

c. Parking Area Landscape Zone

Landscape within the parking area zone, which includes the landscape treatment along Manchester Street and portions of Eastbourne Avenue within the PAD, will be designed and planned with four goals in mind: efficient and safe circulation (pedestrian and vehicular), urban heat island mitigation, rainwater harvesting, and screening from adjacent residential neighbors. The predominant tree in this zone will be a non-fruiting Olive tree (*Olea europea* ‘Swan Hill’ or ‘Wilsoni’). This tree has a moderate growth rate, thrives in high reflectivity areas such as parking lots, and is low water use. This tree also has been historically used on the site and within the surrounding established neighborhoods. Parking area shade trees will be provided at a rate of 1 tree per four stalls. Parking screening (in the form of plants and/or low walls) will be



provided for the areas adjacent to and visible from Broadway Boulevard and Country Club Road (accessed from Eastbourne Avenue and Manchester Street). No screening will be provided within sight visibility triangles.

All new tree plantings will provide a minimum root zone area of 300 cubic feet (maximum 3-foot depth) with soil compaction of 90 percent or less; use of structured soil will allow compactions of 95 percent or greater. Alternatively, trees shall be irrigated by means of a deep root watering system such as, but not limited to, a 3-inch diameter, 30-inch deep perforated pipe with drip emitters in pipe and on surface (two pipes per tree). Other measures that may ensure deep and healthy tree root zone development may also be employed at the approval of the City of Tucson.

2. Plant Palette

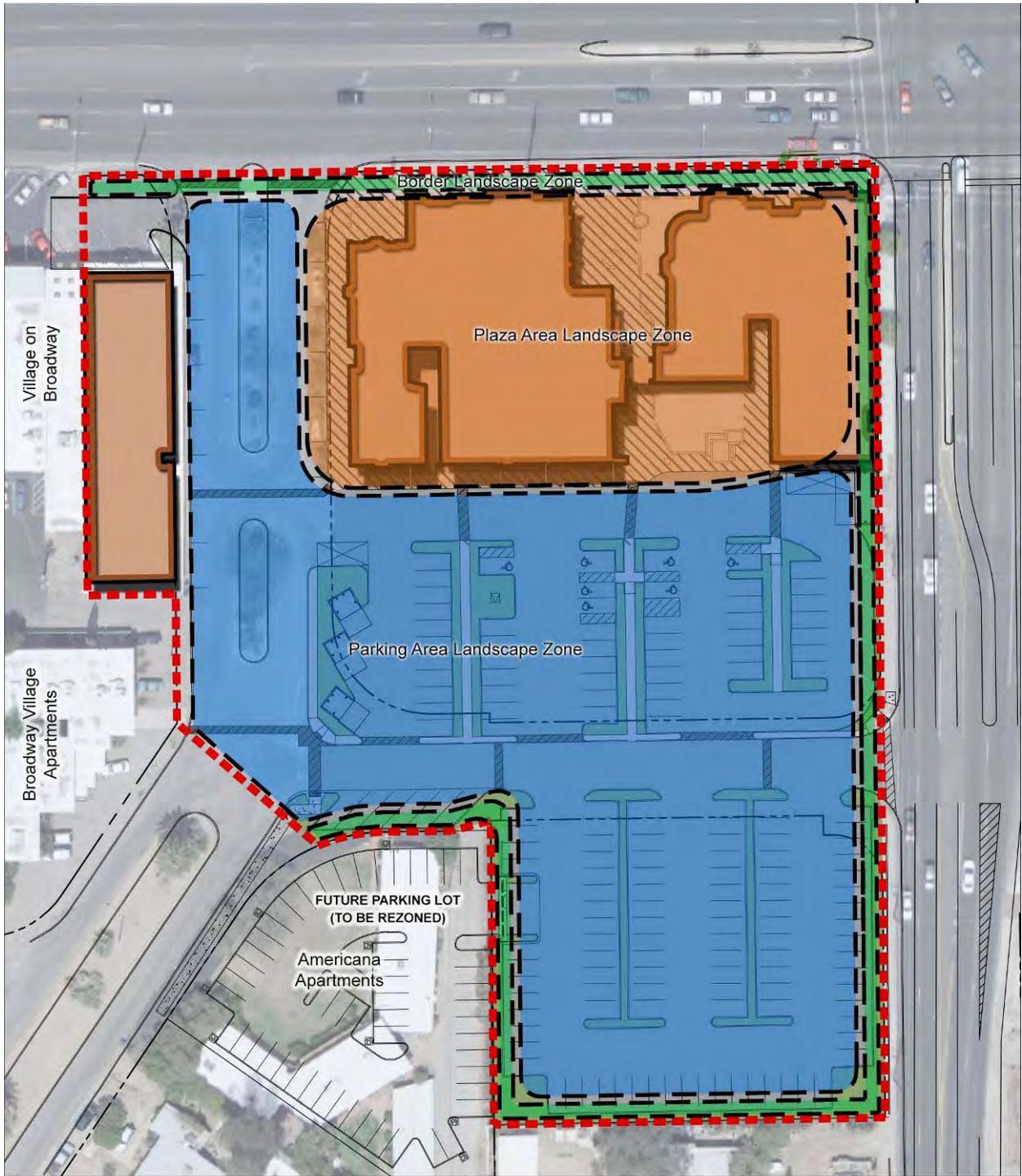
Plant material will be chosen from the Broadmoor-Broadway Village Neighborhood Plan (See *Appendix A: Broadmoor-Broadway Suggested Plant Material*) and the Arizona Department of Water Resources (ADWR) Tucson Active Management Area low water use plant list. Except in oasis areas, all proposed plants will comply with the ADWR low water use list or include an application for approval to the list.

a. Historic Landscape

The existing Broadway Village (and adjacent Broadmoor Neighborhood) landscape consists of a unique and historic plant palette. To the extent feasible specific accent plants from this existing palette will be used within the PAD. The most identifiable plants are the Canary Island Palm (*Phoenix canariensis*) and the Olive Tree (*Olea* sp.). A non-fruiting (non-pollen producing) variety of the Olive Tree will be used along pedestrian routes within Broadway Village (see Exhibit III.D.2: Landscape Program Concept, page 42). Non-fruiting Olive Trees may include the 'Swan Hill' or 'Wilsoni' varieties. The Canary Island Palm will be used to identify major entries into the PAD and will provide a continuation of the existing palms in the median on Eastbourne Avenue. Texas Mountain Laurels are currently planted along Country Club Avenue and will also be used along Broadway Boulevard.



Exhibit III.D.1: Landscape Zones



Legend

-  PAD Boundary
-  Landscape Border Zone
-  Plaza Area Landscape Zone
-  Parking Area Landscape Zone

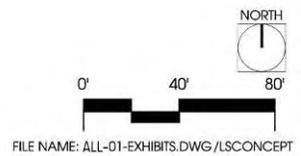


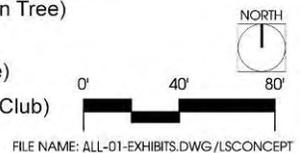
Exhibit III.D.2: Landscape Program Concept



Legend

- PAD Boundary
- Potted Landscape Area
- Specialty Paving
- Existing Right of Way

- Swan Hill Olive (Fruitless)(Pedestrian Circulation Tree)
- Palo Brea (Plaza Tree)
- Canary Island Palm (Historic Neighborhood Tree)
- Texas Mountain Laurel (Broadway and Country Club)
- Parking Shade Tree



E. Post-Development Hydrology

1. Watershed Description

Post-development peak discharges were calculated using the City of Tucson Standards Manual for Drainage Design and Floodplain Management in Tucson, Arizona, Chapter IV. Post-development conditions consist of the parcel being redeveloped and reconfigured parking areas. The existing structures will stay in place. For a highly urban type development an impervious value of 90% was used. Delineation and peak discharge is shown in *Exhibit III.E: Post-Development Hydrology*, page 44 and in *Table III.E: Summary of Post-Development Discharges*.

Table III.E: Summary of Post-Development Discharges

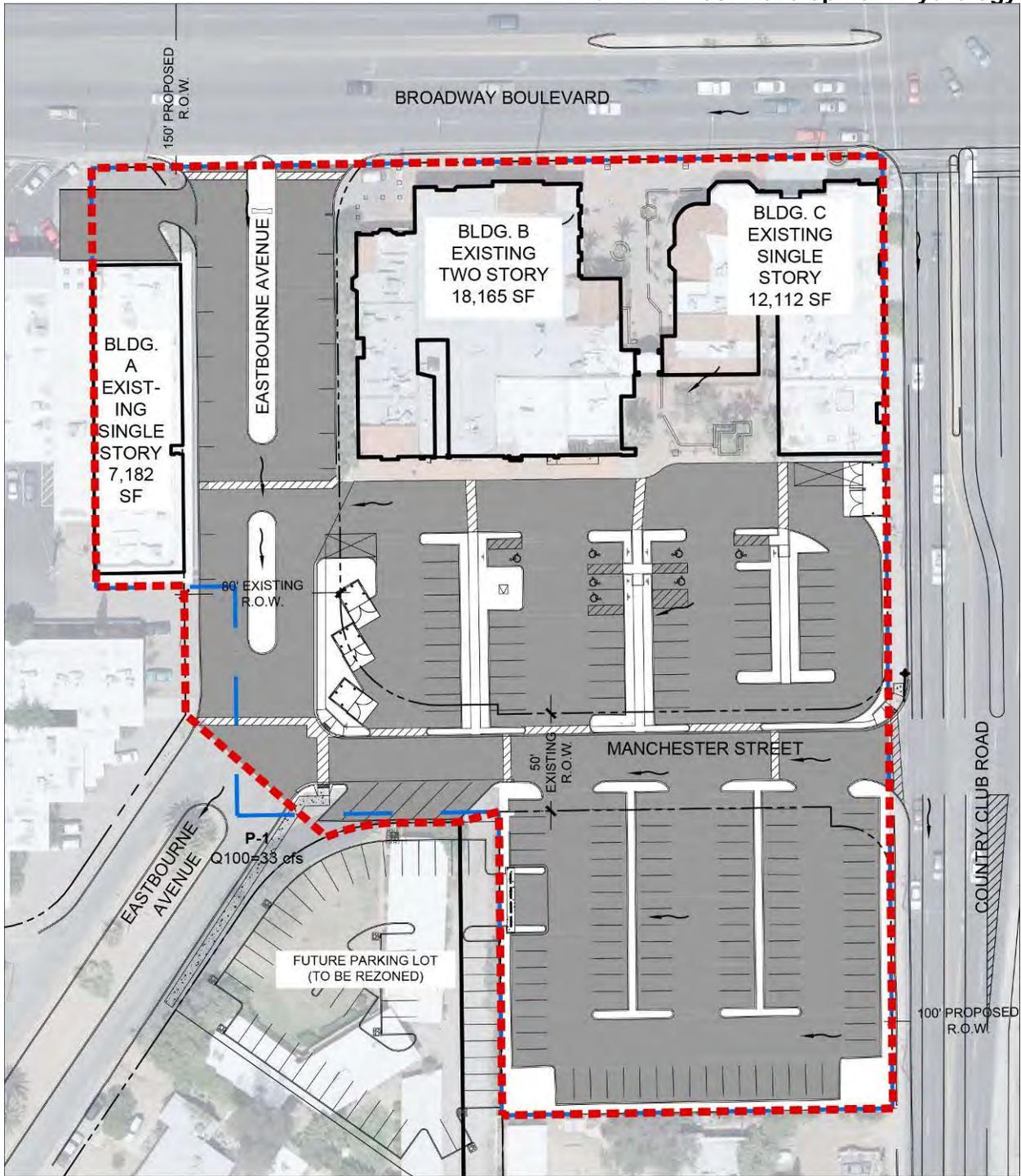
Sub-basin ID	Area (Acres)	2-Year Discharge (cfs)	10-Year Discharge (cfs)	100-Year Discharge (cfs)
P-1	3.61	3.3	12.3	33.3

2. Post-Development Conditions Hydrologic Model

Retention/detention will not be required due to the pre-development conditions of the parcel. The pre-development and post-development site calculations result in identical discharges due to the similarity in impervious area. Some passive water harvesting within the property will be utilized, which will retain a portion of onsite runoff. Water harvesting will be ignored within the post-development calculations due to the minor effect it will have on the post-development calculations.

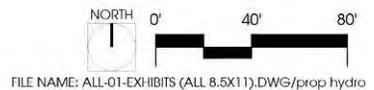


Exhibit III.E: Post-Development Hydrology



Legend

- IPAD Boundary
- Building Footprint
- Flow Arrow
- Subbasin Limits
- Existing Right of Way



F. Circulation Plan

1. Traffic Circulation

A 2010 Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates and updated 2015 Traffic Impact Analysis (submitted under separate cover) contains recommendations for improvements for the redevelopment of Broadway Village. Following are the major conclusions of this analysis:

- The existing access points along Broadway Boulevard and Country Club Road will remain.
- All study area intersections currently operate at acceptable levels of service during the peak hours. It should be noted that several left-turn movements at the intersection of Broadway Boulevard and Country Club Road operate at unacceptable levels of service during the PM peak hour.
- It is anticipated that all study area intersections and driveways will operate at acceptable levels of service with the exception of the Country Club Road/Manchester Street intersection. The eastbound left-turn movement at Country Club Road/Manchester Street is anticipated to operate at LOS E which is typical of unsignalized intersections that allow left-turn movements onto arterials.
- The City of Tucson has an ongoing project, Broadway Boulevard Corridor, which will result in the widening of Broadway Boulevard from Euclid Avenue to Country Club Road. Preliminary information indicates that widening will result in an 6-lane roadway.



a. Manchester Street and Eastbourne Avenue

Within the PAD, Manchester Street and Eastbourne Avenue will remain public rights-of-way. The developer will enter into a maintenance agreement with the City of Tucson regarding any improvements in the public right-of-way, which may include maintenance and irrigation of newly landscaped areas and vehicular parking and maneuvering, including that required for loading and solid waste disposal. Improvements to Manchester will be required at the time of parking lot improvements just south of Buildings B and C.

Exhibit III.F.1.a (page 48 illustrates the PAD's onsite circulation, *Exhibit III.F.1.b* (page 49) depicts the cross-sections for Eastbourne Avenue and Manchester Street and *Appendix E: ROW Maintenance Agreement*.

b. Country Club Road

The existing right-of-way for Country Club Road varies between 70 feet south of Manchester to 80 feet north of Manchester, while the MS&R width is 100 feet. The MS&R includes future widening to a four-lane divided roadway with a median and bicycle lanes. Due to the fact that Country Club has been previously widened to the east of the traditional roadway centerline (section line) near the intersection of Broadway Boulevard, a simple widening of right-of-way along the section line will not be possible for future dedication and roadway needs.

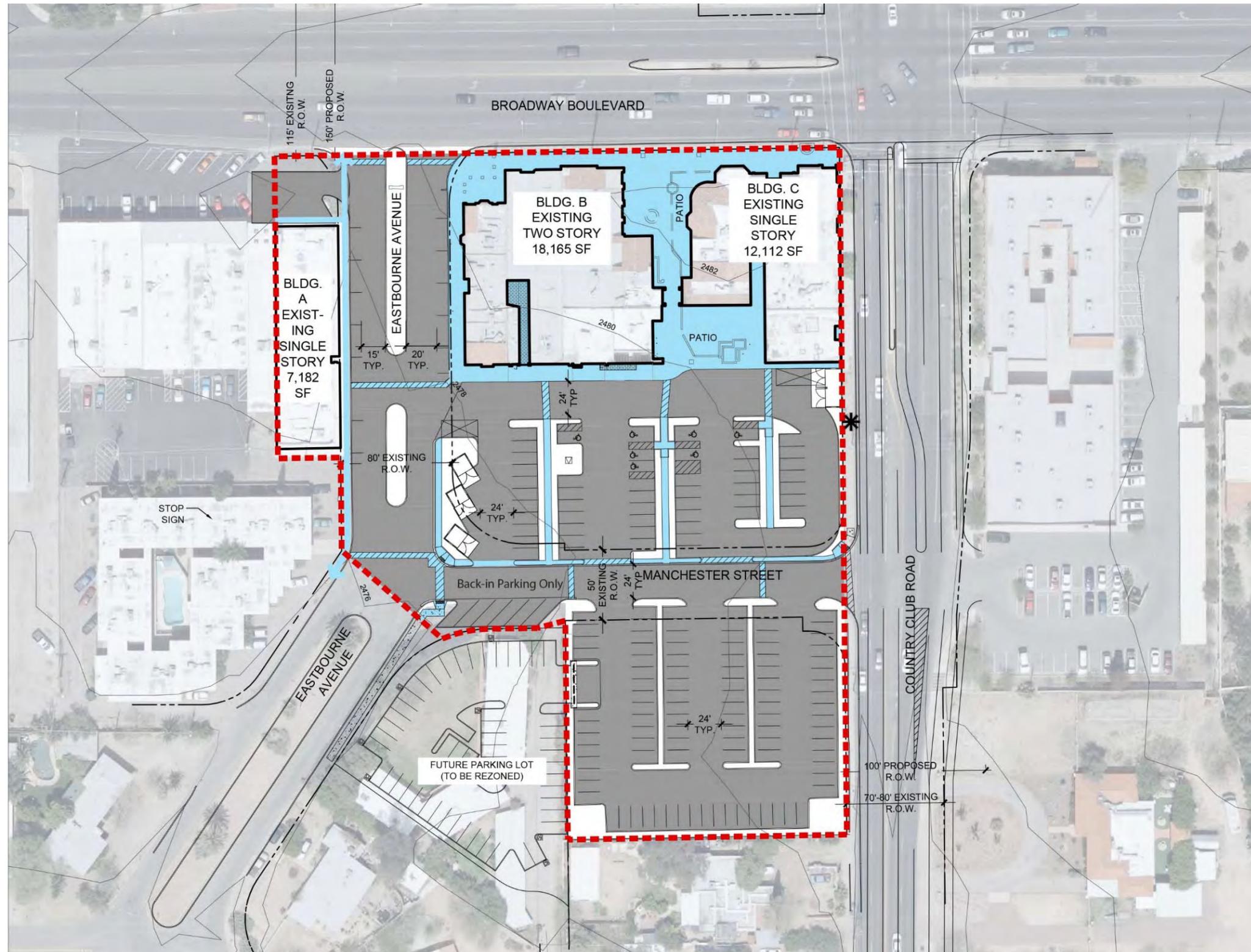
Exhibit III.F.1.b: Rights-of-Way Cross-Sections, page 49). .

An existing bus shelter is located along Country Club east of Broadway Village. This bus shelter will remain.

The Manchester/Country Club access point will be improved to relocate the existing fire hydrant northwest of the intersection and widen the radius of the turn from Country Club onto Manchester. In addition, Tucson Department of Transportation has recommended the Manchester striping be re-configured to remove the striping in the south (eastbound) lane, which will allow for a wider lanes along Manchester and a smoother turning movement.



Exhibit III.F.1.a: Circulation Plan

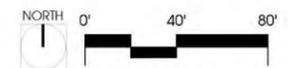


Legend

- PAD Boundary
- Building Footprint
- Pedestrian Circulation
- Pavement
- Pedestrian Crosswalk
- * Bus Shelter
- Existing Right of Way

NOTES

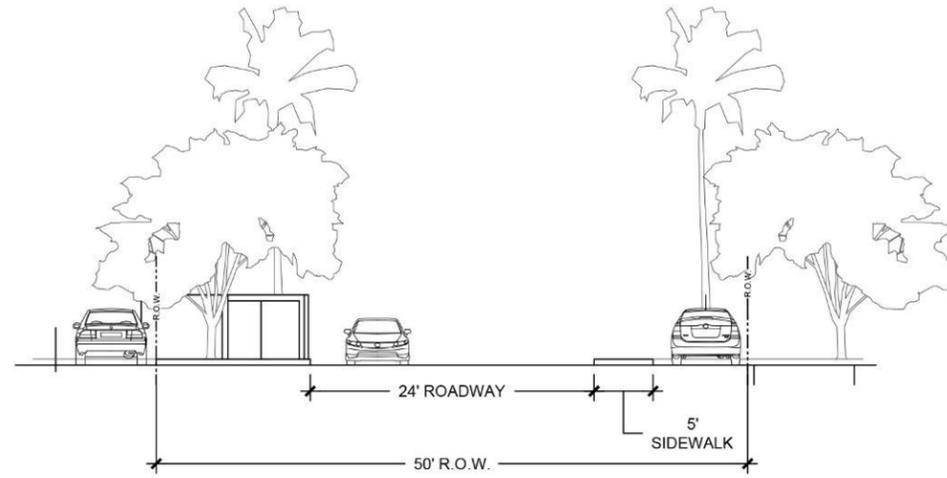
PAD Boundary: 3.7 AC
 Existing Building: 37,459 SF
 Proposed Parking Spaces: 169 (1:300)



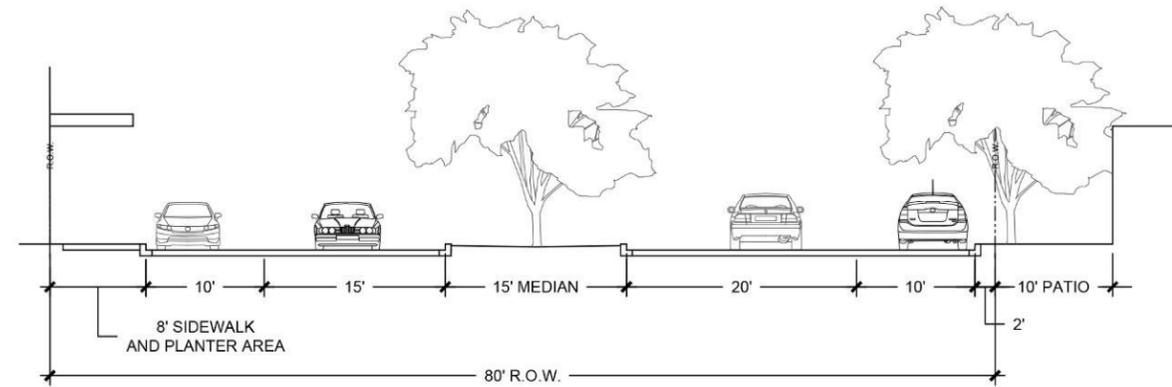
FILE NAME: ALL-01-EXHIBITS (ALL 8.5X11).DWG/Prop-Circ



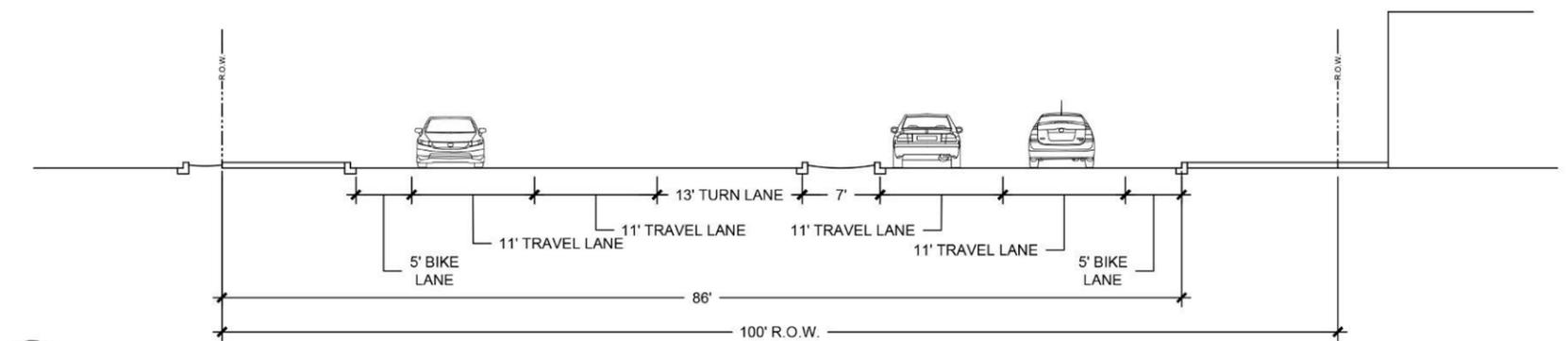
Exhibit III.F.1.b: Rights-of-Way Cross-Sections



A MANCHESTER STREET
CROSS SECTION



B EASTBOURNE AVENUE - EXISTING
CROSS SECTION - LOOKING NORTH



C COUNTRY CLUB ROAD
CROSS SECTION



2. Neighborhood Impacts

Potential neighborhood traffic impacts resulting from the redevelopment of the Broadway Village were evaluated to determine whether the increase in land uses would increase traffic within the adjacent Broadmoor neighborhood. Typical neighborhood concerns are centered around cut-through traffic and congestion.

With respect to cut-through traffic, it is not anticipated that the future additional buildings (or existing buildings) will generate and/or attract traffic from west of the Broadmoor neighborhood through the neighborhood streets. Patrons west and southwest of the Broadmoor neighborhood will likely use Tucson Boulevard to travel north to Broadway Boulevard where an existing traffic signal can facilitate their route to Broadway Village. On the return trip, these patrons will likely travel south on Country Club Road and eventually turn right at the appropriate east-west street. The lack of continuous east-west streets through the Broadmoor neighborhood reduces the potential for cut-through traffic and keeps drivers on the collector roadways of Tucson Boulevard and Country Club Road.

In terms of congestion, the proposed improvements to the internal parking and circulation layout will reduce localized congestion. The parking lots will be reconfigured to provide more discernable aisles and entrances to those aisles will be controlled by raised curb, with cut-outs or pervious paving to accommodate water harvesting in the landscaped areas. Manchester Street will be reconstructed to provide a typical cross-section more representative of a local street than a private drive. The intersection of Eastbourne and Manchester will also be reconstructed to provide a safer intersection with logical traffic control. Overall, the improvements to the public travel ways will significantly improve wayfinding and improve safety for drivers, bicyclists and pedestrians.

The developer will enter into a maintenance agreement with the City of Tucson regarding improvements in the public right-of-way.

3. Pedestrian Circulation

Pedestrian circulation will be provided between buildings and parking areas. Connections between Broadway Boulevard and Country Club Road through the PAD and adjacent neighborhoods will be provided as indicated in *Exhibit III.F.1.b: Circulation Plan*, page 50.

Sidewalks shall be constructed out of concrete, pervious concrete, permeable pavers, compacted DG, porous asphalt, reclaimed asphalt pavement, asphalt or other material, with approval from the City Engineer. Pedestrian crossings within the Broadway Village PAD shall be colored or textured as a safety precaution.

Sidewalks and pedestrian connectivity shall be a minimum of 5 feet wide within the parking area of the PAD and within the Manchester Road right-of-way. Plaza area circulation and sidewalks shall be a minimum of 5 feet wide. Sidewalks



along Broadway Boulevard and Country Club Road shall be a minimum of 5 feet wide. A minimum sidewalk width of 7 feet is required where perpendicular parking spaces are adjacent to a building to allow for sufficient vehicle overhang; however, a minimum separation of zero (0) feet between a sidewalk and a building is permitted (see *Exhibit III.F.1.b: Circulation Plan*, page 50).

All development within the PAD District will comply with ADA by adhering to the 2006 IDC, Chapter 11 and ICC/ANSI 1117.1, 2003 Edition. Historical structures will not be required to meet ADA compliance as long as there are no safety hazards, as per section 3407.1, "Historic Buildings" of the International Building Code (2006). The improvements to the PAD District will be privately funded and will comply with the ADA standards for curb ramps, sidewalks, detectable warnings and marked crosswalks.

The entire pedestrian circulation system will meet these requirements by the issuance of the last Certificate of Occupancy for the last new building to be built on-site.

G. Project Design

Seaver-Franks Architects, Inc. has produced the *Architectural Design Guidelines* for the Broadway Village PAD and has been included as Appendix B in this document. The PAD Project Design will be in accordance with the BV PAD Architectural Design Guidelines and the Historic Landmark Designation (for Buildings B and C). The guidelines provide the framework for the design and character of Broadway Village and address the following goals:

- Guidelines should be clear, concise and enforceable.
- Recognize the particular character of the Center and provide instruction for transition zones between new and existing architecture.
- Protect the present attributes of the Center, particularly the history and physical character that give it a strong sense of place; provide a framework for design but allow for creativity and innovation.
- Address adjacent neighborhoods and provide for transitions at the edges of the property.
- Provide consistency with the PAD and the intentions of the document.
- Encourage the design and construction of buildings that are physically durable and visually enduring in a method that is consistent with the existing structures of Broadway Village.
- Ensure new development does not adversely impact existing neighborhood character by complying with the Compatible Design policies of the Broadmoor-Broadway Village Neighborhood Plan.

The property owners, in collaboration with the project architect, will review and approve all details of project design through a self-certification process. A copy of the self-certification will be provided to the City of Tucson at the time of plan submittal



advising whether the architectural design conforms to the Broadway Village Architectural Design Guidelines.

1. Historic Landmark Designation

As shown on *Exhibit III.G.1: Historic Landmark Designation Map*, Buildings B and C are designated as historic landmarks (HL). The purpose of the HL designation is to promote the educational, cultural, economic, and general welfare of the community and to ensure the harmonious growth and development of the municipality by encouraging the preservation and rehabilitation of significant historic buildings. This designation is intended to ensure the preservation of significant historic and archaeological resources, and to keep them in active use or management in their historic appearance, settings, and locations. It is also intended that new or remodeled buildings or structures located within HL properties be designed and constructed to harmonize and be compatible with existing buildings and structures within the sites and development zones in order to preserve property values, provide for appropriate future development, and promote an awareness of the heritage of Tucson among both residents and visitors to the community.

A Historic Landmark (HL) State of Arizona Historic Property Inventory form is required to be submitted for review and recommendation to the City of Tucson Historic Preservation Office and Tucson-Pima Historical Commission Plans Review Subcommittee, prior to scheduling the Zoning Examiner Public Hearing for rezoning the adjacent parcel (129-02-0930) to a parking lot. Broadway Village has already been determined eligible for individual listing in the National Register of Historic Places as part of the historic property inventory for the Broadway Boulevard Corridor Improvement Project. The required State of Arizona historic property inventory form will need to provide further detail that describes character defining historic features to provide a baseline for any future design reviews.

a. Design Review

Review and approval, of all properties, buildings and structures is required for all development and improvements, including new construction or improvements that do not require building permits. Prior to the submittal of a proposal, the applicant should consult with the City of Tucson Historic Preservation Office and refer to the Secretary of the Interior's Standards for Rehabilitation. Projects are reviewed in accordance with the Full or Minor Review Procedures.

i. Full Review Procedure



The following project types are reviewed for compliance with the applicable standards in accordance with the Full Review Procedure:

- Grading or the erection or construction of a new structure;
- A permit for any alteration involving the modification, addition, or moving of any part of an existing structure that would affect the exterior appearance, except as provided in Minor Review;
- Repairs or new construction as provided for in Minor Review, that the PDSO Director determines shall be approved under the full review process due to the cumulative effect of phased work that would normally be subject to the applicability of the full review process;
- The construction or enlargement of a parking lot on a property containing a Historic Landmark; and,
- Exceptions. The following project types are reviewed using the Minor Review Procedure: installation of solar panels or cisterns or installation of or repairs to a roof.

a) Preliminary Staff Review

The applicant must submit a site plan and elevation drawings to the PDSO for preliminary staff review. The PDSO staff reviews the proposed plans for compliance with applicable UDC requirements and any LUC requirements that need to be addressed either through the historic design criteria or a special application for relief. The applicant will be informed in writing of any requirements the proposed plan does not meet.

b) Application Required

Submittal of an application to the PDSO is required in order to process the request.

c) Review and Recommendation

The City of Tucson Historic Preservation Office shall review and make a recommendation on the application. The recommendation is forwarded to the Tucson-Pima County Historical Commission.

d) Tucson-Pima County Historical Commission Plans

Review Subcommittee - Review and Recommendation
The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee shall review and make a recommendation on the application. The subcommittee's recommendation is forwarded to the PDSO Director.



- e) **Decision**

The PDSO Director reviews the application and decides whether to approve, approve with conditions, deny, or refer the application back for additional review/recommendation based on revisions to the original proposal. The PDSO Director shall consider the recommendations of the City of Tucson Historic Preservation Office and the TPCHC Plans Review Subcommittee when considering a decision. The decision shall be provided in writing to the applicant, City of Tucson Historic Preservation Office, and the TPCHC Plans Review Subcommittee. No building permits will be issued prior to the expiration of the appeal period.
- f) **Appeals**

A party of record may appeal the PDSO Director's decision to the Mayor and Council in accordance with Section 3.9.2, Mayor and Council Appeal Procedure. Appeals must be filed within 14 days of the effective date of the Director's decision. For purposes here, the parties of record are the applicant, the City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission Plans Review Subcommittee.
- g) **Documentation Required Upon Approval**

Applicants must submit three copies of the site plan and elevation drawings to the PDSO for formal approval prior to application for building permits.

ii. **Minor Review**

In general, the Minor Review Procedure is for projects that do not require building permits. Specifically, the following project types are reviewed for compliance with the applicable standards in accordance with the Minor Review Procedure.

Minor or necessary repairs to a structure provided that:

- o The total cost of such improvement is under \$15,000.00, except for the replacement cost of appliances and mechanical equipment; and,
- o The repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced.



- Emergency repairs provided that the repairs involve replacement with materials of identical or historically accurate design, size, and color to those being replaced;
 - Any alteration that does not require a permit involving the modification, addition, or moving of any part of an existing structure that would affect the exterior appearance. Alterations include, but are not limited to, fences and walls, except those alterations that the PDSO Director determines shall be approved under the full review process due to the cumulative effect of phased work that would normally be subject to the applicability of the review; and,
 - Installation of solar panels or cisterns or installation of or repairs to a roof.
-
- a) **Application Required**
An application, including site plan and elevation drawings, is required.
 - b) **On-Site Review Required**
Upon submittal of the application, a date and time will be scheduled for the applicant, representatives from the City of Tucson Historic Preservation Office, Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee, and City staff to meet at the project site to discuss the proposal.
 - c) **Recommendation**
The representatives from the City of Tucson Historic Preservation Office and the TPCHC Plans Review Subcommittee review the proposal and make a recommendation on the application to the PDSO Director.
 - d) **PDSO Director Decision**
The PDSO Director reviews the application and decides whether to approve, approve with conditions, deny, or refer the application back for additional review/recommendation based on revisions to the original proposal. The PDSO Director shall consider the recommendations of the City of Tucson Historic Preservation Office and the TPCHC Plans Review Subcommittee when considering a decision.
 - e) **Documentation Required**
If approved, the applicant must submit three copies of the plans for formal approval by PDSO staff prior to application for building permits, if required.



b. Design Standards

Alterations or additions to a Historic Landmark shall properly preserve the historic and architectural characteristics that make it unique, and any changes or additions shall conform to the intrinsic and unique character of the building or structure itself. Any alterations to the interior of a publicly owned Historic Landmark shall be reviewed. The applicant should refer to the Secretary of the Interior's Standards for Rehabilitation when tax certification for rehabilitation work is contemplated. Buildings B and C shall adhere to all design standards for Historic Landmarks and Section 5.8.9 and Technical Standards 9-02.3.5 Roof Types and Rooftop Equipment with the following exceptions:

- All signage within the Broadway Village PAD must adhere to Chapter 3: Sign Code of the City of Tucson Code and shall not be subject to the Historic Landmark designation. Signage while exempt will still require a minor review for the placement and attachment of new signs limited to considerations of compatibility, avoidance of obscuring significant architectural details, and minimization of damage to historic fabric by its means of attachment

c. Demolition

It is the intent of this section to preserve the historic and architectural resources within the HL in their original appearance, setting, and placement. Demolition of a historic property can cause an irreplaceable loss to the quality and character of the City of Tucson. However, it is recognized that there can be circumstances beyond the control of a property owner that may result in the necessary demolition of a structure. These circumstances include a building that constitutes an imminent safety hazard, involves a resource whose loss does not diminish or adversely affect the integrity of the HL, or prevents a reasonable economic use of the property. A proposed change of use is not considered in the analysis of reasonable economic use.

No demolition permit shall be issued by the City for demolition or relocation of all or any part of a structure, site or Historic Landmark that would affect its exterior appearance before review and approval occurs. Review is required under the following procedures.

i. Emergency Demolition

If the Building Official determines a structure to be an imminent hazard to public safety and repairs would be impractical, emergency demolition procedures are conducted



in accordance with Chapter 16-66, Historic Structures, of the Tucson Code.

ii. Intrusions

For structures designated as intrusions, the PDSD Director shall consult with the City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission Plans Review Subcommittee to ensure that the structure is properly classified at the time of the request for demolition. If the structure is an intrusion, no further review shall be required. If the PDSD Director determines that the structure has not been properly designated, the PDSD Director may delay the issuance of the permit until the proper designation is determined by the Zoning Administrator or may proceed with the appropriate review process as if the designation had been changed.

iii. Independent Portions of Structures

A request may be made for the demolition of a portion of a structure if the demolition will not adversely affect the historical character of the property. For portions that may be independently designated as intrusions, the PDSD Director shall consult with the City of Tucson Historic Preservation Office or the Tucson-Pima County Historical Commission Plans Review Subcommittee to ensure that the portion of the structure has been properly classified and that demolition will not have any adverse impact on the contributing or historic character of the property. If the portion of a structure is designated under this section as an intrusion or nonhistoric element, no further review is required. At least four days prior to issuance of a demolition permit, the PDSD Director shall notify the applicant, the City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission Plans Review Subcommittee of the decision. A decision by the PDSD Director may be appealed by City of Tucson Historic Preservation Office or the Tucson-Pima County Historical Commission Plans Review Subcommittee to the Zoning Examiner within three days of the effective date of the decision.

iv. Contributing Properties, Nonhistoric

Review by City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission is required before



a decision is made by the PDSD Director. The procedure for review shall be in accordance with Section 3.3.4, 50' Notice Procedure. The City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission Plans Review Subcommittee are parties of record for the purpose of determining notice and the right to appeal the decision. The standards used to make this decision are as follows:

- a) The structure or site is of no historic or architectural value or significance and does not contribute to the historic value of the property;
- b) Loss of the structure would not adversely affect the integrity of the HL or the historic, architectural, or aesthetic relationship to adjacent properties, and its demolition would be inconsequential to the historic preservation needs of the area;
- c) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans will have on the architectural, cultural, historic, archaeological, social, aesthetic, or environmental character of the surrounding area as well as the economic impact of the new development; and,
- d) Whether reasonable measures can be taken to save the building, object, site, structure, or cluster from further deterioration, collapse, arson, vandalism, or neglect.

v. Historic Landmarks

Approval for the demolition of historic landmarks is determined by the Mayor and Council. The criterion used to make this decision is that the owner of the structure would be subject to reasonable economic use if the building were not demolished. The procedure for approval is required below.

a) Application

Submittal of an application shall be in accordance with the applicable provisions of Section 2-06.0.0, Development Package, in the Administrative Manual.

b) Reasonable Economic Use



When reasonable economic use of the property is prevented due to the effect of this ordinance, the owner has to prove that reasonable use of the property cannot be made. The public benefits obtained from retaining the historic resource are analyzed and duly considered by the PDSO Director, the Historic Preservation Office, and the Tucson-Pima County Historical Commission Plans Review Subcommittee. The owner shall submit the following information by affidavit to the PDSO Director for transmittal to the review bodies for evaluation and recommendation:

- 1) Except as provided in Section 5.8.10.E.2.a(10), for all property:
 - The assessed value of the land and improvements thereon according to the two most recent assessments;
 - Real estate taxes for the previous two years;
 - The date of purchase of the property or other means of acquisition of title, such as by gift or inheritance;
 - Annual debt service, if any, for the previous two years;
 - All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, ensuring, or ownership of property;
 - Any listing of the property for sale or rent, price asked, and offers received, if any;
 - Any consideration by the owner as to profitable adaptive uses for the property;
 - The current fair market value of the property as determined by at least two independent appraisals; and,
 - An estimate of rehabilitation cost to restore the structure to active use.



- Exceptions. When a property owner is financially unable to meet the standards set forth in this subsection, the PDSO Director may waive some or all of the standards and/or request substitute information that a property owner may obtain without incurring any costs. An applicant may request a waiver of one or more of the submittal requirements based on the specific nature of the case. The PDSO Director, who may consult with the Tucson-Pima County Historical Commission, shall make a determination on the waiver request. If a determination cannot be made based on information submitted and an appraisal has not been provided, the PDSO Director shall request that an appraisal be made by the City.
- 2) In addition to the requirements in Section 5.8.10.E.2.a, owners of income-producing property shall submit the following:
- Annual gross income from the property for the previous two years;
 - Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed;
 - Annual cash flow, if any, for the previous two years; and,
 - Proof that efforts have been made by the owner to obtain a reasonable return on investment based on previous service.
- c) Negotiations Prior to Decisions on Demolition Applications
- 1) The application is scheduled for a public hearing with the Mayor and Council no sooner than 90 days from the date the application is accepted. During this time period, City staff shall discuss the proposed demolition with the property owner and other City officials to see if an alternative to demolition can be found before a formal consideration of the application by the Mayor and Council. The PDSO Director shall analyze alternatives to demolition and request, from other City



departments or agencies, information necessary for this analysis.

- 2) If within this 90 day period either one of the following two events occurs, the Mayor and Council may defer hearing the application for six months, and it is considered to have been withdrawn by the applicant during such six-month period:
 - The owner enters into a binding contract for the sale of the property; or,
 - The City of Tucson acquires the property by available legal process for rehabilitation or reuse by the City or other disposition with appropriate preservation restrictions.
- 3) If within the 90-day period neither of the two events summarized above occurs, a public hearing with the Mayor and Council on the demolition application shall be scheduled on the next available agenda.

d) Review of Application

The Tucson-Pima County Historical Commission and the City of Tucson Historic Preservation Office review demolition applications. Within five days after acceptance of the application, staff transmits one copy of the accepted site plan to City of Tucson Historic Preservation Office and one copy to the Tucson-Pima County Historical Commission Plans Review Subcommittee for review and recommendation. The City of Tucson Historic Preservation Office may forward a recommendation to the Tucson-Pima County Historical Commission and the PDSO Director within 22 days after acceptance of the application. The Tucson-Pima County Historical Commission shall forward a recommendation to the PDSO Director and City of Tucson Historic Preservation Office within 31 days after acceptance of the application.

e) Recommendations

The recommendations of the PDSO Director, the Tucson-Pima County Historical Commission, and the City of Tucson Historic Preservation Office shall be forwarded to the Mayor and Council for consideration.



f) Mayor and Council Public Hearing

The Mayor and Council consider the application in a public hearing. Mailed notice and published notice shall be provided not less than 15 days prior to the public hearing. Notice shall be mailed to property owners within 300 feet of the site, neighborhood associations within one mile of the site, the applicable City of Tucson Historic Preservation Office and the Tucson-Pima County Historical Commission.

g) Mayor and Council Decision

The Mayor and Council decide whether to approve an application to demolish a Historic Landmark. To approve the application, the Mayor and Council shall find that the owner will not have a reasonable economic use of the property if a demolition permit is not approved. An approval is subject to the following:

- 1) The applicant shall seek approval of replacement plans prior to receiving a demolition permit and all other necessary permits. Replacement plans for this purpose shall include, but shall not be restricted to, project concept, preliminary elevations, site plans, and dimensional schematic design drawings that are reviewed in accordance with Section 3.3.3, PDSD Director Approval Procedure;
- 2) A demolition permit shall be issued concurrently with the building permit for replacement following submittal by the applicant of proof of financial ability to complete the replacement project;
- 3) A decision on a demolition application shall result in the administrative closure of the case file by staff. A decision on a demolition application applies to the property; and,
- 4) Reapplication for demolition permits for a structure that was previously denied for demolition cannot be submitted to the City for three years from the date of the Mayor and Council decision. A change in property ownership is not considered a basis for reapplication. Substantially new conditions, as determined by the PDSD Director in consultation with City of Tucson Historic Preservation office and the Tucson-Pima



County Historical Commission, is a basis for earlier reapplication.

h) Provisions for Vacant Lots and Areas After Demolition

- 1) When a site, sign, Historic Landmark, or structure is demolished and the area left vacant, the area shall be maintained in a clean and inoffensive manner.
- 2) When a structure is demolished and the area is converted to another use not requiring buildings, such as a parking lot, the area shall be buffered by landscaping and walls or fences that comply with Section 7.6, Landscaping and Screening, and generally conform to the character of the other buildings and structures located within its development zone . The site plan required as part of the review procedure shall indicate how the landscaping and screening will be accomplished.

i) Penalties and Remedies for Unauthorized Demolition; Notice of Entry of Judgment

In addition to the general remedies authorized by Sections 10.4.1 through 10.4.3, any property owner, individual, company, or person, as defined in Tucson Code Section 1-2(16), who causes a structure, site, or Historic Landmark located within a HL to be demolished, without following procedures as established in this section, are subject to the following:

- 1) A mandatory fine of:
 - Not less than \$250 nor more than \$1,000 per violation for demolition of an accessory structure that is a Noncontributing Property, or not less than \$1,500 nor more than \$2,500 per violation for demolition of a principal structure or site that is a Noncontributing Property; or,
 - Not less than \$2,000 nor more than \$2,500 per violation for demolition of a Historic Landmark or Contributing Property.
- 2) In addition to any fine imposed in accordance with Section 5.8.10.E.9.a, the PDS Director shall, upon finalization of judgment:



- Issue a formal complaint with the Arizona State Registrar of Contractors against any contractor or company involved with an unauthorized demolition; and,
 - Issue a formal notification of the violation to the State Historic Preservation Office regarding the unauthorized demolition of any structure, site, or Historic Landmark.
- 3) In addition to any fine imposed in accordance with Section 5.8.10.E.9.a, one of the following shall be imposed as a penalty or remedy:
- Reconstruction or restoration of a Contributing Property or a Historic Landmark to its appearance prior to the violation;
 - Prohibition or restriction of building permits for new construction on the site for not more than seven years, but not less than 30 days, for a Noncontributing Property or two years for a Contributing Property or Historic Landmark and prohibition or restriction of permits involving work in the public right-of-way for not more than seven years, but not less than 30 days, for a Noncontributing Property or two years for a Contributing Property or Historic Landmark; or,
 - Upon finalization of judgment setting forth a remedy as provided in Sections 5.8.10.E.9.a and .b, the PDS Director or designate shall file the judgment in the office of the Pima County Recorder and Assessor's Office.
- 4) The following factors are considered when imposing any penalty or remedy in accordance with Section 5.8.10.E.9.c(1) and (2):
- Whether the structure, site, or Historic Landmark is one of the last remaining examples of its kind in the neighborhood, City, or region;



- Whether there exists sufficient documentation, plans, or other data so as to make reconstruction feasible;
- The age of the original structure, site, or Historic Landmark and all subsequent additions and modifications;
- The physical condition of the structure, site, or Historic Landmark immediately prior to its total or partial demolition;
- The amount of demolition sustained by the structure, site, or Historic Landmark;
- Whether or not, had total or partial demolition occurred, the structure, site, or Historic Landmark could have been put into a reasonable economic use either prior to or after rehabilitation;
- Whether the structure, site, or Historic Landmark was eligible for inclusion on the National Register of Historic Places immediately prior to its total or partial demolition;
- Whether the structure, site, or Historic Landmark is included on the National Register of Historic Places; or,
- Whether the responsible party has a legal or equitable interest in the structure, site, or Historic Landmark.

d. Maintenance

- i. Maintenance of historic resources is important for property owners to maintain property values and for the cultural and aesthetic value to the community. Maintaining historic structures and sites preserves the special sense of place that encourages tourism and further investment in historic areas.
- ii. All historic resources shall be preserved against decay and deterioration and kept in a state of good repair and free from certain structural defects. The purpose of this section is to prevent an owner or other person having legal custody and control over a property from facilitating the demolition of a



historic resource by neglecting it or permitting damage to it by weather or vandalism.

- iii. Consistent with all other state and City codes requiring that buildings and structures be kept in good repair, the owner or other person having legal custody and control over a property shall maintain such buildings or structures in the same or better condition than that indicated in the most recently available inventory for the HL in which the property is located. The following defects shall be indicators of a need for repair:
 - a) Building elements are in a condition that they may fall and injure members of the general public or damage other property;
 - b) Deteriorated or inadequate foundation;
 - c) Defective or deteriorated flooring;
 - d) Walls, partitions, or other vertical support members that split, lean, list, or buckle due to defective material or deterioration;
 - e) Ceilings, roofs, ceiling and roof support members, or other horizontal members that sag, split, or buckle due to defective materials or deterioration
 - f) Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration;
 - g) Deteriorated, crumbling, or loose exterior plaster;
 - h) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
 - i) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other protective covering; or,
 - j) Any fault, defect, or deterioration in the building that renders the same structurally unsafe or not properly watertight.
- iv. If the Tucson-Pima County Historical Commission has reason to believe that a property is being neglected and subject to

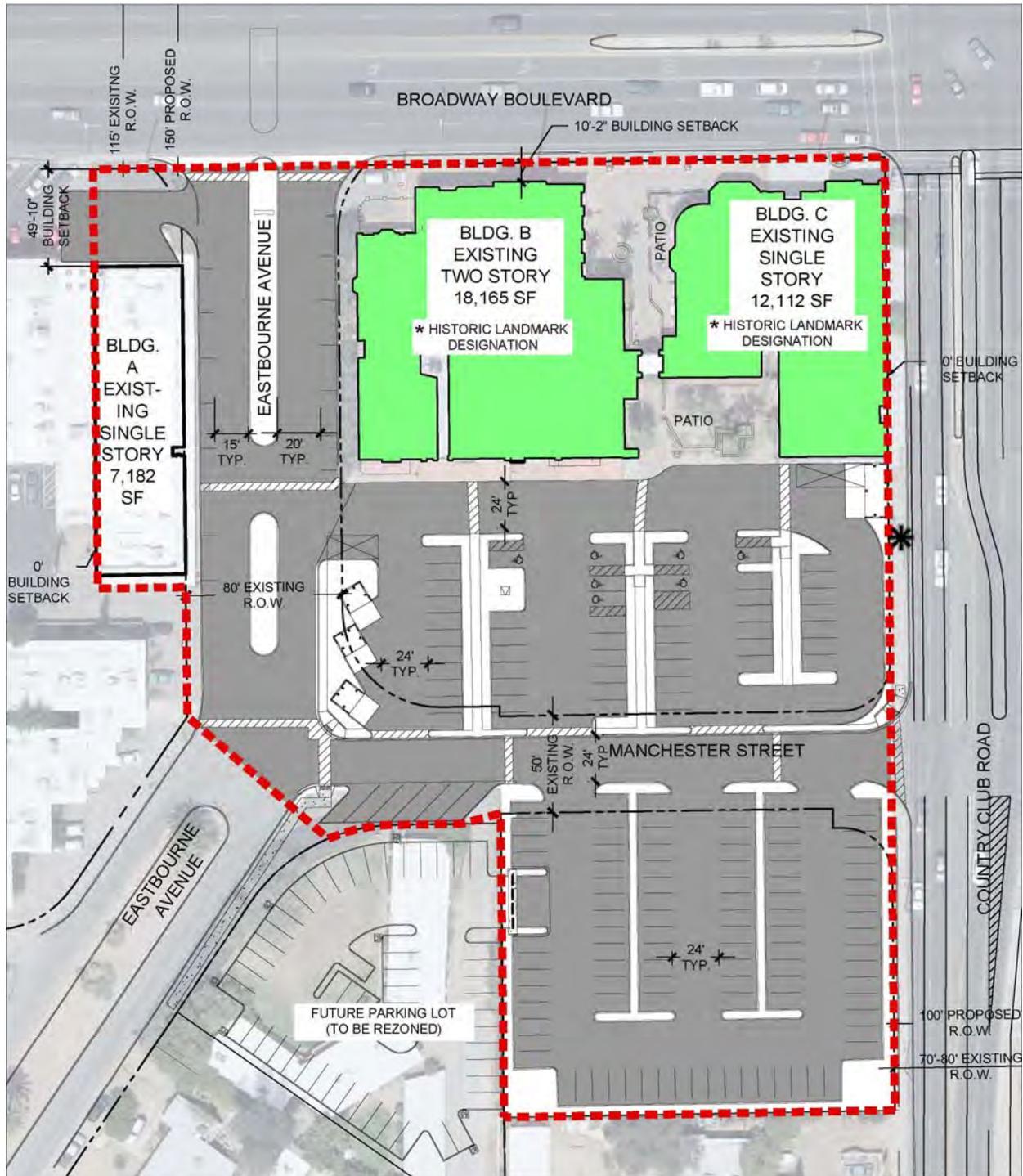


damage from weather or vandalism, the Tucson-Pima County Historical Commission shall so advise City staff. Staff shall meet with the owner or other person having legal custody and control of the property and discuss ways to improve the condition of the property and shall assist those persons with an economic hardship in obtaining financial resources to accomplish such improvements. If there is no subsequent attempt, or insufficient effort is made, to correct any noted conditions after such meeting by the owner or other such person having legal custody and control, the Tucson-Pima County Historical Commission may make a formal request that the Building Official take action to require corrections of defects in the subject building or structure so that it is preserved in accordance with the purposes of this section. The Building Official may also require the property owner to remedy any defect or deterioration that constitutes a threat to the public health, safety, and welfare in accordance with the authority vested in him by the adopted building codes and neighborhood preservation ordinances. Deterioration caused by deliberate neglect of maintenance or repairs are not considered valid grounds for the approval of a demolition permit application.

- v. Vacant properties shall be maintained in a clean and orderly state.

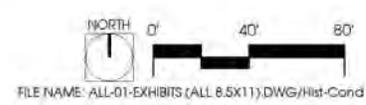


Exhibit III.G.1: Historic Landmark Designation Map



- Legend**
- PAD Boundary
 - Historic Landmark Designation

Notes
 PAD Area: 160,473 S.F. (3.68 acres)



H. Interpretations and Amendments

1. Interpretation

The regulations and guidelines provided within this PAD supersede existing regulations within the City of Tucson Land Use Code and Development Standards. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the LUC, Development Standards or other COT regulations shall prevail, as interpreted by the COT Zoning Administrator.

2. Amendments

Amendments to the Broadway Village PAD may be necessary over time in order to respond to the changing market demands, or financial conditions, or to respond to the unanticipated needs of new users. Non-substantial changes to the PAD shall be approved pursuant to LUC Section 2.6.3.11.B.5.

Substantial changes (as defined in LUC Section 2.6.3.11.B.3), are subject to the amendment process outlined in LUC Section 2.6.3.11.B.4.



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City of Tucson Development Standard No. 10-01.0, Stormwater Detention/Retention Manual.

City of Tucson General Plan ratified 2003.

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Article II, Division 5. Commercial Zones

Article III, Division 2. Development Criteria

Article III, Division 3. Motor Vehicle and Bicycle Parking Requirements

Article III, Division 7. Landscaping and Screening Regulations

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MapGuide, Pima County Department of Transportation, 2010.

Tucson City Code, Part 2, Chapter 29, Article VIII (WASH).





Appendix A



SUGGESTED PLANT MATERIAL

Theme Trees in particular = Pinus Halensis...Aleppo Pine

LATIN NAME

Edcalyptus Leucoxydon Mac Rosea
 Pinus Brutia Eldarica
 Palo Brea
 Parkincidium sp
 Prosopis Chilensis
 Olea Europaea Swan Hill Oblonga
 Acacia Smalli

COMMON NAME

Red Flowering Euculptus
 Mondel Pine
 Sonoran Palo Verde
 Hybrid Palo Verde
 Chilean Mesquite
 Pollen Free Olive
 Sweet Acacia

Accent Trees:

Ulmus Parvifolia
 Cordia Boissieri
 Phoenix Dactylifera
 Phoenix Canariensis
 Washingtonia Filifera
 Washingtonia Robusta
 Cupressus Sempervirons
 Citrus sp
 Chaemorops Humilus
 Pithocellobium Flexicaule
 Quercus Virginiana Heritage
 Trachy Carpus Fortunei

Evergreen Elm
 Texas Olive
 Date Palm
 Canary Island Palm
 California Fan Palm
 Mexican Fan Palm
 Italian Cypress
 Citrus
 Mediter. Fan Palm
 Texas Ebony
 Heritage Oak
 Windmill Fan

Shrubs:

Caesalpina Pulcherrima
 Nerium Oleander Petite Pink
 Semi-Dwarf DBL
 Rosmarinus Officinalis
 Jasminum Mesnyi
 Rhus Ovata
 Cistus sp.
 Raphiolepis Indica
 Euonymus Japonica

Red Bird of Paradise
 Oleander

 Rosemary
 Primrose Jasmine
 Sugar Bush
 Rockrose
 India Hawthorne
 Evergreen Euonymus

Accents:

Dasyilirion Wheeleri
 Agave sp.
 Opuntia Ficus Indica
 Yucca Species
 Cortaderia Selloana

Desert Spoon
 Agave
 Indian Fig
 Yucca
 Pampas Grass

Ground Covers:

Juniperis Horizontalis 'Wiltonii'

Verbena sp.

Lantana Montevidensis

Santolina Chamaecyparis

Santolina Virens

Blue Carpet Juniper

Verbena

Trailing Lantana

Lavendar Collot

Low Water Use Drought Tolerant Plant List - Tucson Active Management Area

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	<i>Abutilon palmeri</i>	Indian Mallow	Apricot	Summer	S	3	4	Su					sh	SD
2	<i>Acacia aneura</i>	Mulga	Yellow	Spring	T	18	18	Su		c			sh	Austr.
2	<i>Acacia angustissima</i>	White Ball Acacia	White	Late Spring to Late Summer	S	5	5	Su		c			sh	SD
3	<i>Acacia berlandieri</i>	Guajillo	White	Summer	T,S	15	15	Su		c				CD
1	<i>Acacia constricta</i>	Whitethorn, Mescat Acacia	Yellow	Spring to Summer	T,S	20	20	Su		c	Yes	Yes		SD,CD
1	<i>Acacia crasspedocarpa</i>	Waxleaf Acacia	Yellow	Spring to Summer	T,S	15	15	Su		c				Austr.
2	<i>Acacia cultriformis</i>	Knife-Leaf Acacia	Yellow	Spring	T,S	15	15	Su		c			sh	Austr.
3	<i>Acacia farnesiana (smalli)</i>	Southwestern Sweet Acacia	Yellow	Spring	T,S	25	25	Su		c	Yes	Yes		SD,CD
1	<i>Acacia greggii</i>	Catclaw Acacia	Creamy Yellow	Spring to Summer	T,S	15	20	Su		c	Yes	Yes		SD,CD
2	<i>Acacia notabilis</i>	Notable Acacia	Yellow	Late Spring	S	8	15	Su		c				Austr.
2	<i>Acacia redolens</i>	Prostrate Acacia	Yellow	Spring	S,Gc	5	12	Su		c				Austr.
2	<i>Acacia rigidula</i>	Black Brush Acacia	Yellow	Spring	T,S	15	9	Su		c				CD
2	<i>Acacia salicina</i>	Willow Acacia	Creamy White	Spring	T	40	30	Su		c			sh	Austr.
2	<i>Acacia saligna</i>	Weeping Wattle	Orange-Yellow	Early Spring	T	25	20	Su		c			sh	Austr.

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3	<i>Acacia schaffneri</i>	Twisted Acacia	Yellow	Spring	T	20	25	Su		c				CD
2	<i>Acacia stenophylla</i>	Pencilleaf Acacia	Creamy White	Early Spring	T	30	20	Su		c				Austr.
2	<i>Acacia willardiana</i>	Palo Blanco	Pale Yellow	Spring	T	20	10	Su		c			sh	SD
3	<i>Achnatherum hymenoides</i> (<i>Oryzopsis hymenoides</i>)	Indian Ricegrass	Green	Spring	Gr	2	2	Su		a				SD,CD
1	<i>Agave americana</i> & varieties	Century Plant	Yellow	Once (Summer)	A,Sc	7	8	Su						CD
2	<i>Agave angustifolia v. marginata</i>	Narrow leaf Agave	Greenish-Yellow	Once (Summer to Fall)	A,Sc	3	4	Su					t	Mex.
2	<i>Agave bovicornuta</i>	Cow's Horn Agave	Yellow	Once (Spring to Summer)	A,Sc	3	4	Su					sh	Mex.
2	<i>Agave bracteosa</i>	Spider Agave	White, orange	Once (Summer)	A,Sc	2	2	Su						
2	<i>Agave celsii</i>		Greenish with purple/red tinge	Once	A,Sc	2	2	Su						E. Mex.
2	<i>Agave chrysantha</i>	Golden Flower Agave	Yellow	Once (Summer)	A,Sc	3	4	Su					sh	AZ
2	<i>Agave colorata</i>	Mescal Ceniza, Blue Century Plant	Yellow	Once (Spring to early Summer)	A,Sc	3	3	Su						SD
2	<i>Agave desmettiana</i> & varieties	Smooth Agave	Pale Yellow	Once (Spring)	A,Sc	3	6	Su					t	Mex.
2	<i>Agave fillifera</i>	Agave	Green then reddish	Once (Summer)	A,Sc	2	3	Su						CD
2	<i>Agave geminiflora-solitary</i>	Twin-flowered Agave	Yellow tinged with red	Once (Fall to Winter)	A,Sc	3	3	Su					sh	Mex.
2	<i>Agave havardiana</i>	Havard Agave	Greenish Yellow	Once (Spring)	A,Sc	3	4	Su						CD

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2	Agave lophantha (univittata)	Holly Agave; Center Stripe Agave	Greenish Yellow	Once	A,Sc	3	6	Su						CD
2	Agave macroacantha	Black Spine Agave	Green	Once	A,Sc	2	2	Su					sh	Mex.
2	Agave montana	Mountain Agave	Green, Creamy White	Once	A,Sc	4	6	Su						Mex.
2	Agave multififera	Chahuiqui	Light Green with Pink Margins	Once	A,Sc	3	5	Su					sh	CD
2	Agave murpheyi	Murphy Agave	Pale Green	Once (Fall) produces bulbils on flower stalk	A,Sc	3	3	Su						SD
2	Agave ocahui	Ocahui Agave	Yellow	Once (Spring to Summer)	A,Sc	3	3	Su						SD
2	Agave ovatifolia	Whales Tongue Agave	Pale Green	Once	A,Sc	3	3	Su					sh	Mex.
2	Agave palmeri	Palmer Agave	Pale Green	Once (Summer) produces bulbils on flower stalk	A,Sc	4	4	Su						SD
2	Agave parrasana	Parras Agave	Yellow	Once	A,Sc	2	2	Su						Mex.
2	Agave parryi & varieties	Agave	Yellow	Once (Summer)	A, Sc	2	2	Su				Yes		CD
2	Agave parryi var. huachucensis	Huachuca Agave	Pink buds opening to Yellow	Once (Late Spring to early Summer)	A,Sc	2	3	Su			Yes	Yes		SD
2	Agave parviflora	Small Flowered Agave	Pale Yellow	Once (Summer)	A,Sc	.5	.7	Su						SD
2	Agave pelona	Mescal Pelon	Red	Once (Spring)	A, Sc	2	2.5	Wi						SD
2	Agave potatorum	Butterfly Agave	Pale Green	Once	A,Sc	1	2	Su					t	Oaxaca Mex.
2	Agave salmiana ssp. Ferox	Pulque Agave, Salm's Agave	Yellow above Green below	Once	A,Sc	4	6	Su					sh	Central Mex.

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2	Agave scabra	Rough-leaved Agave	Yellow	Once (Late Spring to Fall)	A,Sc	4	4	Su						CD
2	Agave schidigera	Agave	Dark Purple	Once (Fall to Spring)	A,Sc	2	3	Su						Durango Mex.
2	Agave shawii		Yellow	Once (Spring)	A,Sc	3	5	Su					sh	Baja Cal. Mex.
2	Agave striata	Needle-leaf Agave, Espidine	Yellow, sometimes Red- Purple	Once (Summer)	A,Sc	3	3	Su						Mojave D
2	Agave utahensis		Yellow	Once	A,Sc	1	2	Su						Mojave D
2	Agave victoriae-reginae & varieties	Queen Victoria Agave	Reddish Purple	Once (Summer)	A,Sc	1	2	Su						Mex.
2	Agave vilmoriniana	Octopus Agave	Yellow	Once (Spring) produces bulbils on flower stalk	A,Sc	4	6	Su					sh	SD
2	Agave weberi	Weber Agave	Yellow	Once	A,Sc	4	6	Su						Mex.
1	Aloe barbadensis	Aloe Vera, Medicinal Aloe	Yellow, Orange, Red	Late Winter to Summer	Sc	2	2	Wi					sh	Africa
2	Aloe ferox	Cape Aloe	Orange Red	Late Winter early Spring	Sc	15	3	Su					sh	Africa
1	Aloe saponaria	Tiger Aloe, Mediterranean Aloe	Yellow, Orange, Red	Winter to Spring	Sc	1	1	Wi					sh	Africa
2	Aloe variegata	Partridge Breast Aloe	Dark Pink to Red	Winter to Spring	Sc	1	1.5	Su						Africa
2	Aloe x 'Blue Elf'		Orange-Red	Winter to Spring	A,Sc	2	1	Wi					sh	garden variety
2	Aloysia gratissima	Fragrant Bush, Bee Bush	White	Spring	S	6	8	Su			Yes	Yes		SD,CD
2	Aloysia wrightii	Wright's Bee Bush	White	Spring to Fall	S	4	4	Su						SD,CD

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1	<i>Ambrosia deltoidea</i> (Franseria)	Triangle-leaf Bursage	inconspicuous	Mid-Winter to mid-Spring	S	2	2	Wi		a				SD
1	<i>Ambrosia dumosa</i> (Franseria)	White Bursage	inconspicuous	Mid-Winter to mid-Spring	S	2	2	Wi		a				SD
3	<i>Amsonia grandiflora</i>	Large-flowered Blue Star	White tinged with Lavender	Spring to early Summer	S,P	3	3	Su						SD
2	<i>Anisacanthus quadrifidus</i> & varieties	Flame Anisacanthus	Orange, Red	Summer to Fall	S	5	5	Su						CD
2	<i>Anisacanthus thurberi</i>	Desert Honeysuckle	Orange	Spring to Fall	S	6	4	Su						SD
2	<i>Antigonon leptopus</i>	Queen's Wreath	Pink, White, Red	Summer and Fall	V	20	20	Su					t	SD
2	<i>Aristida purpurea</i>	Purple Three-awn	Green, Green to Blue foliage	Spring to early Fall	Gr	2	1	Su			Yes	Yes		SD,CD
2	<i>Artemisia ludoviciana</i>	Prairie Sagebrush, Wormwood	inconspicuous	July-Oct	S,Gc	1	3	Su		a				SD
3	<i>Asclepias linaria</i>	Pine Leaf Milkweed	White	Spring to Fall	S	3	3	Su	Yes					SD,CD
1	<i>Asclepias subulata</i>	Desert Milkweed	Pale Yellow, White	Late-Spring to Fall	P	3	3	Su	Yes				sh	SD
1	<i>Aster bigelovii</i>	Purple Aster	Blue	Late-Summer to early Fall	An	1-3	.5	Su					t	SD
1	<i>Aster tanacetifolius</i>	Purple Aster	Purple	Summer to Fall	An	1.5	.5	Su					t	SD,CD
1	<i>Atriplex canescens</i>	Four-Wing Saltbush	inconspicuous	Spring to Fall	S	4	8	Su		a				SD,CD
2	<i>Atriplex lentiformis</i>	Quail Bush	Greenish	Late Winter to Spring	S	10	15	Su		a				SD
2	<i>Atriplex lentiformis breweri</i>	Brewer Saltbush	Light Yellow	Summer	S	10	10	Su		a				SD

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1	<i>Atriplex nummularia</i>	Old Man Saltbush	inconspicuous		S	9	15	Su		a				Austr.
1	<i>Atriplex polycarpa</i>	Desert Saltbush	inconspicuous		S	3	6	Su		a				SD
2	<i>Atriplex semibaccata</i>	Australian Saltbush	inconspicuous	April through September	S	1	6	Su		a				Austr.
2	<i>Baccharis hybrid 'Starn'</i>	Thompson Broom	inconspicuous Tan		Gc	4	5	Su		c				garden cultivar
2	<i>Baccharis sarothroides</i> and hybrids (male varieties only)	Desert Broom	Cream, White	Fall	S	9	9	Su		a				SD
1	<i>Bahia absinthifolia</i>	Desert Daisy	Yellow	Spring to Fall	P	1	.5	Wi						SD
1	<i>Baileya multiradiata</i>	Desert Marigold	Yellow	Spring through Fall	P	1	1	Wi	Yes					SD,CD
3	<i>Bauhinia lunaroides</i>	Pink or White Orchid Tree	Pink, White	Spring to early Summer	S	12	10	Su						CD
2	<i>Bebbia juncea</i>	Sweet Bush, Chuuckwalla's Delight	Yellow	Spring to Fall	S,P	4	4	Su				Yes		SD,CD
3	<i>Berberis harrisoniana</i>	Barberry	Yellow	Late-Winter to early-Spring	S	3	3	Su						SD
2	<i>Berberis trifoliata</i>	Algerita	Yellow	Spring	S	8	8	Su						SD
3	<i>Berlandiera lyrata</i>	Chocolate Flower	Yellow with Maroon center	Spring to Fall	P	2	2	Su				Yes		SE. AZ
2	<i>Bothriochloa barbinodis</i>	Cane Beardgrass, Cane Bluestem	Green	Late-Spring to early-Fall	Gr	3	3	Su		c				SD,CD
2	<i>Bougainvillea</i> spp.	Bougainvillea	Purple, Red, Orange, Pink	Late Spring to Fall	S,V	20	20	Su					t	Brazil
2	<i>Bouteloua</i> spp.	Gramma Grass	varies by species Green, Pink, Orange, Purple	Summer to Fall	Gr	.5-3	1	Su		a				SD,CD

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2	Brachychiton populneus	Bottle Tree	Pink	Late Spring	T	45	30	Su						Austr.
3	Brahea (Erythea) armata	Mexican Blue Palm	White	Spring	T	30	10	Su		c				SD
3	Buchloe dactyloides	Buffalo Grass	Tan	Summer to Fall	Gr	.5	.5	Su		a				CD
1	Buddleia marrubifolia	Wooly Butterfly Bush	Orange	Spring and Summer	S	5	5	Su						CD
3	Bulbine frutescens and cultivars	Shrubby Bulbine	Yellow to Orange	Fall to Spring	Sc	2	2	Wi					sh	S. Africa
2	Caesalpinia (Poinciana) gilliesii	Yellow Bird of Paradise	Yellow with Red stamens	Late Spring to Fall	S	10	6	Su	Yes		Yes	Yes		S. Amer.
2	Caesalpinia (Poinciana) mexicana	Mexican Bird of Paradise (yellow)	Yellow	Spring to Summer	S	15	10	Su	Yes		Yes	Yes		CD
3	Caesalpinia cacalaco	Cascalote	Yellow	Winter	S	15	18	Su	Yes				t	Mex.
3	Caesalpinia pulcherrima	Red Bird of Paradise	Red, Orange	Summer	S	6-8	6	Su	Yes				sh	Caribb.
2	Callaeum lilacina (Mascagnia)	Purple Orchid Vine	Purple	Spring and Summer	V	15	10	Su						CD
2	Callaeum macropterum (Mascagnia macroptera)	Yellow Orchid Vine	Yellow	Spring and Summer	V	25	25	Su			Yes		sh	SD,CD
2	Calliandra californica	Baja Fairy Duster	Red	Spring through Fall	S	6	6	Su					sh	SD
1	Calliandra eriophylla	Fairy Duster, False Mesquite	Pink	Spring	S	3	4	Su						SD
2	Calliandra peninsularis	Red Calliandra, Baja Fairy Duster	Red	Winter to Spring	S	6	6	Su					sh	SD
3	Callistemon citrinus	Lemon Bottlebrush	Red	Off and on all year	T,S	15	10	Su		c			sh	Austr.

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3	<i>Calylophus hartwegii</i> & varieties	Calylophus, Yellow Evening Primrose	Yellow	Spring to Summer	Gc	1.5	3	Su, Wi			Yes	Yes		CD, SD
3	<i>Campsis radicans</i>	Common Trumpet Creeper	Orange, Red	Summer to Fall	V	20	20	Su					sh	SE U.S.
1	<i>Carnegiea gigantea</i>	Saguaro	White	Early Summer	C	50	25	Su						SD
3	<i>Carpobrotus edulis</i> (<i>Mesembryanthemum edulis</i>)	Ice Plant	Pale Yellow to Pinkish Purple	Summer	Gc,Sc	1	6	Wi					t	Africa
2	<i>Cassia artemisioides</i> (Senna)	Wormwood Senna, Feathery Cassia	Yellow	Late Winter to Spring	S	5	5	Wi					sh	Austr.
2	<i>Cassia nemophila</i> (<i>C. eremophila</i>)	Green Cassia	Yellow	Winter to Spring	S	9	6	Wi			Yes	Yes		Austr.
2	<i>Cassia phyllodinea</i>	Silvery Cassia	Yellow	Winter to Spring	S	6	6	Wi						Austr.
2	<i>Casuarina cunninghamiana</i>	Australian Pine			T	70	35	Su		b				Austr.
2	<i>Casuarina stricta</i>	Coast Beefwood			T	35	25	Su		b				Austr.
2	<i>Cathastecum erectum</i>	False Grama	Green	Summer	Gr	.5	1	Su		c				SD
1	<i>Celtis pallida</i>	Spiny or Desert Hackberry	Greenish-yellow	Spring	S	16	10	Su		a				SD,CD
3	<i>Celtis reticulata</i>	Netleaf or Western Hackberry	Greenish	March through Summer	T	30	30	Su		a				SD,CD
3	<i>Centaurea cineraria</i>	Dusty Miller	Purple, Yellow	Summer	P	3	3	Wi						Medit.
2	<i>Cephalophyllum aestonii</i> 'Red Spike'	Red Spike Ice Plant	Reddish-purple	Winter to Spring	Gc,Sc	0.5	1.5	Wi						S. Africa
3	<i>Ceratonia siliqua</i>	Carob, St. John's Bread Tree	Pink	Spring	T	40	40	Su					sh	Medit.

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3	<i>Cercis canadensis</i> v. <i>mexicana</i>	Mexican Redbud	Magenta	Early Spring	T,S	15	15	Su						CD
1	<i>Cereus hildmannianus</i> (<i>C.peruvianus</i>)	Peruvian Cereus, Hedge Cactus	White	Night blooming in Summer	C	20	10	Su					sh	S. Amer.
3	<i>Chamaerops humilis</i>	Mediterranean Fan Palm	insignificant	n/a	T	15	10	Su		c				Spain
3	<i>Chilopsis linearis</i> and cultivars	Desert Willow	White, Lavender, Pink, Purple	Late-Spring to Fall	T,S	30	30	Su			Yes	Yes		SD,CD
2	<i>Chrysactinia mexicana</i>	Damianita Daisy	Yellow-Gold	Spring and Fall	S	2	2	Su						SW U.S.
2	<i>Cissus trifoliata</i> v. <i>incisa</i>	Desert Grape Ivy	inconspicuous	Summer	V	20	20	Su			Yes	Yes		SD,CD
2	<i>Condalia globosa</i>	Bitter Condalia	White inconspicuous, fragrant	Early Spring	T,S	15	20	Su						SD
1	<i>Condalia warnockii</i> v. <i>kearneyana</i>	Condalia, Mexican Pincushion	White	Early Spring	S	6	5	Su						SD,CD
2	<i>Convolvulus cneorum</i>	Bush Morning Glory	White	Late Spring to Fall	S,Gc	2	3	Wi	Yes					S. Eur.
3	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	Sky Blue	Spring and Summer	Gc	.5	2	Wi					sh	Africa
2	<i>Cordia boissieri</i>	Anacahuita, Texas Olive	White	Spring to Fall	T,S	15	15	Su					sh	CD
2	<i>Cordia parvifolia</i>	Littleleaf Cordia	White	Spring to Fall	S	8	10	Su						SD,CD
3	<i>Cupressus arizonica</i> & varieties	Rough-barked Arizona Cypress	inconspicuous	n/a	T	50	20	Su		a				SD,CD
3	<i>Cupressus glabra</i>	Smooth Bark Cypress	n/a	n/a	T	40	20	Su		a				SD
3	<i>Dalbergia sissoo</i>	Rosewood	inconspicuous green-yellow		T	50	30	Su					sh	India

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2	Dalea bicolor & varieties	Dalea Bicolor	Blue	Fall	S	6-8	5-6	Su						CD
3	Dalea capitata	Yellow Dalea	Yellow	Spring and Fall	Gc	1	3	Su						Mex.
3	Dalea frutescens	Black Dalea	Pink, Rose to Purple	Late Fall	S	4	5	Su						CD
2	Dalea greggii	Trailing Indigo Bush	Pink, Purple	Spring to Summer	Gc	2	9	Su						CD
2	Dalea pulchra	Indigo Bush	Pink, Purple	Winter, early Spring	S	6	5	Su						SD
3	Dalea versicolor v. sessilis	Indigo Bush, Dalea	Purple	Fall to early Spring	S	4	5	Su						SD
2	Dasyliirion acrotriche	Green Desert Spoon	Cream on single erect flower stalk	Summer to Fall	A	4	5	Su						CD
2	Dasyliirion leiophyllum	Green Desert Spoon	Greenish-yellow on single erect flower stalk	Spring	A	4	6	Su						CD
2	Dasyliirion quadrangulatum (D.longissimum)	Toothless Desert Spoon	Greenish and White	Late Spring	A	4	5	Su						CD
2	Dasyliirion texanum	Green Desert Spoon	Creamy White on single erect flower stalk	Late Spring to early Fall	A	5	5	Su						CD
2	Dasyliirion wheeleri	Sotol, Desert Spoon	Tan on erect stems	Mid to late Summer	A	4	5	Su						SD,CD
2	Datura wrightii	Sacred Datura, Jimson Weed, Thorn Apple	White	Late- Spring to early Fall	Gc	3	6	Su	Yes				sh	SD
2	Dicliptera resupinata	Native Dicliptera	Purple	Spring to Fall	P	2	3	Su				Yes		SD,CD
2	Digitaria californica	Arizona Cottontop	White	Summer to early Fall	Gr	3	1.5	Su		a				SD,CD
3	Dimorphotheca sinuata	African Daisy, Cape Marigold	Orange, White, Yellow	Winter to Spring	An	0.5	0.5	Wi						S. Africa

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2	<i>Dodonaea viscosa</i> & varieties	Hopbush	Green, inconspicuous	Spring to Fall	S	15	12	Su						SD,CD
2	<i>Ebenopsis ebano</i> (<i>Pithecellobium flexicaule</i>)	Texas Ebony	Cream White	Late Spring to Fall	T	30	20	Su					sh	CD
1	<i>Echinocactus grusonii</i>	Golden Barrel	Yellow	Summer	C	3	2	Su						Mex.
1	<i>Echinocereus</i> spp.	Hedgehog, Rainbow Cactus	varies by species, Red, Yellow, Pink, Purple	Spring	C	2	2	Su						CD,SD
1	<i>Echinopsis</i> spp. & varieties	Easter Lily, Sea Urchin Cactus	Pink (various)	Spring to Summer	C	2	2	Su						S. Amer.
1	<i>Encelia californica</i>	California Brittlebush (green)	Yellow	Winter to Spring	S	4	4	Wi		c			sh	So. Calif.
1	<i>Encelia farinosa</i>	Brittlebush	Yellow	Early Spring	S	3	3	Wi		c			sh	SD
1	<i>Ephedra nevadensis</i>	Ephedra, Mormon Tea	Green inconspicuous	Spring	S	5	4	Su	Yes					SD
3	<i>Eragrostis intermedia</i>	Plains Lovegrass	Light Pink, White	Summer to Fall	Gr	3	1	Su		a				SD,CD
1	<i>Eremophila decipiens</i>	Emu Bush	Dark red	Winter to Spring	S	5	5	Su						Austr.
2	<i>Eremophila hybrid</i>	Summertime Blue	Blue	Spring through Summer	S	6	6	Su, Wi					sh	Austr.
2	<i>Eremophila laanii</i> 'pink beauty'	Emu Bush	Pink	Spring	S	8	8	Su, Wi					sh	Austr.
2	<i>Eremophila maculata</i> 'valentine'	Valentine Emu Bush	Red	Early to late Spring	S	5	6							Austr.
2	<i>Ericameria laricifolia</i> & cultivars (<i>happloppapus laricifolius</i>)	Turpentine Bush	Yellow	Fall	S	2-3	2-3	Su						SD
2	<i>Eriogeron divergens</i>	Native Fleabane	White to Lavender	Spring to Summer	Gc,An, P	1	2	Wi				Yes		SW U.S.

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2	Eriogonum fasciculatum v. poliofolium	Flattop Buckwheat	White to Pink	Summer	S	1.5	2	Wi						S. CA, AZ, UT
2	Eriogonum wrightii	Wright Buckwheat	White to Pink	Summer to early Fall	S	1.5	2	Wi						SD
1	Erioneuron pulchellum	Fluffgrass	White	Summer and Fall	Gr	.5	.5	Su		a				SD,CD
3	Eschscholtzia californica	California Poppy	Orange, Pale - yellow, occasionally White	Late-Spring	An	2	2	Wi						SD
3	Eschscholtzia mexicana	Mexican Gold Poppy	Orange, pale-yellow, occasionally White	Early-Spring	An	1	1	Wi						SD
3	Eucalyptus camaldulensis	Red River Gum	Yellow inconspicuous	Winter to Spring	T	120	50	Su		c				Austr.
2	Eucalyptus campaspe	Silver Gimlet	inconspicuous	Late Winter to Spring	T	35	25	Su		c			sh	Austr.
2	Eucalyptus formanii	Eucalyptus	White	Summer	T	20	20	Su		c				Austr.
2	Eucalyptus leucoxydon (rosea)	White Iron Bark	White, Red	Fall to Winter	T	40	30	Su		c				Austr.
2	Eucalyptus microtheca	Tiny Capsule Eucalyptus, Coolibah	Creamy White inconspicuous	Summer	T	35	35	Su		c				Austr.
2	Eucalyptus papuana	Ghost Gum	White inconspicuous	Summer	T	40	25	Su		c			sh	Austr.
2	Eucalyptus polyanthemis	Silver Dollar Gum	Cream-white	Winter	T	40	30	Su		c				Austr.
2	Eucalyptus rudis	Desert Gum			T	100	50	Su		c				Austr.
2	Eucalyptus sargentii	Salt River Mallet	Yellow		T	40	30	Su		c			sh	Austr.
2	Eucalyptus spathulata	Swamp Mallee	Cream and Gold	Summer	T	20	20	Su		c				Aust

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1	Euphorbia antisyphilitica	Wax Plant, Candelilla	Creamy White - Red centers	Spring and mid Summer	S	3	3	Su						CD
2	Euphorbia myrsinites	Euphorbia			Gc	1	3	Wi						S. Europe, Cnt. Asia
2	Euphorbia rigida (biglandulosa)	Gopher Plant	Chartreuse	Winter to Spring	A,Sc	2	3	Wi	Yes			Yes		Africa
2	Eysenhardtia orthocarpa	Kidneywood	White	Summer	T	10	10	Su						CD, SD
3	Eysenhardtia texana	Texas Kidneywood	White	Spring to Summer	T	8	8	Su						CD
3	Feijoa sellowiana	Pineapple Guava	White with red stamens	Spring	T,S	15	15	Su						S. Amer.
1	Ferocactus spp.	Barrel Cactus	varies by species- Yellow, Red, Orange, Purple	Varies Winter through early Fall	C	5	1.5	Su						SD,CD
1	Fouquieria columnaris	Boojum	White	Late Summer to early Fall	T,A	75	1	Wi					sh	Baja
1	Fouquieria macdougalii	Mexican Tree Ocotillo	Red	Spring	S,A	6	4	Su					t	SD
1	Fouquieria splendens	Ocotillo	Red	Mid-Spring	A	15	8	Su						SD,CD
3	Fraxinus greggii	Littleleaf Ash	inconspicuous Green		T,S	18	15	Su		a				CD
2	Gaillardia aestivalis spp. winkleri	Winkler Gaillardia			P	2	3	Wi					sh	TX
2	Gaillardia pinnatifida	Blanket Flower		Late Spring to early Fall	P	2	2	Wi						SW U.S.
3	Gaillardia pulchella	Fire Wheel, Blanket Flower	Deep Maroon center with Yellow outside edges	Late Spring to early Fall	An	1.5	1.5	Wi						CD
3	Gazania rigens & varieties	Gazania	Orange, Yellow, White	Winter to Spring, Fall	Gc	.5	2	Wi						Africa

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3	<i>Geijera parviflora</i>	Australian Willow	White	Spring	T	25	20	Su						Austr.
1	<i>Geoffroea (Gourleia) decorticans</i>	Chilean Palo Verde	Yellow	Spring	T	20	15	Su						S. Amer.
1	<i>Glandularia gooddingii</i> (Verbena)	Goodding Verbena	Lavender, Pink	Spring	P	1.5	3	Wi, Sp						SD
3	<i>Glandularia pulchella (V.tenuisecta) (V. tenera)</i>	Moss Verbena, Rock Verbena	Purple	Spring to Fall	P	1	5	Su, Wi				Yes		S. Amer.
2	<i>Gossypium harknessii</i>	Gossypium, Wild Cotton	Yellow	Spring and Fall	S	3	3	Su					t	SD
3	<i>Guaiacum coulteri</i>	Guayacan	Blue-Purple	Spring through Summer	T,S	12	10	Su					sh	SD
1	<i>Gutierrezia sarothrae</i>	Snakeweed	Yellow	Early Fall	S,P	2	2	Su				Yes		W. U.S., CAN, Mex.
3	<i>Hamelia patens</i>	Texas Firecracker Bush	Red, Orange	Summer	S	10	5	Su					sh	FL, Caribn.
2	<i>Havardia mexicana (Pithecellobium mexicanum)</i>	Mexican Ebony	Creamy Yellow	Spring	T	30	30	Su						SD
2	<i>Havardia pallens (Pithecellobium pallens)</i>	Tenaza	White	Late Spring to Mid-Summer	T	30	12	Su		c			sh	CD
2	<i>Hesperaloe campanulata</i>	Bell Flowering Hesperaloe	Pink	Summer	A	3	3	Su						NM
2	<i>Hesperaloe funifera</i>	Giant Hesperaloe	Creamy White	Summer	A	5	5	Su						CD
2	<i>Hesperaloe nocturna</i>	Night Flowering Hesperaloe	White and Green	Spring to Fall	A	3	3	Su						SD
2	<i>Hesperaloe parviflora & varieties</i>	Red Yucca, Yellow Yucca	Pink, Red, Yellow	Spring and Summer	A	3	4	Su						CD
3	<i>Heteropogon contortus</i>	Tanglehead	Brown	Summer and Fall	Gr	3	2	Su		c	Yes	Yes		SD

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2	Hibiscus coulteri	Yellow Hibiscus, Coulter's Hibiscus	Pale Yellow	late Spring to Fall	S	3	3	Su						SD,CD
2	Hilaria berlanderi	Curly mesquite	Green	late Summer to Fall	Gr	.5	1	Su		b				SD,CD
2	Hilaria mutica	Tobosa grass	Green	Summer to Fall	Gr	2	2	Su		b				SD,CD
2	Hilaria rigida	Big galleta grass	Green	Spring through Fall	Gr	3	1	Su		b				SD,CD
1	Hyptis albida (emoryii)	Desert Lavender	Purple	Spring through Fall	S	8	8	Su					sh	SD
1	Jatropha cardiophylla	Limberbush	inconspicuous White	Summer	S	3	4	Su						SD
1	Jatropha dioica	Jatropha	inconspicuous	Summer	S	3	3	Su					t	CD
3	Juniperus chinensis and cultivars	Juniper	n/a		T	20	10	Su		b				Asia
3	Juniperus deppeana	Alligator Bark Juniper	inconspicuous		T	40	30	Su		a				SD,CD
3	Juniperus sabina	Sabine Juniper	inconspicuous		S	1.5	8	Su		b				AZ
2	Justicia californica and cultivars (Beloperone)	Chuparosa	Red	Spring	S	3	4	Su					sh	SD
2	Justicia candicans	Red Jacobinia	Red, orange	Fall to Spring	S	5	3	Su					sh	SD
3	Justicia fulvicoma	Mexican Plume	Reddish Orange	Spring and Fall	S	2	3	Su					t	Mex.
3	Justicia spicigera	Firecracker Bush	Orange	Summer to Winter	S	4	4	Su					sh	Mex.
3	Lantana camara and cultivars	Bush Lantana	Orange, Yellow, Red, Pink	Spring to Fall	S	3	4	Su			Yes	Yes	t	U.S., Tropics

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3	Lantana montevidensis	Trailing Lantana	Lavender	Spring to Summer	Gc	1.5	6	Su					t	S. Amer.
1	Larrea tridentata (divaricata)	Creosote Bush, Greasewood	Yellow	Early Spring to Fall	S	8	8	Su						SD,CD
3	Leptochloa dubia	Green Sprangle-Top	Green	Summer	Gr	3	1	Su		a				CD,SD
2	Leucaena retusa	Golden Leadball	Yellow	Spring to Summer	T	20	15	Su					sh	CD
2	Leucophyllum spp. & varieties	Texas Ranger	varies by species Pink, Purple, Lavender, White	Summer humidity	S	3-10	3-10	Su						CD
3	Linum grandiflorum `Rubrum'	Scarlet Flax	Scarlet	Spring	An	2	1	Wi						N. Africa
3	Linum lewisii	Blue Flax	Bright Blue	Spring	An	2	1	Wi						SD,CD
1	Lophocereus schotti	Senita	Pink	Spring to Summer	A, C	15	10	Su					sh	SD
1	Lophocereus schotti, ssp. Monstrosus	Totem Pole Cactus	Pink	Spring to Summer	A, C	10	8	Su						Baja
2	Lotus rigidus	Desert Deerweed, Deer Vetch	Yellow and Orange	Spring	Gc,P	1.5	2	Wi						SD
1	Lupinus arizonicus	Lupine	Purple	Winter to Spring	An	1	1	Wi						SD
1	Lupinus sparsiflorus	Desert Lupine	Purple	Late Winter to Spring	An	1	1	Wi						SD
1	Lupinus succulentus	Arroyo Lupine	Deep Blue	Spring	An	2	1	Wi						SD
2	Lycium andersonii	Desert Wolfberry	Lavender, followed by Red berries	Spring	S	6	6	Su						SD
1	Lycium exsertum	Thornbush	White-Purple followed by Red berries	Spring	S	8	8	Su						SD

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1	<i>Lycium fremontii</i>	Wolfberry, Tomatillo	White-Lavender followed by Red berries	Spring	S	10	8	Su						SD
2	<i>Lycium pallidum</i>	Desert Thorn	White, followed by Red berries	Spring	S	3-9	4-6	Su						SD, Mojave D
3	<i>Lysiloma thornberi</i>	Feather Tree	White	Late Spring	T,S	20	20	Su			Yes	Yes	sh	SD
2	<i>Macfadyena unguis-cati</i>	Cat's Claw Vine	Yellow	Spring	V	30	30	Su			Yes	Yes		U.S.
1	<i>Maireana sedifolia</i>	Pearl Bluebush	Tan inconspicuous		S	2	3						sh	Austr.
2	<i>Malephora crocea</i>	Croceum, Ice Plant	Copper to red	Late Fall to late Winter	Gc,Sc	1	6	Su						S. Africa
3	<i>Malephora lutea</i>	Rocky Point Ice Plant	Yellow	Nearly all year	Gc, P	8	4	Su					sh	S. Africa
1	<i>Mamillaria spp.</i>	Pincushion, Fishhook Cactus	varies by species Cream, Yellow, Red, Pink	Varies by species Spring to Summer	C	0.5	0.5	Su						CD, SD
2	<i>Maytenus phyllanthoides</i>	Mangle Dulce	Green inconspicuous		S	12	12	Su						SD,CD
2	<i>Melampodium leucanthum</i>	Blackfoot Daisy	White	Early Spring to Fall	Gc	2	2	Su			Yes	Yes		SD,CD
2	<i>Merremia aurea</i>	Yellow Morning Glory Vine	Yellow	Summer to Fall	V	25	25	Su					t	SD
2	<i>Mimosa dysocarpa</i>	Velvetpod	Pink, White	Summer	S	6	6	Su		c				SD
3	<i>Mirabilis multiflora</i>	Desert Four O'clock	Hot Pink	Summer to early Fall	Gc,P,V	3	4	Su						U.S.
3	<i>Muhlenbergia capillaris</i>	Regal Mist	Pink	Fall	Gr	3	3	Su						U.S.
3	<i>Muhlenbergia dumosa</i>	Bamboo Muhly	Green dries to tan	Spring to Summer	Gr	6	6	Su		a				SD

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2	Muhlenbergia emersleyi	Bullgrass	Purple dries to tan	Fall	Gr	4	4	Su		a				SD
3	Muhlenbergia lindheimeri	Autumn Glow	Yellow dries to tan	Fall	Gr	5	5	Su		a				TX
1	Muhlenbergia porteri	Bush muhly	Pink	Late Summer to Fall	Gr	2	3	Su		a				SD,CD
2	Muhlenbergia rigens	Deer grass	Tan	Summer to Fall	Gr	4	4	Su		a				SD
3	Muhlenbergia rigida	Purple Muhlenbergia	Purple dries to tan	Late Summer to Fall	Gr	5	3	Su		a				SD
3	Myoporum parvifolium	Purple Myoporum	White	Spring to Summer	Gc	0.5	9	Su						Austr.
3	Myrtus communis & varieties	True Myrtle, Roman Myrtle	White	Spring	S	6	5	Su						Medit.
3	Nandina domestica & varieties	Heavenly Bamboo	White followed by Red berries	Spring	S	6	4	Su						Asia
2	Nassella tenuissima	Mexican Feather Grass	Tan	Fall	Gr	3	1	Su		b				CD
2	Nerium oleander & varieties	Oleander	Pink, White, Red, Salmon	Mid-Spring to Fall	S	4-20	5-12	Su	Yes				sh	Asia
1	Nolina beldingii	Belding's Nolina	White		A	3	6	Wi						Baja
1	Nolina bigelovii	Beargrass	Cream	Summer	A	6	4	Su						SD
1	Nolina lindheimeriana	Lindheimer's Nolina	White		A	3-4	2-3	Su						TX
1	Nolina matapensis	Tree Beargrass	White	Summer	A	25	6	Su						SD
1	Nolina microcarpa	Beargrass	Greenish White	Summer	A	3	6	Su						SD

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1	<i>Nolina nelsoni</i>	Blue Nolina	Green		A	4-5	6-10	Su						Mex.
1	<i>Nolina parryi</i>	Parry's Beargrass			A	5	5	Su						SD
1	<i>Nolina texana</i>	Bear Grass	White	Late Spring	A	3	3	Su						TX, NM
2	<i>Oenothera berlandieri</i> (<i>speciosa</i>)	Mexican Evening Primrose	Pink	Spring to Fall	Gc, P	1	3	Su, Wi			Yes	Yes	sh	CD, TX, Mex.
2	<i>Oenothera caespitosa</i>	White Evening Primrose, Tufted Evening Primrose	White	Spring	Gc, P	1	3	Wi, Sp						W. U.S.
2	<i>Oenothera stubbei</i>	Chihuahuan Primrose	Yellow	Summer to Fall	Gc, P	1	2	Su, Wi					sh	SD, NE Mex.
2	<i>Olea europaea</i> 'Swan Hill', 'Wilsoni'	Fruitless non-pollinating Olive	White	Spring	T	30	30	Su						Medit.
1	<i>Olneya tesota</i>	Desert Ironwood, Tesota	Lavender-Pink	Late Spring to early Summer	T	30	25	Su					sh	SD, CD
1	<i>Opuntia basilaris</i>	Beavertail Prickly Pear	Hot Pink	Mid Spring	C	2	4	Su						SD
1	<i>Opuntia bigelovii</i>	Teddy Bear Cholla	Green	Early Spring	C	6	3	Su						SD
1	<i>Opuntia engelmannii</i>	Engelmann's Prickly Pear	Orange, Yellow	Spring	C	5	6	Su						SW. U.S., Mex.
1	<i>Opuntia ficus-indica</i>	Indian Fig	Yellow	Spring	C	10- 15	15	Su					sh	Mex.
1	<i>Opuntia microdasys</i>	Rabbit Ears Prickly Pear	Yellow	Spring	C	3	6	Su						
1	<i>Opuntia santa rita tubac</i>	Purple Pancake	Yellow	Spring	C	6	4	Su						AZ cultivar
1	<i>Opuntia turpinii</i>	Pinecone Prickly Pear	Pink	Summer	C	3	1	Su						W. Argentina

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1	<i>Opuntia versicolor</i>	Staghorn Choll	Orange, Red, Yellow	Spring	C	10	6	Su						SD
1	<i>Opuntia violacea macrocentra</i>	Long Spine Prickly Pear	Yellow, Red	Spring to early Summer	C	2	3	Su						SD
1	<i>Opuntia violacea</i> 'Santa Rita'	Santa Rita Prickly Pear	Yellow	Spring	C	4	4	Su						AZ
3	<i>Osteospermum fruticosum</i>	Trailing African Daisy	White, Purple	Winter to Spring	Gc	1	4	Wi		c			sh	Africa
2	<i>Pappophorum mucronulatum</i>	Pappusgrass	White	Spring to early Fall	Gr	3	2	Su		a				SD
2	<i>Parkinsonia praecox</i> (Cercidium)	Palo Brea	Yellow	Spring	T	30	25	Su		b			sh	SD
2	<i>Parkinsonia florida</i> (Cercidium floridum)	Blue Palo Verde	Yellow	Early Spring	T	30	30	Su		b	Yes	Yes		SD
2	<i>Parkinsonia</i> hybrid "Desert Museum"	Desert Museum Palo Verde	Yellow	Spring to Summer	T	30	30	Su		b				SD,CD
1	<i>Parkinsonia microphylla</i> (Cercidium microphyllum)	Littleleaf or Foothill Palo Verde	Yellow	Late Spring	T	20	20	Su		b				SD
1	<i>Parkinsonia x sonorae</i> (Cercidium)	Sonoran Palo Verde	Yellow	Spring	T	20	20	Su		b				SD
2	<i>Passiflora foetida</i>	Passion Flower	White, Purple	Summer	V	10	10	Su			Yes	Yes	sh	SD
1	<i>Pedilanthus macrocarpus</i>	Slipper Flower, Lady's Slipper, Candelilla	Red-Pink	Spring and Fall	A,Sc	3	3	Su	Yes					SD
2	<i>Pennisetum setaceum</i> 'Cupreum'	Purple Fountain Grass	Pink, Purple	Summer	Gr	4	5	Su		b				Africa
2	<i>Penstemon ambiguus</i>	Pink Plains Penstemon	Pink	Summer	P	3	3	Su						W. U.S.
3	<i>Penstemon amphorellae</i>		Blue	Late Spring	P	1	2	Su						Central Mex.

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3	<i>Penstemon baccharifolius</i>	Cutleaf Penstemon	Red-Rose	Summer	P	2	3	Su						CD
3	<i>Penstemon barbatus</i>	Beardtongue Penstemon	Red	Summer to early Fall	P	1	1	Wi						SD,CD
3	<i>Penstemon cardinalis</i>	Cardinal Penstemon	Red	Spring, Summer	P	1	1-2	Wi						TX
3	<i>Penstemon cobaea</i>	Foxglove Penstemon	White-lavender	Spring	P	1	1	Wi						TX?
3	<i>Penstemon eatoni</i>	Firecracker Penstemon	Red	Late Winter to Early Spring	P	1	1	Wi						SD
3	<i>Penstemon fendleri</i>	Fendler Penstemon	Violet	Spring through Summer	P	1	1	Wi						OK, AZ, NM
3	<i>Penstemon grandiflorus</i>	Large Fendler Penstemon	Lavender	Early Summer	P	1	1	Wi						TX
3	<i>Penstemon palmeri</i>	Palmer Penstemon	White, Pink	Spring through Summer	P	2	2	Wi						SW U.S.
3	<i>Penstemon parryi</i>	Parry Penstemon	Pink, Red	Early Spring	P	1	1	Wi			Yes	Yes		SD
3	<i>Penstemon pinifolius</i>	Pineleaf Penstemon	Red, Orange	Summer	P	1	2	Su						No. AZ, UT
3	<i>Penstemon pseudospectabilis</i>	Canyon Penstemon, Mohave Beardtongue	Rose-purple	Spring to mid-Summer	P	1	1	Wi						SD
3	<i>Penstemon spectabilis</i>	Mojave Penstemon, Royal Penstemon	Blue-purple	Spring to mid-Summer	P	1	1	Wi						CA, N. Baja Mex.
3	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	Blue	Early Summer	P	1	1	Su						W. U.S.
	<i>Penstemon subulatus</i>	Little Beardtongue	Red	Spring	P	1	1	Wi						SD
3	<i>Penstemon superbus</i>	Superb Penstemon, Santa Rita Penstemon	Coral-red	Spring	P	2	2	Wi						CD, SD, N.M.

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3	<i>Penstemon triflorus</i>	Hill Country Penstemon	Rose	Early Spring	P	1	1	Wi						TX
3	<i>Penstemon wrightii</i>	Texas Rose, Wright's Penstemon	Orange- Pink	Spring to Summer	P	1	1	Wi						TX
1	<i>Pentzia incana</i>	Karoo Bush	Yellow	Spring to Summer	Gc	1	3	Su			Yes	Yes		S. Africa
2	<i>Phacelia campanularia</i>	Desert Bluebells, Desert Canterbury Bells	Blue	Early Spring	An	1	1	Wi						SD
2	<i>Phacelia tanacetifolia</i>	Tansy Phacelia	Blue, Purple	Early Spring	An	1	1	Wi						N. Calif., N. Baja
2	<i>Phoenix canariensis</i>	Canary Island Date Palm	Cream, White	Summer	T	60	30	Su		c				Canary Islands
2	<i>Phoenix dactylifera</i>	Date Palm	insignificant	Summer	T	100	20	Su		c				Asia
3	<i>Phyla nodiflora</i>	Lippia	White	Summer	Gc	.125	0.5	Su					sh	Trop. America
2	<i>Pinus edulis</i>	Piñon Nut Pine	insignificant		T	25	15	Su		c				NM, Calif, AZ
2	<i>Pinus eldarica</i>	Afghan Pine	insignificant		T	50	25	Su		c				Asia
2	<i>Pinus halepensis</i>	Aleppo Pine	insignificant		T	80	60	Su		c				Medit.
2	<i>Pinus monophylla</i>	Singleleaf Piñon Pine	insignificant		T	25	15	Su		c				Mojave D, N. AZ
2	<i>Pinus pinea</i>	Italian Stone Pine	insignificant		T	60	50	Su		c				Medit.
3	<i>Pinus roxburghii</i>	Chir Pine	insignificant		T	80	40	Su		c				Asia
2	<i>Pistacia atlantica</i>	Mt. Atlas Pistache	insignificant greenish white	Early Summer	T	60	50	Su		c				Medit.

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3	<i>Pistacia atlantica</i> x <i>integerrima</i>	Pistache hybrid tereb. x <i>integerrima</i>			T	30	30	Su		c			t	Medit. x Asia
3	<i>Pistacia chinensis</i>	Chinese Pistache	Green (Red leaves) Fall color		T	60	50	Su		c				Asia
2	<i>Pistacia vera</i>	Pistachio			T	30	30	Su		c			t	Asia
2	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	Yellow	Spring	T	20	15	Su						Austr.
3	<i>Pittosporum tobira</i> & cultivars	Mock Orange	White		S	6	10	Su						Asia
1	<i>Plantago</i> spp.	Indian Wheat	Cream, White	Spring	An	.25-2	0.5	Wi						SD,CD
3	<i>Poliomintha maderensis</i>	Lavendar Spice	Lavender	Spring through Summer	S	2	2	Su						CD
3	<i>Portulacaria afra</i>	Elephant Food	Pink inconspicuous	rarely blooms in U.S.	Sc	12	12	Su, Wi					t	S. Africa
2	<i>Prosopis</i> hybrid	South American Mesquite	Light Yellow	Spring	T	40	40	Su		b				S. Amer.
2	<i>Prosopis glandulosa</i> & varieties	Texas Honey Mesquite	Creamy Yellow	Spring	T	30	30	Su		b				CD
2	<i>Prosopis pubescens</i>	Screwbean Mesquite	Yellow	Spring	T	20	20	Su		b				SD,CD
2	<i>Prosopis velutina</i> (<i>juliflora</i>)	Velvet Mesquite	Yellow	Spring	T	30	30	Su		b				SD
1	<i>Psilostrophe cooperi</i>	Paper Flower	Yellow	Spring and Summer	P	2	2	Wi						SD,CD
1	<i>Psilostrophe tagetina</i>	Paper Flower	Yellow	Spring and Summer	P	2	2	Wi						SD,CD
3	<i>Punica granatum</i> & varieties	Pomegranate	Dark Orange, Red	Summer	T,S	20	15	Su						India

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
3	Pyracantha & varieties	Pyracantha (red berried types)	White followed by Red berries	Spring	S	20	12	Su						Asia
3	Quercus arizonica	Arizona White Oak	Green inconspicuous		T	60	30	Su		b				SD,CD
3	Quercus buckleyi (Q texana)	Texas Red Oak	Green inconspicuous; Red Fall Color		T	30	30	Su		b				W. TX
3	Quercus emoryi	Emory Oak	Green inconspicuous		T	50	40	Su		b				SD,CD
3	Quercus fusiformis	Escarpment Live Oak	Green inconspicuous		T	50	50	Su		b				W. TX
3	Quercus gambelii	Gambel Oak	Green inconspicuous		T,S	30	15	Su		b				SW U.S.
3	Quercus ilex	Holly Oak	Green inconspicuous		T	50	50	Su		b				Medit.
3	Quercus muhlenbergia	Chinquapin Oak	Green inconspicuous, Orange and		T	30	30	Su		b				W. TX
3	Quercus polymorpha	Monterey Oak	Green inconspicuous		T	80	60	Su		b				W. TX
3	Quercus suber	Cork Oak	Green inconspicuous		T	60	40	Su		b				Medit.
2	Quercus turbinella	Shrub Live Oak	Green inconspicuous		S	10	10	Su		b				W. U.S.
3	Quercus virginiana	Live Oak	Green inconspicuous		T	50	50	Su		b				SE U.S.
2	Rhus microphylla	Littleleaf Sumac	White, Red Fall Color	Spring before leaves	S	10	10	Su	Yes	c				CD, SD
2	Rhus ovata	Sugar Bush, Sugar Sumac	Pink & White followed by small red fruit	Spring	S	15	15	Wi	Yes	c				Calif., AZ
2	Rhus trilobata & varieties	Three Leaf Sumac, Skunk, Bush	inconspicuous, small red fruit, Fall color	Spring	S	5	8-10	Su		c				Can., U.S., Mex.

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	Rhus virens	Evergreen Sumac	White followed by showy berries	Spring	S	12	12	Su	Yes	c				CD, SD
3	Rosa banksiae	Lady Banks Rose, Tombstone Rose	White, Yellow	Spring	S,Gc,V	20	20	Su						China
2	Rosmarinus officinalis & varieties	Rosemary	Blue	Spring and Fall	S	3	8	Su						Medit.
3	Ruellia brittoniana & varieties	Dwarf Ruellia	Blue, White	Throughout warm season	Gc	6	12	Su					sh	Mex.
2	Ruellia californica	Sonoran Desert Ruellia	Blue, Purple	Late Spring to Fall	S	4	4	Su					sh	SD
2	Ruellia peninsularis	Baja Ruellia	Blue, purple	Spring to Summer	S	4	4	Su					sh	SD
2	Ruschia uncinatus	Ruschia	Pink	Summer	Gc,Sc	1.5	1.5	Su						S. Africa
2	Salvia chamaedryoides	Blue Chihuahuan Sage	Cobalt blue	Spring and Fall	S	2	2	Su						CD
2	Salvia clevelandii	Cleveland Sage	Blue	Late Spring to Summer	S	5	5	Wi						S. CA, Baja
3	Salvia columbariae	Chia	Blue	Spring	An	.5	.25	Wi						SD
2	Salvia dorri v. dorrii	Mojave Sage	Blue-violet	Late Winter and Spring	S	2	2	Wi						MD
3	Salvia farinacea	Mealy Cup Sage, Texas Violet	Violet, Blue, White	Spring to early Fall	S	1	1	Su						CD
3	Salvia greggii	Red Chihuahuan Sage, Autumn Sage	Red, Hot Pink, Purple, White	Spring to Summer	S	3	3	Su						CD
2	Salvia hybrid (S.dorrii x S.clevelandii x S.mojavensis)	Trident, Carl Nielson Sage	Cobalt Blue	Spring	S	3	3	Wi						SD hybrid
3	Salvia leucantha	Purple Mexican Bush Sage	Purple	Spring to Fall	S	4	4	Su					sh	Mex.

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	<i>Salvia mohavensis</i>	Mohave Sage	Lavender	Spring to mid-Summer	S	3	3	Wi						SD, MD
3	<i>Sambucus nigra</i> spp. <i>Cerulea</i> (<i>S.mexicana</i>)	Mexican Elderberry	Creamy White	Winter and Spring	T	30	20	Wi						SD,CD
2	<i>Santolina chamaecyparissus</i>	Lavender Cotton	Yellow/ silvery foliage	Spring	S,Gc	2	3	Wi						Medit.
3	<i>Santolina virens</i>	Green Santolina	Creamy Yellow	Spring	S,Gc	2	2	Wi						Medit.
3	<i>Sapindus saponaria saponaria</i>	Soapberry	Creamy White	Late Spring	T	30	30	Su	Yes				sh	Mex.
2	<i>Sapindus saponaria drummondii</i>	Soapberry	Creamy White	Late Spring	T	30	30	Su	Yes					SD,CD
3	<i>Schinus molle</i>	California Pepper Tree	Yellow-white (insignificant)	Summer	T	40	45	Su		b				S. Amer.
2	<i>Senecio cineraria</i>	Dusty Miller, Silver Plant	Yellow/silvery foliage	Spring	P	2	2	Wi	Yes					Medit.
1	<i>Senna covesii</i> (Cassia)	Desert Senna	Yellow	Late Spring to early Fall	P	1	1	Su						SD
2	<i>Senna lindheimeriana</i> (Cassia)	Senna	Yellow	Summer to Fall	S	3	2	Wi					sh	CD
1	<i>Senna purpurea</i> (Cassia)	Baja Senna	Yellow	Winter to Spring	S	6	5	Wi					sh	Baja
2	<i>Senna wislizenii</i> (Cassia)	Cassia, Shrubby Senna	Yellow	Summer	S	8	8	Su						SD,CD
2	<i>Sesuvium verrucosum</i>	Sea Purslane, Ice Plant	Pink	Early Spring to Fall	Gc	0.5	3	Su					t	Africa
1	<i>Simmondsia chinensis</i> & varieties	Jobba, Goat Nut	Green inconspicuous	Spring	S	8	8	Wi		a				SD
2	<i>Sophora secundiflora</i> & varieties	Texas Mountain Laurel	Purple to Lavender	Spring	T,S	25	15	Su	Yes					CD

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	Sphaeralcea ambigua & varieties	Globe Mallow	Orange, White, Red, Purple, Lavender	Early Spring and Fall	P	3	3	Wi						SD
1	Sporobolus airoides	Alkali Sacaton	White	Summer	Gr	5	3	Su		a				SD,CD
1	Sporobolus contractus	Spike Dropseed	White	Summer to Fall	Gr	3	1	Su		a				SD,CD
3	Sporobolus cryptandrus	Sand Dropseed	White		Gr	2	1	Su		a				SD,CD
2	Sporobolus flexuosus	Mesa Dropseed	White	Summer to early Fall	Gr	3	1	Su		a				SD,CD
3	Sporobolus wrightii	Big Sacaton	Green	Late Summer to Fall	Gr	5	4	Su		a				SD,CD
1	Stenocereus thurberi (Lemaireocereus)	Organ Pipe Cactus	White, Purple	Summer	C	15	12	Su					t	SD
1	Stenocereus marginatus (pachycereus)	Mexican Fence Post	Pink or Red outside- whitish inside	Mid-Spring	A, C	12	1	Su					sh	Mex.
3	Tagetes lemmoni	Mountain Marigold	Orange, Yellow	Spring and Fall	P	3	6	Su						SD
2	Tecoma stans v. angustata	AZ Yellow Bells	Yellow	Late Spring to Fall	S	10	8	Su					sh	SD,CD
3	Tecomaria capensis	Cape Honeysuckle	Orange	Late Fall to Winter	S,V	8	6	Su					sh	Africa
2	Tetraneuris acaulis (Hymenoxys)	Angelita Daisy	Yellow	All Year, heaviest in Spring	P	1	1	Su						SW U.S.
2	Teucrium chamaedrys (prostratum)	Prostrate Germander	Lavender	Spring and Summer	Gc	1	2	Su	Yes					Medit.
2	Teucrium fruticans	Bush Germander	Blue or Lavender	Spring to Fall	S	8	8	Su						Medit.
2	Thymophylla pentachaeta (Dyssodia)	Golden Dyssodia, Golden Fleece	Yellow	Late Spring to Fall	Gc	0.5	0.5	Su, Wi						SD,CD

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	Thymophylla acerosa (Dyssodia)	Scrubby Dogweed	Yellow	Late Spring to early Fall	Gc	.5	.5	Su						SD,CD
2	Trichloris crinita	Two-feather Trichloris	White dries to Tan - reddish highlights	Late Spring to Fall	Gr	3	1	Su		a				SD,CD
2	Trichocereus & varieties	Trichocereus Cactus	White, Yellow, Oragne, Red	Varies by variety Spring, Summer, Fall	C	1-15	1-5	Su						S. Amer., Argentina
2	Tridens muticus	Slim Tridens	White	Spring to Fall	Gr	1.5	0.5	Su		b				SD,CD
2	Trixis californica	Trixis	Yellow	Spring	S	3.5	3.5	Su					sh	CA to TX
3	Ungnadia speciosa	Mexican Buckeye	Rose-pink	Spring	T	12	12	Su						CD
2	Vauquelinia californica & varieties	Arizona Rosewood	White	Spring to Summer	T,S	25	15	Su						SD
2	Vauquelinia corymbosa & varieties	Mexican Rosewood	White inconspicuous	Spring	S	15	20	Su						TX, Mex.
3	Verbena peruviana	Peruvian Verbena	Pink, Blue, Purple	Spring to Fall	P	0.2	3	Su						S. Amer.
3	Verbena rigida	Sandpaper Verbena	Purple	Summer to Fall	Gc,P	2	4	Su				Yes		S. Amer.
3	Verbena tenuisecta 'Edith'	Moss Verbena	Lavender, Purple	Spring	Gc P	1-2	4-5	Su, Wi				Yes		S. Amer.
2	Verbesina encelioides	Crown Beard	Yellow	Spring	An	3	3	Wi				Yes		SD,CD
2	Viguiera parishii (V deltoidea)	Goldeneye	Yellow	Spring, Late Summer	P	3	3	Wi, Su						SD
3	Viguiera stenoloba	Skeleton-leaf Goldeneye	Yellow	Summer to Fall	S	4-6	3-4	Su					sh	TX, NM, No. Mex.
2	Vitex agnus-castus	Chaste Tree, Monk's Pepper	Blue	Summer to Fall	T,S	25	25	Su						Medit.

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	<i>Washingtonia filifera</i>	California Fan Palm	Cream	Summer	T	45	15	Su		c		Yes		SD
2	<i>Washingtonia robusta</i>	Mexican Fan Palm	Cream	Summer	T	75	10	Su		c		Yes	sh	SD
3	<i>Wedelia texana</i> and cultivars (<i>Zexmenia hispida</i>)	Rough Zexmenia, Devil's River	Orange, Yellow	Spring through Fall	S	2-3	2-4	Su				Yes	sh	SW U.S., TX
3	<i>Xylosma congestum</i>	Xylosma	insignificant	Spring	T,S	15	15	Su						China
2	<i>Yucca aloifolia</i>	Spanish Bayonet Yucca	White	Spring to Summer	A	10	5	Su						SD
1	<i>Yucca baccata</i>	Banana Yucca	White	Late Spring to Summer	A	3	5	Su						SD,CD
2	<i>Yucca baileyi</i>		White	Summer	A	4	2	Su						CO, UT
1	<i>Yucca brevifolia</i>	Joshua Tree	White, Green	Late Winter to early Spring	A	20	20	Wi						S. Calif, S.W. Utah
2	<i>Yucca constricta</i>	Buckley Yucca	White	Spring through Summer	A	5	5	Su						TX
2	<i>Yucca elata</i>	Soaptree Yucca	White	Late Spring to Summer	A	20	8	Su						SD,CD
2	<i>Yucca faxoniana</i> (<i>Y carnerosana</i>)	Giant Dagger Yucca	White	Summer	A	15	4	Su						CD
2	<i>Yucca filifera</i> (<i>australis</i>)	St. Peter's Palm	White		A	2.5	4	Su						Mex.
2	<i>Yucca glauca</i>	Soapweed Yucca	White	Summer	A	3	3	Su						U.S.
2	<i>Yucca harrimaniae</i>	Harriman's Yucca	White	Mid-Summer	A	6-22	18	Su						SW U.S.
2	<i>Yucca pallida</i>	Paleleaf yucca	White	Late Spring	A	2	2	Su						TX

WU	BOTANICAL NAME	COMMON NAME	FLOWER COLOR	BLOOM SEASON	PT	H	W	GS	TOXIC	AL	INV	SCA	HARDY	ORIGIN
2	<i>Yucca rigida</i>	Mexican Blue Dagger Yucca	White	Summer	A	12	5	Su						CD
2	<i>Yucca rostrata</i>	Beaked Yucca	White	Summer	A	12	9	Su						CD
2	<i>Yucca schidigera</i>	Mojave Yucca	White	Spring	A	9-15	4-6	Su						W. U.S., Mex.
2	<i>Yucca schottii</i>	Mountain Yucca	White	Early Summer	A	15	4	Su						SD
2	<i>Yucca thompsoniana</i>	Thompson Yucca	White	Early Summer	A	10	5	Su						SW TX
2	<i>Yucca torreyi</i>	Torrey's Yucca	White	Spring	A	8-15	6	Su						TX, NM, No. Mex.
1	<i>Yucca treculeana</i>	Spanish Dagger, Palma Pita	White	Spring	A	20	?	Su						CD, W. TX
1	<i>Yucca whipplei</i>	Our Lord's Candle	White & Purple	Once (Early-Spring)	A	3	6	Su						SD
3	<i>Zauschneria californica</i> & varieties	Hummingbird Trumpet	Red, Orange	Summer and Fall	Gc	2	2	Su						SD
3	<i>Zephyranthes</i> spp. & varieties	Rain Lily	varies by species- White, Rose, Pink	Summer	Gc,P	1	1.5	Su						S. Africa
1	<i>Zinnia acerosa</i>	Desert Zinnia	White-orange centers	Late Spring to Fall	P	1	1	Su						SD,CD
2	<i>Zinnia grandiflora</i>	Prairie Zinnia	Yellow, Orange	Summer to Fall	P	1	1	Su						SE. AZ, NM
2	<i>Zizyphus jujuba</i>	Chinese Date, Common Jujube	Yellow-white	Spring	T	40	30	Su				Yes		Asia



Appendix B



PROPOSED MARCH 1, 2010

BROADWAY VILLAGE

ARCHITECTURAL DESIGN GUIDELINES



Design Review Process

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The process for design review is dynamic and interactive and spans the project. The project architect and the owner's representative group will engage in a dialog very early on so that each aspect of the designed project is initiated in a manner supported by a self certified process and developed in the spirit of the guidelines set forth in the Secretary of Interior's Standards for Rehabilitation. A copy of the self certification will be provided to the City of Tucson at the time of plan submittal. The self certification will demonstrate compliance with the Broadway Village Architectural Design Guidelines. The various phases of the conventional design process normally listed in the agreement between owner and architect will be followed. The meetings of the owner's representative group are project specific and will be arranged according to the individual project schedule.

First, a conceptual design review takes place at the earliest stage when a new project is to be presented to the owner's group. Conceptual design is defined as the vision for the project; its architectural character, its physical dimensions and its proposed massing will be of primary concern at this phase. The proposed overall project schedule will also be discussed.

The owner's group will issue a letter following this meeting stating its recommendations, if any, for conformance to these guidelines. This phase will be followed by the schematic design phase.

Second, a review of the project will occur at a more advanced stage of design, roughly 50 percent of design development, to consider building materials, details and overall development of the design. Also, the owner's group will particularly consider whether the vision for the project presented at the first meeting has been maintained. Project schedule will also be reviewed.

The owner's group will then issue a second letter following this meeting that states its recommendations, if any, for conformance with these guidelines.

Third, a final review of the project will be held at roughly 90 percent of the Construction Documents phase to ensure that the approved design intentions and vision are preserved and confirm its scheduled completion date.

Following this third and final review, the owner's group will issue a third letter that states its final recommendation, based upon the project as it has been presented.

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- Guidelines should be clear, concise and enforceable.
- They should recognize the particular character of Broadway Village and provide instruction for transition zones between new and existing architecture.
- They should protect the present attributes of Broadway Village, particularly the history and physical character that give it a strong sense of place in midtown Tucson.
- Guidelines should provide a framework for design but allow for creativity and innovation.
- They should address adjacent neighborhoods and provide for transitions at the edges of the property.
- Guidelines should be consistent with the PAD for Broadway Village and the intentions of that document.
- They should embrace the ethic for sustainable design.
- They should encourage the design and construction of buildings that are physically durable and visually enduring in a method that is consistent with the existing structures of Broadway Village.

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Tucson's architectural heritage is a composition of multiple traditions. A vernacular developed prior to statehood in 1912 including row houses constructed of adobe and rough-hewn lumber, Victorian railroad houses made of fired clay bricks, milled lumber and cast iron details and various expressions of the Arts and Crafts movement. Trends in the early 1900's such as Spanish Colonial Revival style and Craftsman and Mission Revival styles eventually made their way to Tucson but a strong Hispanic influence continued to influence design as well. It is during this time period the architect Josias Joesler arrived in Tucson.

The "Joesler style" borrows extensively from historic and contemporary styles of the time and blended them with local building materials and traditions. The majority of his work could be classified as Spanish Colonial with elements such as smooth stucco walls, arches, elaborate wrought iron ornamentation, low-pitched clay tile roofs, overhanging eaves and brick capped parapets often punctuated by canales to drain water from the roof.

For existing Buildings B and C Broadway Village, Joesler blended traditional forms such as arches, tile roofs and courtyards. Designed with an intimate scale of a Spanish Colonial village center, the buildings are a blend of stucco and mortar washed bricks to give the overall sense of an older period. Decorative items such as a tile on lower sections of exterior walls, metal framed "French" windows, wrought iron, a weather vane and statuettes give Broadway Village a strong sense of place.

For more information on Josias Joesler see Joesler & Murphey: An Architectural Legacy for Tucson by R. Brooks Jeffery.

Existing Building A in the western portion of Broadway Village is a mid century addition designed by Mexican architect Juan Warner Baz. While a good example of a period reinterpretation of the older portions of Broadway Village, this will not be used as a standard for future development. These characteristics do not so much identify a style as they do prescribe an attitude and feeling for forms of buildings and the whole they create. Individual characteristics may or may not be important toward establishing whether a new and particular design proposal manifests its overall quality as being appropriately similar to the architectural style of Broadway Village. New building proposals should be taken as a whole – judgment can then be made about its particular appropriateness as a new addition to the center:

- The use of light, shade and shadow
- Textural qualities that take advantage of the sunlight
- Thick wall/wide overhangs
- Building forms that harmonize with the surrounding scale of the existing structures and neighborhoods
- Materials and colors complimentary to the existing structures
- Planned outdoor spaces including shaded courtyards and pedestrian walkways

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While building forms in the Southwest vary, common elements have developed in response to the hot, dry Sonoran Desert climate and with the influence of the variety of cultures which settled here. These traditional forms, such as flat-roofed vernacular row houses with parapets, the redefined 'mission revival style' and the low-sloped clay tile roof structure come together to create an architecture with a strong regional character. Broadway Village is a striking example of historical Spanish Colonial architecture. Characteristic of most mission style architecture, Broadway Village predominately uses the limited palette of building materials which were available to the Spanish missions of the Southwest. Installations utilize massive walls with limited fenestration, wide projecting eaves and low-pitched clay tile roofs. Other features include long arcaded corridors, pierced arches and courtyards.

Such Elements shall serve as design standards in helping to define the architecture of Broadway Village:

- Roofs and parapets
- Roofs with low slopes in keeping with regional and local traditions.
- Architecturally detailed parapets with special consideration given to the appearance when seen against the sky and the patterns created by sun and shadow.
- Extended roofs covering arcades and large pillars or columns to create shade and areas of respite for pedestrians.
- Encourage the use of roof-installed solar energy devices that are architecturally integrated into the building.
- Use of materials consistent with the existing structures of Broadway Village.
- Windows and Orientation
- Windows to the North and shaded windows to the South.
- Fewer windows on East and West walls.
- Window shapes that are primarily rectangular.
- Exterior windows utilize natural light providing for views, an indoor/outdoor ambiance and where applicable address the interplay between retail establishment and street traffic while being mindful of solar energy impact.

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As Tucson's first suburban shopping center Broadway Village enjoys an intimacy of human scale not common to buildings with similar programs throughout the community.

Building Massing

- Articulation of the vertical massing with architectural detail, material and textural variation and terracing.

Solar Protection

- Solar Protection for openings with the use of overhangs, trellises or other devices consistent with the existing methods in use at Broadway Village.
- High performance glass, particularly on East and West exposures.

Doors and Entries

- Shaded and architecturally detailed to be friendly and inviting, protecting users from the weather while clearly demarcating their purpose.
- Safe and secure.

Accessibility

- Pedestrian entries at grade.
- Minimum usage of steps and ramps.

Wall Openings

- Window and Door openings detailed and enriched to enhance human scale.

Pedestrian Detail

- Provide architectural detail that visually relates to and guides pedestrians.
- New structures shall maintain the human scale, pedestrian quality and character of the existing portions of Broadway Village.

Expression of Structure

- Visually, the elements of the building such as beams, columns and walls shall appear to be properly supported and balanced to create clarity of structural expression in a manner consistent with the original sections of Broadway Village.

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As previously mentioned, historical Mission Revival architecture draws upon the construction of Spanish Missions in the Southwest. It is as well a part of a larger movement – the Arts and Crafts movement—and as such employs signature details such as well crafted inglenook-like corners, beamed ceilings, handmade metal details and tile details.

Readily available and indigenous materials

- Select materials with the idea of localizing the architectural effect and ambiance in a method coherent with the original structures.

Tactile Expression

- Choose building materials for their tactile effects, to be used in a contrasting manner; rough surfaces against smooth, vertical patterns against horizontal and so on.

Integral Color

- Choose materials for their integral colors and their visual and physical permanence in the Sonoran Desert.
- Colors shall be selected from the Broadway Village Colorization Plan or approved by the owner’s representative group.

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Broadway Village has a unique set of architectural details which add visual interest and give the entire center a strong sense of craftsmanship.

Shade and Shadow

- Detail that responds to the brilliance of the sunlight creates opportunities for shade and shadow effects. Consider the amount of relief when proposing detail to achieve acceptable and desirable effects of shade and shadow similar to that of the existing parapet treatments of Broadway Village.

Articulation

- Architectural articulation such as clear definition between building masses or the design of items like lintels above windows and doors and how a column supports a beam.

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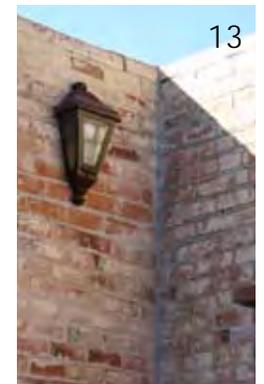


1. Blade signage to be retained as a model for future signage.
2. Acceptable stand-off signage.
3. Box signage to be phased out.
4. Acceptable with limited use.
5. Acceptable reverse channel neon signage.
6. Box signage to be phased out.
7. Blade signage to be retained as a model for future signage.
8. Relief signage to be phased out.
9. Acceptable reverse channel neon signage.
10. Plaque signage to be retained as a model for future signage.
11. Surface applied signage to be phased out.
12. Existing Monument Sign.
13. Temporary window banner.
14. Temporary wall banner.
15. Temporary door banner.



Existing graphics provide an excellent starting point for developing a colorful and elegant way finding and tenant identification system. The goal is to replace existing undesirable signage with acceptable signage that is historically unique and varied.

Design Review Process
 Goals for Guidelines
 Southwest / Existing Architecture
 Building Forms
 Human Scale
 Building Materials
Architectural Detail
 Signage
Lighting
 Materials
 Forms
 Building / Building Relationships
 Building / Street Relationships



1. Acceptable small scale historic accent lamp in South parking lot.
2. South parking lot lighting.
3. South parking lot lighting.
4. Acceptable fixture South West corner of Building C.
5. Existing fixture to be phased out.
6. Acceptable fixture East elevation of Building C.
7. Existing fixtures at soffit entryway.
8. Existing fixture to be phased out.
9. Acceptable fixture South walkway Building B.
10. Acceptable fixture North elevation of Building B.
11. Acceptable fixture West elevation of Building C.
12. Acceptable small scale capped lamp on Broadway pedestrian path.
13. Acceptable fixture courtyard stairway of Building B.

Existing fixtures to remain will be painted satin black enamel or oiled bronze / rusted or faux / antique bronze. Undesirable existing light fixtures will be removed and replaced with approved fixtures.

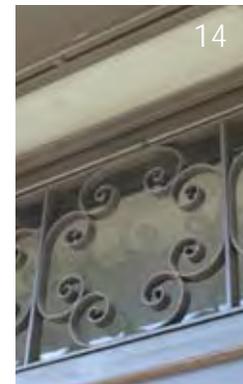
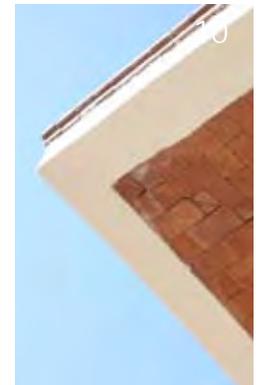
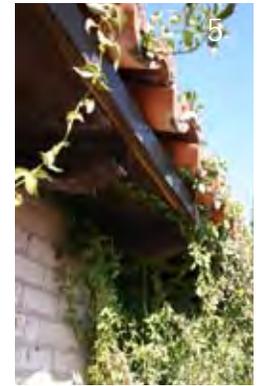
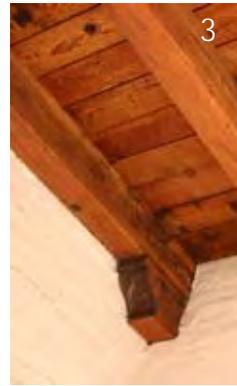
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1. South parking lot lighting.
2. South walkway Building B.
3. Fixture on South East corner Building B and arch joining Buildings B and C beyond to be removed.
4. East elevation Building C.
5. North elevation Building C.
6. North elevation Building C.
7. Courtyard stairway of Building B.
8. Courtyard between Buildings B and C.
9. North elevation Building B.
10. East elevation of Building A.
11. Proposed standard parking lot light pole / fixture.



Design Review Process
 Goals for Guidelines
 Southwest / Existing Architecture
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1. Architecturally detailed parapet.
2. Texture expressed through irregular masonry surface.
3. Carved wood corbels used in areas with minimal exposure to sunlight.
4. Decorative tile.
5. Low pitched clay tile roof with wood corbels. Painted masonry wall.
6. Architecturally detailed parapet and stucco wall.
7. Architecturally detailed parapet and mortar washed brick.
8. Decorative tile.
9. Thick stucco wall with inset wood doorway.
10. Contrasting adjacent surfaces.
11. Original brick pavers.
12. Metal framed "French" windows.
13. Adobe parapet cap.
14. Decorative wrought iron.
15. Hand painted Mexican tile.

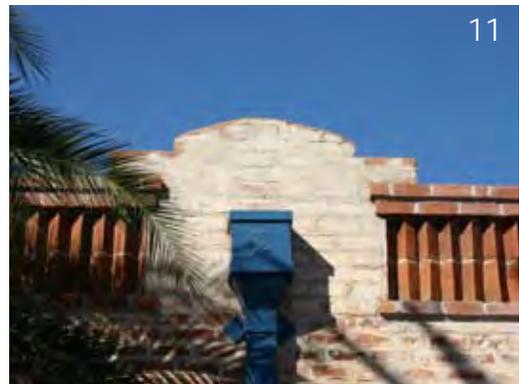
Design Review Process
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 Building Forms
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 Building Materials

Architectural Detail

Signage
 Lighting
 Materials

Forms

Building / Building Relationships
 Building / Street Relationships



1. Brick arch connecting Buildings B and C.
2. Shaded walkway on South side Building B.
3. Courtyard stairway Building B.
4. Narrow rectangular windows South face Building C.
5. Wrought iron railing and arches in courtyard.
6. Pedestrian scale and detail West elevation Building B.
7. Courtyard stairway and terracing Building B.
8. Archway with deep shadowing over walkway South side Building B.
9. Thoughtful detailing where building meets the sky.
10. Building A North elevation.
11. Thoughtful detailing where building meets the sky.
12. Thick walls with deep openings.
13. Archway South side Building B looking in from parking lot.

Design Review Process
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The importance of visual harmony is an important element of Broadway Village. This is achieved with visual interaction and dependency between adjacent structures.

Areas between buildings

- Provide pedestrian shade and landscaping between structures.
- Ensure that the space has functional purposes such as passive recreation, pedestrian circulation and that the space has a clearly intentional visual focal point.

Pedestrian connections

- Ensure pedestrian connections are convenient, obvious and accessible.

Architectural compatibility

- Consider material choices, architectural scale and detail.
- New buildings must visually co-exist with older structures and be compatible but differentiated in form and pallet.

Design Review Process
Goals for Guidelines
Southwest / Existing Architecture
Building Forms
Human Scale
Building Materials
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 Forms
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Building-to-Street relationship and pedestrian paths are especially important in establishing a cohesive visual harmony.

Prevailing scale at the street

- Maintain prevailing neighborhood scale and/or articulate massing of new structures to maintain that scale.

Street frontage/setback

- Maintain existing street building alignments or setbacks as a means of providing visual uniformity.



Appendix C



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding pertains to the Broadway Village Shopping Center Planned Area Development No. _____ (the "PAD").

The undersigned Owner/Developer will assume maintenance responsibility for all public and private infrastructure improvements that are constructed or integrated into the PAD site by the Owner/Developer. This will include maintenance of existing roadways and parking surfaces, sidewalks, striping, surface texturing or coloring, and landscape improvements located on the City rights-of-way for E. Manchester St. and S. Eastborne Ave. that are within the boundaries of the PAD, but will not include any other pre-existing subsurface public or private infrastructure improvements such as underground utility lines.

The parties agree to negotiate in good faith the terms of a formal Maintenance Agreement and Covenant (enabling the agreement to run with the land to successors and/or assigns of the respective properties) in recordable form, including the foregoing terms, providing for Owner/Developer's non-exclusive, non-commercial use of the infrastructure improvements, providing for insurance, hold harmless and indemnity for injuries and damages attributable to the Owner/Developer's acts and omissions, and providing for the term and termination of the Agreement and Covenant.

The approved PAD will contain a note referencing the Agreement and Covenant, with recording information to be provided as to recording date, docket and page.

CRI Broadway Village Partners, LLC

By: 
Authorized Agent, FRED J. HOWARD
Date: 12-22-18

City Engineer


Andy Dinauer
Date: 12/23/10



Appendix D



TRAFFIC IMPACT ANALYSIS

for

Broadway Village

February 2010

Prepared for:

CRI Broadway Village Partners, LLC

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Phone: (520) 320-0010

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Prepared by:



**Kimley-Horn
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I. INTRODUCTION

INTRODUCTION

This report documents the traffic impact analysis prepared for the redevelopment of the Broadway Village shopping center located on the southwest corner of Broadway Boulevard and Country Club Road in the City of Tucson, Arizona. The development will result in the addition of approximately 10,000 square feet of retail/office, the reconstruction of the associated parking fields, and improvements to the public roadways that bisect the existing center.

This Traffic Impact Analysis was prepared based on the current City of Tucson *Transportation Access Management Guidelines for the City of Tucson Arizona (March 2003)*. The specific objectives of this study are to:

- (1) Evaluate existing (2009) conditions for the intersections of Broadway Boulevard and Country Club Road, Broadway Boulevard and Eastbourne Avenue, Country Club Road and Manchester Street, and Eastbourne Avenue and Manchester Street;
- (2) Evaluate analysis year (2010) level of service for the above study area intersections and a new driveway along Country Club Road;
- (3) Recommend exclusive turn lane storage, traffic control, and laneage for the adjacent intersections, as necessary, to maintain acceptable levels of service during the 2010 peak hours.

II. PLANNED DEVELOPMENT

SITE LOCATION

The Broadway Village shopping center is located on the southwest corner of Broadway Boulevard and Country Club Road in the City of Tucson. The project location is shown in **Exhibit 1**.

SITE PLAN

The development is anticipated to add approximately 10,000 square feet of retail/office which will result in the reconstruction of the adjacent parking fields and improvements to Eastbourne Avenue and Manchester Street. The planned site layout is illustrated in **Exhibit 2**. As shown, the existing access points along Broadway Boulevard and Country Club Road will remain. In addition, a new right-in, right-out driveway is proposed on Country Club Road south of Manchester Street.

ADJACENT LAND USE

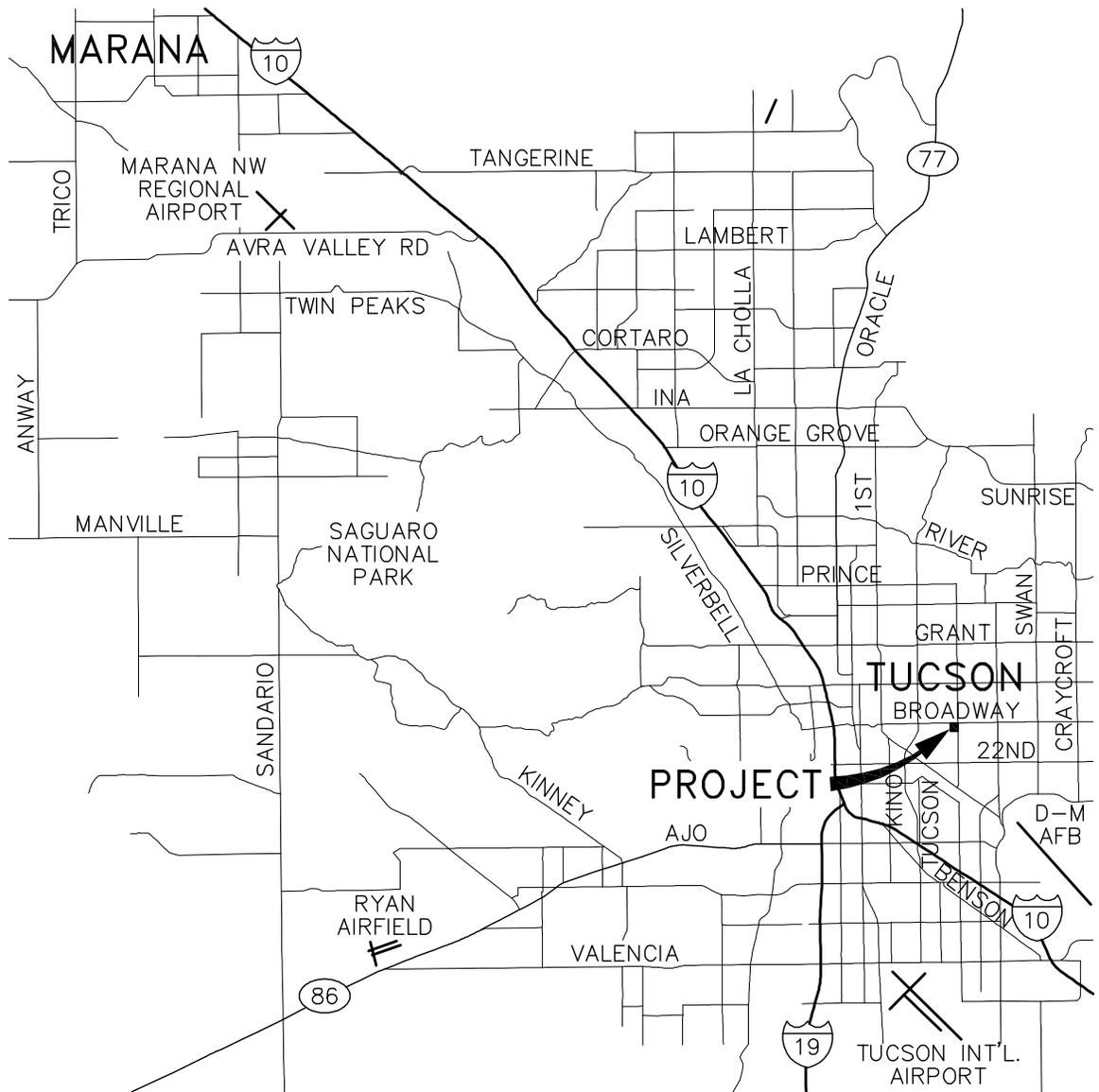
The majority of the land use in the surrounding area is residential in nature with the exception of several retail centers along Broadway Boulevard. The residential subdivisions that immediately adjoin the project site include Broadway Village subdivision and Broadmoor subdivision. The following subdivisions are located on the other quadrants of the Broadway/Country Club intersection: Colonia Solana, El Encanto Estates, Terra de Concini, and Terra Annex.

PLANNED ROADWAY WIDENING

The City of Tucson has an ongoing project, Broadway Boulevard Corridor, that will result in the widening of Broadway Boulevard from Euclid Avenue to Country Club Road. The project is funded through the Regional Transportation Plan and Pima County Bonds at approximately \$71 million. While the design is still underway, preliminary information indicates that widening will result in an 8-lane roadway with one lane in each direction dedicated to transit. Right-of-way plans indicate that the alignment will shift to the north and the curb location along the Broadway Village property will not be significantly affected. Construction is not anticipated until 2014 or later.



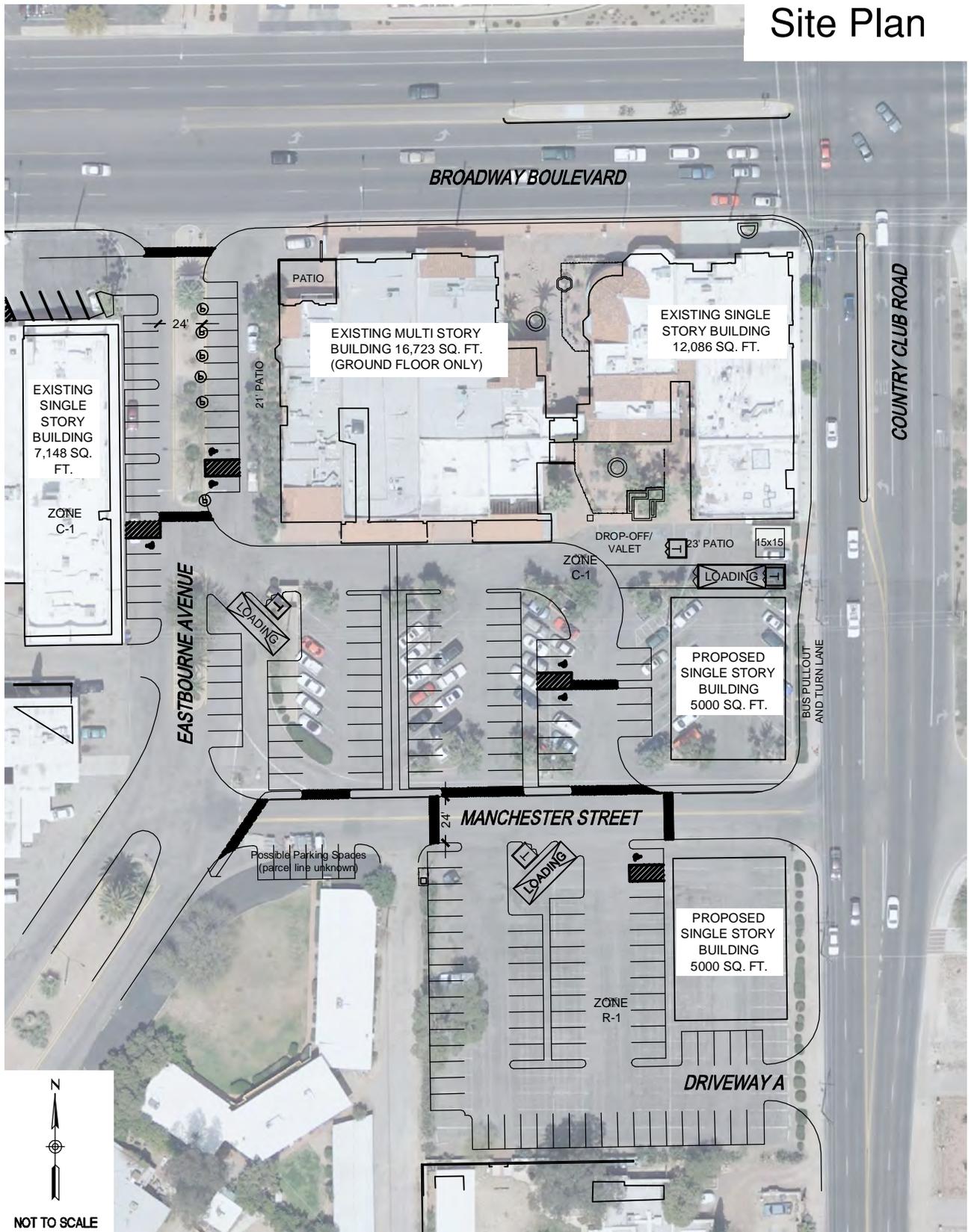
Project Location



NOT TO SCALE



Site Plan



III. EXISTING CONDITIONS

PHYSICAL CHARACTERISTICS

The existing roadways bordering the Broadway Village shopping center include Broadway Boulevard and Country Club Road. Broadway Boulevard is classified as an Urban Principal Arterial and Country Club Road is classified as an Urban Minor Arterial. All classifications are based on information provided by the Pima County Geographic Information System (GIS) and the Federal Highway Administration's Functional Classification Map for Tucson Arizona.

A graphical illustration of existing intersection laneage, traffic control, and posted speed limits in the vicinity of the development is shown in **Exhibit 3**. The following are summaries of the roadways within the vicinity of the Broadway Village shopping center:

Broadway Boulevard, west of Country Club Road provides two lanes in each direction with a continuous left-turn lane. East of Country Club Road, Broadway Boulevard provides three lanes in each direction with a raised center median. The roadway provides curb, bike lanes, and sidewalks. The posted speed limit is 35 mph in the westbound direction and 40 mph in the eastbound direction.

Country Club Road, in the vicinity of the site, provides two travel lanes in each direction. Curb and sidewalks are provided. Bike lanes are not provided. The posted speed limit is 35 mph.

Eastbourne Avenue, in the vicinity of the site, provides one lane in each direction with a raised center median and provides no sidewalks or bike lanes. The posted speed limit near the site is 25 mph.

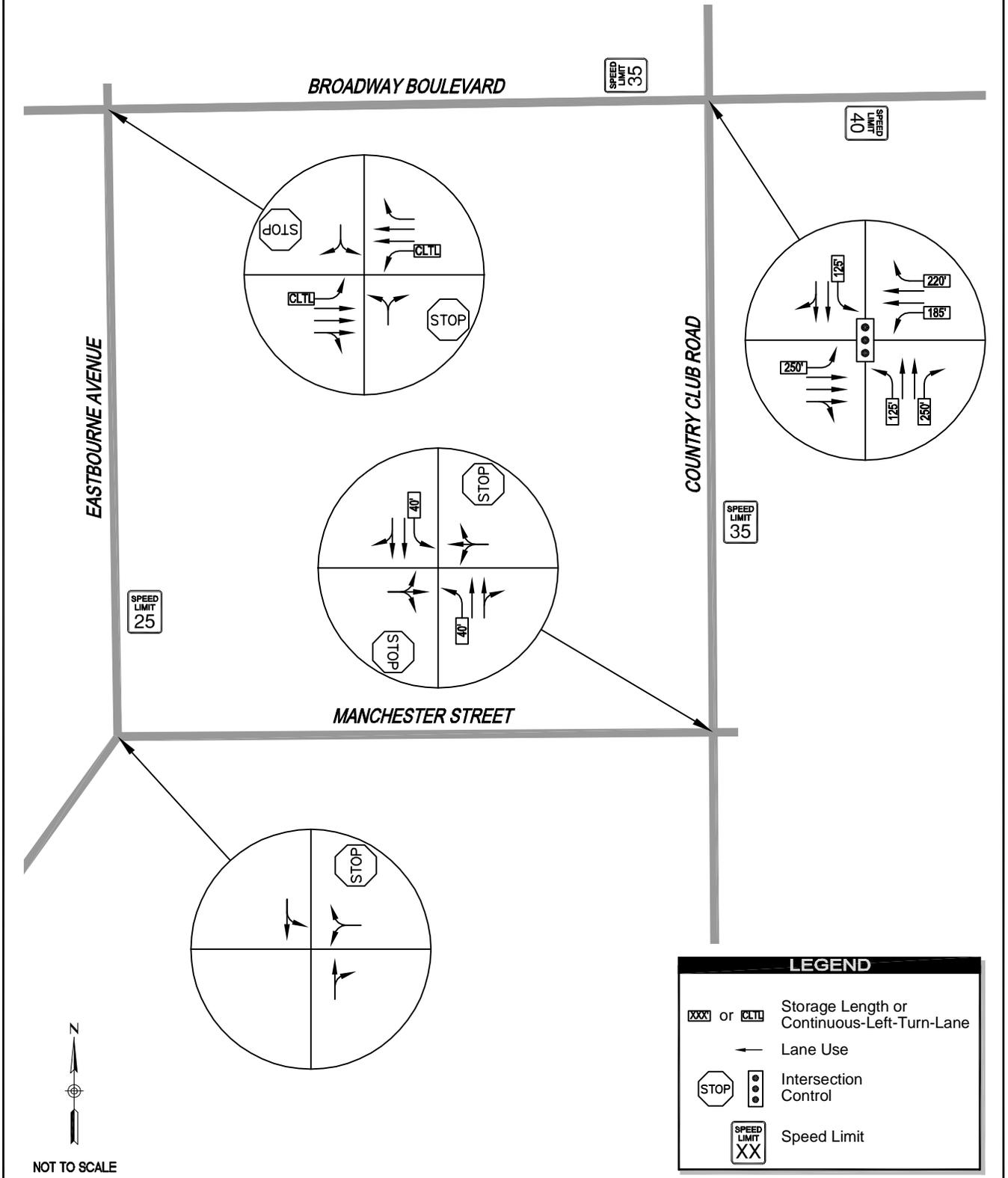
Manchester Street, in the vicinity of the site, provides one lane in each direction and does not provide sidewalks or bike lanes. The posted speed limit near the site is 25 mph.

TRAFFIC VOLUMES

Field Data Services of Arizona collected peak period turn movement counts on December 15, 2009 at the intersections of Broadway Boulevard and Country Club Road, Broadway Boulevard and Eastbourne Avenue, Country Club Road and Manchester Street, and Eastbourne Avenue and Manchester Street. Traffic count data can be found in the **Appendix**. Count data was reviewed and determined to be representative of existing conditions. Existing AM and PM peak hour traffic volumes are shown in **Exhibit 4**.

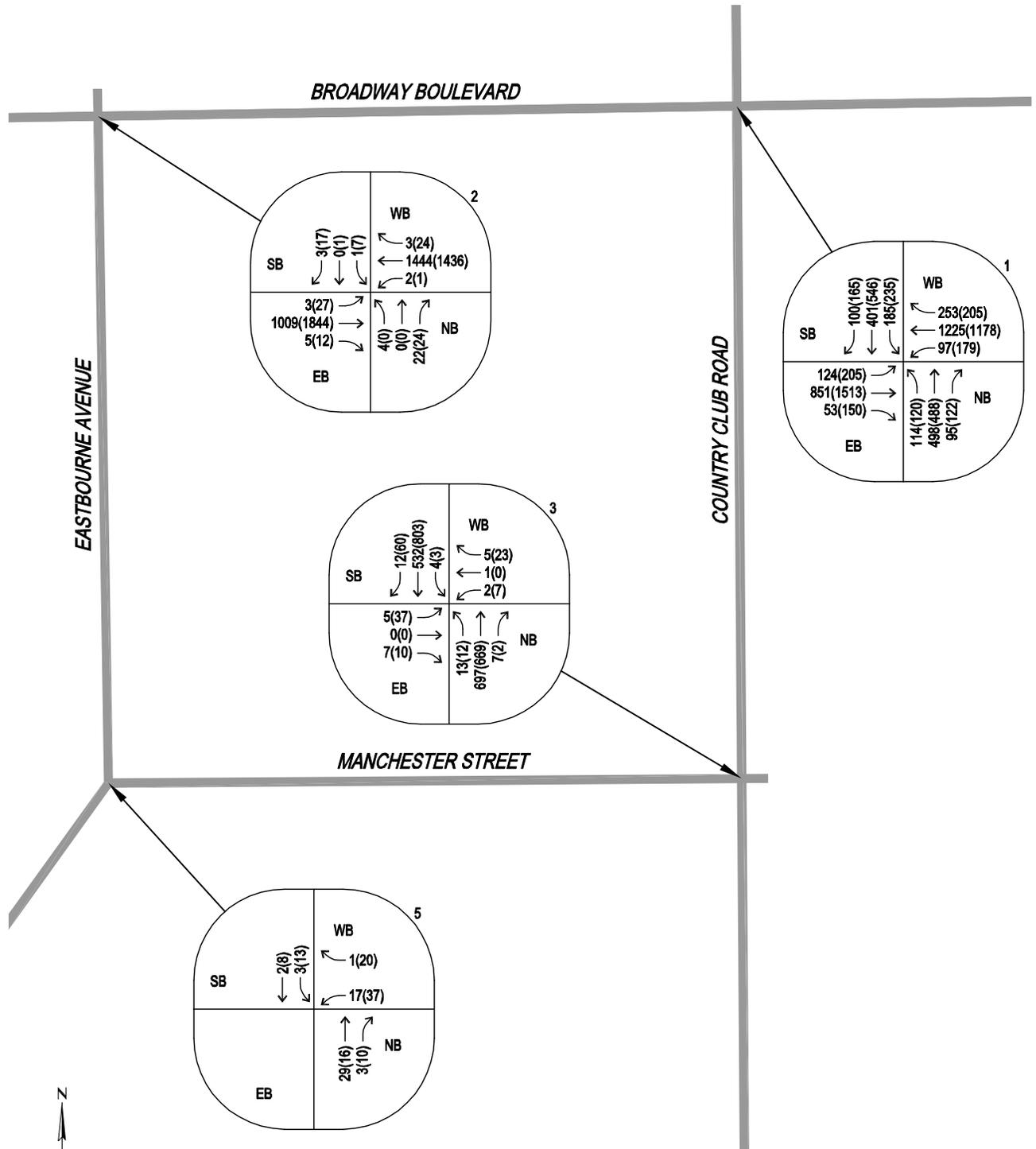


Existing Conditions (2009)





Existing Peak Hour Traffic (2009)



NOT TO SCALE

LEGEND

← XX(X) AM(PM) Peak Hour Traffic Volumes

EXISTING LEVEL OF SERVICE

Traffic operations under existing conditions were evaluated for the AM and PM peak hours. The intersection was analyzed using Synchro 7.0, which utilizes the methodologies outlined in the *2000 Highway Capacity Manual*. Results of the analysis are shown in **Exhibit 5**. Output sheets for the analysis are provided in the Appendix.

EXHIBIT 5 – EXISTING LOS (2009)

Local Intersections	EB			WB			NB			SB			Intersection LOS *	Traffic Control
	L	T	R	L	T	R	L	T	R	L	T	R		
Broadway Boulevard / Country Club Road														
AM Peak Hour	D	B	B	C	A	C	D	A	D	C	C	C	Signalized	
PM Peak Hour	E	C	E	D	A	D	C	A	E	D	D			
Broadway Boulevard / Eastbourne Avenue														
AM Peak Hour	B			B			B			B	B	B	Unsignalized	
PM Peak Hour	B			C			B			C	C			
Country Club Road / Manchester Street														
AM Peak Hour		B		C			A			A		C	Unsignalized	
PM Peak Hour		D		B			A			A		D		
Eastbourne Avenue / Manchester Street														
AM Peak Hour				A						A		A	Unsignalized	
PM Peak Hour				A						A		A		

* Intersection LOS for unsignalized intersections is reported as "Worst-Movement LOS"

As shown, all adjacent intersections operate at acceptable levels of service during the peak hours. It should be noted that several left-turn movements at the intersection of Broadway Boulevard and Country Club Road operate at unacceptable levels of service during the PM peak hour. This is typical of a major east/west arterial and reflects the large volume of regional traffic that utilizes the corridor. The planned City of Tucson widening of Broadway Boulevard will improve signal operations at this location when construction is complete.

IV. PROJECTED TRAFFIC

SITE TRAFFIC FORECASTS

Trip Generation

The Broadway Village site is largely an existing development that will be improved so much of the future trip generation is based on the two new buildings which will consist of 10,000 square feet of retail and office uses. While the existing building is already utilized, the occupancy is not 100 percent. A trip generation spreadsheet showing the existing individual uses is provided in **Exhibit 6A** for reference. The Institute of Transportation Engineers' *Trip Generation, 8th Edition* was used to obtain daily and peak hour trip generation rates and inbound-outbound percentages.

The future trip generation calculations were based on the use of "Specialty Retail" for the existing buildings and one of the new 5,000 square-foot buildings, and assumes 100 percent occupancy. The use of "Specialty Retail" covers many tenants including – apparel shops, professional offices, florists, small restaurants, and other typical users of smaller strip shopping centers. Future trip generation is provided in **Exhibit 6B** which also indicates the overall change in trip generation from existing to future uses.

EXHIBIT 6A – TRIP GENERATION (EXISTING)

Land Use	Intensity	Units	Daily Total	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Specialty Retail Center	6	1000 SF	271	4	2	6	7	10	17
Apparel Store	1	1000 SF	74	1	0	1	2	2	4
Furniture Store	6	1000 SF	30	1	0	1	1	2	3
Hair Salon	5	1000 SF	221	6	0	6	1	6	7
Quality Restaurant	6	1000 SF	495	2	2	4	27	14	41
TOTAL			1,091	13	5	18	40	32	72

Specialty Retail Center
ITE 8th Edition: 814

Daily T = 44.32*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 1.00*(1000's of SF) (ITE 820) 61% In 39% Out
 PM Peak Hour T = 2.71*(1000's of SF) 44% In 56% Out

Apparel Store
ITE 8th Edition: 876 0

Daily T = 66.40*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 1.00*(1000's of SF) (ITE 820) 61% In 39% Out
 PM Peak Hour T = 3.83*(1000's of SF) 50% In 50% Out

Furniture Store
ITE 8th Edition: 890

Daily T = 5.06*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 0.17*(1000's of SF) 69% In 31% Out
 PM Peak Hour T = 0.45*(1000's of SF) 48% In 52% Out

Hair Salon
ITE 8th Edition: 918

Daily T = 44.32*(1000's of SF) (ITE 814) 50% In 50% Out
 AM Peak Hour T = 1.21*(1000's of SF) 100% In 0% Out
 PM Peak Hour T = 1.45*(1000's of SF) 17% In 83% Out

Quality Restaurant
ITE 8th Edition: 931

Daily T = 89.95*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 0.81*(1000's of SF) 50% In 50% Out
 PM Peak Hour T = 7.49*(1000's of SF) 67% In 33% Out

EXHIBIT 6B – TRIP GENERATION (PROPOSED)

Land Use	Intensity	Units	Daily Total	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
General Office Building	5	1000 SF	55	7	1	8	1	6	7
Specialty Retail Center	42	1000 SF	1,870	26	16	42	50	64	114
TOTAL			1,925	33	17	50	51	70	121
Change from Existing				20	12	32	11	38	49

General Office Building
ITE 8th Edition: 710

Daily T = 11.01*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 1.55*(1000's of SF) 88% In 12% Out
 PM Peak Hour T = 1.49*(1000's of SF) 17% In 83% Out

Specialty Retail Center
ITE 8th Edition: 814

Daily T = 44.32*(1000's of SF) 50% In 50% Out
 AM Peak Hour T = 1.00*(1000's of SF) (ITE 820) 61% In 39% Out
 PM Peak Hour T = 2.71*(1000's of SF) 44% In 56% Out

As shown, trip generation for the redevelopment of the Broadway Village shopping center results in 32 new trips in the AM peak hour and 49 new trips in the PM peak hour.

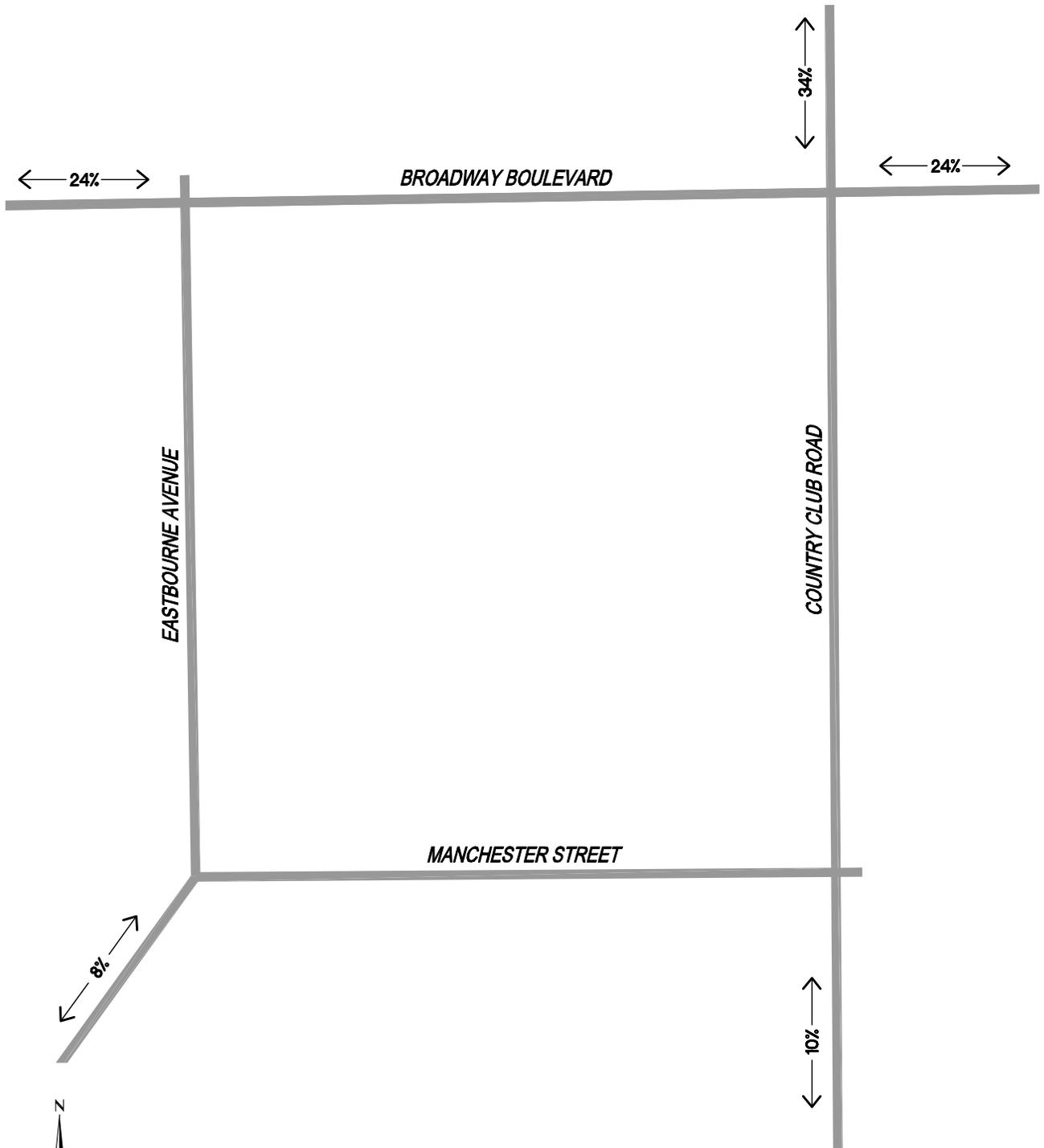


Directional Distribution

Daily and peak hour site generated trips were distributed based upon residential housing data within a 3 mile radius. The distribution was further refined by considering the access points and roadway network near the site. The directional distribution of project traffic is illustrated in **Exhibit 7**. **Exhibit 8** shows the peak hour site generated traffic volumes for analysis year (2010).



Directional Distribution Analysis Year (2010)



NOT TO SCALE

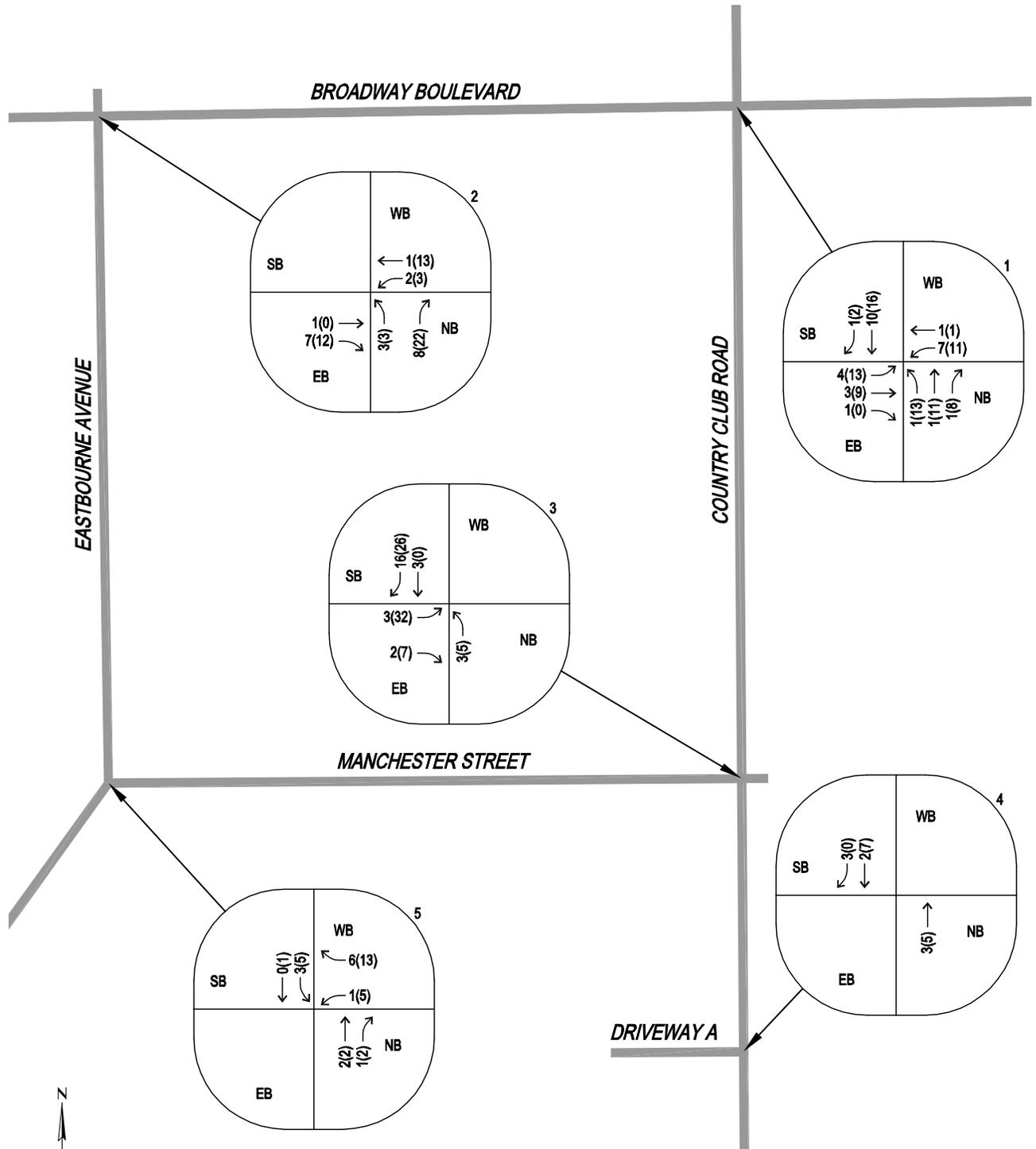
LEGEND

← X% →

Directional Distribution Percentage



Site Generated Traffic Volumes (2010)



NOT TO SCALE

LEGEND

← XX(X) AM(PM) Peak Hour Traffic Volumes

BACKGROUND TRAFFIC FORECASTING

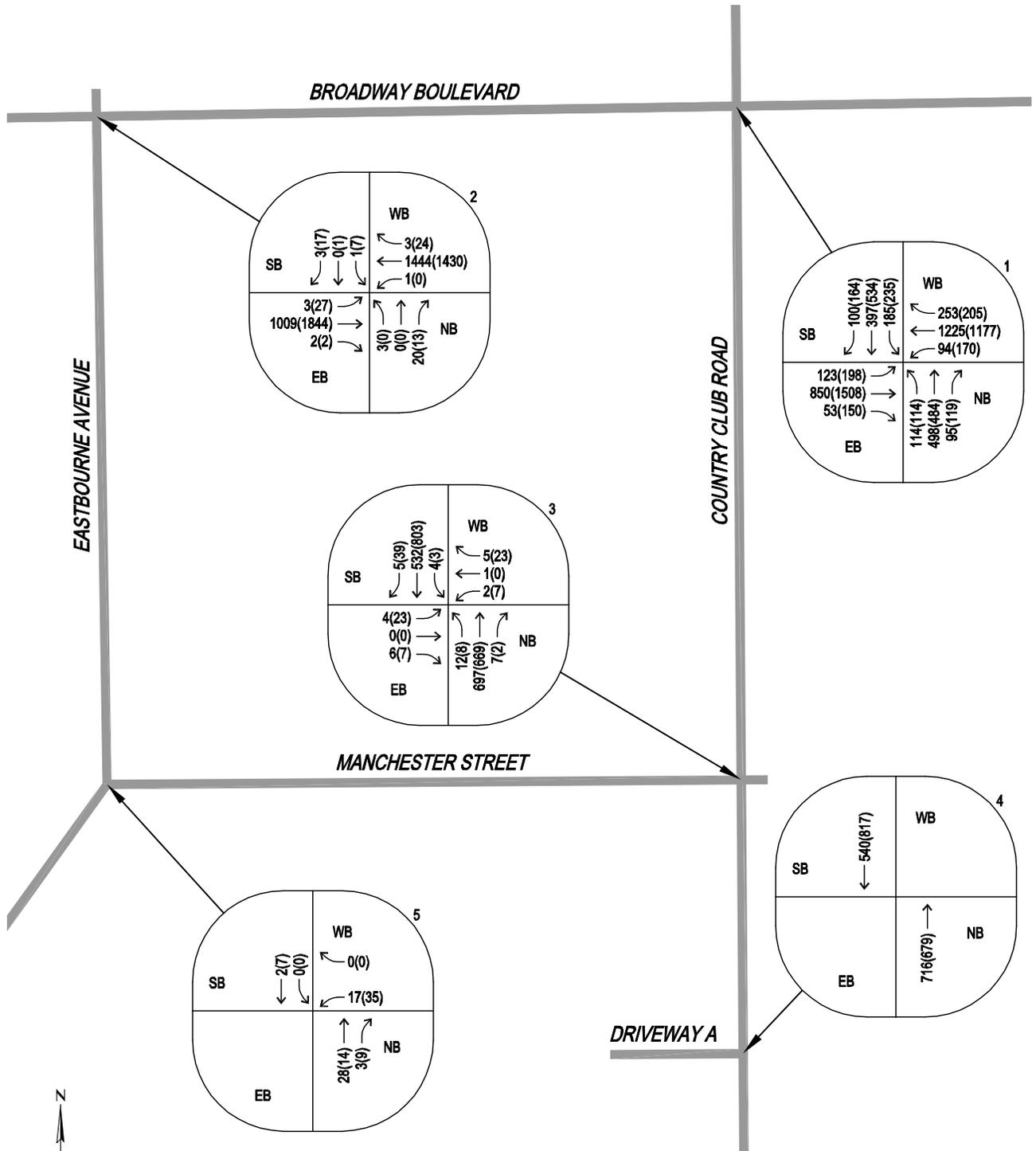
For analysis of future conditions, background traffic volumes for the analysis year (2010) had to be developed. The existing trip generation estimate for the current occupancy of Broadway Village shopping center, as defined in Exhibit 6A, was utilized to reduce the existing traffic counts so that the impact of full occupancy could be evaluated in addition to the new buildings. These retail-related trips were subtracted from the actual traffic counts which resulted in background volumes onto which the entire trip generation of the shopping center could be added. **Exhibit 9** shows the peak hour background traffic volumes for analysis year (2010).

TOTAL TRAFFIC

The total traffic volumes at study area intersections were determined by adding site-generated traffic to the background volumes. **Exhibits 10** show the total traffic volumes expected in the analysis year (2010).



Background Traffic Volumes (2010)



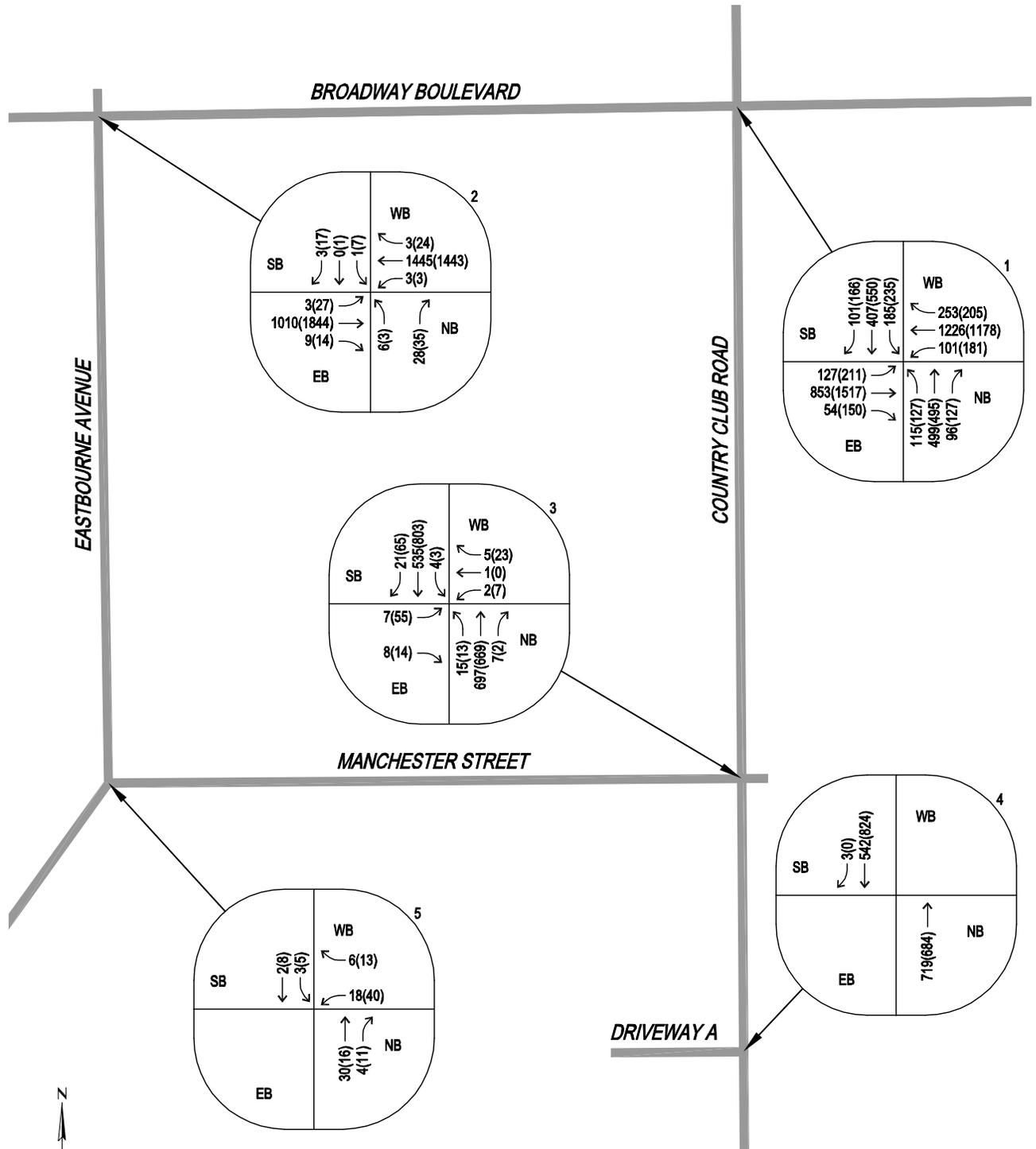
NOT TO SCALE

LEGEND

← XX(X) AM(PM) Peak Hour Traffic Volumes



Total Traffic Volumes (2010)



NOT TO SCALE

LEGEND

← XX(X) AM(PM) Peak Hour Traffic Volumes

V. TRAFFIC AND IMPROVEMENT ANALYSIS

LEVEL OF SERVICE

The study area intersections were evaluated on the basis of future traffic projections shown in Exhibit 10. All intersections were analyzed using Synchro 7.0 which utilizes the methodologies outlined in the *Highway Capacity Manual 2000*. The results of the traffic analysis are shown in **Exhibit 11** for the analysis year (2010). **Exhibit 12** shows the intersection lane use assumptions used in the analysis of the site driveways. Software output sheets for the analyses are located in the **Appendix**.

EXHIBIT 11 – LEVEL OF SERVICE ANALYSIS (2010)

Local Intersections	EB			WB			NB			SB			Intersection LOS *	Traffic Control
	L	T	R	L	T	R	L	T	R	L	T	R		
Broadway Boulevard / Country Club Road														
AM Peak Hour	D	B		B	C	A	C	D	A	D	C		C	Signalized
PM Peak Hour	F	C		E	D	A	D	C	A	E	D		D	
Broadway Boulevard / Eastbourne Avenue														
AM Peak Hour	B			B				B			B		B	Unsignalized
PM Peak Hour	B			C				C			C		C	
Country Club Road / Manchester Street														
AM Peak Hour		B			C		A			A			C	Unsignalized
PM Peak Hour		E			B		A			A			E	
Eastbourne Avenue / Manchester Street														
AM Peak Hour					A					A			A	Unsignalized
PM Peak Hour					A					A			A	
Country Club Road / Driveway A														
AM Peak Hour				A									A	Unsignalized
PM Peak Hour				A									A	

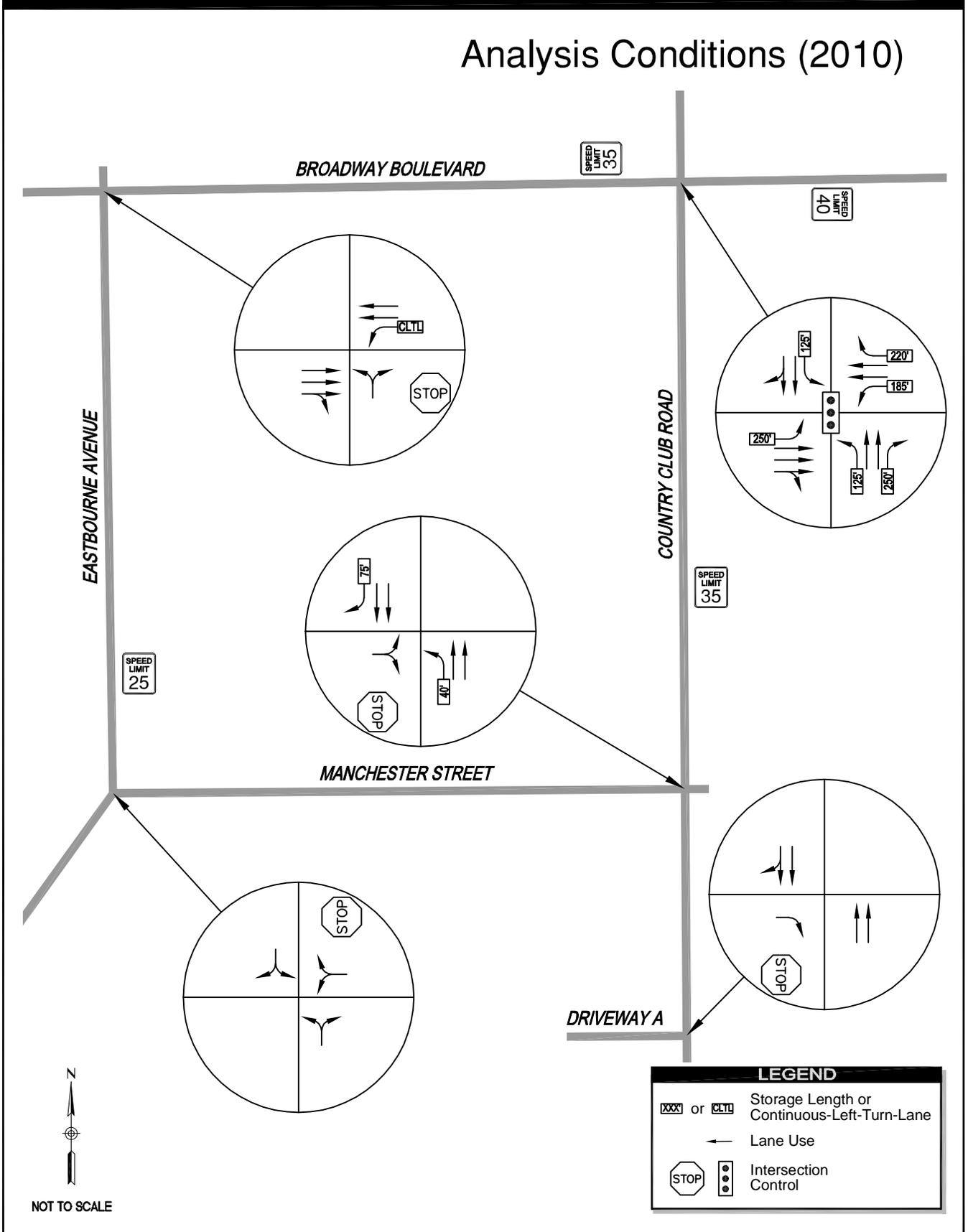
* Intersection LOS for unsignalized intersections is reported as "Worst-Movement LOS"

As shown, it is anticipated that all study area intersections and driveways will operate at acceptable levels of service with the exception of the Country Club Road / Manchester Street intersection. The eastbound left-turn movement at Country Club Road / Manchester Street is anticipated to operate at LOS E which is typical of unsignalized intersections that allow left-turn movements onto arterials. The projected volume of left-turns during the peak hour is 55 vehicles which is not significant and drivers have the option of utilizing the Broadway Boulevard frontage via Eastbourne Avenue if delays increase.

Several left-turn movements at the intersection of Broadway Boulevard and Country Club Road will operate at unacceptable levels of service during the PM peak hour. This reflects the large volume of regional traffic that utilizes the intersection and the fact that the major east/west through movements have volume-to-capacity ratios above 0.90. The addition of a third through lane in each direction along Broadway Boulevard, as planned by the City, would improve the level of service for all movements to LOS E or better.



Analysis Conditions (2010)



TURN LANE ANALYSIS

The need for left- and right-turn lanes at the site driveways was determined using the *Transportation Access Management Guidelines for the City of Tucson, March 2003*.

The existing left-turn lanes into the site are as follows: a westbound left-turn lane at Broadway Boulevard / Eastbourne Avenue and a northbound left-turn lane at Country Club Road / Manchester Street. The left-turn lane along Broadway Boulevard is a short section of continuous left-turn lane and Synchro analysis does not indicate a need for additional storage length. The left-turn lane along Country Club Road is limited to 40 feet which is less than the standard distance of 75 feet however Synchro analysis does not indicate a need for additional storage length. Driveway A will be right-in/right-out therefore a left-turn lane will not be provided.

The right-turn lane warrant compares the volumes of vehicles making right-turns to through volumes in the same direction. Based on projected future volumes, a dedicated southbound right-turn lane is warranted at Country Club Road / Manchester Street. It is recommended that a dedicated right-turn lane be provided at this location with a minimum length of 75 feet. A dedicated right-turn lane is not warranted along Country Club Road for Driveway A based on the total traffic volumes shown in Exhibit 10. The intersection of Broadway Boulevard / Eastbourne Avenue, while exceeding the City warrants, should not provide a dedicated right-turn lane as Broadway Boulevard transitions from two through lanes to three through lanes just prior to that intersection. The provision of a dedicated right-turn lane at this location should be evaluated as part of the larger scale roadway widening project.

DRIVEWAY SPACING

Per City of Tucson standards, access points are limited to two per 300 feet of frontage with the nearest pavement edges spaced at least 80 feet apart. The spacing between the Manchester Street and Driveway A meets the minimum driveway spacing as there will be approximately 120 feet distance between the nearest pavement edges.

SIGHT TRIANGLES

It is recommended that sight triangles consistent with the requirements described in *City of Tucson Development Standards* be provided at all site driveways.

VI. CONCLUSIONS AND RECOMMENDATIONS

This analysis has provided an overview of the traffic operations and the recommended improvements for the redevelopment of the Broadway Village shopping center located on the southwest corner of Broadway Boulevard and Country Club Road in the City of Tucson, Arizona. Following are the major conclusions of this analysis:

- The redevelopment of the site will result in the addition of approximately 10,000 square feet of retail/office, the reconstruction of the associated parking fields, and improvements to the public roadways that bisect the existing center.
- The existing access points along Broadway Boulevard and Country Club Road will remain. In addition, a new right-in, right-out driveway is proposed on Country Club Road south of Manchester Street. The driveway spacing between Manchester Street and Driveway A meets the City of Tucson driveway spacing requirements.
- All study area intersections currently operate at acceptable levels of service during the peak hours. It should be noted that several left-turn movements at the intersection of Broadway Boulevard and Country Club Road operate at unacceptable levels of service during the PM peak hour.
- Trip generation for the redevelopment of the Broadway Village shopping center results in 32 new trips in the AM peak hour and 49 new trips in the PM peak hour.
- It is anticipated that all study area intersections and driveways will operate at acceptable levels of service with the exception of the Country Club Road / Manchester Street intersection. The eastbound left-turn movement at Country Club Road / Manchester Street is anticipated to operate at LOS E which is typical of unsignalized intersections that allow left-turn movements onto arterials.
- The City of Tucson has an ongoing project, Broadway Boulevard Corridor, that will result in the widening of Broadway Boulevard from Euclid Avenue to Country Club Road. Preliminary information indicates that widening will result in an 8-lane roadway with one lane in each direction dedicated to transit.
- It is recommended that a dedicated southbound right-turn lane be provided at Country Club Road / Manchester Street with a minimum length of 75 feet. A dedicated right-turn lane is not warranted along Country Club Road for Driveway A.
- It is recommended that sight triangles consistent with the requirements described in *City of Tucson Development Standards* be provided at all site driveways.

VII. APPENDIX

Memorandum

To: Fred Howard, CRI Broadway Village Partners, LLC
 From: Brent Crowther, Kimley-Horn
 Date: April 28, 2015
 Subject: Broadway Village Traffic Study Update



Expires 9/30/2016

This document serves as an addendum to the 2010 Traffic Impact Analysis for the re-development of the Broadway Village shopping center located on the southwest corner of Broadway Boulevard and Country Club Road. See **Figure 1** for the site location.

A 14,000 SF specialty retail store, Natural Grocers, is proposed for the Broadway Village development. The store is expected to move into an existing building on site with the previous tenant relocating to a vacant building located on the west side of Eastbourne Avenue.

Other changes to the site plan include the removal of initially planned land-uses: 5,000 SF of General Office and 5,000 SF of Specialty Retail. It is also proposed that 10 existing apartment units that utilize both Manchester Street and Eastbourne Avenue be removed to accommodate expansion of the shopping center's parking lot. See **Figure 2** for the updated site plan.

This traffic memorandum documents the evaluation of the Country Club Road/Manchester Street, and Broadway Boulevard/Eastbourne Avenue access drives to evaluate that recommendations from the 2010 study are valid with the updated site plan.

The 2010 study recommended a dedicated southbound right-turn lane to be constructed at Country Club Road and Manchester Street. This memorandum revisits the right turn-lane recommendation considering the updated site plan, trip generation from existing and proposed development, and right-turn guidelines from the *Transportation Access Management Guidelines for the City of Tucson*.

Existing Conditions

The Broadway Village shopping center is located on the southwest corner of Broadway Boulevard, an Urban Principal Arterial, and Country Club Road, an Urban Minor Arterial. Both Broadway Boulevard and Country Club Road have a posted speed limit of 35 mph. Both Eastbourne Avenue and Manchester Street provide direct access to the shopping center and have a posted speed limit of 25 mph.

Intersection turning movement counts were collected on April 15, 2015 for both the AM and PM peak periods at Broadway Boulevard/Eastbourne Avenue, and at Country Club Road/Manchester Street. The traffic counts were used to represent existing traffic conditions and to determine trip distribution and assignment patterns that new generated traffic volumes are expected to follow. Existing AM and PM peak hour traffic volumes are shown in **Figure 3**.

Figure 1 – Vicinity Map

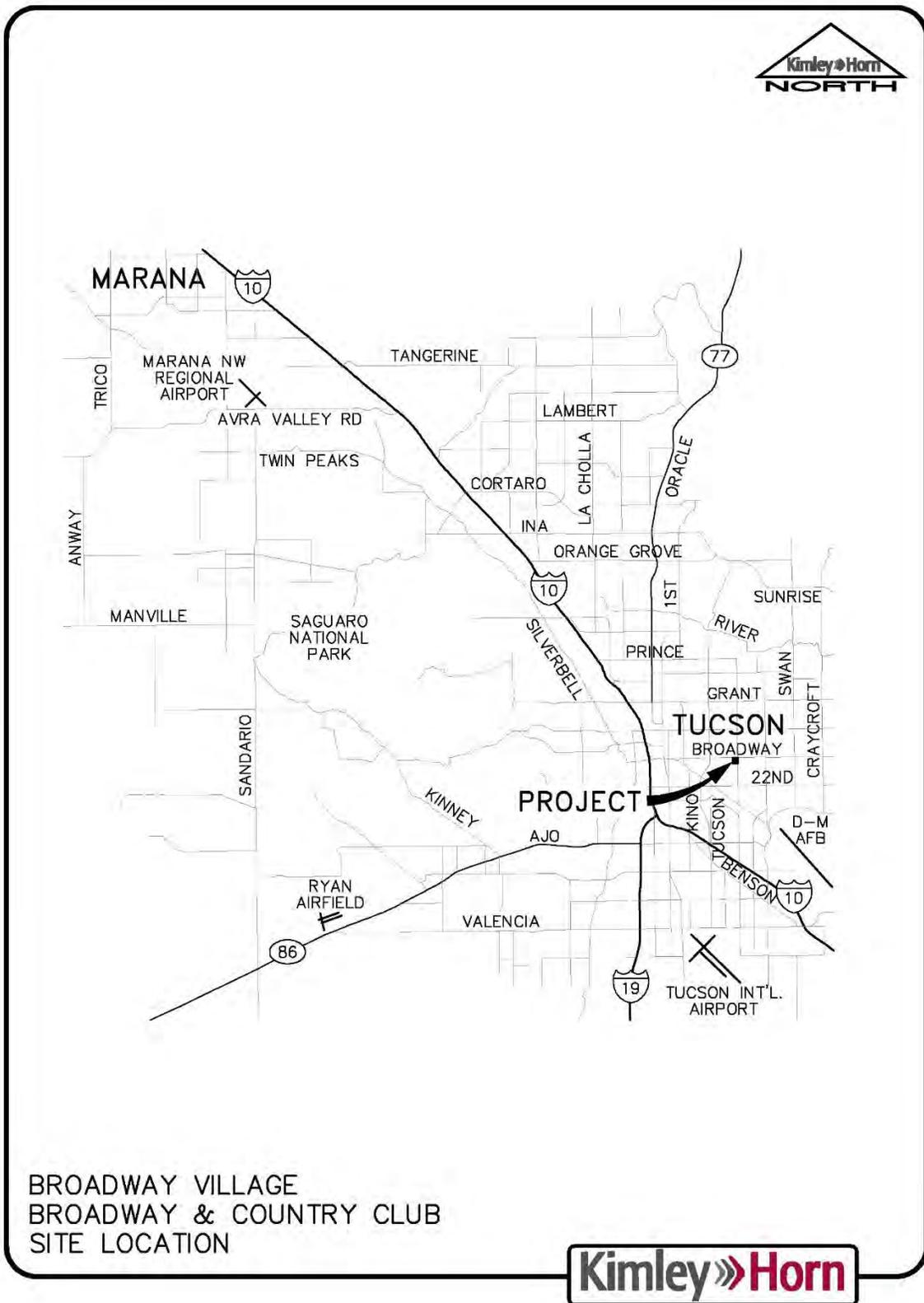


Figure 2 – Conceptual Site Layout

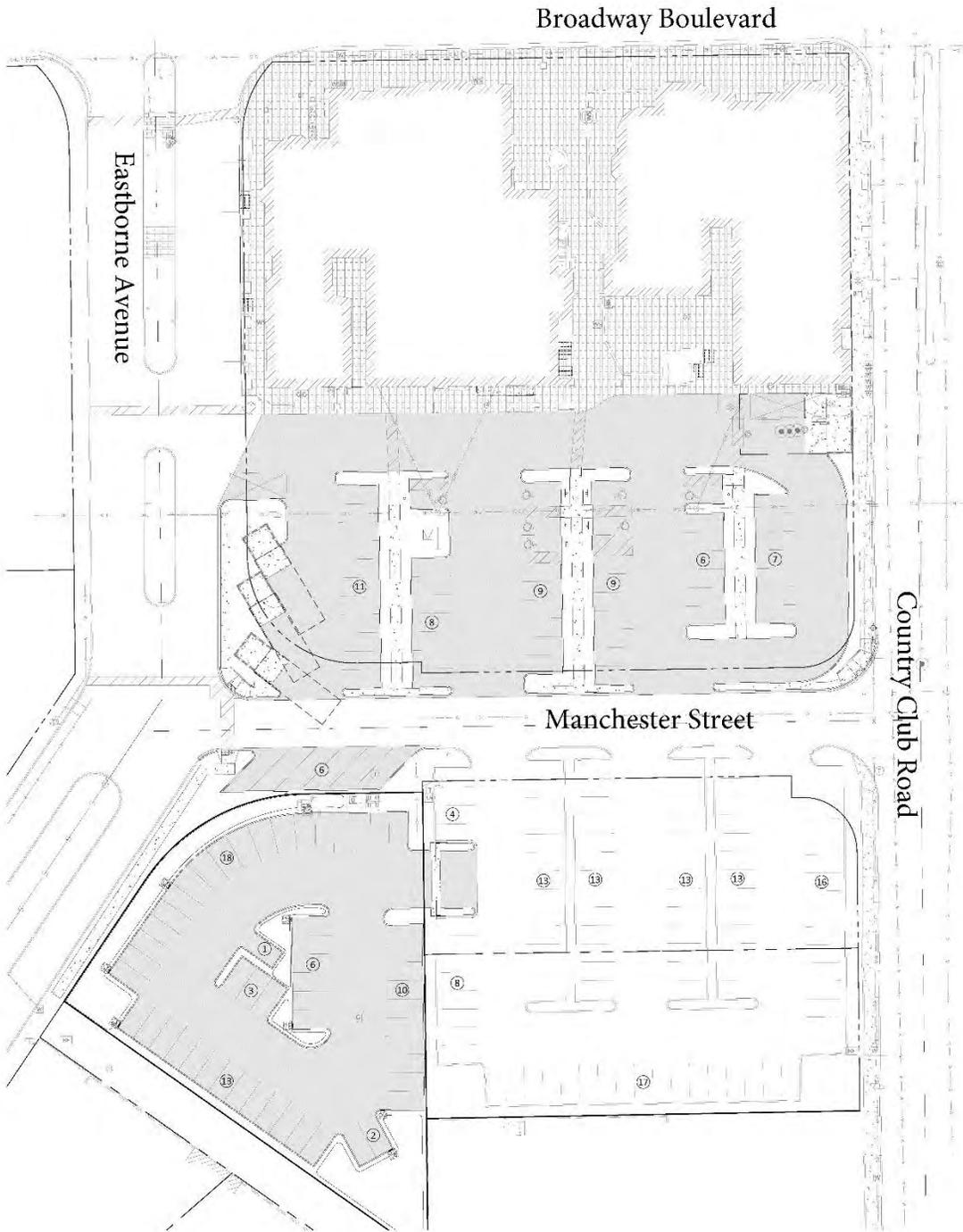
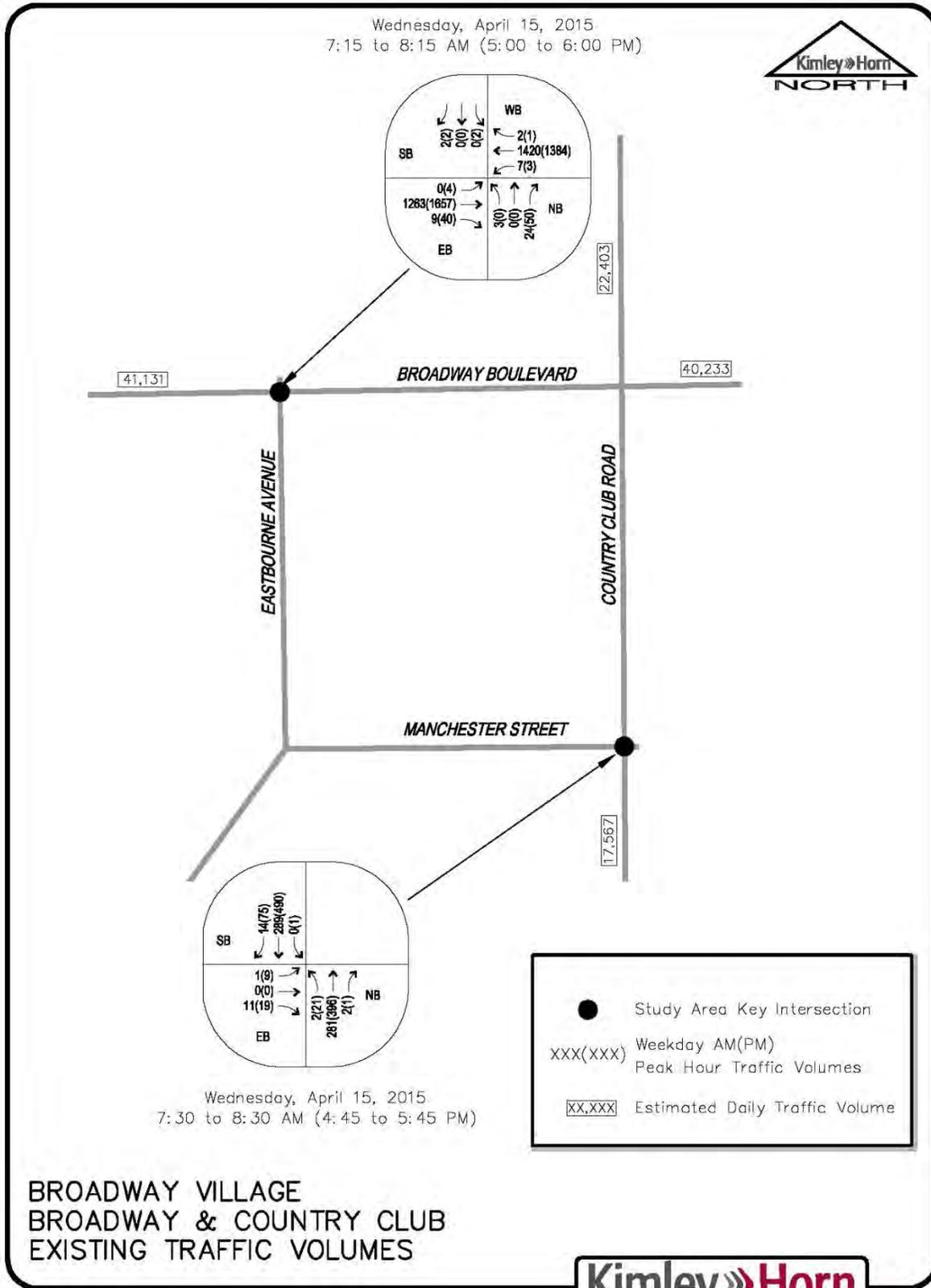


Figure 3 – Existing Traffic Volumes



Trip Generation

The Institute of Transportation Engineers’ (ITE) *Trip Generation, 9th Edition* was used to forecast the daily and peak hour trips for the proposed Natural Grocers.

Natural Grocers’ operations practices are substantially different than a typical grocery store, supermarket, and even from grocery establishments such as Trader Joes or Whole Foods Market.

For example, a typical Natural Grocers store dedicates 30% of floor space to vitamins and supplements. The company does not sell alcohol nor does it provide services/amenities common to supermarkets, such as bakery departments, deli/meat counters, limited service banks, or pharmacies. Also unique are Natural Grocers’ store hours, with most stores open from only 9:00 a.m. until 8:00 p.m., whereas typical supermarkets have business hours that extend earlier in the morning and later in the evening. Another unique attribute is store size, with stores ranging from 8,000 sf to 26,000 sf, or roughly one-quarter to one-third the size of a Whole Foods store.

Considering the above unique features of Natural Grocers, a trip generation study previously completed by Natural Grocers analyzed traffic data from 3 existing Natural Grocers stores located around the western United States. The analysis found that the store is best represented by ITE’s *Specialty Retail* (ITE Category 826) land use.

Thus, this land-use (ITE Category 826) was utilized to forecast trip generation for the 14,000 SF Broadway Village location. **Table 1** provides a summary of the trip generation rates as referenced from ITE’s trip generation rates.

Table 1 – Trip Generation Rates

Land Use	ITE Code	Units	Daily Total	Trip Generation Rates					
				AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Specialty Retail Center	826	1000 SF	46	-	-	-	1.19	1.52	2.71

Table 2 summarizes the anticipated forecasted inbound and outbound trips generated by the store. There are no trip generation rates documented for the Specialty Retail land use in ITE during the AM peak-hour. According to the Oregon study, referenced earlier, from the 3 Natural Grocers’ stores observed, less than 5 trips were documented during the AM peak-hour. Thus, an AM peak-hour analysis is considered negligible. During the PM peak period, Natural Grocers has the potential to add an additional 38 trips, significantly lower than the 2010 study’s trip generation.

Table 2 – Trip Generation Summary

Land Use	ITE Code	Intensity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Specialty Retail Center	826	14,000	SF	622	-	-	< 5	17	21	38

Directional Trip Distribution

Trip distribution and traffic assignment was applied to the intersection based on 24-hour count data from the Pima Association of Governments (PAG) database. **Table 3** illustrates the trip distribution percentages applied to the trips generated by the project.

Table 3 – Trip Distribution

Route	Average Daily Traffic (ADT)	Percentage of ADT on Route
Country Club Road (North of Broadway)	22,403	18%
Country Club Road (South of Manchester Street)	17,567	14%
Broadway Boulevard (East of Country Club)	40,233	33%
Broadway Boulevard (West of Country Club)	41,131	35%

Figure 3 – Generated Traffic Volumes

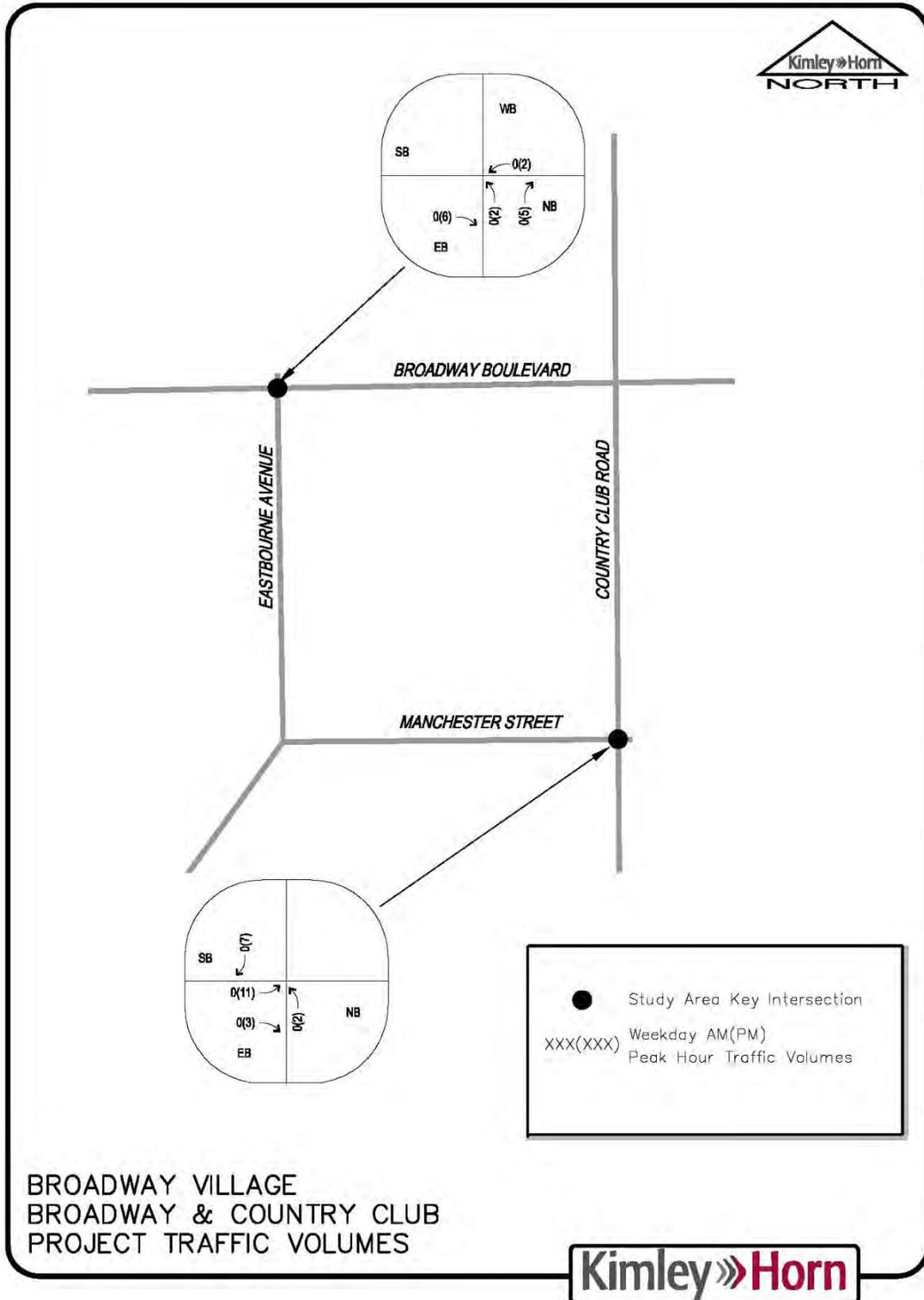
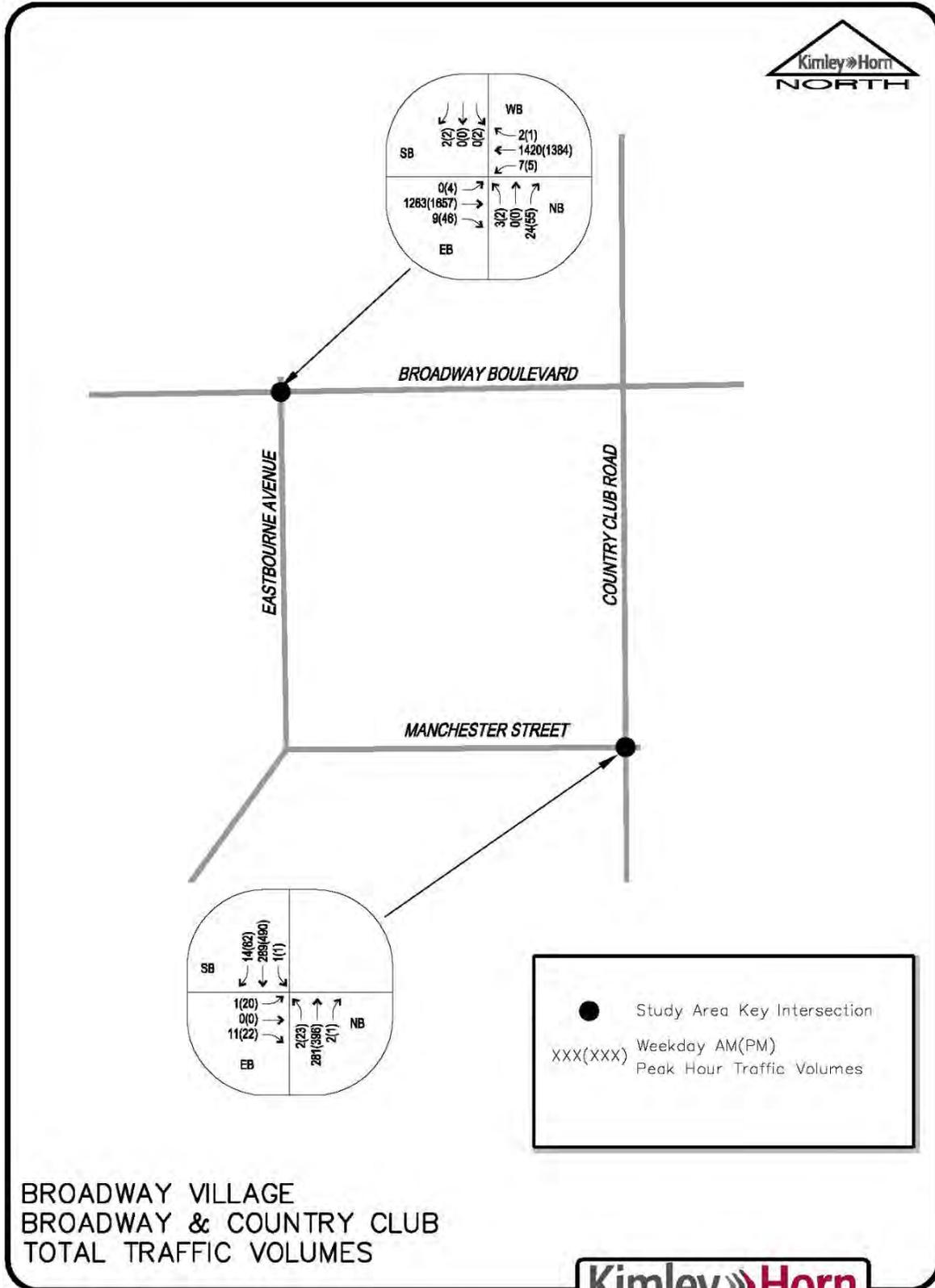


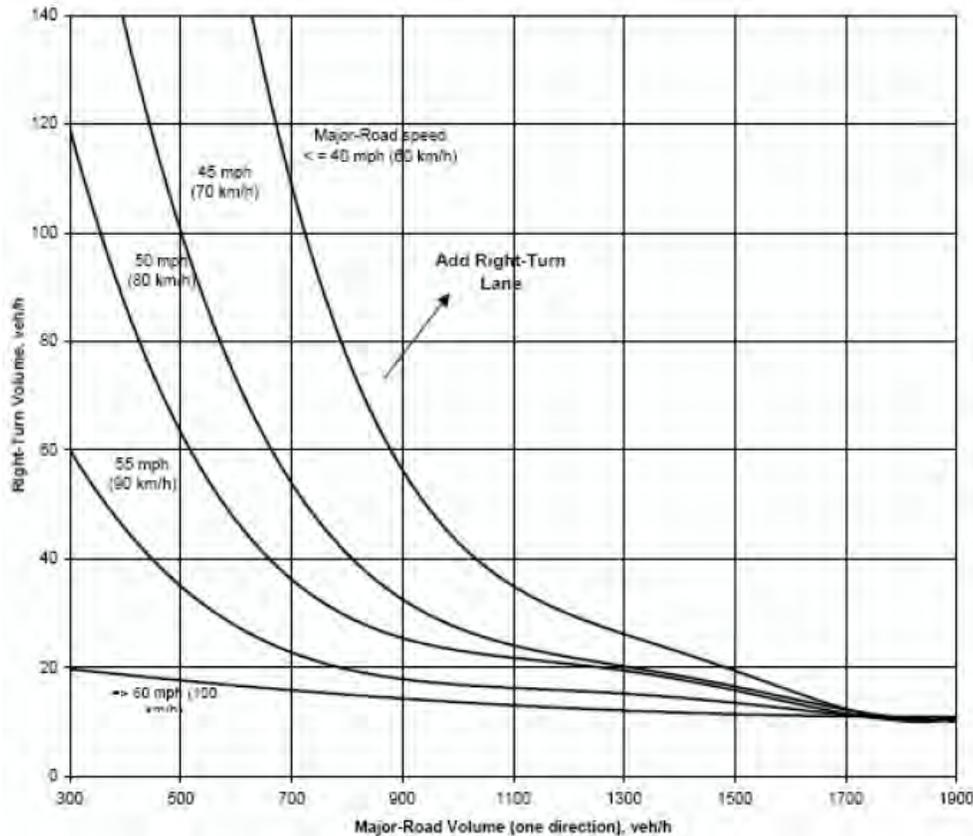
Figure 4 – Total Traffic Volumes



Right Turn Lane Warrant Analysis

The *Transportation Access Management Guidelines for the City of Tucson* describe basic policy, planning, and design guidelines to provide consistent and effective access management policies for the City of Tucson. The document provides Right Turn Guidelines for Four-Lane Roadways to improve intersection safety or capacity where speeds, traffic volumes, or turning volumes are high. **Figure 5** illustrates the Four-Lane Roadway Right-turn Lane Guideline used for this analysis.

Figure 5 – Right Turn Guidelines for Four-Lane Roadways



The Right-turn Lane Guidelines for Four-Lane Roadways was applied to existing traffic volumes (2015) and forecasted volumes generated by the updated land-use trip generation. With combined PM peak-period right-turn volumes (82 vph), and Major-Road Volumes (490 vph, southbound direction), along Country Club Road (Major-Road Speed < 40), the right-turn lane warrant is not met. A dedicated right-turn lane is not recommended on the southbound approach of the intersection of Country Club Road and Manchester Street.

Broadway Blvd west of Country Club is 2 lanes in each direction. Broadway Blvd expands to 3 lanes in each direction east of Country Club. Eastbourne Avenue is located within the transition from 2 lanes to 3 lanes. The City of Tucson is currently conducting planning and design activities to widen Broadway Blvd west of Country Club to 3 lanes in each direction. Construction is anticipated in approximately 2018. As such, while current (2015) eastbound traffic volumes at the intersection of Eastbourne Avenue and Broadway Blvd exceed the right-turn lane threshold, a right turn lane is not recommended.

Appendix



Appendix E



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3
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5 **TEMPORARY REVOCABLE EASEMENT**
6 **AND**
7 **MAINTENANCE AGREEMENT**
8
9

10
11 For valuable consideration, the City of Tucson, a municipal corporation, hereinafter called Grantor, grants to **CRI**
12 **Broadway Village Partners, LLC**, an Arizona limited liability company, hereinafter called Grantee:

13
14 **A Temporary Revocable Easement (TRE) for Landscaping, Parking, and Right of**
15 **Way Improvements within the Manchester and Eastbourne public right of way in**
16 **accordance with the terms of PAD-19 (as defined below), as may be amended from**
17 **time to time; the location of said easement being described by the legal description**
18 **and as shown on the sketch attached as EXHIBIT "A" (TRE area) and made a part**
19 **hereof.**

20
21 and subject to the following terms and conditions:

- 22
23 1. The purpose of this TRE is (a) to permit the use of the above described public right way in connection with
24 Grantee's development known as Broadway Village, (b) to permit the construction of certain improvements
25 in and to the right of way in accordance with PAD-19, and (c) to satisfy the terms of PAD-19 that require
26 Grantee to enter into a maintenance agreement with Grantor. All improvements including but not limited to
27 landscaping improvements, curbs, sidewalks, travel lanes and parking improvements within the right of way
28 shall be managed and maintained by Grantee in a first class manner. Grantee shall obtain all necessary
29 permits prior to performing additional improvements within the right of way and shall obtain the approval of
30 the City of Tucson Department of Transportation prior to any activities that may remove, replace, or disturb
31 any asphalt, curbs, or sidewalks. The right of way shall be Blue Staked in accordance with the provisions of
32 State law prior to any surface penetrating construction activities. "PAD-19" refers to the City of Tucson
33 Planned Area Development for Broadway Village adopted on May 17, 2011, pursuant to City of Tucson
34 Ordinance No. 10894.
35
36 2. The term of this TRE is one year, unless otherwise revoked, beginning on the date of approval. This TRE
37 shall automatically renew for successive one-year periods unless revoked by the Director of the Real
38 Estate Program of the City of Tucson, according to the terms of paragraph 7 below. If this TRE is
39 revoked, cancelled or not renewed and the Grantee remains obligated under the terms of PAD-19 for
40 maintenance, the maintenance provisions herein shall remain in force until the Grantee can negotiate an
41 alternate maintenance agreement with the City Department of Transportation.
42
43 3. The annual fee for renewal is considered equal to the maintenance obligations of the Grantee and
44 consistent with the terms of PAD-19, therefore the total payment is \$ -0- per year from the date of
45 approval.
46
47 4. The granting of said TRE by the Grantor for use of portions of said public right-of-way is not a
48 representation by the Grantor of the practicability, safety or use of the area, and shall create no liability
49 upon or cause of action against the Grantor.
50

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- 5. In addition to the liability imposed by law upon the Grantee's negligence, which liability is not impaired or otherwise affected hereby, the Grantee hereby agrees to defend, indemnify and hold harmless the Grantor, its officers, boards, commissions, employees, and agents against and from any and all claims, demands, causes of action, complaints, suits, losses, damages (including damage to Grantor's property) injuries and liabilities whatsoever (including those for costs, expenses, and attorney's fees), or any part thereof which arise by reason of injury to any person or persons, including death, or property damage, resulting from any act or omission of the Grantee or anyone directly or indirectly employed by it in the prosecution of any work and maintenance and use of said TRE.
- 6. For so long as said TRE shall be in force and effect, the Grantee shall maintain public liability and bodily injury insurance in the amount of \$500,000.00 for each individual person, \$1,000,000.00 for each occurrence and \$100,000.00 property damage for each occurrence, and shall cause the Grantor to be named as co-insured for all purposes under such insurance. Grantee shall require that the insurance carrier shall provide the Grantor with a certificate of coverage containing a provision for a 30-day notice of cancellation. The certificate of insurance shall be kept current and mailed to the Grantor at:

City of Tucson/Real Estate Program
ATTN: Property Management
P O Box 27210
Tucson Arizona 85726-7210

Please reference "2014-005" in the description area of the insurance certificate.

- 7. This TRE shall be revocable at will of the Director of the Real Estate Program of the City of Tucson. Revocation shall be effected by, and be effective upon giving notice in writing to the Grantee. If this TRE is revoked, terminated or not renewed, Grantee shall cease private use of the TRE area and remove and restore the public right of way to its condition before the Grantee's improvements were made at no cost to the Grantor. Should Grantee fail to effect such removal and restoration within 30 days following the request by the Grantor to do so, or the Grantor may perform the removal and restoration and, at its own discretion, charge the cost to the Grantee.
- 8. The Grantee shall be barred from collecting damages from the Grantor for the loss, removal or destruction of all items or any improvements and/or materials, or for any resulting or residual damage or injury to Grantee's premises or uses thereof occasioned by the removal of said improvements and/or materials.
- 9. The proposed construction and TRE area shall be Blue Staked in accordance with the provisions of State law prior to any construction activities. The Grantee and its assignees or successors will assume full responsibility and cost for any damage to existing utility franchise that may be caused by the installation of encroachments by the Grantee or developer that include, but are not limited to, walls, fences or landscaping within the right of way.
- 10. If any of the said improvements/materials are required to be removed in order for any utility to perform regular maintenance duties/functions, said removal and any replacement of the aforementioned improvements/materials will be accomplished by Grantee at no cost to the utility or the Grantor.
- 11. In the event that this TRE is canceled by the Grantor for failure of the Grantee to comply with any of its terms or conditions, the fee to reinstate this TRE will be \$500.00.

EXHIBIT "A"

That portion of Manchester Street and Eastbourne Avenue lying within the Northeast quarter of the Northeast quarter of Section 17, Township 14 South, Range 14 East, Gila & Salt River Meridian, Pima County, Arizona, bounded on the:

North by the south line of Broadway Boulevard;

East by the west line of Country Club Road; and

Southwest by a line parallel with and 120 feet Northeasterly of the Southerly lot line of Lot 2, Block 1, Broadmoor Subdivision, a subdivision of record in Pima County, Arizona, recorded in Book 7 of Maps and Plats at Page 46 in the office of the Pima County Recorder, to its intersection with the Southeasterly line of Lot 11 Block B of said Broadmoor Subdivision.

EXHIBIT "A" (sketch)

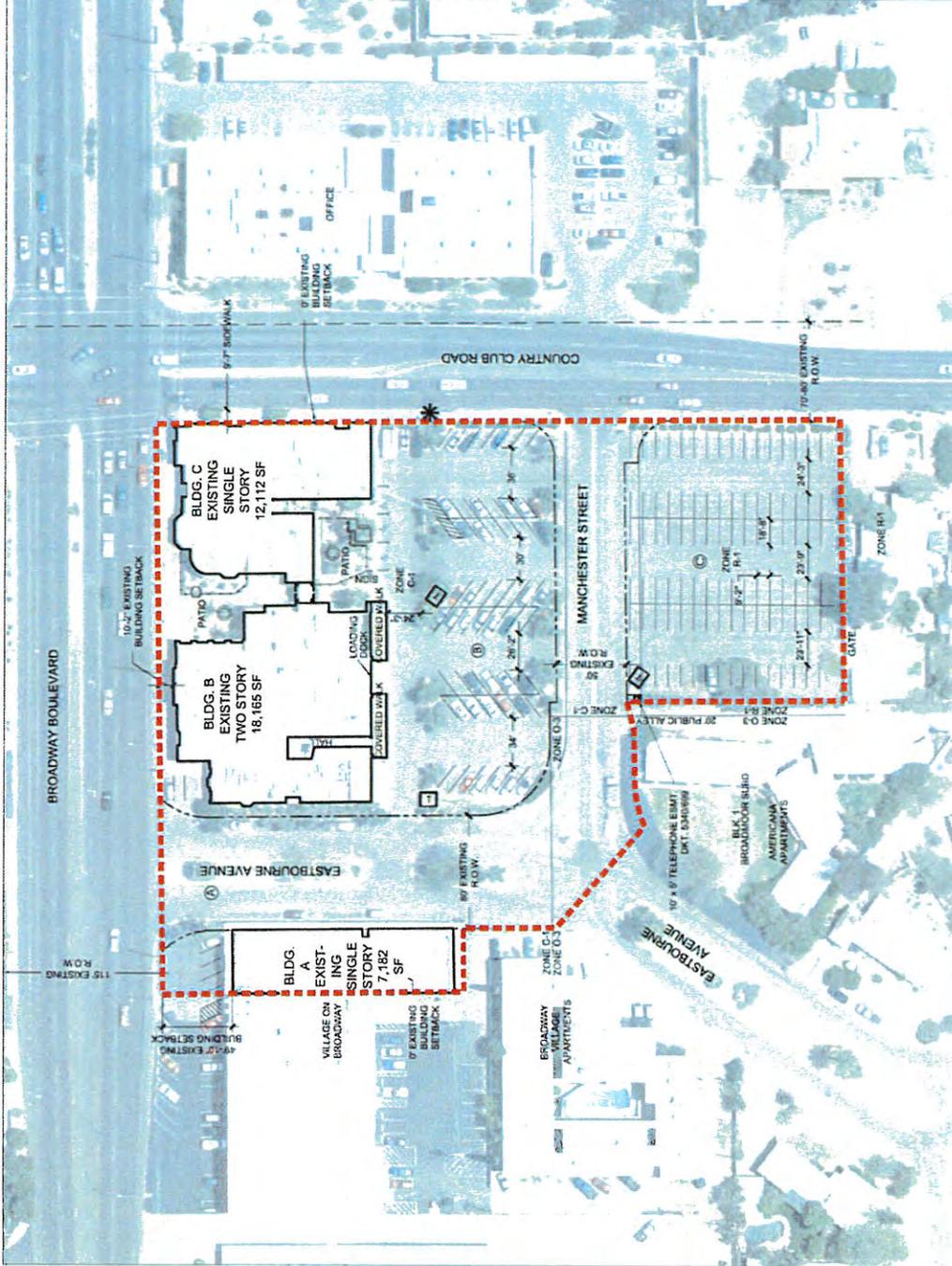
Exhibit II.A: Existing Development

- Legend**
- IPAD Boundary
 - Existing Building
 - Bus Stop
 - Trash Dumpster
 - Handicap Parking Space

Notes

PAD Area: 160,473 S.F. (3.68 acres)
 Existing Building Square Footage: 37,203
 Existing Zoning: C-1 and R-1
 Maximum Building Height: 30'

Existing Parking Spaces: 167 Spaces
 (A) 17 Spaces (No Accessible Spaces)
 (B) 64 Spaces (3 Accessible Spaces)
 (C) 86 Spaces (No Accessible Spaces)



State of Arizona)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me on May 9, 2011, by Craig Finrock as President of Craig Finrock, P.C., an Arizona professional corporation, as a Member of Commercial Retail Investors, LLC, an Arizona limited liability company, as a Member of CRI/4-D Broadway Village Partners, LLC, an Arizona limited liability company, as Manager of CRI Broadway Village Partners, LLC, an Arizona limited liability company.

John M. Six
Notary Public

My commission expires:
10/19/2014

State of Arizona)
) ss.
County of Pima)

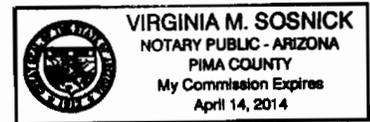


The foregoing instrument was acknowledged before me on May 6th, 2011, by Fred Howard as a Member of Commercial Retail Investors, LLC, an Arizona limited liability company, as a Member of CRI/4-D Broadway Village Partners, LLC, an Arizona limited liability company, as Manager of CRI Broadway Village Partners, LLC, an Arizona limited liability company.

Virginia M. Sosnick
Notary Public

My commission expires:
4/14/14

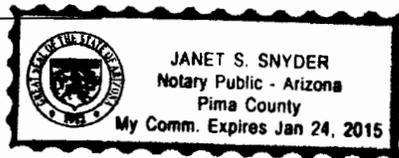
State of Arizona)
) ss.
County of Pima)



The foregoing instrument was acknowledged before me on May 6, 2011, by Steven Thu as Managing Agent of 4-D Properties, an Arizona general partnership, as a Member of CRI/4-D Broadway Village Partners, LLC, an Arizona limited liability company, as Manager of CRI Broadway Village Partners, LLC, an Arizona limited liability company.

Janet S. Snyder
Notary Public

My commission expires:
1-24-15



Signature Page to Reciprocal Access and Parking Easement

"HRH" Signature Page

Dated this 3rd day of MAY, 2011.

Sidney M. Hirsh
Sidney M. Hirsh as Trustee under that certain Hirsh Trust Agreement dated March 21, 2001

Marsha S. Hirsh
Marsha S. Hirsh as Trustee under that certain Hirsh Trust Agreement dated March 21, 2001

Robert J. Hirsh
Robert J. Hirsh

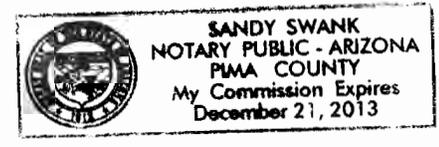
Joan Rosenbluth
Joan Rosenbluth

State of Arizona)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me on May 3rd, 2011, by Sidney M. Hirsh as Trustee under that certain Hirsh Trust Agreement dated March 21, 2001.

Sandy Swank
Notary Public

My commission expires: December 21, 2013

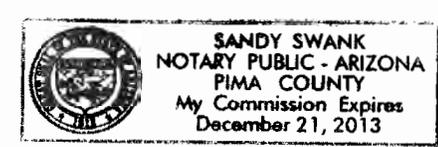


State of Arizona)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me on May 3rd, 2011, by Marsha S. Hirsh as Trustee under that certain Hirsh Trust Agreement dated March 21, 2001.

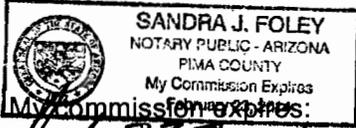
Sandy Swank
Notary Public

My commission expires: December 21, 2013



State of Arizona)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me on May 4, 2011,
2011, by Robert J. Hirsh.



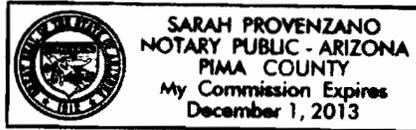
Sandra Foley
Notary Public

State of Arizona)
) ss.
County of Pima)

The foregoing instrument was acknowledged before me on May 4th,
2011, by Joan Rosenbluth.

Sarah Provenzano
Notary Public

My commission expires:
12-01-13



Signature Page to Reciprocal Access and Parking Easement

"LMG" Signature Page

Dated this 29 day of April, 2011.

LMG Investments Limited Partnership, an Arizona limited partnership

By: *Elizabeth J. Weiner-Schulman*
Elizabeth J. Weiner-Schulman, Managing Member for Cherry Management, L.L.C., an Arizona limited liability company, the General Partner for LMG Investments, Limited Partnership, an Arizona limited partnership.

State of Arizona)
) ss.
County of Pima)

The forgoing instrument was acknowledged before me on 4.29, 2011, by Elizabeth J. Weiner-Schulman as Managing Member for Cherry Management, L.L.C., an Arizona limited liability company, the General Partner for LMG Investments, Limited Partnership, an Arizona limited partnership.

Susan A. Messenger
Notary Public

My commission expires:
August 28, 2012

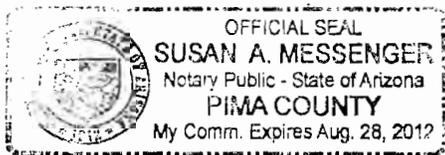


EXHIBIT A

**LEGAL DESCRIPTION OF
BVP PARCEL**

Parcel 1

The South 283.43 feet of the North 298.42 feet of Lot A; and Lots 1 and 2 and the South 5 feet of Lot A of BROADWAY VILLAGE, a subdivision of Pima County, Arizona according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at page 9 thereof.

EXCEPT THEREFROM those portions conveyed to the City of Tucson in Deed recorded in Docket 2497 at page 180.

FURTHER EXCEPT any portion lying within Broadway Boulevard.

Parcel 2

All of Block A, less the North 15 feet thereof AND the East 45 feet of the North 248 feet of Lot 11, EXCEPT the North 15 feet thereof, in Block B, of BROADMOOR ADDITION, a subdivision of Pima County, Arizona according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at page 46 thereof.

EXCEPT any portion lying within Broadway Boulevard.

EXHIBIT B

**LEGAL DESCRIPTION OF
HRH PARCEL**

The West 20 feet of the East 65 feet of the North 248 feet of Lot 11, Block B, Broadmoor Subdivision, as shown by map on file in Book 7 of Maps and Plats at Page 46 thereof, within the Pima County Recorder's Office, EXCEPT the North 15 feet thereof.

EXHIBIT C

**LEGAL DESCRIPTION OF
LMG PARCEL**

Parcel 1

The West 60 feet of the East 200 feet of the North 248 feet of Lot 11 in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46;

EXCEPT the North 15 feet thereof.

Parcel 2

The West 20 feet of the East 85 feet of the North 248 feet of Lot Eleven in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46; EXCEPT the North 15 feet thereof.

Parcel 3

The West 20 feet of the East 105 feet of the North 248 feet of Lot Eleven in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46; EXCEPT the North 15 feet thereof.

Parcel 4

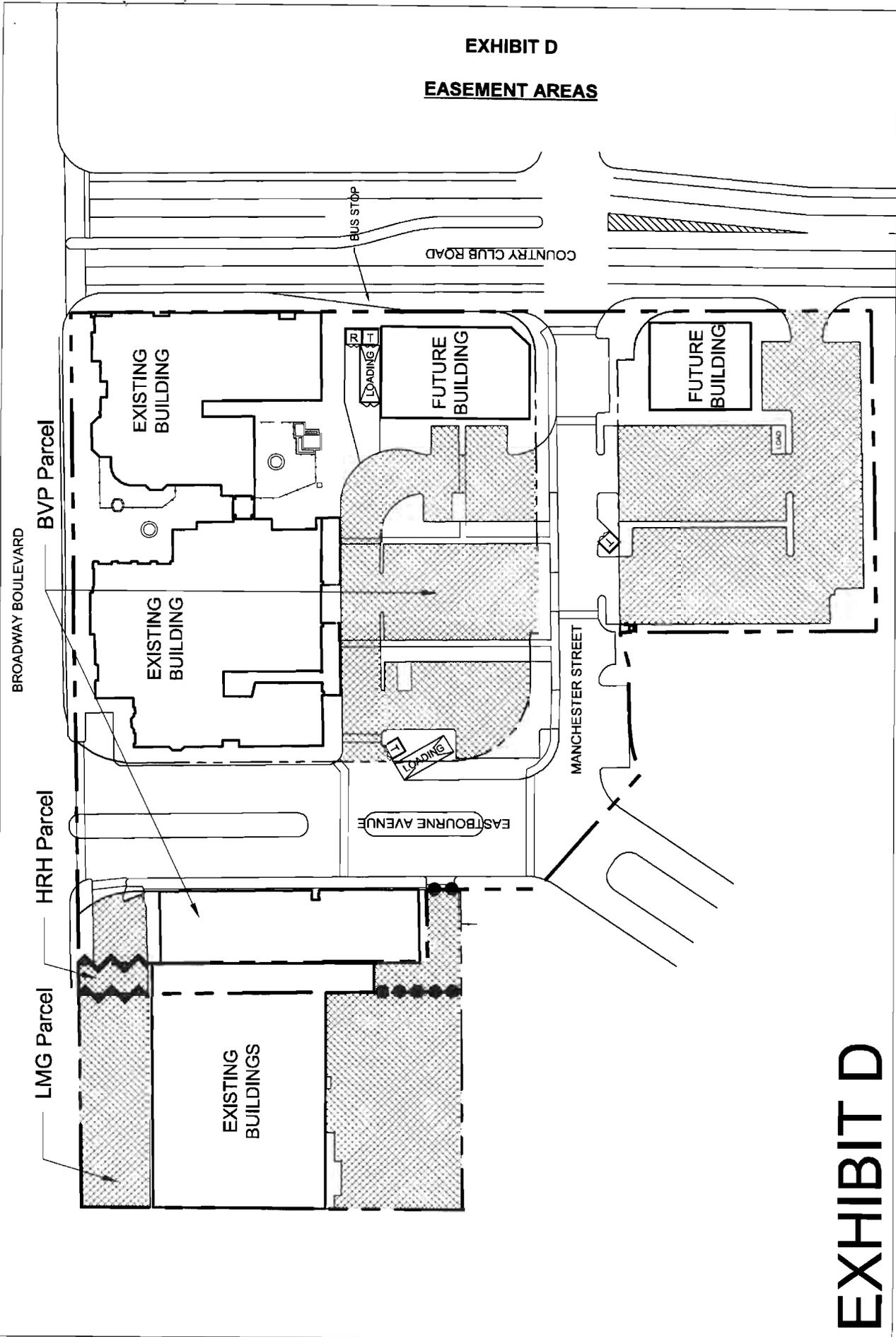
The West 17.5 feet of the East 122.5 feet of the North 248 feet of Lot Eleven in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46; EXCEPT the North 15 feet thereof.

Parcel 5

The West 17.5 feet of the East 140 feet of the North 248 feet of Lot Eleven in Block "B" of Broadmoor Subdivision, Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at Page 46; EXCEPT the North 15 feet thereof.

EXHIBIT D

EASEMENT AREAS

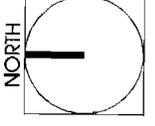


Legend

- South Vehicular Access Points
- North Vehicular Access Points
- ▨ Easement Areas

Handwritten signature

EXHIBIT D





Appendix F



October 26, 2015



CITY OF
TUCSON

Zoning
Administration
Division

Planning &
Development
Services
Department
(PDSD)

Fred Howard
Broadway Village Partners, LLC
4728 East Broadway Boulevard
Tucson, AZ 85711

Dear Mr. Howard:

Subject: HL-15-02 - "Broadway Village Shopping Center" Historic Landmark Nomination - State of Arizona Historic Property Inventory Form: Review for establishing a baseline on character defining historic features for any future design reviews as a condition of rezoning; and, required by Broadway Village PAD-19-3016 East Broadway Boulevard.

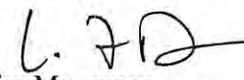
The submitted Historic Landmark (HL) State of Arizona Historic Property Inventory form was reviewed by the Tucson-Pima County Historical Commission Plans Review Subcommittee on October 22, 2015 for recommendation to the Planning and Development Services Department Director.

The Zoning Administration has reviewed your application for Historic Landmark Development. Pursuant to provisions of Section 5.8 of the City of Tucson Unified Development Code:

The State of Arizona Historic Property Inventory form has been **APPROVED** as submitted.

This decision may be appealed to the Mayor and Council by filing a notice of intent to appeal with City Clerk. The issuance of a building permit by Planning & Development Services will be after the expiration of a fourteen (14) days appeal period of the date of the decision and based on compliance with all applicable Zoning, Building Code, and Fire Code requirements. Changes to the approved plans may require additional Historic Preservation Zone Development review. Contact Michael Taku at (520)837-4963 or Frank Dillon at (520)837-6957, at this office at to determine the extent of review needed for changes.

Sincerely,

For 
Jim Mazzocco
Interim Director

JM:MT/HL-15-02

c: Teresita Majewski, Tucson-Pima County Historical Commission, Chair
Jonathan Mabry, COT/Historic Program Manager
John Beall, COT/PDSD Rezoning Section

***** **PLEASE NOTE** *****

Plans MUST be approved by the Zoning Administration PRIOR to submitting for a permit at the Development Services Center. Plans are approved on the 2nd floor of Public Works Building, 201 North Stone Avenue. Please call for an appointment with the staff member who has processed your case.

201 NORTH STONE AVENUE • P.O. BOX 27210 • TUCSON, AZ 85726-7210
PHONE: (520) 791-5550 • FAX: (520) 791-4340

John Beall - FW: Broadway Village HL nomination

From: Kelly Lee <klee@azplanningcenter.com>
To: John Beall <John.Beall@tucsonaz.gov>, Glenn Moyer <Glenn.Moyer@tucsonaz....>
Date: 09/15/2015 2:04 PM
Subject: FW: Broadway Village HL nomination
Attachments: FINAL D4 HL APPLICATION W INVENTORY.pdf

FYI



KELLY LEE | Project Manager

THE PLANNING CENTER

1108 Chrysalis Ste 6320 Tucson, AZ 85701

Office: 520.623.5176 | Direct: 520.209.2637



From: Jennifer Levstik [Jennifer.Levstik@tucsonaz.gov]

Sent: Tuesday, September 15, 2015 9:08 AM

To: Fred Howard <fjhoward@ppmgt.com>

Cc: Kelly Lee <klee@azplanningcenter.com>; Michael Grassinger <mgrassinger@azplanningcenter.com>; cfinfrock@cradvisorsllc.com; cposter@posterfrostmirto.com; Frank Dillon <Frank.Dillon@tucsonaz.gov>; Jonathan Mabry <Jonathan.Mabry@tucsonaz.gov>; Lynne Birkinbine <Lynne.Birkinbine@tucsonaz.gov>; Michael Taku <Michael.Taku@tucsonaz.gov>

Subject: Re: Broadway Village HL nomination

Fred-

I have reviewed the landmark application and it has met with our office's approval. I am forwarding it on to Michael Taku in Planning & Development Services who will schedule it for review by the Tucson-Pima County Plans Review Subcommittee.

Sincerely,

Jennifer

Jennifer M Levstik, M.A.

Preservation Lead Planner

Historic Preservation

Office of Integrated Planning

[520.837.6961](tel:520.837.6961)

jennifer.levstik@tucsonaz.gov

Visit our updated website at: <http://tucsonaz.gov/preservation>

>>> Fred Howard <fjhoward@ppmgt.com> 9/9/2015 5:10 PM >>>

Jennifer - attached is our nomination paperwork, inventory, etc. related to Broadway Village's Historic Landmark nomination which was prepared by Corky Poster. Please advise me how to make out the check and in what amount and we will issue it tomorrow.

Please let us know if you have any questions and what the timing will be for the sub-committee's review. Thanks again for all the help. Regards,

Fred J. Howard, CSM
Progressive Property Management, LLC
4728 East Broadway Boulevard
Tucson, AZ 85711
[520.320.0010](tel:520.320.0010) P
[520.320.1151](tel:520.320.1151) F



Historic Landmark Nomination Proposal General Information

OVERVIEW:

Historic zoning is a zoning overlay which is added to the base zoning of a specific tract of land (for example (HR-1). This zoning overlay can apply to local historic preservation zones (HPZs) and historic landmarks (HLs).

Designating an HL is a two part process. First, the proposed HL is subject to a historical designation review process. The **Steps to Establish or Amend a Historic Preservation Zone or Historic Landmark** (Article 5.8.4 UDC) are as follows:

- 1.) **Nomination Proposal Package** prepared by applicant and submitted to City of Tucson Historic Preservation Office. (Requirements regarding Nomination Proposal can be found in SUBMITTAL CHECKLIST p.3)
- 2.) Applicant attends a **Historical Commission Nomination Review** and presents the Nomination Proposal and any other evidence of historical significance and integrity in a public meeting.
- 3.) **The Mayor and Council review** the project and the recommendations and decide whether to initiate the designation process.
- 4.) Rezoning Process

WHERE TO APPLY:

City of Tucson Historic Preservation Office:

Jonathan Mabry, PhD – Historic Preservation Officer - jonathan.mabry@tucsonaz.gov • Phone: (520) 837-6965

Jennifer Levstik, M.A. – Preservation Lead Planner - jennifer.levstik@tucsonaz.gov • Phone: (520) 837-6961

310 N. Commerce Park Loop, Santa Rita Bldg • PO Box 27210 • Tucson, AZ 85726-7210

<http://cms3.tucsonaz.gov/preservation>

SUBMITTAL REQUIREMENTS:

Refer Submittal Checklist. Complete Application Forms, and supplemental materials.

THE FOLLOWING CRITERIA ARE CONSIDERED WHEN REVIEWING A CITY HISTORIC NOMINATION APPLICATION:

Historic Landmark:

- An HL shall include historic sites, buildings, and structures, as defined in Section 11.4.9, and which are individually listed or individually eligible for listing in the National Register of Historic Places at the local, state, or national level of significance. Properties that meet the aforementioned criteria may be proposed for designation as an HPZ Contributing Property or Historic Landmark.

Historic Landmark

A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

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CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

July 2, 2015

Ms. Kelly Lee
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

Dear Ms. Lee:

Subject: Minor Amendment to the Broadway Village PAD – Historic Landmark Designation for Buildings B and C; and Removal of Future Buildings D and E.

I have reviewed your letter (see attached) requesting a minor amendment, referred to in the PAD as a non-substantial change, regarding the following items as a condition of the recently approved plan amendment PA-13-02 on February 4, 2015, Resolution No. 22348:

- The existing buildings, Buildings B and C shall be designated as City of Tucson Historic Landmarks within the Broadway Village PAD with modifications to the Design Standards addressing Signs; and
- The future buildings, Buildings D and E shall be removed from the Broadway Village PAD concept including the proposed associated access point south of future Building E.

Other conceptual PAD modifications include:

- Dumpster relocation
- Country Club entrance improvements
- Execution of Maintenance Agreement for Manchester Street and Eastbourne Avenue
- Re-striping and re-angling of parking at intersection of Manchester and Eastbourne
- Providing a revised Traffic Impact Analysis to the 2010 Traffic Impact Analysis for the continued re-development of the Broadway Village shopping center.

The Broadway Village PAD recognizes that amendments to the PAD may be necessary over time in order to respond to the changing market demands or to respond to the unanticipated needs of new users or financial conditions. Non-substantial changes to the PAD shall be approved pursuant to Unified Development Code Section 3.5.5.J and must be in substantial conformance with the objectives of the PAD. Changes to conditions and terms of a PAD that affect the overall density, intensity, and classifications of land uses must be processed as new change of zoning.

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Therefore, it is determined that this minor amendment request is a non-substantial change and is approved.

This minor amendment is supported by the following:

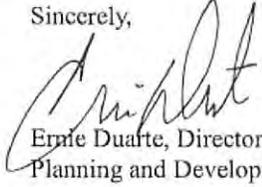
1. Minor amendment does not affect overall density, intensity, or classification of land use nor will it result in a major change in the PAD as defined in UDC Section 3.5.5.J.2.c.
2. Minor amendment is not in conflict with the overall intent expressed in the Broadway Village PAD which strives to preserve the shopping as local landmark and to make it a viable retail enterprise. (Broadway Village PAD, Part 1: B, C, and D.d)
3. The Historic Landmark (HL) designation for Buildings B and C is consistent with the goals and policies of *Plan Tucson and the Broadmoor-Broadway Village Neighborhood Plan*. The HL designation will help to preserve the shopping center's historical character and significance as a valued landmark within the immediate neighborhood and larger Tucson community.

However, the minor amendment is approved under the following conditions:

1. Add language to the revised PAD, Part 3:G.1.b. "New signs shall require a minor review limited to considerations of compatibility, avoidance of obscuring significance architectural details, and minimization of damage to historic fabric by its means of attachment." This is not a sign condition rather it is meant to be a condition that is consistent with preserving the historical integrity of the historic landmark.
2. Property owner is required to submit a State of Arizona Historic Property Inventory form for review and recommendation to the City of Tucson Historic Preservation Office and Tucson-Pima Historical Commission Plans Review Subcommittee prior to Zoning Examiner Public Hearing for the rezoning of the adjacent parcel (129-02-0930) to a parking lot.
3. Property owner required to execute Maintenance Agreement for Manchester Street and Eastbourne Avenue as identified in the Broadway Village PAD, Part 3:B.2.

Please note that this minor amendment will not take effect unless rezoning case C9-15-02 Broadway Village – Eastbourne Ave is approved by Mayor and Council. At that time the applicant is to provide Planning and Development Services a revised Broadway Village PAD document, including all appendices, both an electronic version and a hard copy.

Sincerely,



Ernie Duarte, Director

Planning and Development Services Department

cc: Mr. Fred Howard
Council Member Steve Kozachik, Ward 6
John Beall, PDSD
Jim Rossi, COT Real Estate
Fred Felix, TDOT
Richard Leigh, TDOT
Jonathan Mabry, OIP

Attachments: Applicant's Request



May 12, 2015

John Beall
Principal Planner
City of Tucson
Planning & Development Services
201 North Stone, 3rd Floor
Tucson, Arizona 85701

Subject: **Broadway Village (BV) Planned Area Development (PAD) Amendment
PA13-02 & RZ**

Dear John:

On February 4, 2015, the City of Tucson Mayor and Council approved an amendment to the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan for a 0.5-acre property located adjacent to Broadway Village Shopping Center for parking use. The additional parking is proposed to help preserve and revitalize Broadway Village Shopping Center, provide for overflow parking and reduce traffic impact to the adjacent Broadmoor neighborhood. As a condition of the approved plan amendment (PA13-02), the BV PAD shall be amended for the following:

- The existing buildings located along Broadway Boulevard and east of Eastbourne Avenue (Buildings B & C) shall be designated as City Historic Landmarks within the PAD Document with modifications to the sign requirements (See BV PAD, Section III.G. Project Design); and
- The proposed buildings located along Country Club south of Broadway Boulevard (Buildings D & E) shall be removed from the PAD and associated access point south of Building E (See Section III.A: Conceptual Site Plan).

Other conceptual site plan modifications have been included as part of the design review and a description is found within this application. Proposed Conceptual Site Plan improvements include:

- Dumpster relocation
- Country Club entrance improvements
- Maintenance Agreement
- Re-striping and re-angling of parking at intersection of Manchester & Eastbourne
- Traffic Impact Analysis Addendum

In accordance with Section III.H: Interpretations and Amendments of the Broadway Village PAD, the minor amendment request is in response to changing market demands, the need for additional parking and the preservation of an important architectural landmark. No increase in density is proposed, only minor modifications to the building square footage to decrease the allowable buildable area, adding an overlay zone that designates the most significant Broadway

0: 1101 E. Fort Lowell Blvd, Suite 4105/411
o: 520.791.5111
f: 520.791.1950
w: www.tucsonaz.gov

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May 12, 2015
John Beall
Broadway Village PAD
Page 2

Village structures as historic landmarks and minor site plan adjustments as required to improve the vehicular and pedestrian safety.

The enclosed document identifies the proposed PAD amendments and requested revisions to the PAD documents. This minor amendment request will only take effect upon approval of the Rezoning for 151 Eastbourne Avenue, C9-15-XX. Please let me know if you have any questions or comments.

Sincerely,
THE PLANNING CENTER



Kelly Lee
Project Manager

CC: Fred Howard & Craig Finrock

Enclosure



Historic Landmark Nomination Proposal Application

Date Submitted: August 2015

PROPERTY LOCATION INFORMATION

Project Name: Broadway Village Shopping Center

Property Address: 3000- 3052 East Broadway Boulevard
52-120 S. Country Club Road
123-139 S. Eastbourne Avenue
Tucson, AZ, Pima County, Arizona, 85716

Architect/Designer: Josias T. Joesler

Builder: John W. and Helen G. Murphey

Plat Name: Broadway Village Block _____ Lot A

Pima County Parcel Number/s: 129-02-0010

APPLICANT INFORMATION

APPLICANT NAME: CRI Broadway Village Partners, LLC
c/o Fred J. Howard, CSM, Progressive Property Management, LLC

ADDRESS: 4728 East Broadway Boulevard, Tucson, AZ 85711

PHONE: 520.320.0010 Phone, 520.320.1151 Fax

EMAIL: fjhoward@ppmgt.com

PROPERTY OWNER NAME:

PHONE: () _____ - Same _____ FAX: () _____ - Same _____

SIGNATURE OF OWNER _____
Date

SIGNATURE OF APPLICANT (if not owner) _____
Date

AREA TO BE REZONED: (See letter attached).

ACRES: .5 OR SQ. FT. 21,780 SF

Existing Zoning: Proposed Zoning:

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CHECKLIST FOR HISTORIC LANDMARK NOMINATION PROPOSAL

- Fee \$330.00 (Base Fee) + Variable Fees**
 - A completed Historic Nomination Proposal Application (a blank form is attached to this document).** Completely fill in all fields on the nomination application form. The Assessor's No. and the complete Legal Description can be found by contacting the Pima County Recorder's Office (<http://www.asr.pima.gov/>)
 - A completed National Register of Historic Places form or nomination or a State of Arizona Historic Property Inventory Form**
 - Pima County Assessor's Maps showing properties within 500' of the designation request**
 - Pima County Assessor's Record**
 - Color labeled photographs showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features**
 - Reproductions (high quality photocopies acceptable) of historical photographs**
 - A dimensioned, scaled site plan or survey of the site and the location/placement of all buildings/structures on the site.**
 - A scaled map of the site outlining the geographic boundaries of the proposed area**
- *All plans, maps and other figures should be clearly identified. All figures, including drawings, plans and maps, (excluding photographs, see above requirements) should be of a standard size (8.5"by 11", or 11" by 17").
- A list of proposed Neighborhood Advisory Board Members** (If nominating a Historic Preservation Zone)

WRITTEN REPORT

- Property Description**
 - Present and original (if known) physical appearance and characteristics.
 - A complete, detailed architectural description of all elevations of the exterior of the building and a complete description of all the site elements
 - A description of the interior features should also be included.
 - a brief description of the surrounding neighborhood or natural environment and its development, including relevant features such as neighboring buildings, natural features, topography, major roadway, etc.
 - A complete description of the alterations to the exterior of the building must be included as well.
- Statement of Significance and Integrity**
 - A chronological list of prior owners
 - Chronology of past uses
 - Information on historically significant events which occurred at the location
 - Information on architect, landscape architect, builder, contractor and any craftsmen who worked on the on the site
 - The project's historic context, and explain how the building fits into the history of the city and the neighborhood.
- Complete Bibliography**

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Historic Site or Historic Structure

A building, structure, object, or site, including vegetation or signs located on the premises, that:

- Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles that are at least 50 years old; however, outstanding examples less than 50 years old should be evaluated on their own merits; and
- Is associated with the lives of outstanding historic personages; or
- Is associated with significant historic events or occurrences; or
- Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact Frank Dillon at 837-6957.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

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POSTER
FROST
MIRTO

ARCHITECTURE
PLANNING
PRESERVATION

Property Description

The text and photographs that follow were compiled and quoted from a variety of sources including:

- Original work by *Poster Frost Mirto, Architecture/Planning/Preservation*, August 2015.
- SHPO, RECOMMENDATION OF POTENTIAL ELIGIBILITY (ROPE), Broadway Village Shopping Center, Form 2015, prepared by *Tucson Historic Preservation Foundation*, undated.
- STATE OF ARIZONA, HISTORIC PROPERTY INVENTORY FORM, 3-part inventory forms prepared by *Ralph Comey & Janet Parkhurst, Associated Architects*, 7/28/09
- Broadway, Euclid to County Club Roadway Improvement Project, COT, Pima County, RTA, 2015.
- Overview of Broadway Village and Its Development Team, *Brooks Jeffery*, 3/21/10
- Joesler and Murphey, an Architectural Legacy for Tucson, 2000, by *University of Arizona*

Broadway Village was conceived and developed as a commercial shopping center by local developers John and Helen Murphey. The couple commissioned architect Josias Joesler in 1939 to design a suburban shopping center on the southwest corner of Broadway Boulevard and Country Club Road. The development location was in close proximity to Tucson's upper class suburban neighborhoods including Colonia Solana and El Encanto. The Broadway Village was located just east of the now redeveloped Tucson Country Club and golf course and a half mile west of the El Conquistador Hotel (1929). Over time, as needs changed, Joesler designed additions and alternations to the shopping center that expanded and enhanced the footprint. After Joesler's death in 1956 the Murpheys hired Mexican architect Juan Wørner Baz to continue development of the Village extending the concept to the west across Eastbourne Avenue with the construction of the last building in 1961. **(Those Juan Wørner Baz structures are not part of this Landmark application)**. Broadway Village is situated on 2.68 acres at the southwest corner of Broadway Boulevard and Country Club Road. Today there are 14 storefronts occupying over 37,000 square feet of retail space.



Broadway Village (looking southwest, with Broadway crossing from bottom left to top right and Country Club crossing from top left to bottom right of photo), circa 1940, AHS524.

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Broadway Village, looking west down Broadway with Country Club (crossing left to right at center of photo), circa 1950, AHS1189.



Enlarged detail of circa 1950 photo.

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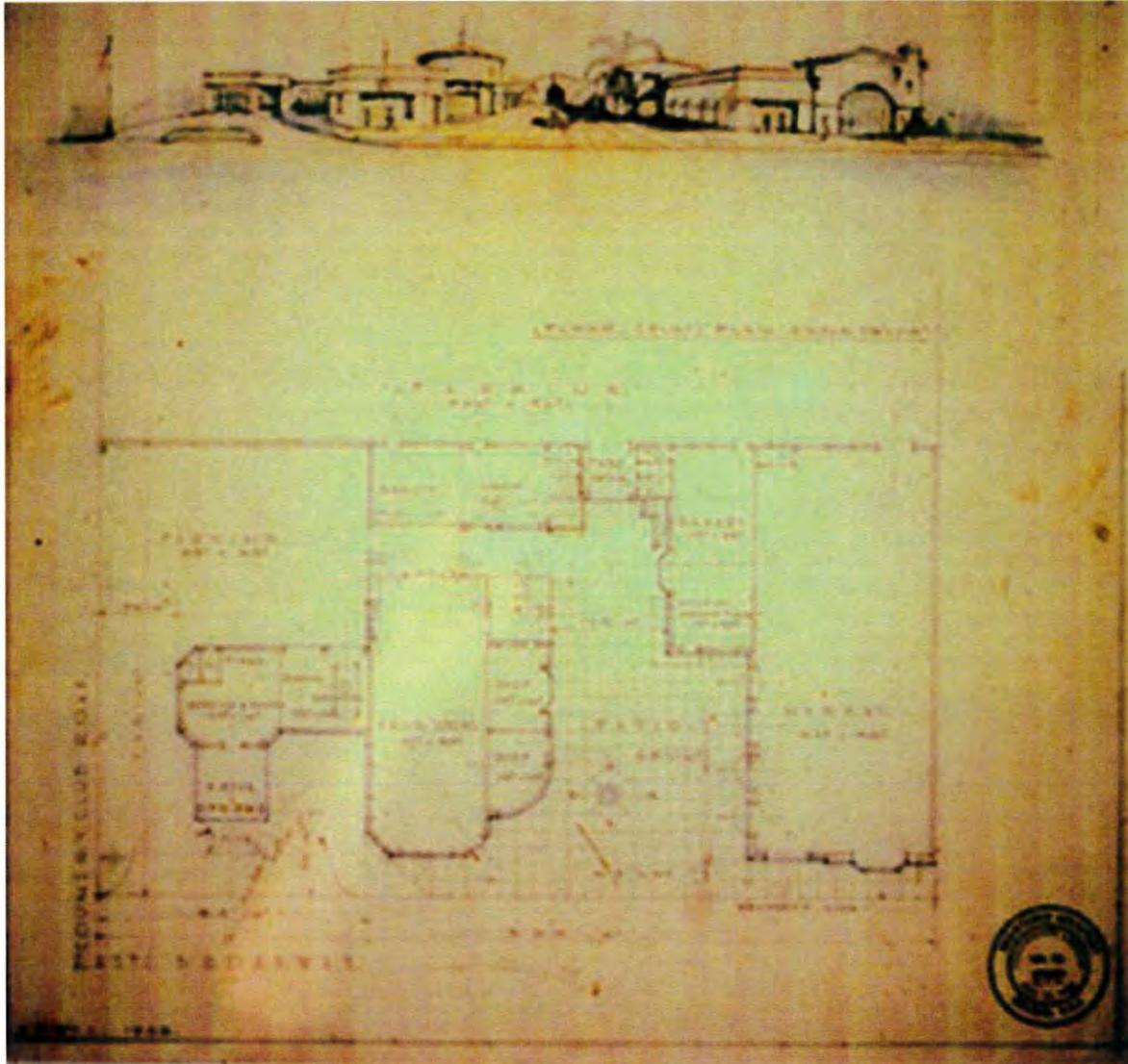
The Joesler designed portion of the shopping center (**this application**) is comprised of two brick and burnt adobe buildings connected by a red brick breezeway. From *Josias Joesler, an Architectural Eclectic*:

The Broadway Village Shopping Center was built in 1939. The use of "village" in the title is quite intentional, as Joesler tried to create the scale and character of a village, whose model is said to be the Mexican village of Patzcuaro. Located far from downtown shops, the innovation of Broadway Village as a shopping center is its opposition to the traditional "strip" commercial development. Parking is relegated to the back of the property (sic), allowing the building and its sculpted outdoor spaces to face Broadway and inviting people to participate in a pedestrian experience. The scale and use of Spanish Colonial Revival forms, low-pitched clay tile roofs, arched openings, carved niches, arcades, stairways, mortar-washed brick and colored ceramic tile implies a timeless quality to this complex that invokes antiquity.

As can be seen from the 1950 historic photo, the vast majority of the parking was originally in the back of the shopping center, there was a single row of parking on the Broadway side as well. The breezeway connected the two. However, as was typical in a lot of commercial development in Tucson, as the arterial streets were widened, street-side parking was consumed. Today only rear parking remains east of Eastbourne, while Broadway frontage parking remains only west of Eastbourne.



Broadway Village, aerial photo 2014. (North is up). The Joesler portion (this application) is the eastern (right) portion of the photo. Phase 1 is in yellow (Gas station has been removed), phase 2 is in red, phase 3 is in green, and phase 4 is in blue. The later Juan Wørner Baz development (excluded from this application) is the western (left) portion of the photo. Building A is east of the breezeway. Building B is west of the breezeway.



Phase 1, Buildings A and B. (North is down). Elevation is looking south. Note gas station (removed) on left.

Joesler Building A (1939 – 1950s)

The eastern most building in the shopping center is located on the southwest corner of Broadway Boulevard and Country Club Road. The building is built from redbrick and burnt adobe, and finished with decorative tiles, plaster finishes, and mortar washes that combine to create a “village” feeling. Building A is one story with storefronts on the east, west and north facades. The north elevation features a circular rotunda design element that appears in other examples of Joesler’s work. The rounded design element is topped with barrel red tile and a hand forged iron weather vane featuring the construction date 1939. The rest of the north elevation was originally recessed with a service station on the corner. Over time, as more commercial space was needed, Joesler designed additions to house new commercial storefronts. The two north facing storefronts have more modern detailing with a large glass window display, metal ornamentation and glass doors. The additions were a departure of the original 1939 highly romantic conception and a shift toward a more modern approach. The west elevation has rabbling massing and details that convey the original design intent. Over time some of the original steel casement windows have been replaced with aluminum frame.

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Building A and B are connected by a red brick breezeway toward the rear of the buildings creating an access point from the rear parking. The two buildings create a small plaza that opens to Broadway Boulevard.



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Joesler Building B (1939 – 1950s)

Building B continued Joesler's rambling romantic style including a small second story office (originally designed as an apartment) that gave the complex height and volume that enhanced the "village" feeling. The second story created the opportunity for an outdoor stylized brick staircase and iron balcony details. Building B housed the largest of the commercial spaces originally occupied by Broadway Village Market and a drugstore. The north elevation included glass entry doors, a small tower, and arched glass storefront windows. The western side of the building featured a series of small shops with wooden doors and steel casement windows. Throughout the exterior of the building are small niches and statues, decorative iron work and hand crafted finishes. The building retains a high degree of integrity.

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North elevation of Building B. From the blue topped tower east (to the left) is phase 1 of development.



Details of west elevation of Building B, along Eastbourne. This is the second phase of building B.

Statement of significance:

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The Broadway Village Shopping Center was built between 1939 and 1961. The complex was commissioned by Tucson developers John and Helen Murphey, and designed by two master architects: Swiss born architect Josias Joesler (1895-1956) and Mexican architect Juan Wørner Baz (1928-2014). Broadway Village is a continuum of the Murphey's architectural and romantic vision for Tucson, and captures the evolution of Spanish and Mexican architectural expression as both commercial needs and architectural trends evolved during the twentieth century. Broadway Village is eligible at the local level of significance under National Register criterion A: Suburban Development of Tucson, Arizona as the first suburban grocery-anchored shopping center and under Criteria C representing the work of recognized architectural masters Josias Joesler and Juan Wørner Baz.

The City of Tucson Planned Area Development Document, dated 2011 provides an overview of the development and significance of the shopping center:

Broadway Village is a timeless collaboration between local real estate developers, John and Helen Murphey, and Swiss architect, Josias Joesler. Built in 1939, Broadway Village captures Spanish Mission Revival architecture in Arizona's first shopping center. Joesler's use of arches, breezeways, and patios elicit an outdoor lifestyle and Mexican antiquity that convey the romantic cultural heritage of Tucson. Joesler's prolific 30-year career with the Murphey's and their entrepreneurial legacy continue to define architectural standards in the Southwest.

John Murphey, as a young developer and visionary, and his wife Helen began creating building trends in Tucson in the early 1920's. Helen Murphey contributed greatly to the overall aesthetic image of their projects through her study of Mexican art and architecture. John went to California many times to solicit a Spanish Revival architect to be his company architect and finally recruited Josias Joesler in 1927, then working in Los Angeles. Murphey-Keith Building Company supplied Joesler with 56 jobs in 1928 alone, initiating a patron-architect relationship that lasted for more than 30 years. Together they produced over 400 buildings in Tucson. Joesler's ability to speak fluent Spanish to primarily Mexican craftsmen led to pride in their work, as exhibited in the quality of their final products. He commanded great respect from everyone who worked with him, and he valued the work of his craftsmen. Joesler's work decided the stylistic imagery used to promote Tucson as a resort destination and subsequently America's romance with the Southwest.

Broadway Village Shopping Center was Joesler's most successful and enduring commercial building. The use of "village" in the title is quite intentional, as Joesler tried to create the scale and character of a Mexican village. The Murphey's found the impetus for Broadway Village on a visit to Patzcuaro, a quaint village in Central Mexico. They decided to recreate the village square with Joesler's expertise, using its Spanish Colonial Revival forms, low-pitched clay tile roofs, arched openings, carved niches, arcades, stairways, mortar-washed brick, and colored ceramic tile. Together they crafted a romantic sense of place in Broadway Village for locals and visitors alike to admire and enjoy.

Although cherished for its iconic Spanish Revival architecture, Broadway Village was also a pioneering retail concept. In 1939, although far from downtown shops, its innovative plaza-style site plan with parking in the rear exposed its sculpted outdoor spaces to Broadway. With a genuine understanding of the retail experience, the Murphey-Joesler team designed Broadway Village to invite neighbors to shop and socialize throughout the scenic village plaza.

Records also show that Broadway Village was the first shopping center in Arizona. Even more impressive, Broadway Village merged a village shopping center with a neighborhood grocery store. The vision of the Murphey-Joesler partnership created Arizona's first neighborhood shopping center while capturing a timeless quality of antiquity.



Josias Joesler's contribution as a master architect has been formally detailed and validated in a pending Josias Joesler Multiple Property Documentation Form (MPDF). Although Broadway Village will not be nominated under the MPDF, the Joesler context provides a baseline for nominating the shopping center under Criteria C with the context provided in the Casa Juan Paisano and Catalina Foothills Estates Apartments nominations.



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Character Defining Elements of Broadway Village/Future Design Treatment Guidelines.

As a City of Tucson Historic Landmark, it becomes essential that the maintenance and upkeep of Broadway Village preserves the property and its historic resources. In addition, future design efforts must continue to respect the elements that give the property its historic significance, retaining all seven qualities of National Register integrity.

1. Location. When built, Broadway Village was on the edge of the city's urban development. While development around it has slightly modified its original conception, the modifications were minor and clearly in keeping with the design intent.

- ***All efforts should be made to preserve the feel of its location including maintenance of Eastbourne as a through street.***

2. Design. The exterior resources have remained largely unaltered. As tenants have come and gone, changes, sometimes substantial, have occurred within the structures. But as commercial structures, they were always intended to host a series of internal tenant improvements. The external design has seen little change. The changes that have occurred are mostly additive, with patios, ramadas, planters, and fences added to the structure. These are by-and-large reversible and generally have been done in the eclectic spirit of the original design.

- ***The overall site plan concept of Broadway Village needs to be maintained. The breezeway is an essential part of the design concept connecting through to rear parking and providing a pedestrian experience perpendicular to Broadway Boulevard.***



View of breezeway looking south



Ramada and planters added on south side of breezeway. These are recently-added reversible features that are in the spirit of the original design, but are sufficiently and distinctly modern so as to be distinguishable from historic resources. It may seem counter-intuitive, but it is important that modern additions to the structure and site be designed so as to not detract from the original design and to be easily understandable as contemporary modifications. New designs should resist the temptation to imitate the historic resources. That only adds to confusion as to what is actually historic and what is contemporary.

- On the edges of the site - Eastbourne, Broadway, and Country Club - the pedestrian character and paving materials should be preserved, as far as is practical. If paving is replaced for safety or for drainage reasons, a brick running-bond paving pattern (as exists on Eastbourne, from the breezeway south, and at Falora) is recommended. On Eastbourne, the landscaped median and the east side of Eastbourne landscape should be preserved. The olive trees, part of the historic landscape, should be cared for and preserved. However, the olive trees are old, in declining health, and no longer an allowed species. As they die, they should be replaced with Swan Hill olives. The olives in the south parking lot need not be preserved.***

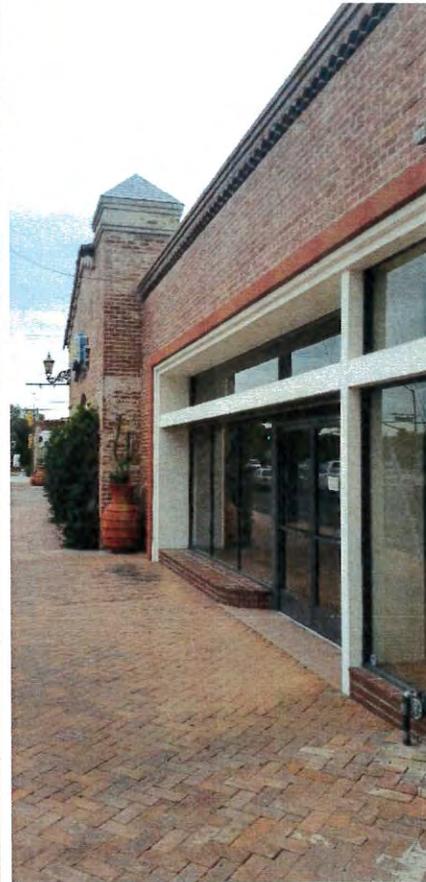


East side of Eastbourne looking northeast.

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Country Club looking west.



Broadway pedestrian frontage

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3. Setting. Even though Broadway has encroached somewhat from the north and removed a row of Broadway-frontage parking, the setting remains unaltered.

- ***The setting is what defines this historic property. All aspects of the site, with the exception of the south parking lot, surrounding the historic structures should be preserved.***



4. Materials. Most of the materials remain the same from the period of significance of the phased structures. Stabilization and limited alterations have generally remained true to the original material palette. The most volatile has been the treatment of windows and doors. In the past, they have been modified on occasion and in specific locations, to the detriment of Broadway Village. To the extent possible the remaining original windows - casement windows and wood sash- and remaining original doors should be maintained and repaired instead of replaced. It is recommended that no changes be made to the original wall materials, original roofing materials, and appearance of the eclectic building materials and skin.

- ***Painting of the brick is difficult to reverse. All existing masonry material should be preserved in its current condition.***



- *The eclectic nature of the exterior masonry details is a very important historic feature and must be preserved. All walls, parapets, cornices, tile, towers, chimneys all should be preserved.*



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- *Doors and windows are an important and difficult problem in historic structures. They are a key architectural character-defining element, but they are also an element that has performance characteristics – insulative value, solar transmission, reflectivity, safety, durability, etc. Many windows and doors have already been replaced. As a design standard for this Landmark structure it is recommended that no new replacement of doors and windows should be made. Preservation of the existing doors and windows should be the first approach. If preservation is not possible, then replacement with an accurate identical product is satisfactory. In the event that contemporary safety and or operational requirements absolutely require replacement, then the product should be obviously contemporary and not a false historical element.*



5. Workmanship. The quality of workmanship is intact; the original craftsmanship with which Broadway Village was built is still reflected in the design, and remains strong.

- *All elements of workmanship in building design and use of materials should be preserved.*
- *In the interior, adaptive re-use requirements allow for a more lenient approach to change. Key interior elements that should be preserved and high-lighted where possible are the domed cupola in the current Sushi Garden space, the bow trusses, wood beams and corbels, interior brick walls and other masonry elements,*

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6. Feeling. The sense of place, evoking the Mexican village of Patzcuaro, deliberately cultivated by Josias Joesler remains intact, reflecting his picturesque and eclectic philosophy.

- *All of the building elements that contribute to that feeling should be maintained.*



7. Association. The historic associations of the property have remained.

- *The vision of the Murphey's, as implemented by Josias Joesler and later, Juan Wørner Baz, for a new type of shopping center continue to be reflected in the structure.*

