CITY OF TUCSON

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

December 17, 2013

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

Dear Ms. Lee:

Subject: Clarification Letter for the Broadway Village PAD – Manchester Curb Return Maintenance Agreement and the Timing of PAD Improvements

I have reviewed your letter (see attached) requesting clarification regarding the following items :

1) Since PAD approval, the Property owner has made improvements to the Manchester Drive Curb Return Plan for Broadway Village South (See Attachment A: Manchester Curb Return Construction plans). These plans were approved and accepted by the City of Tucson Engineering Support Manager, Richard Leigh for operation and maintenance (See Attachment B). It is our understanding these improvements are in accordance with the Exhibit III.A: Conceptual Site Plan and page 33 of the Broadway Village PAD (Attachment C) stating that vehicular perpendicular parking and maneuvering may occur in public rights-of-way (Eastbourne and Manchester Street) within the PAD boundaries, subject to execution of a maintenance agreement with the City of Tucson. The maintenance agreement is included as Attachment B.

2) The installation of other PAD improvements, such as sidewalks, dumpster relocation and hardscape/landscape improvements are required at the time of approval of the final building permits for the site. The Property owner plans on constructing these improvements in conjunction with other building and parking lot improvements of the PAD. The date of the improvements is undetermined until there is a need for additional building space at Broadway Village.

The PAD document calls out that 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. TDOT confirms the Manchester Street improvements were constructed per the Private Improvement Agreement (PIA) process. However, the PIA acceptance letter (Attachment B) is a form letter that is sent out

when a PIA construction is built per approved plans; it is not intended as an execution of a maintenance agreement. In order that vehicular perpendicular parking and maneuvering may occur in public rights-of-way (Eastbourne and Manchester Street) within the PAD boundaries, an executed maintenance agreement with the City of Tucson is still needed. Please contact Steve Tineo at TDOT regarding the execution of the required maintenance agreement.

In regards to the timing of other PAD improvements, such as sidewalks, dumpster relocation and hardscape/landscape, these improvements will occur at time of construction of either Building D or E, whichever is constructed first, and the entire site will meet the PAD criteria by the completion of the last new building.

Sincerely,

Ernie Duarte, Director
Planning and Development Services Department

cc: Mr. Fred Howard
John Beall, PDSD
Carolyn Laurie, PDSD
Jim Rossi, COT Real Estate
Steve Tineo, TDOT
Richard Leigh, TDOT

Attachments: Applicant's Request

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nent A

December 2, 2013

John Beall
Principal Planner
City of Tucson
201 North Stone
Tucson, AZ 85743

Subject: **Broadway Village Planned Area Development (PAD), C9-11-03**
ALL-01

Dear John:

As part of the changes at Broadway Village, some questions have arisen regarding the requirements of the Broadway Village PAD by the Property Owner as well as the neighborhood. We request to receive confirmation from City staff on these questions. They are regarding the Manchester Curb Return Maintenance Agreement and the timing of PAD improvements. Specifically, we need to address the following:

- Since PAD approval, the Property owner has made improvements to the Manchester Drive Curb Return Plan for Broadway Village South (See Attachment A: Manchester Curb Return Construction plans). These plans were approved and accepted by the City of Tucson Engineering Support Manager, Richard Leigh for operation and maintenance (See Attachment B). It is our understanding these improvements are in accordance with the Exhibit III.A: Conceptual Site Plan and page 33 of the Broadway Village PAD (Attachment C) stating that vehicular perpendicular parking and maneuvering may occur in public rights-of-way (Eastbourne and Manchester Street) within the PAD boundaries, subject to execution of a maintenance agreement with the City of Tucson. The maintenance agreement is included as Attachment B.

- The installation of other PAD improvements, such as sidewalks, dumpster relocation and hardscape/landscape improvements are required at the time of approval of the final building permits for the site. The Property owner plans on constructing these improvements in conjunction with other building and parking lot improvements of the PAD. The date of the improvements is undetermined until there is a need for additional building space at Broadway Village.

We request that the City confirm the above by providing a signature or a response letter acknowledging the current Broadway Village improvements are in accordance with the PAD requirements and the timing of future improvements is determined by completion of the last

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new building. If you have any questions regarding this request, please do not hesitate to contact me at 623-6146. Thank you for your assistance.

Sincerely,
THE PLANNING CENTER

Kelly Lee

Kelly Lee, Project Manager

cc: Fred Howard

Attachments

John Beall
Principal Planner
City of Tucson

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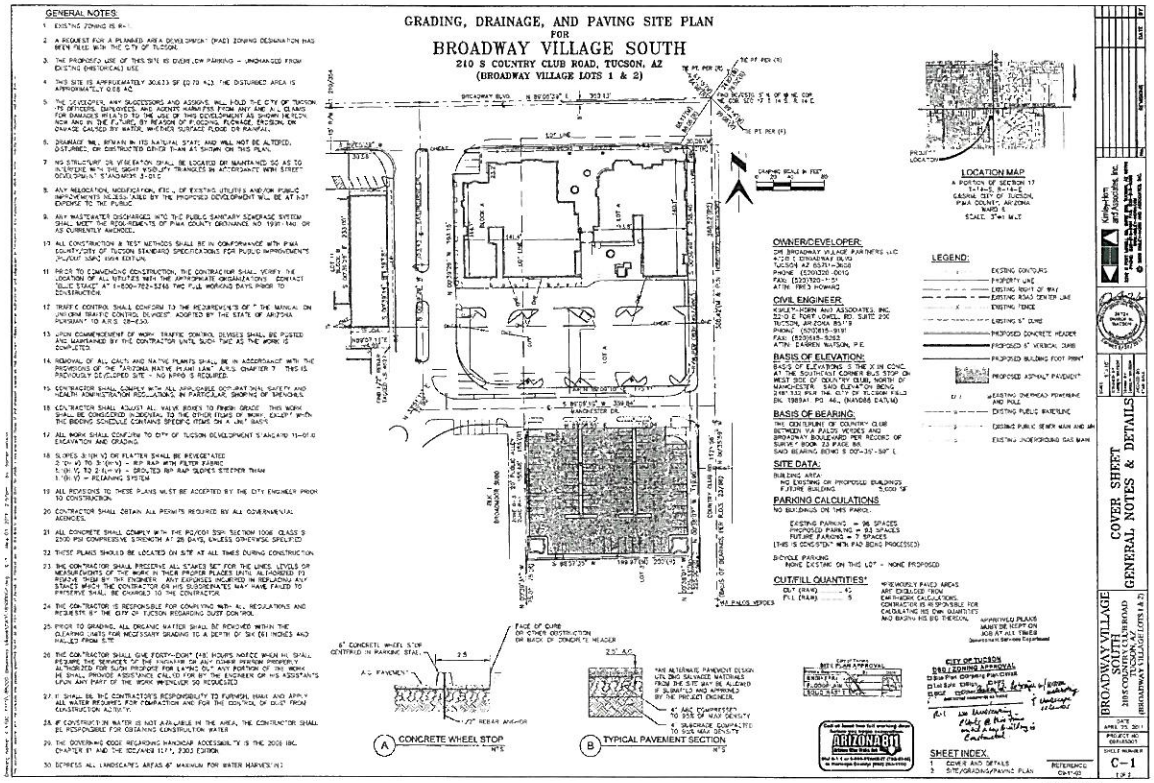
Attachment A



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Attachment B

CITY OF TUCSON
DEPARTMENT OF TRANSPORTATION

July 06, 2012

Fred Howard
CRI Broadway Village Partnership LLC
4728 E Broadway Blvd
Tucson AZ 85711-3608

SUBJECT: **MANCHESTER DRIVE CURB RETURN PLAN BROADWAY VILLAGE SOUTH U-2011-009, T12PI00002**

Dear Mr. Howard:

The obligations outlined in the subject Private Improvement Agreement have been met. The roadway improvements within the public rights-of-way have been constructed to City of Tucson Standards and specifications and are accepted by for operation and maintenance.

These improvements are located in Section 17, Township 14 South, Range 14 East, Gila and Salt River Meridian, State of Arizona, County of Pima

If you have any questions, please contact Richard Leigh at 791-5100.

Sincerely,

Richard Leigh
Engineering Support Manager
Permits and Codes Unit

c: Sandy Zurbrick, Streets Division
Kristina Medina, Development Services
Jose Ortiz, Traffic Engineering
Permit and Codes Inspector
Chris Kellher, Maps and Records

U-2012_009LA.DOC

ENGINEERING DIVISION
P.O. BOX 27210 • TUCSON, AZ 85726-7210
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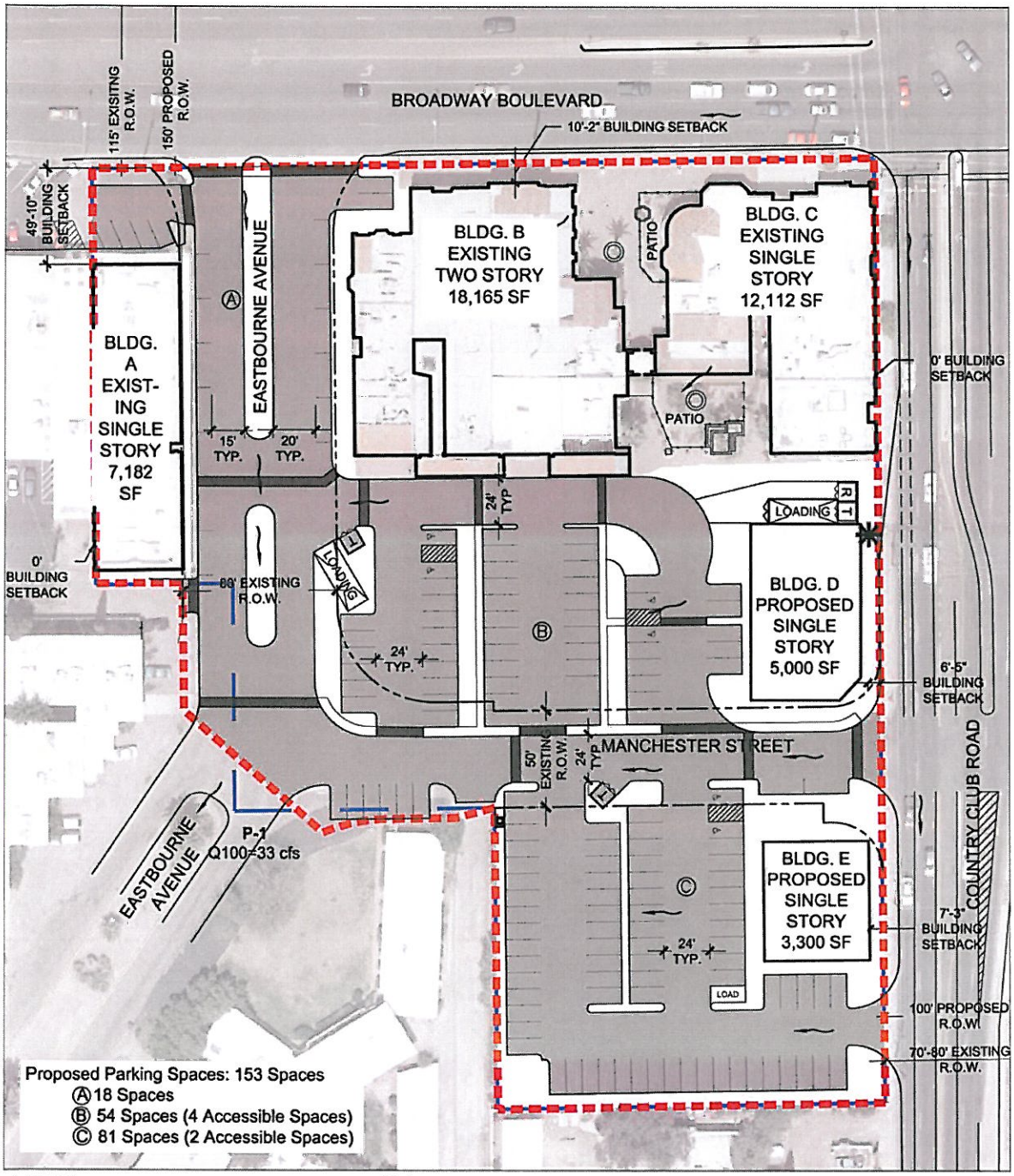
Attachment C



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)
Proposed Building Square Footage: 45,759
Maximum Proposed Building Height: 30'

NORTH 0' 40' 80'

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

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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 first development plan.

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. Parallel parking along Eastbourne Avenue and Manchester Street is not permitted.

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 and trash dumpsters are located in close proximity to existing and proposed buildings and are accessible from Broadway Boulevard and Country Club Road. Loading zones, trash receptacles and recycling areas may have shared access within the PAD. In addition, access and maneuvering for loading and trash trucks may occur within the public rights-of-way within the PAD