

**Americana Apartments Plan Amendment
Broadmoor BV Board Meeting**

6:00 pm, Wednesday, June 25, 2014
Location: Ward 6 Council Office

In attendance:

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

Meeting Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Response: At least one year

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

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

Meeting end time: 8:00 p.m.

Author: Kelly Lee, The Planning Center