



# MEMORANDUM

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DATE: July 9, 2014

TO: Linus Kafka  
Zoning Examiner

FROM: Carolyn Laurie  
Principle Planner

SUBJECT: C9-14-03 Broadway Festival – Leonora Avenue R-3 to C-1 (Ward 6)

The Sewell Neighborhood Association held a meeting on July 1<sup>st</sup>, 2014 to discuss possible options associated with the rezoning request. Representatives from TDOT, Tucson Fire, and Ward 6 were present. The Ward office assisted the neighborhood association in facilitation of the meeting and provided the meeting minutes and associated documents to PDS staff. PDS has received a large number of letters of support from church members and surrounding business owners.

Please find attached the following items:

1. Sewell Neighborhood Association letter mailed to property owners.
2. Meeting sign in sheet, minutes, and comments.
3. TDOT's possible design alternatives.
4. Letters of support from church parishioners and community members.

# Sewell Neighborhood Meeting

When: June 30, 2014 at 6:30PM

Location: Holy Resurrection Church, 5910 E 5th Street

## Purpose of the Meeting

To provide input to the City's Zoning Examiner and Transportation Department on the following question associated with the rezoning request for Case C9-14-03 Broadway Festival - Leonora Ave.

*Which of three mitigation options would help control possible cut-through traffic caused by the rezoning site onto Leonora Avenue?*

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

## Three mitigation options –

- 1) A new median (or other physical barrier) on Leonora to create a “right turn exit only” from the proposed development;
- 2) A median allowing a northbound left turn (but no southbound right turn) into the development;
- 3) Eliminating the Leonora driveway in exchange for an additional driveway off of Broadway.

## Outcome of the Meeting

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

## Meeting Agenda

- 1) Welcome and Background (10 minutes)
  - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (20 minutes)
  - Jesse Soto (Transportation Department)
  - Background on the three mitigation options – What would each look like and what are their pros and cons?
- 3) Neighborhood Discussion (20 minutes)
  - Time for neighbors to share their thoughts on the proposal with each other.
  - Also time to ask questions and get clarification from City staff.
- 4) Fill Out Opinion Forms (5 minutes)
  - Forms that will be returned to the Transportation Department will be distributed and recollected.

SEWELL NEIGHBORHOOD ASSOCIATION

Holy Resurrection Church 6:00 P.M. 30 June 2014

	PRINTED NAME	ADDRESS	TELEPHONE	e-MAIL
1	ARTHUR CLINE	5755 E 6 <sup>th</sup>	790-9792	ARTHUR515@GMAIL.COM
2	JESSE SOTO	TDOT	831-6732	Jesse.Soto@TucsonAZ.gov
3	Alisa Leed	3702 E 6 <sup>th</sup>	891-5914	alisa.leed@gmail.com
4	Bert Lippel	5625 E 9 St	745-6771	<del>b.lippel</del> beats@ultrasw.us
5	Bert Lippel	5625 E 9 St	745-6771	bert18@caakstar.com.net
6	Mary KRUEGER	5643 E 6 <sup>th</sup> ST	748-2830	maek@cox.net
7	Gerry Oldenski	" "	" "	gerry@dynasetaz.com
8	Melody Gotwalt	5732 E 5 <sup>th</sup> St	975-4849	mellody@yahoo.com
9	Crene Gotwalt	"	"	egotwalt@sbc.edu
10	Frank Wolf	5636 E 8 <sup>th</sup>	3708520	fdwolf@cox.net
11	Debra Wolf	5636 E 8 <sup>th</sup>	465-6752	fdwolf@cox.net
12	WILLIAM LIPPEL BROWN	5755 E 7 <sup>th</sup> St	750-8635	Mimi123@aol.com
13	McClair Brown	5701 E. 6 <sup>th</sup>	745-0718	mcteach3@cox.net
14	David Brown	5701 E. 6 <sup>th</sup>	745-0718	
15	Scott Fauland	5725 E 6 <sup>th</sup>	790-0540	sfauland@gmail.com
16	JAMES W	537 E 9 <sup>th</sup>	759-4525	474747@aol.com
17	NEALS SMITH	5720 E 9 <sup>th</sup> ST	745-6113	bldtup@msn.com
18	Sherry Letson	5811 E. 8 <sup>th</sup> St	745-7143	saletson@aol.com
19	Bob + Jennifer Stannan	5625 E 8 <sup>th</sup> St	721-0947	centuryair@prodigy.net
20	Julie Plax	5610 E 7 <sup>th</sup> St	745-9246	jplax@email.arizona.edu
21	Tom + WALTERS HERNANDEZ	5626 E. BURNS	754-8320	TomH40520@yahoo.com
22	Lew + Brian Crance	5645 E. Burns	750-1541	lewiscrancecox.net
23	Paul CASERTANO	5715 E HOLMES	975-3584	pcasertano@cox.net
24	Sarah Schultz	5702 E. Burns	745-6199	sarahsagreatmom@gmail.com
25	Maria Russakoff			gmail.com
26	+ Neil	5721 E 6 <sup>th</sup>	750-8566	maria.russakoff@gmail.com
27	Bob Koritz	5713 E 9 <sup>th</sup>	460-7201	
28	Les Kirk	5708 E Burns		
29	Cynthia Kirk	5708 E Burns	790-6900	
30	MICHELLE NAPOLI	6018 E. HENDRIX	745-0855	MICHELLE.h.NAPOLI@gmail.com
31	Dave Kornmuller	5702 E Holmes St	571-9044	dkornmuller@cox.net

Judy Cannavo  
6/30/2014 and Mary Dorgan

5743 E. 6<sup>th</sup> St. 748-9235 azcando@cox.net  
SNA SIGN-IN SHEET.xls

## Sign-In Sheet

Sewell Neighborhood Meeting: Traffic Mitigation on Leonora Avenue

Full Name	Street Address	Email Address or Phone Number
Rosalie Starks	5636 E <del>7th</del> St.	886-4226
Michelle Starks	5636 E 7th St	886-4226
Mary Mack	5732 E 9th St	745-5734
Mrs. Brown	5725 E. 10th St.	745-6479
Michelle Brown	5725 E. 10th St	745-6479
Christina & Chrissy West	5714 E. 8th Street	766-6000
Kelly D. Cicco	5750 E 6th St	517-899-0839
Sally Golos	5731 E. 10th	745-5876
Alouse Wolgemuth	46 N. Leonora Ave.	977-6742
Karen Salgado	5713 E 8th St	745-5908
Frances Walpen	5643 E 7 St	790-9399

2

### Sign-In Sheet

Sewell Neighborhood Meeting: Traffic Mitigation on Leonora Avenue

Full Name	Street Address	Email Address or Phone Number
Dorine D Cicco	5756 E. 6th St	Dcicco@gmail.com (586) 855-0396
Aurelia Romero	5755 E. 9th St	(520) 270-8454
John + Linda Trammitt	5719 E 7th St	520-571-7524
Cristina Romero	5755 E 9th	270-8455
Carole Higuera-Fisher	5626 S 6th St	520 745-2596
Michael Fisher	5626 E 6th St	520 745 2596
Mary Reich	5782 E 9th St	745 6734
Kathleen Kerner	5756 E BUENS ST	747-9103
ME Strato	6049 E Wadsworth Dr	403 7449 MELORETO@cox.net
JANASIA	3119 N. CAMPBELL AVE	370 4640
Brian Becksted	5707 E Holmes	465-3665

## Sign-In Sheet

Sewell Neighborhood Meeting: Traffic Mitigation on Leonora Avenue

Full Name	Street Address	Email Address or Phone Number
Suzanne A. Steger	5714 E 7th St.	steger@bmail.com
Patrick Steger	" "	" "
NILA HORTON	5601 E 10th St	horton1206@msn.com
Kerrie Steiner	5625 E. 9th St 5645 E. 9th St	thecreativepaint@yahoo.com
Mary Kayle	5732 E 9th St	mkaitch@gmail.com
Jon Hoffman	5626 E. Burns	JONAH4052@yahoo.com
Janice Adams	5635 E. 8th	janiceadams@netmail.com
Lisa Davis-Flores	5625 E 10th St	lavis.13@cox.net



## Sewell Neighborhood Meeting

RE: Traffic mitigation for Case C9-14-03 Broadway Festival - Leonora Ave.

June 30, 2014

### Welcome and Background

- Alisa Leed (Sewell Neighborhood) welcomed attendees.
- Amy Stabler (Ward 6) gave the group a brief summary of this rezoning process. (Group numbered approximately 40 of about 60 total attendees at this point, due to conflicting start time information sent via the listserv versus City mailer.)
  - Overview and explanation of current zoning and allowable uses (C-1 and R-3) and proposed new zoning and uses (C-1).
  - Brief summary of rezoning process, highlighting first Zoning Examiner hearing, current meeting, and the steps to come (hearing on 7/10, Zoning Examiner's report, possible Mayor and Council hearing and vote).
  - Summary of the night's agenda and the purpose of the meeting: to collect input from the neighborhood on three proposed cut-through mitigation options.

### Traffic Mitigation 101

- Jesse Soto summarized the current layout of the roadway.
- Explained that Leonora Ave is a secondary emergency route, so it cannot be closed to traffic entirely.
- Leonora Ave already has 5 mitigation devices in place (e.g., traffic circles, etc.) and therefore cannot have additional devices without removal of some of existing ones.

### Options:

- **Option 1** (current proposal): Includes a "pork chop" so that vehicles are directed to make a right turn exiting the development. Under Option 1, a median would be added to enforce right turn out only.

### Questions/comments:

- Traffic could still come into the establishment from the north.
- Fire would access via Broadway. The median would leave the street wide enough for Fire to serve Leonora Ave residents.
- It is typical to allow access to a commercial development from a residential street like Leonora Ave.

- **Option 2:** Right turn egress, no ingress. Under Option 2, no access into the development would be allowed. Exit only with a right turn and a median.

Comment: People can still come down Leonora Ave in order to turn onto Broadway to enter the development.

*At this point in the meeting – about 6:30pm – approximately 20 more attendees entered (due to conflicting notices). Neighborhood member asked Jesse to start over. A lot of confusion (understandably) stemmed from the need to catch newcomers up. Jesse reviewed options 1 and 2.*

**Option 3:** Full closure. No ingress/egress from Leonora at all. Possibly two points of entry on Broadway Blvd.

Comment: Same as above – this still allows people to use Leonora Ave southbound, turn onto Broadway westbound, and enter with a right turn.

### **Neighborhood Discussion/Q&A**

- The rest of the meeting was predominantly Q&A, with some discussion among neighbors. (A lot of clarification was required because the room was not set up in a way that allowed everyone to see the visual aids at once.) Some questions about the development traffic were directed to Transportation Staff (Jesse and Zelin Canchola) and others were directed to Fire (Ken Brouillette; Michael Carreon also present). Questions and statements from neighborhood residents indicated confusion about the fire access requirements.

- The conversation began to focus on existing cut-through concerns and general street maintenance issues, among other items. Amy asked attendees to please hold their comments about issue not directly related to the rezoning and the three mitigation options. She distributed her contact information to people with additional concerns after the meeting so that neighbors could reach the ward office with these interrelated but separate concerns later.

- Concern: Cut-through traffic might use the alley along the apartments on the southeast corner of 10<sup>th</sup> Street and Leonora. Jesse answered that – depending on the particulars of the situation – it might be possible to close that alley if this were a significant problem.

- Many additional concerns voiced about existing cut-through traffic on Leonora Ave (and, some attendees added, on Chantilly Dr.), the absence of sidewalks in the neighborhood, and the condition of the neighborhood streets.

- Many voiced support for the idea that the developers negotiate access with the owners of the Hobby Lobby lot in lieu of access via Leonora Ave. This was put by some in terms of the neighborhood being the “path of least resistance” for the developers but the access via Hobby Lobby being ultimately best for everyone involved (especially because it would essentially offer customers the option to turn left from Broadway eastbound into the front of the development). City staff (and some residents who had been at the initial Zoning Examiner hearing) clarified that the City cannot require this in the rezoning conditions, since it is a matter of a private agreement between private parties.

- Ken (Fire) suggested that from his point of view, this would be an excellent option.

- Many also commented that they felt artificially constrained by the three options that were on the table. Why can't there be more discussion and more study to identify a better solution than any of these? Many people commented that they would be selecting the “least bad of three bad options” when they voted.

Alisa (Sewell): Recalled that Carolyn Laurie said that Leonora being open was a requirement of the Park Place development agreement. Attendees were not sure whether this was accurate or not. Certainly concerns about Fire access (and the land acquisition that would be necessary to create a turn-around for trucks) make closure unlikely.

### **Fill Out Comment Forms**

Comment forms were explained and distributed. Some comments were given on the back of agendas or other papers because there were not enough comment forms for everyone. (40 were printed.)

Jesse (Transportation) mentioned 1-year review option. Traffic counts in one year of an approved rezoning would reveal what the increase in cut-through actually was. The development plan would contain a condition that the developer pay for whatever mitigation this study showed was appropriate. Neighbors had mixed reactions to the idea. Most of the hesitance seemed to concern the ability of the City to actually force the developer to pay for the mitigation when the time came. Jesse clarified how development agreements work. Numerous neighbors noted that they would like to see the proposed development agreement to make sure it looked right before they would support this option.

Amy reminded the group about the July 10<sup>th</sup> hearing. Meeting adjourned – City employees stayed until the group had departed to answer additional questions.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

## Mitigation Option 1

The developer would be required to construct a median or other physical barrier to prevent people from illegally turning left onto Leonora Avenue as they exit the development. All exiting traffic would be physically directed to Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 2\*

The developer would be required to construct a median or other physical barrier to prevent a southbound right turn into the development. Exiting traffic would still only be allowed to turn right.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 3\*

The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

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\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

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*← only if there is no rear R turn W onto Bdwy*

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*See back for resident Patricia Dixon*

# Sewell Neighborhood Meeting

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*Which of three mitigation options would help control possible cut-through traffic caused by the rezoning site onto Leonora Avenue?*

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

## Three mitigation options –

- 1) A new median (or other physical barrier) on Leonora to create a “right turn exit only” from the proposed development;
- 2) A median allowing a northbound left turn (but no southbound right turn) into the development;
- 3) Eliminating the Leonora driveway in exchange for an additional driveway off of Broadway. *with additional mitigations such as no a truck route and speed bumps*

## Outcome of the Meeting

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

## Meeting Agenda

- 1) Welcome and Background (10 minutes)
  - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (20 minutes)
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  - Background on the three mitigation options – What would each look like and what are their pros and cons?
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*Liz Benitez*

# Sewell Neighborhood Comments for Zoning Examiner

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June 30, 2014

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\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

## Meeting Agenda

Sewell Neighborhood – June 30, 2014

Rezoning Case C9-14-03

2nd hearing Alameda  
Jul 10th  
before zoning Commissioner  
No

### ➤ **Purpose of the Meeting**

To provide input to the City's Zoning Examiner on the following question associated with the rezoning request for Case C9-14-03 Broadway Festival - Leonora Ave.

*Which of three mitigation options would help control possible cut-through traffic to and from the proposed rezoning site onto Leonora Avenue?*

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

Three mitigation options –

- like R.H.S.M. STH
- 1) A new median (or other physical barrier) on Leonora to create a "right turn exit only" from the proposed development;
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### **Outcome of the Meeting**

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

### **Meeting Agenda**

- 1) Welcome and Background (10 minutes)
  - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (25 minutes)
  - Jesse Soto (Transportation Department) and Ken Brouillette (Tucson Fire Department)
  - Background on the mitigation options – what would each look like and what are their pros and cons? What are the public safety constraints?
- 3) Neighborhood Discussion (15 minutes)
  - Time for Q&A on the mitigation options.
  - Neighborhood discussion of the mitigation options.
- 4) Fill Out Opinion Forms (5 minutes)
  - Forms to be returned to the Zoning Examiner will be distributed and recollected.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

~~I could accept this mitigation option.~~

I could not accept this mitigation option.

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---

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grease traps  
food odors a concern

with mitigations  
↓  
fear of truck delivery  
traffic down Leonora

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*#3 is the least offensive. However the option off negotiating with Happy Lobby for an alternative seems a better option.*

*Put in mitigation after the 1 year traffic count*

# Sewell Neighborhood Comments for Zoning Examiner

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- I could not accept this mitigation option.

\* I prefer closing of Leonora to have a 10<sup>th</sup> St

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

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*Prefer closing south bound traffic on Leonora - Leave Northbound open for emergency vehicles*

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  - I could not accept this mitigation option.

*not in favor of zoning*

*Cynthia Kirk  
not enough space for each person*

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Please circle one:

- I could accept this mitigation option. *reluctantly*
- I could not accept this mitigation option.

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

*We have a problem, with cut through traffic on Leonora and Chautley now. This new development will bring even more traffic on Leonora. Traffic counts should be done during Decent*

mitigation

- ③ Restrict commercial traffic  
+ have developer meet w/  
Hobby lobby

McClair Brown

(There were not enough ballots.)

## Mitigation Options

I choose option #3 if this plan is approved.

I request that the developer request access for trucks through Hobby Lobby.

David Brown

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

## Mitigation Option 1

The developer would be required to construct a median or other physical barrier to prevent people from illegally turning left onto Leonora Avenue as they exit the development. All exiting traffic would be physically directed to Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 2\*

The developer would be required to construct a median or other physical barrier to prevent a southbound right turn into the development. Exiting traffic would still only be allowed to turn right.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 3\*

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- I could accept this mitigation option.
- I could not accept this mitigation option.

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\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

## Mitigation Option 1

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

*Not happy with any option, But this is the least offensive. This is a big infingment on our neighborhood*

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

PREFER CLOSING AT 10TH  
ENFORCE NO RIGHT TURN ON LEONORA  
FROM B'DWAY

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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## Mitigation Option 3\*

The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.

- I could not accept this mitigation option.

if traffic laws (speeding, illegal rt. turns) are enforced.

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

Prefer closing Leonora @ 10th

## Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

### Mitigation Option 1

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### Mitigation Option 3\*

The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

*NO to all of the above*

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

DEVELOPER SHOULD NEGOTIATE W/ HOBBY LOBBY FOR ACCESS

I LIKE OPTION 3 AS WELL.

MUST RETAIN ACCESS FOR LENORA BUT RESTRICT NON-RESIDENTS FROM HAVING ACCESS.

STREETS ARE HORRIBLE AND GETTING WORSE FROM TRAFFIC FROM 5th TO BROADWAY, FURTHER TRAFFIC GOING DOWN 10th TO GRANTLY WILL FURTHER DESTROY THE NEIGHBORHOOD, STREETS, INCREASE THE POTENTIAL CRIMINAL ACTIVITY.

Plan #3 is the  
Closest to working  
Idea

---

## Meeting Agenda

Sewell Neighborhood – June 30, 2014

Rezoning Case C9-14-03

### **Purpose of the Meeting**

To provide input to the City's Zoning Examiner on the following question associated with the rezoning request for Case C9-14-03 Broadway Festival - Leonora Ave.

*Which of three mitigation options would help control possible cut-through traffic to and from the proposed rezoning site onto Leonora Avenue?*

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

Three mitigation options –

- 1) A new median (or other physical barrier) on Leonora to create a “right turn exit only” from the proposed development;
- 2) A median allowing a northbound left turn (but no southbound right turn) into the development;
- 3) Eliminating the Leonora driveway in exchange for an additional driveway off of Broadway.

SEE BACK ↘

### **Outcome of the Meeting**

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

### **Meeting Agenda**

- 1) Welcome and Background (10 minutes)
  - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (25 minutes)
  - Jesse Soto (Transportation Department) and Ken Brouillette (Tucson Fire Department)
  - Background on the mitigation options – what would each look like and what are their pros and cons? What are the public safety constraints?
- 3) Neighborhood Discussion (15 minutes)
  - Time for Q&A on the mitigation options.
  - Neighborhood discussion of the mitigation options.
- 4) Fill Out Opinion Forms (5 minutes)
  - Forms to be returned to the Zoning Examiner will be distributed and recollected.

MATCHEN STARKS  
5636 E. 7TH ST. 85744  
(CORNER LEONORA + 7TH)

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

## Mitigation Option 1

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## Mitigation Option 2\*

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 3\*

The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

*I feel the development is over using the property.*

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

0130/14

# Opinion Form for Traffic Mitigation

Rezoning Case C9-14-03

Swell Neighborhood

- \* I prefer option #3 with no access (in or out) from Leonora.  
(Access only from Broadway)
- \* If traffic increases after the development is completed I would expect that the developer would have to pay for it.

Have Traffic studies. Put in bump  
outs if traffic has increased through  
the neighborhood. Take care of all  
smells & grease from restaurants

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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---

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

Keep all  
traffic away  
from neighborhood

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

→ See back for  
another vote

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

## Mitigation Option 3\*

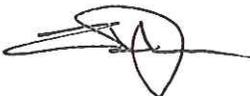
The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

I could accept this mitigation option.

I could not accept this mitigation option. *only with additional restrictions*  
*speed humps no right turn onto Leonora*  
*no street access to trucks*

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.



# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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## Mitigation Option 3\*

The developer would be required to eliminate the Leonora Avenue driveway entirely and build two points of entry and exit on Broadway Boulevard.

Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

*Keep North & South bound traffic out of neighborhood*

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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I could not accept this mitigation option.

## Mitigation Option 3\*

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Please circle one:

- I could accept this mitigation option. *only with speed humps up Leonora and no truck access maybe speed no right turn onto Leonora from Broadway*
- I could not accept this mitigation option.

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.



# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

I could accept this mitigation option.

- I could not accept this mitigation option.

*to put any barrier that keeps "through" traffic - trucks out of our neighborhood*

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

I could accept this mitigation option.

- I could not accept this mitigation option.

*need extra barriers  
so traffic does not  
use North or south  
bound Leonora.*

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

243  
Options ~~is~~ ~~approach~~ to be the only means to  
prevent non-local traffic on Leandra, which  
is our primary concern.

RICHARD METZ  
5714 E 8TH STREET

R.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

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- I could not accept this mitigation option.

*\* With these conditions  
see back of paper →*

---

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

*With more mitigations —  
this isn't enough!*

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

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- I could not accept this mitigation option.

\* with additional mitigation.

---

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

DEVELOPER SHOULD NEGOTIATE W/ HOBBY LOBBY  
↓ NO ACCESS TO/FROM LEONORA + KEEP OUT  
OF OUR NEIGHBORHOOD

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

## Mitigation Option 1

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Please circle one:

- I could accept this mitigation option.
- I could not accept this mitigation option.

Developer should  
negotiate with  
Hobby Lobby + access  
to / from Leonora -  
STAY OUT OF OUR  
NEIGHBORHOOD

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

# Sewell Neighborhood Meeting

When: June 30, 2014 at 6:30PM

Location: Holy Resurrection Church, 5910 E 5th Street

## Purpose of the Meeting

To provide input to the City's Zoning Examiner and Transportation Department on the following question associated with the rezoning request for Case C9-14-03 Broadway Festival - Leonora Ave.

*Which of three mitigation options would help control possible cut-through traffic caused by the rezoning site onto Leonora Avenue?*

Cut-through traffic – vehicles on Leonora Avenue that do not begin or end their trips in the Sewell neighborhood.

## Three mitigation options –

- 1) A new median (or other physical barrier) on Leonora to create a “right turn exit only” from the proposed development;
- 2) A median allowing a northbound left turn (but no southbound right turn) into the development;
- 3) Eliminating the Leonora driveway in exchange for an additional driveway off of Broadway.

## Outcome of the Meeting

Before leaving, you will be asked to fill out a form to share your yes/no opinion on each of the three proposed options.

## Meeting Agenda

- 1) Welcome and Background (10 minutes)
  - Alisa Leed (Sewell Neighborhood Association) and Amy Stabler (Ward 6 Council Office)
- 2) Traffic Mitigation 101 (20 minutes)
  - Jesse Soto (Transportation Department)
  - Background on the three mitigation options – What would each look like and what are their pros and cons?
- 3) Neighborhood Discussion (20 minutes)
  - Time for neighbors to share their thoughts on the proposal with each other.
  - Also time to ask questions and get clarification from City staff.
- 4) Fill Out Opinion Forms (5 minutes)
  - Forms that will be returned to the Transportation Department will be distributed and recollected.

*Would prefer that property owner negotiate access to Broadway with Hobby Lobby.*

*Also oppose Commercial re-zoning of R-3.*

*All traffic counts should be done Aug-May*

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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- I could not accept this mitigation option.

\* The developers have indicated that they will not continue to pursue this rezoning if this is required. They will build under the existing zoning (C-1 and R-3) instead.

There also has to be a way to dispose of grease traps so they don't stink up →  
NO - rezone for C-1!

# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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# Sewell Neighborhood Comments for Zoning Examiner

Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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WITH CONDITION THAT CITY ~~IS~~ HELPS  
WITH CUT-THROUGH TRAFFIC BY NO RIGHT  
TURN LEONORA / BROADWAY & SPEED LIMIT

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I AM choosing #3 but would prefer that an alternate opt. on which requires the developer to explore using access @ wide H.A. by lobby.

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Case C9-14-03 Broadway Festival - Leonora Avenue

June 30, 2014

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Please circle one:

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- I could not accept this mitigation option.

*but would like a 4th option explored*

---

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# Sewell Neighborhood Comments for Zoning Examiner

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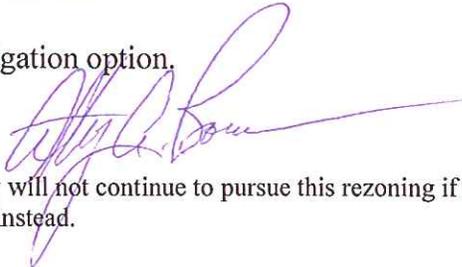
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*Signed:*  
ANTHONY A. BUNEDA 

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*But not happily.*

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Please circle one:

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- I could not accept this mitigation option.

*This is best!*

*[Signature]*

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6/27/14

To Whom it May Concern:

I am the owner of 5720 E Holmes St. I unfortunately am not able to attend the meeting on 6/30/14 as I am out of town. I want to oppose traffic being allowed to cut through on Leonora from the new venture being built as well as from Broadway travelers. This will increase traffic and increase safety hazards to what used to be a pretty quiet and low traffic neighborhood. Ever since Park Place has been redone, the traffic has continued to increase as people use out neighborhood as a cut thorough. This is a family neighborhood with families and frequent walkers. There is also a school, which increases the presence of children.

I am requesting that there be no traffic allowed to come off Broadway and head north on Leonora, and traffic exiting the new business not have access to the neighborhood and must exit back on Broadway. This would also prohibit traffic that cuts through from 5<sup>th</sup> Street to get to Broadway. Close Leonora to outside traffic. This is not a big inconvenience as opposed to gaining the safety and quality of our neighborhood back.

The safety and quiet of the neighborhood should not diminish due to additional retail in the area.

Regards,

Kristen Graham  
Paul A. Graham  
5720 E Holmes St 85711

The Mitigation Option that best addresses the cut through traffic in my opinion is the 3<sup>rd</sup>: Close access to the parking lot on Leonora and allow 2 access points on Broadway. I believe that an unfair amount of cut through traffic will continue even with this mitigation. I would like to see the developer required to negotiate access for commercial traffic with Hobby Lobby and not allow the deliveries to be made as neighborhood cut through traffic. Furthermore, I want the developer to be obligated to pay for and install better mitigation strategies on Leonora after the traffic count in one year.

Scott Fauland  
5725 E 6<sup>th</sup> St

6/30/14

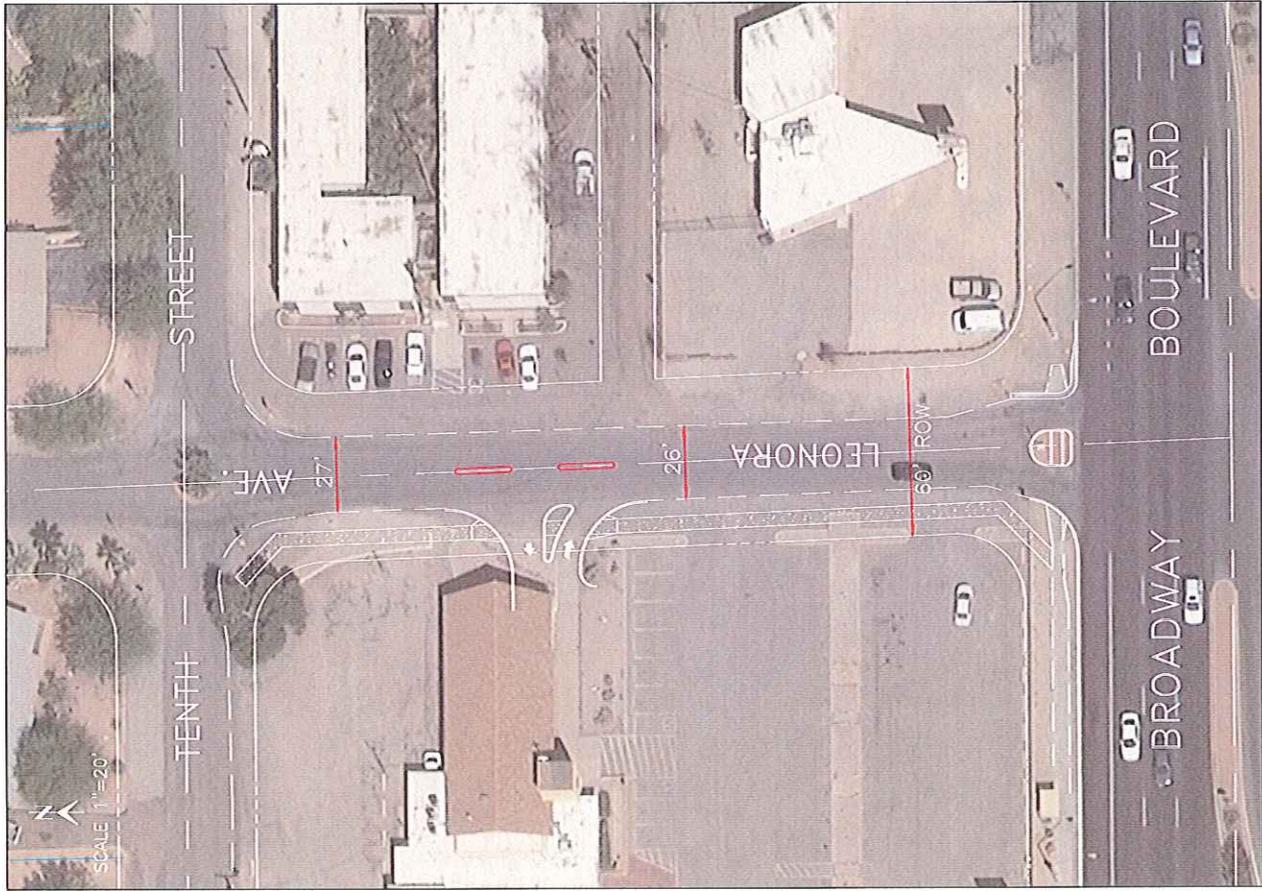
garden

②

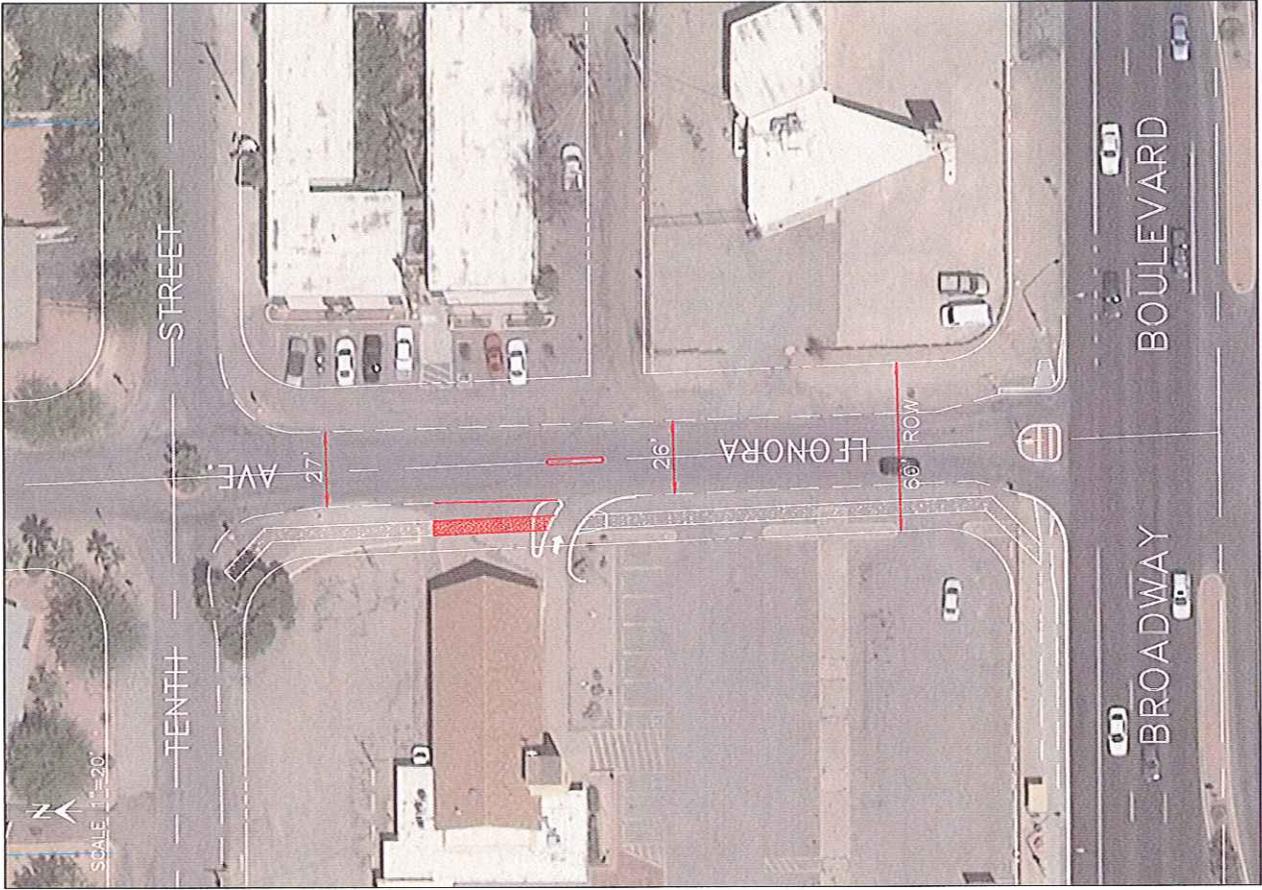
Ken Koppa

5756 E. BURNS

---



OPTION 1 NO LEFT OUT



OPTION 2 OUT ONLY

**From:** Kim Briamonte <kim@reynalawfirm.com>  
**To:** "carolyn.laurie@tucsonaz.gov" <carolyn.laurie@tucsonaz.gov>  
**Date:** 7/8/2014 10:21 AM  
**Subject:** 3 letters of support re: 5601 E Broadway  
**Attachments:** Letters of support 5601 E. Broadway.pdf

Hello Ms. Laurie,  
 Please see the attached letters of support for the proposed project at 5601 E. Broadway Blvd.

Thank you,  
 Kim

Kim Briamonte, JD  
 Practice Consultant\*  
 The Reyna Law Firm, P.C.  
 2525 E. Broadway Blvd., Suite 103  
 Tucson, Arizona 85716  
 (520) 784-7200 Telephone  
 (520) 784-7201 Fax  
 kim@reynalawfirm.com<mailto:kim@reynalawfirm.com>

\*not a licensed attorney

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not view attachments, disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
Phone: 520.837.4953 Fax: (520) 791-4340

RE: Case C9-14-03 (5601 N. Broadway)

Dear Ms. Laurie,

This letter is in full support of the proposed project for 5601 E. Broadway Blvd. Our Church has found a new home in Tucson that can better support the needs of our congregation; however, it is contingent upon a successful outcome in this rezoning case.

The feedback from the neighborhood related to restricting our properties access which already exists and denying a future right to traffic circulation onto Leonora is totally unreasonable. Leonora is a public street intended to be used by all property owners in the neighborhood including our Church and what comes after us. Denial to full access to Leonora will decrease our property value by limiting the commercial viability of the site and disallow our chances to purchase our replacement site, further and consequently, imposing an extreme hardship related to any opportunity we have moving forward.

Thank you and please reach out to our Pastor, David Dahlberg (520) 405-6929 with any questions or concerns.

Sincerely,



Kim Briamonte  
390-3578

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,



Robert A. McKercher

July 2, 2014

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Sincerely,

  
CHRISTINE BRIAMONTE

July 7, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)

RE: Rezoning for 5601 E. Broadway Boulevard, Tucson (C9-15-03)

Dear Ms. Laurie:

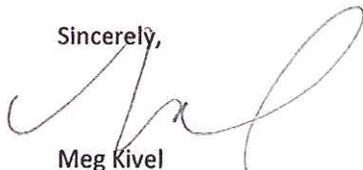
I am writing to support the rezoning effort for the above-referenced site. As a nearby property owner for various properties along Broadway, I can attest that the area is one of the most-sought-after retail areas of Tucson and taking an antiquated church site to its fullest potential is definitely a good thing for that stretch of Broadway Boulevard. The Neighborhood Plan shows that site being acceptable as C-1, and that is the zoning the developer is seeking for the north half; C-1 is what the south half is zoned.

In reviewing the site plan, it appears the developer has mitigated the potential for any of the traffic of the development from turning north into the neighborhood. Knowing how retailers work, maintaining a second access point to the site is critical to the site being attractive to the most sought-after operators. Further, it helps with the garbage truck and fire truck circulation.

The other retail redevelopments in the general vicinity have been well-done and, no doubt, this site's redevelopment will augment what is already happening in the area. The site where Long Horn Steakhouse is located successfully got its site fully zoned C-1 with the same neighborhood and that has been quite an improvement to that area and for the neighbors who face the restaurant site (versus the dilapidated old furniture store building).

With the opportunity to bring this site at 5601 E. Broadway Boulevard to a tax-generating use, with more employment opportunities, in an area that is already developed with similar uses, I say let's support this local developer in its quest to do right by the site, the church who wants to move, the neighborhood and the City of Tucson!

Sincerely,



Meg Kivel

Kivel Investments

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
Phone: [520.837.4953](tel:520.837.4953) Fax: [\(520\) 791-4340](tel:(520)791-4340)

RE: Case C9-14-03 (5601 N. Broadway)

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Thank you and please reach out to our Pastor, David Dahlberg [\(520\) 405-6929](tel:(520)405-6929) with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Dahlberg", written in a cursive style.

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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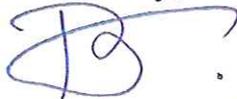
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Sincerely,



Robert G. Maxfield



July 2, 2014

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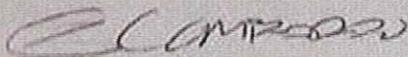
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July 5, 2014

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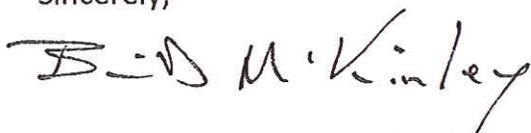
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Sincerely,

  
Brian D. McKinley

July 2, 2014

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Sincerely,

~~Ethan~~

Ethan Sword

Cherette Bily

~~Shanna~~ Shanna Dayton

Conception Steed

Brian Steed

Camilla Bamboa

Shyla Rose

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Duane Martin

Duane Martin

~~Richard Davis~~ Richard Davis

~~Brian Steed~~ BRIAN Steed

Martha Gastelum Madra

Christine Heisch Christine Heisch

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Thank you and please reach out to our Pastor, David Dahlberg (520) 405-6929 with any questions or concerns.

Sincerely,

Richard K. Lester  
Melissa A. Lester

Ronna Lambert

Don & Pat

Benny Lewis

Joseph Adler  
(Joseph ADLER)

Jonda Adler

Ryan Thomas  
(Ryan) (Thomas)

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
Phone: 520.837.4953 Fax: (520) 791-4340

RE: Case C9-14-03 (5601 N. Broadway)

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Sincerely,

  
Quinn Van Renterghem

 Rayna Weaver

 Suda Washburn

 Tim Sipe

MICHAEL COY 

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Thaddeus Jones  
Thaddeus Jones  
George B. Eberly  
George P. Eberly  
Eddie Carter  
Rod Pace  
Rud Pau  
Marvin E. Mooman  
No. Eberly  
Julene Carter  
Andrea C. Alexander

Stephene Park  
Beverly Rabinowicz  
Marcus Rabinowitz  
Erin Lobsenz  
Paul Smith  
Marsha Halajian  
Linda Olvera  
Susan Collins  
Barbara McClellan

July 2, 2014

Carolyn Laurie  
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Sincerely,

Philip J. Rubin  
Laura J. Bradley  
D. Lynn  
Ana Jagers  
Juanita Swain  
Mike Hall / MIKE HALL  
Brian J. [Signature]  
Harold O. [Signature]  
Deborah L. Harney

Jackel Cabe [Signature]  
Hector Postelwaart  
Ana Yuzna  
[Signature]  
Michelle Adams  
Frank Shore Paul Shore  
Fernando M. Ronquillo  
FERNANDO M. RONQUILLO

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,



Teresa R Knipp

Stephen Aranda  


July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

  
Derek Dahlberg  
Derek Dahlberg  
Cynthia Dahlberg  
Dahlberg

Rosa Diverso  
Enrique Lopez

Robin Davis Robin Davis  
Rahy Harsul  
Robert J. Hovresch

Susan Hall  
Susan Hall  
Sandy Rosati SANDY ROSATI

Alina Stephens/Alicia Stephens

Gary Stephens/

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Spencer Cottaro  
Sp Cottaro

Justin Rossow

Justin Rossow

David Dahlberg Jr



Cheryl Wolaver - Cheryl Wolaver

Gwenddyn G Lewis - 

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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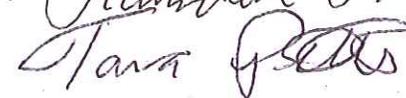
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July 2, 2014

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Sincerely,



July 2, 2014

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Phone: 520.837.4953 Fax: (520) 791-4340

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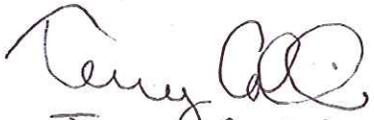
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Sincerely,

  
Terry Collins

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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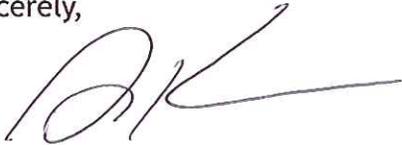
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Sincerely,

A handwritten signature in black ink, appearing to read 'SK' with a long horizontal stroke extending to the right.

Shawn Knipp

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Lisa Coffaro  
Lisa Coffaro

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Pamela J. Jackson  


July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Paul Edward Jackson

Paul Edward Jackson

7/6/14

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
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Sincerely,

*Holly Allen*  
*David Dahlberg*  
CAROLYN MARTIN *Carol Martin*

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

*Jennifer P. Jaeger Jennifer P. Jaeger*

July 2, 2014

Carolyn Laurie  
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City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

SANDRA NOVITT, 

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

*Mary Elaine Semmes*

July 2, 2014

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City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

*Clairie Ackerson*

July 2, 2014

Carolyn Laurie  
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Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

A handwritten signature in cursive script that reads "Robert L. Marcewicz". The signature is written in dark ink and is positioned below the typed name "Robert L. Marcewicz".

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
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Sincerely,

Handwritten signature of Robert Coffey in cursive script.

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
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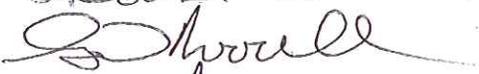
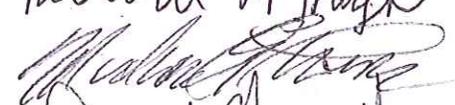
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GREGORY S FERRELL	G. Root
	George Ehnat, George Ehnat
FRED ARMSTRONG	Ian Howell
	Debbie Denton (Debbie Denton)
YVON W RIVERS	Shane Denton
Yvon W Rivers	
GENIE SAAVEDRA	Pat M. Thompson Pat M. Thompson
Therrell M. Hays	Quaji C. Musser
	Drew W. Trucking
David Howell	

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)  
Phone: 520.837.4953 Fax: (520) 791-4340

RE: Case C9-14-03 (5601 N. Broadway)

Dear Ms. Laurie,

This letter is in full support of the proposed project for 5601 E. Broadway Blvd. Our Church has found a new home in Tucson that can better support the needs of our congregation; however, it is contingent upon a successful outcome in this rezoning case.

The feedback from the neighborhood related to restricting our properties access which already exists and denying a future right to traffic circulation onto Leonora is totally unreasonable. Leonora is a public street intended to be used by all property owners in the neighborhood including our Church and what comes after us. Denial to full access to Leonora will decrease our property value by limiting the commercial viability of the site and disallow our chances to purchase our replacement site, further and consequently, imposing an extreme hardship related to any opportunity we have moving forward.

Thank you and please reach out to our Pastor, David Dahlberg (520) 405-6929 with any questions or concerns.

Sincerely,

*Mary M Menager*  
Mary M Menager  
7/4/2014

July 2, 2014

Carolyn Laurie  
Lead Planner  
Planning & Development Services  
City of Tucson  
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Sincerely,



Audrey M Schackart

~~7/4/14~~  
7/4/14

July 2, 2014

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*Tom A. Swadlow*  
*Debrah Bates*  
*Chris J. Bates*  
*Maria Guerrero*  
*Lynnda Richards*  
*Dottie McRae - Dottie McRae*  
*Jackie Merrill JACKIE MERRILL*  
*Kathleen Riós*  
*Elaine Day Elaine Day*  
*Larry Day*

July 2, 2014

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MARTIS T. Thompson  
Marta Lopez  
Luzmila P. Soto  
Janelle L. White  
Annette M. Rivers

Cherianne Apperson  
Susan Schaefer  
Mary El III  
Sam deBari

Carla Baker  
Mark Guerrero  
Tony Schell

Judy Moorman  
Shirley Chinty  
Brandon Thompson

Nancy Bingham Nancy Bingham  
Melissa Perreault  
Chris Perreault

Meryl Lakser  
Sheryl Lakser

July 2, 2014

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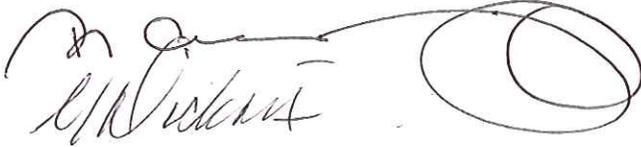




Linda EA. Eberly

 - CAROL ALLOR

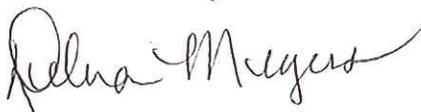
Rose Hull



Marcellus Dickson  
Machelle Cutright



Lee Meyers



Debra Meyers

July 2, 2014

Carolyn Laurie  
Lead Planner  
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Sincerely,

Sherry Fritz *Sherry Fritz*  
Angela R. Aldrin *Angela R. Aldrin*  
James S. Hall *James S. Hall*  
*Renee Stephens* *Renee Stephens*

July 2, 2014

Carolyn Laurie  
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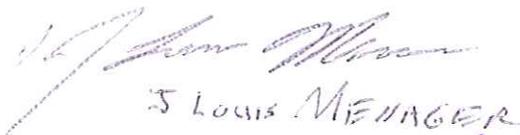
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J LOUIS MENAGER

HAL SLAWINA - 

Gay Candell

~~ARE STRICKLAND~~

Matilda Soto  
Matilda Soto

July 2, 2014

Carolyn Laurie  
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Charity Fagf

Heidi Caulkins Heidi Caulkins

July 2, 2014

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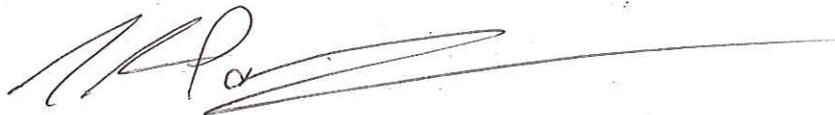
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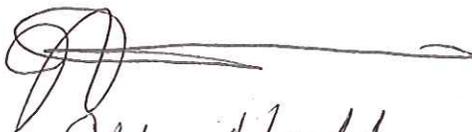
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Sincerely,

Dillon Patterson



Jill Patterson



Ellie Hull

Ellie Hull

July 2, 2014

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Planning & Development Services  
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Sincerely,

Paul E. Sward

Richard Sward

Yolanda Pacheco Yolanda Cochrane

Demel Cochran Darrell Cochran

Robert J. Hawrock

Shaylyn Lakser

Kara Lakser Kara Lakser

**From:** George Larsen <georgelarsenbaker@gmail.com>  
**To:** <carolyn.laurie@tucsonaz.gov>, Nancy McClure <nancy.mcclure@cbre.com>  
**Date:** 7/8/2014 12:13 PM  
**Subject:** Letter in Support of Zoning Case C9-15-03  
**Attachments:** Letter in Support of Zoning.pdf

Dear Ms. Laurie,

Please find attached a Letter of Support of Zoning Case C9-15-03 (5601 E. Broadway Blvd). Should you have any questions please feel free to contact me.

Thank you,  
George

--

George C. Larsen, CCIM  
Larsen Baker Development, Brokerage & Management  
6298 E. Grant Rd., Ste: 100  
Tucson, AZ 85712  
P: (520) 296-0200  
F: (520) 296-1571  
george@larsenbaker.com

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www.larsenbaker.com

July 8, 2014

Carolyn Laurie, Lead Planner  
Planning & Development Services  
City of Tucson  
201 N. Stone Ave, 1<sup>st</sup> Floor  
Tucson, AZ 85701

Via E-Mail:  
[Carolyn.Laurie@tucsonaz.gov](mailto:Carolyn.Laurie@tucsonaz.gov)

Re: Letter in Support of Zoning Case C9-15-03  
5601 E. Broadway Blvd

Dear Ms. Laurie,

The Plaza at Williams Centre LLC is the owner of the shopping center on the southwest corner of Broadway Blvd and Craycroft Rd. The members/owners of this shopping center support the re-zoning request for the former church property at 5601 E. Broadway Blvd.

We have seen the proposed re-development plan for this property. Adding a new specialty retail center to this area of the Broadway Blvd commercial corridor is appropriate to its commercial environment.

The new center will add to the attractiveness of Tucson's eastside and is in keeping with all the remodels/repurposing of the older buildings in this area of Broadway.

The Pepper Viner folks are responsible and experienced developers and will do a good job on this re-development if allowed to proceed. Thank you for your consideration.

Sincerely,



George C. Larsen, CCIM