

BROADMOOR-BROADWAY VILLAGE NEWSLETTER

June 2010

BBVNA President's Letter

by Shirley Papuga, BBVNA President

At the March 2010 BBVNA Annual Election Meeting, I was elected to serve as the 2010 President. At this same meeting, John Thomas (Stratford) agreed to serve as First Vice President, former secretary Mary Mieler (Malvern) agreed to serve as Second Vice President, and former president Karen Martin (Arroyo Chico) agreed to serve as Secretary. Rita Toland (Devon) volunteered to serve again as the BBVNA treasurer. Together, the five of us represent diverse backgrounds and perspectives that I believe will serve the Broadmoor-Broadway Village Neighborhood well. Before we move ahead too quickly, I would like to take this opportunity to acknowledge the efforts of the 2009 BBVNA Board, including former vice presidents Barbara Morehouse (Malvern) and Bob Tracy (Manchester). Continued enthusiasm from neighborhood volunteers such as them, has enabled Broadmoor-Broadway Village Neighborhood to maintain its reputation as a central Tucson gem.

About Me. My husband Jeremy and I moved to the neighborhood in June of 2007; we moved to Arizona from Colorado in spring 2007 first renting a small house in the Blenman-Elm Neighborhood. Originally, I am from Flushing, Michigan and Jeremy is from Dayton, Ohio. One of the main attractions of Broadmoor-Broadway Village Neighborhood for us is that there are always neighbors out and about – walking dogs, jogging strollers, trimming trees, pulling weeds, chatting on porches. I am on the faculty at the University of Arizona in the School of Natural Resources – and love that living in this neighborhood enables me to bike to work everyday. We've got two dogs – one giant fluffy princess "Quandary" and one lil' six month old monster "Quinton" – you may have seen us walking them around the neighborhood. We love gardening – and while the transition to desert gardening has been difficult – we have had success in growing both a productive winter and summer vegetable garden in our backyard. If you pass by our house, you might notice that we've also landscaped our front yard with edibles, including fruit trees, strawberries, and herbs. Since our arrival in Tucson, we've tried to be active in the community – e.g. participating in the Tucson Bird Count (one of our transects is through the Arroyo Chico!), organizing and participating with you in a neighborhood clean up of the Arroyo Chico earlier this year, etc...

New Web Page. One of the first things that I have been tackling with the board and in consultation with former web manager Bryce Carey is the development of a new BBVNA website (www.bbvna.com has been retired). The new web site is meant to be a way for neighbors to access information such as board meeting minutes or living with wildlife pamphlets in a single location. At the website you can also sign up for the list-serve, fill out a questionnaire about neighborhood volunteer opportunities, access archived newsletters, etc... Visit us at: <http://www.broadmoorbroadwayvillage.com>.

New List-Serve. The BBVNA list-serve has been transferred to the new website domain. If you were receiving email on the old BBVNA list-serve (bbvna-neighbors@bbvna.com), you have been automatically transferred to the new BBVNA list-serve (neighbors@broadmoorbroadwayvillage.com). The BBVNA list-serve is moderated; to send an email to the list-serve, contact any BBVNA board member and they can forward your message to the list-serve.

New at Broadway Village

by June Hussey

This spring, Broadway Village (BV) submitted a preliminary Planned Area Development (PAD) application to the City of Tucson to request a customized zoning code for this historic shopping center. This important step is being taken so that owners can make improvements to the site including ingress, egress, handicap accessibility, parking, landscaping and pedestrian circulation. It will put measures in place to preserve the historic integrity of the property while also safeguarding the site from any future additions that would not blend architecturally with existing historic structures. The proposed plan ensures neighbors continued access into Broadmoor from both Broadway and Country Club. Owners welcome your input. Email questions/comments to junehussey@msn.com. A public hearing will be held later in the process. For PAD process details visit: <http://www.broadmoorbroadwayvillage.com/broadway-village-updates-1>.

Last December, "Avenue Boutique" opened in BV at 3050 East Broadway. With beautiful display windows facing Broadway, the boutique offers contemporary designer and vintage clothing, accessories, and one-of-a-kind furnishings and home accessories.

In May, BV welcomed "The Mahlia Collection" to the former "Clues Unlimited" space at 123 S. Eastbourne Drive. The boutique features women's fashions, furniture, accessories and jewelry.

Negotiations are ongoing to fill remaining vacancies according to the owners leasing plan, so stay tuned.

Please join us for the weekly Friday's Farmers Market (10am to 2pm) and the Broadway Village Art Bazaar on the 3rd Saturday of each month (9am to 4pm).

BBVNA Board

Shirley Papuga *President*
2725 E Malvern St 303-332-7575
president@broadmoorbroadwayvillage.com

John Thomas *1st Vice President*
vp1@broadmoorbroadwayvillage.com

Mary Mieler *2nd Vice President*
vp2@broadmoorbroadwayvillage.com

Karen Martin *Secretary*
secretary@broadmoorbroadwayvillage.com

Rita Toland *Treasurer*
treasurer@broadmoorbroadwayvillage.com

BBVNA Officers

Ann Pattison *Chair Historic Designation*
history@broadmoorbroadwayvillage.com

Kristi Lloyd *Chair 4th of July*
4th@broadmoorbroadwayvillage.com

Shirley Papuga *Web Manager*
webmanager@broadmoorbroadwayvillage.com

Bryce Carey *Newsletter Editor*
editor@broadmoorbroadwayvillage.com

June 2010 BBVNA Newsletter Distribution Team

Linda Abrams, Rita Toland, Barbara O'Brien, Jean O'berg, Bryce Carey, Mary Mieler, Bob Scofield, John Thomas, Michael Allen, Shirley and Jeremy Papuga

Visit our neighborhood website at:
www.broadmoorbroadwayvillage.com

**BBVNA Board Meetings
are held the 3rd Tuesday of each month**

**Next BBVNA Neighborhood Meeting:
Tuesday – September 21st**

To sign up for the
Broadmoor-Broadway Village Neighborhood List-Serve
send an email request to:
webmanager@broadmoorbroadwayvillage.com
or visit
www.broadmoorbroadwayvillage.com
and fill out the online subscription form.

"The City of Tucson, its officers and employees, its Housing and Community Development Department and all other offices neither agrees nor disagrees with the views expressed or implied in this communication or any referenced websites and are not therefore responsible. The distribution requester is solely responsible."

**Summer Brush and Bulky Pick Up
Week of August 9th, 2010**
<http://esd.tucsonaz.gov/content/brush-and-bulky>

Historical Designation Update

by Ann Pattison

On June 14, Jonathan Mabry (City of Tucson Preservation Officer) and R. Brooks Jeffery (architect historian and Director of the Drachman Institute at the University of Arizona) spoke to the Historic Designation Committee to describe the process of listing a neighborhood as a National Register Historic District. Below are some of the highlights of their discussion.

BBVNA has 420 properties, including 28 commercial properties. Each property in the proposed district must be evaluated in the application, and at least 51% of the properties must qualify as a contributing property.

Advantages of historic designation include a potential increase in property values for the named district and property tax reductions for contributing properties.

The properties are evaluated for three general qualities: age (at least 50 years old), significance (why this property/district special in the historic context), and integrity (has the property maintained those qualities?). BBVNA's biggest challenge will be to establish its significance and unique character.

A nomination undergoes three levels of review and may be returned with questions at each level. First it is submitted to the State Historic Preservation Office, and it is then examined by the Historic Sites Review Committee before finally being sent to the National Register of Historic Places.

Because of the detail required in the nomination, it should be prepared by a qualified consultant. This typically costs \$300 per property (remember that each property, including empty lots, must be described). For our neighborhood, that totals over \$120,000. Money in the Arizona State Heritage Fund, which has helped other neighborhoods, has been 'swept' to help alleviate the state budget deficit and is not likely to be available in the near future. Other grants and funding sources have become equally scarce. We can reduce the cost by doing some of the required archival research and oral histories ourselves (and there are programs and training available to volunteers). We can also exclude from the outer boundaries of our nominated district properties that won't qualify or are not interested. Realistically, however, we will need to raise tens of thousands of dollars to complete the process.

In short, the main hurdles for BBVNA are to establish the historic significance of our neighborhood and to raise a large amount of money, probably including contributions from individual households. To that end, the Committee will be distributing information and conducting a door-to-door 'interest' survey. Watch for the flyers and please don't be mean to your friendly neighborhood surveyors.

More information to come.

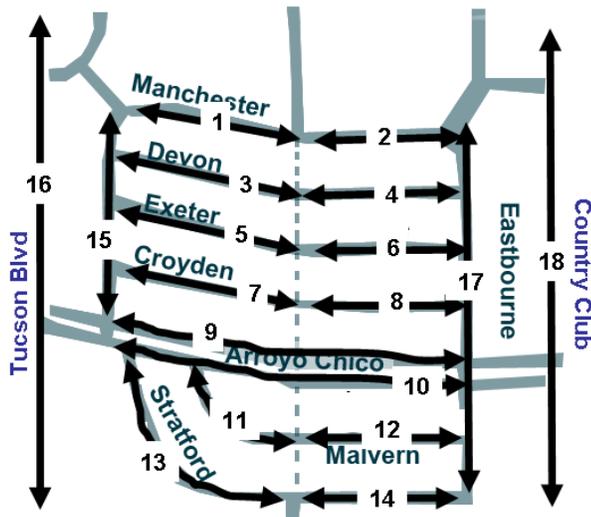
To get involved with the BBVNA Historic Designation Committee contact Ann Pattison at history@broadmoorbroadwayvillage.com.

BBVNA and Neighborhood Watch

by Mary Mieler

Neighborhood Watch is a program of neighbors watching other neighbors' property during vacations, the workday, evenings, or any absence. The purpose of the program is to create an alert neighborhood using simple crime prevention methods. The program works through mutual aid – neighbors watching each other's property – and can provide an outlet for fun neighborhood social events.

The 2009 BBVNA board partitioned our neighborhood into eighteen Neighborhood Watch sections, each led by a committed volunteer Neighborhood Watch section leader. Thanks to dedicated volunteers, currently, 7 of eighteen sections are on their way to formal neighborhood watch: some sections are just beginning process while other sections have completed the final step of adding house numbers to the backs of section lots that can be accessed by emergency officials from the easements. Still, Neighborhood Watch leaders are needed in sections 2, 3, 7, 8, 9, 13, 14, 15, 16, 17, and 18.



If you are interested in becoming a Neighborhood Watch leader or participating in a Neighborhood Watch on your street, contact a BBVNA Board Member or visit www.broadmoorbroadwayvillage.com/neighborhood-watch.

In Memory of Gary Wern

by Karen Martin

Broadmoor is a tight-knit community and residents are quick to lend a hand whenever the need arises. Last September when we heard of the death of Gary Wern, one of our neighbors, many stepped forward to offer condolences, support, and cash donations. Approximately \$120 was collected. Gary's family has asked that a donation be made to a favorite charity. The BBVNA Board voted last week to use a portion of the money to have a tile placed on the Malvern Plaza and to have the balance donated in his honor to a charity. We have placed a call to his close associates to identify a charity that aligns with Gary's values.

Home Sales in Broadmoor-Broadway Village

by Shirley Papuga, numbers from Alan Aronoff

In the past 6 months, the sales of eight homes have closed in the Broadmoor-Broadway Village Neighborhood. **Make sure to get out and welcome your new neighbors!**

Address	Close	BR	BA	SQFT	\$\$SQFT
2918 Stratford	04/16/10	3	2	1,489	134.32
218 Stratford	02/16/10	4	2	1,881	106.32
455 Eastbourne	04/30/10	3	2	1,571	146.34
2602 Croyden	01/29/10	4	3	2,200	106.82
2734 Exeter	06/02/10	3	2	1,589	164.88
2909 Croyden	04/29/10	3	2	1,931	137.23
2834 E Devon	05/14/10	3	3	2,176	151.65
2717 E Exeter	05/13/10	4	3	2,124	155.37

Broadway Boulevard Corridor Project

by John Thomas

The Broadway Boulevard Corridor project is envisioned to widen Broadway, from Euclid Avenue to Country Club Road, to an eight-lane, divided roadway with two lanes dedicated for transit and bike lanes in each direction. The budget for the project is \$71 million, with approximately \$42 million coming from the RTA and \$29 million from Pima County Bond Funds. While the 1987 Broadway Corridor Study recommended that Broadway be widened on the north side, that decision is not locked in stone and will be reviewed by the project study team. The project web site - <http://dot.tucsonaz.gov/projects/broadway/> - notes that "A Citizens Task Force will be developed to help with the evaluation of the alignments and to assist the team in identifying issues that may be related to different alignment alternatives." Construction of the Broadway widening project will not begin before 2014. BBVNA has been contacted by the City Transportation Department's Broadway Corridor Project Director, who would like to come one of our neighborhood meetings to discuss the project. As soon as this briefing is scheduled you will be notified of this date.

Treat Walkway Project

by John Thomas

Due to the efforts of several neighborhood residents, several years ago our neighborhood was successful in obtaining a Transportation Enhancement Grant from the Arizona Department of Transportation to construct the Treat Walkway project. This project will provide an accessible path through the neighborhood linking Treat Avenue on the north and south sides of the neighborhood, and will include a concrete walkway, curb cuts, stamped street crossing, and accessible ramps to the footbridge over Arroyo Chico. Our application for this project was sponsored by the City Transportation Department, which agreed to maintain the project in perpetuity. The Treat Walkway project will go out to bid for construction after July 1st, and will be constructed in the fall. The City's project director for the Treat Walkway project attended the last BBVNA general meeting to outline the project for residents, and will brief the neighborhood one more time before actual construction begins.

DUES: Annual dues for the BBVNA neighborhood association are \$15 per household (\$25 for merchants) and are collected and applied to the calendar year in which they are paid. Payment of dues is voluntary, but we greatly appreciate your support. If you would like to pay your 2010 dues, make a check payable to BBVNA and drop it off or mail it to BBVNA, c/o Rita Toland, 2818 E Devon St, Tucson, AZ 85716.

Thank you 2010 contributors:

Arroyo Chico

Ned & Jana Franz
Raul & Teresa Soltero
Thomas & Cathy Dukes
John & Linda Stapleton
Robert Sorensen & Mercy
Valencia
Jon & Yolanda Faber
Dave Zavala & Karen Martin
Mark Swanson & Pam Hopkins
Wayne Anderson
Richard Roati & Susan Silverman
Paul Bessey

Croyden

Cynthia Bruwer
Marian & Linda Gray
Bill Burgess & John Heefner
Joel & Jean White
Oscar Beita & Madeline Kiser
Paul Rosado & Mia Hansen
Chancey Pelletier
John & Patricia Stanley
Bobby & Cassie Smith
Leann Correa
Ruth Coykendall
Norma Galindo & Jane Cripps
Mara Gonzalez
Paul & Bonnie Formentini
Andie Zelnio

Country Club

Anne Coburn
Emma Lou Collins

Devon

Ted & Rose Marie Welchert
Jeffrey Dean
Annie Kuberek
Russell Varineau & Jane Hall
Edward Down & Gillian
Drummond
Peg Franken
Michael Purdy & Patricia Stempel
Janice Welchert
Michel & Lisa Coney
The Conovers
Bryan & Tamara Sargus
Marie Bechtold

Devon (continued)

Patrick Webster & Nancy Tepper
Todd & Christina Leber
Brad & Rita Toland

Eastbourne

Fred & Sylvia Montes
Norbert & Dana Lawson
Mary Cassidy & Debbie Bailey
Michael & Kathleen Allen
Diane Breier
Darby & Jean Mondeau
Elizabeth Guldseth

Exeter

Thomas & Lisa Anderson
Steve Paz & Sonia Trejo
Alan & Barbara O'Brien
Fay Unangst
Carol Calkins & Marsh Bagwell
Frank Obregon & Deborah Bernini
John Swiss & Irene Ogata
Kathryn Thomas
Elizabeth Bradshaw
Lori Lantz
Kurt & Kristen Veitch
Linda Sovola
Douglas Riggs & Brandy Sheffield
Cheryl Purvis

Malvern

Jo Musswer-Krauss
Philip Johnson & Barbara
Morehouse
Phyllis Carrasco
Constance Anzalone
Heather Fiske
Alix Maher
Gerardo & Sylvia Aguilar
Anita Scales
Brenda Casey
Edward & Alice Cavaletto
Johan Lahtinen & Jeanne Kleespie
David & Nancy Murray
Jeremy & Shirley Papuga
Larry & Terry Padilla
Jud Whitnell & Mary Mieler
Stephen Bauer & Maria Villa
Julieta Barber

Manchester

Barbara Weaver
Merle Joy Turchik
Bryce & Susan Bouchard
Stan Gordon & Linda Abrams
Amos & Catherine Sales
Bob Tracy & Lorenia Bruce
Brian & Paige Winkle
Joan Calcagno
Patrick & Junko Olander

Stratford

Richard & Yolanda Moreno
Richard & Sandra Graham

Stratford (continued)

Gary & Lupita Rodriguez
Marian Crane
Robert Scofield & Mavis Herreras
Jack & Barbara Eckart
Michael & Cristy McCoy
Alex Koslo
Robert & Susan Bowers
M Cheek
John & Becky Thomas
Ruth Mary Sutterley
Betty Alexander
Mark Rosenbaum & Bruce
Cameron

Arthur & Diane Abbott
Ralph Hurd

Tucson Blvd

None to date.

Merchants

None to date.



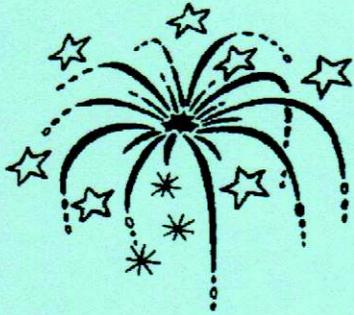
**26th Annual
BBVNA 4th of July Parade!**

Join your neighbors and celebrate the holiday in this annual event!

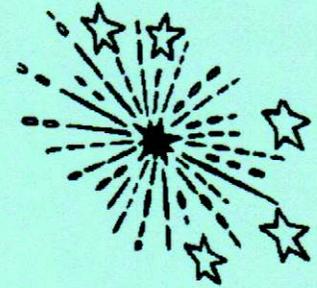
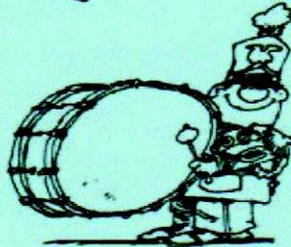
Joe Wu and Kristi Lloyd (Malvern) moved to the neighborhood four years ago and have enjoyed bringing their sons to the parade ever since! They're very excited to be organizing this year's parade and have added a couple of new features. There will be a water balloon toss for the kids and a pie recipe contest. Dust off your best pie recipe and bake a prize winner! The leftovers will be enjoyed by the crowd! As always, pot luck goodies and refreshments will be at the end of the parade. Ribbons will be given to parade participants for all sorts of fun categories.

The parade begins at the corner of Arroyo Chico and Malvern. Registration starts at 7AM. The parade takes off at 7:30. The route follows Malvern to Eastbourne, north to Exeter, south on Stratford, and back to Arroyo Chico and Malvern. Bring your bikes, goodies, pies and join us for the fun! **Volunteers appreciated!**

It's time for the
 26th Annual Broadmoor 2010
4th of July Parade!



Parade



Pie Contest!

Parade!

Put on your best parade duds and
 decorate your bike, wagon, party hat
 Or dog! Judges will award fabulous prizes!
 Celebrate with your neighbors!

Registration @ 7AM

Parade begins @ 7:30

We'll start at the corner of
 Arroyo Chico and Malvern.



Enjoy:

- * Parade
- * Pie contest
- * Water balloon toss
- * Great company

**Potluck goodies and
 refreshments at end of parade!**



Also: 1st year for our new
Pie contest! Make your best
 Pie and bring for our judges to
 taste.

