



BROADMOOR-BROADWAY VILLAGE NEWSLETTER

May 2014

President's Letter: Introductions and the Upcoming Year

by Shirley Papuga, BBVNA President

At the March 2014 BBVNA Annual Election Meeting, I was elected to serve as the 2014 President. At this same meeting, Richard Roati (Arroyo Chico) agreed to continue to serve as First Vice President, Margaret Johnson (Exeter) agreed to continue to serve as Second Vice President, Heather Free (Exeter) agreed to serve as Secretary, and Rita Toland (Devon) agreed 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 2013 BBVNA Board, including former president Mary Terry Schiltz. 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. Some of you may know me from back when I served as BBVNA president back in 2010. For those of you that don't, here is some background. 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. One of the main attractions of Broadmoor-Broadway Village Neighborhood for us was 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 the Environment – and love that living in this neighborhood enables me to bike to work every day. We've got two dogs – one giant fluffy old lady "Quandary" and one four year old monster "Quinton" – you may have seen them being walked around the neighborhood by my husband and the latest addition to the "Papuga Nest", our super-friendly and incredibly adorable 17-month old son Cash! As you can imagine, these days Cash rules the roost!

Recent Happenings and Present Outlook. Back in February, Rita and Brad Toland graciously opened up their home to host the 2014 BBVNA "Meet Your Neighbors Social". The event was catered by Micha's Fine Mexican Food and was attended by over fifty neighbors that ranged from newcomers to long-time residents. Thanks to everyone who came and contributed to the amazing assortment of desserts!

Importantly, this social in part inspired the revival of the BBVNA Welcoming Committee. I am happy to report that Suzie Husband, Joan Thomas and Justine Hernandez have volunteered to serve the neighborhood in that capacity, with Suzie as the initial chair. If you are interested in getting involved in welcoming, please contact our 2nd vice president, Margaret Johnson at: vp2@broadmoorbroadwayvillage.com to get connected.



Many of you are rightfully concerned about the crime that we've continued to see in our neighborhood. Luckily we have a number of active and engaged neighbors who continue to call TPD with suspicious activity. That said, one of the goals of the 2014 board is to revive the Neighborhood Watch Committee. Throughout the year, we will highlight the current areas of the neighborhood that have successful neighborhood watch programs. We will also actively be seeking a chair for the BBVNA Neighborhood Watch Committee. If you are interested in helping the neighborhood out in this capacity, please contact me at: president@broadmoorbroadwayvillage.com.

Highlighted in this newsletter, are many other areas the BBVNA board and neighbors are actively engaged in, ranging from a new investment in our presence in social media to continued green-infrastructure projects. Enjoy!

Mark your Calendars! Upcoming in Broadmoor-Broadway Village Neighborhood:

- Broadway Blvd Project 4th Public Meeting
 - o Date: Thursday, May 22nd 6 – 8 pm
 - o Location: Sabbar Shrine Center
 - July 4th, BBVNA Fourth of July Parade
-

BBVNA Board Officers

Shirley Papuga *President*
president@broadmoorbroadwayvillage.com

Richard Roati *1st Vice President*
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Margaret Johnson *2nd Vice President*
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Heather Free *Secretary*
secretary@broadmoorbroadwayvillage.com

Rita Toland *Treasurer*
treasurer@broadmoorbroadwayvillage.com

Other BBVNA Board

Mary Terry Schiltz *Immediate Past President*
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Suzie Husband *Chair Welcoming*
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Richard Roati *Chair Green Infrastructure*
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NEEDED! *Chair Neighborhood Watch*
TBD

NEEDED! *Chair 4th of July*
TBD

Dick Basye *MCRC Primary Representative*
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NEEDED! *MCRC Alternate Representative*
TBD

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John Thomas, Linda Abrams, Rita Toland, Barbara O'Brien, Jean O'berg, Bryce Carey, Susan Husband, Elizabeth Salper, Ann Pattison, Michael Allen

BBVNA Neighborhood Meeting Sign Team

Mary Wolfe, Barbara O'Brien, Richard Roati

To sign up for the
BBV Neighborhood Email List-Serve
visit
www.broadmoorbroadwayvillage.com
and fill out the online form.
This is a moderated list-serve.

Update on Historic Designation Process

by Ann Pattison, BBVNA Chair – Historic Designation

Preliminary results of the BBVNA historic designation survey conducted in 2010-2013 are in. Combining surveys mailed in with those collected in a door-to-door campaign, we managed to get surveys from just fewer than 47% of all households in the neighborhood. The households not contacted include residences on perimeter streets that were not covered in the door-to-door campaign due to a lack of manpower, as well as residences that did not answer the knock during that campaign and did not send in a survey. To err on the conservative side, known rentals were counted as “no” votes because rental houses will not qualify for the tax credit* and the owners might be less interested in historic designation. On the other hand, we did count surveys from former owners who have since moved out of the neighborhood because their opinions probably reflect the general trend of the neighborhood. We believe the survey results portray the opinions of the neighborhood as a whole. Many of the questions in the survey were solely intended for acquiring information about the neighborhood and intended to measure general willingness to participate. Those are not tabulated here. And now for the results:

Of the households that responded to the survey, 90% are in favor of historic designation for our neighborhood, and 60% are willing to donate \$500, or more, to the effort if necessary (assuming they are likely to recoup that amount in tax credits). More households, including some who don't believe their house will qualify, would donate smaller amounts. We believe this shows that our neighborhood is overwhelmingly in favor of seeking historic designation. We are also ready to make the financial commitment that may be necessary to get through the process. We consider this a ‘GO’ vote, so watch your emails and the list-serve for notice of the next meeting of the Historic Committee. If you would like to know more about historic designation, visit the neighborhood website (<http://www.broadmoorbroadwayvillage.com/>) and check the links under historic designation. If you would like to help or be involved, please contact the historic designation committee at history@broadmoorbroadwayvillage.com.

The ‘GO’ vote means BBVNA will seek a listing on the National Register of Historic Places. This is less restrictive than some other types of historic designation. Property owners are not prevented from making repairs, remodeling or demolishing a listed building, nor are they required to make repairs or improvements. There is some protection from negative effects of federally funded or licensed projects. To be a contributing property, the house must retain the historic look from the street. Contributing properties that are not income-producing will qualify for a 50% reduction in state property taxes. Some income-producing properties qualify for tax incentives to encourage restoration and rehabilitation and to prevent demolition (these incentives are aimed at places like Broadway Village or the Americana Apartments).

**Even rentals that are contributing properties may benefit if the status changes to an owner-occupied property and the owner then applies for the property tax reduction.*

BBVNA Takes the Social Media Plunge

by Heather Free, BBVNA Secretary & Social Media

A hearty hello from your new BBVNA Secretary and Social Media Chair! I'm a fairly recent BBVNA resident, calling Exeter home for the past 3.5 years. A majority of those years have been spent commuting to and from work in San Francisco. After many years of feeling uprooted - constantly torn between two places - I swore that if I were ever planted in one place again I would make every effort to get more involved in my community. So here I am!

One of the many reasons my husband and I were drawn to this neighborhood was the feeling of community engagement both during our real estate scouting visits as well as perusing the BBVNA website. Building off of this already established online presence, I was hoping we could harness social media to continue promoting our amazing community as well as keep in touch with our neighbors.

We now have a Facebook page and a Twitter account which are meant to invite participation and community-building. The Facebook *go-live* was in early March and since then we've had 26 supporters "liking" the page. We added the Twitter account in April and already have 14 followers, including Tucson organizations such as Living Streets Alliance. Our Facebook page and Twitter account are linked - when I post something to Facebook it automatically gets tweeted - and vice-versa. This is not meant to be overkill, just wanting to reach a wider audience!



My vision for our social media involvement is two-fold: real-time information dissemination (yard sales, meeting notices, merchant updates, relevant city information, etc...) as well as continuing to harness our community spirit by linking neighbors with one another. *I've already made several neighborhood connections via Facebook that I might not have made just crossing paths in the neighborhood!* I welcome your thoughts on our social media presence and would enjoy meeting you in the upcoming year. Feel free to contact me at: secretary@broadmoorbroadwayvillage.com

"Like" our Facebook page:

www.facebook.com/broadmoorbroadwayvillage



Follow us on Twitter:
@BBVNATucson



Tweet news related to our neighborhood:
#BBVNA



Home Sales in Broadmoor-Broadway Village

by Wayne Anderson, BBVNA Resident and Via Realty

Activity in the Broadmoor-Broadway Village neighborhood has been steady. As of April 27th, 2014, there have been six closings in the past six months, with prices ranging from \$162K to \$300K, with the most recent closing on April 18th. Average market time was 57 days in Broadmoor, compared to 45 days for the six month period a year ago. Currently there are four neighborhood homes listed in the MLS for sale, with asking prices ranging from \$209,000 to \$385,000, and an average 33 days on the market. There are five properties either contingent or pending close of escrow, with prices ranging from \$146.5K to \$326K, with a market time of 53 and 43 days respectively. Six homes were withdrawn or expired in our marketplace, with an average 80 days on the market. Four of those homes were re-listed and either sold or are waiting close of escrow. The broad price range reflects the wide variety of homes currently offered for sale in the neighborhood, with top asking prices per square foot for updated homes. Several fix-up properties have been sold and are now undergoing massive renovation, which will bring a new look and higher value to these older homes. What I find encouraging is that people are recognizing that the neighborhood justifies a substantial investment in home upgrades, and many fix-ups are now becoming show places.

| Address | Close | BR | BA | SQFT | \$/SQFT |
|---------------------|----------|----|----|------|----------|
| 2834 E Stratford Dr | 03/27/14 | 3 | 2 | 1498 | \$108.14 |
| 2818 E Stratford Dr | 01/15/14 | 3 | 2 | 1237 | \$130.96 |
| 2717 E Stratford Dr | 02/25/14 | 3 | 2 | 1754 | \$98.57 |
| 528 S Country Club | 03/14/14 | 4 | 3 | 1968 | \$104.17 |
| 2626 E Devon St | 03/14/14 | 4 | 2 | 1835 | \$122.62 |
| 2817 E Croyden St | 04/18/14 | 7 | 4 | 3449 | \$86.98 |

Source: TAR MLS

HAWK Crossing at Broadway and Treat

information provided by:

Ann Chanecka, City of Tucson Bike and Ped Coordinator

A HAWK has been approved at the intersection of Broadway and Treat as part of the Treat Bicycle Boulevard, which stretches from the Rillito River Path to the Aviation Bikeway. A HAWK (High-Intensity Activated crossWalK beacon) is a signal that stops traffic to allow pedestrians and bicyclists to cross a road safely. Activated by a push-button, a HAWK beacon only lights by someone who wishes to cross. Construction of the HAWK is anticipated to begin in June, and last between 2 - 3 weeks barring any unforeseen utility issues. The materials for the HAWK were carefully selected so that 80 - 85% can be salvaged when roadway construction on the Broadway Boulevard Project is implemented. Pavement markings and a sign at the intersection of Treat and Manchester will direct bicycle traffic away from the Treat Walkway to the right along the Bicycle Boulevard route that follows Stratford to the south back to Treat.

Traffic Circle at Intersection of Stratford and Manchester is Proceeding

by Richard Roati, BBVNA First Vice President

You've spoken, and we've heard you! Those of you who attended the March 25th, 2014 BBVNA Neighborhood General Assembly Meeting will recall the excellent slideshow by neighbor and landscape architect Oscar Blazquez's of his proposed design for the traffic circle at the intersection of Stratford and Manchester:



Some of the goals of having a traffic circle at this intersection are the following:

1. Calm traffic at the intersection and make it safer for drivers, bicyclists, and pedestrians
2. Provide a bit of shade to an intersection that in its current state is best described as a "sea of asphalt."
3. Provide an "entrance" to our neighborhood with a sign identifying the neighborhood.

Neighborhood residents who attended that meeting overwhelmingly approved the installation at a traffic circle. In addition, City of Tucson required that we poll the most affected residents of our neighborhood on Manchester between Treat and Stratford, and on Stratford between Exeter and Manchester. Of the 29 residents and business owners we were able to contact in that area, 25 signed the petition to create the traffic circle.

At this point, BBVNA has met all the requirements from the City of Tucson as established by the Mayor and Council to petition the City of Tucson to establish a traffic circle. We have been told by the City of Tucson that construction may begin as soon as the beginning of May, and conclude as soon as the end of May. Funding for the traffic circle is being provided by the City of Tucson as part of the Treat Bicycle Boulevard project. When the traffic circle construction is complete, landscaping may begin. Funding for the landscaping of the traffic circle will be provided by Ward 6. Thus, our neighborhood will obtain a traffic circle and landscaping at no cost to the neighborhood!

Stay tuned to the neighborhood email list-serve for further details on specific dates and developments.



Update on Broadway Boulevard Project

by Shirley Papuga, Broadway Citizen Task Force

As written, The Regional Transportation Authority Plan includes the Broadway Boulevard project as: widening Broadway to 6 travel lanes, plus 2 dedicated bus lanes (6 + 2T); bike lanes; and sidewalks between Euclid and Country Club. The City of Tucson is leading this project, which is in the planning and design phase, and since June 2012 has been working with a very dedicated 13 member Citizens Task Force (CTF) that is reviewing the project scope and roadway configuration alternatives. I serve as an appointed member of the CTF, representing BBVNA and the southeast neighborhoods. Several BBVNA residents have attended the public meetings of the CTF.

The latest public meeting of the CTF constituted a suite of design charrettes. During this time, the CTF was challenged to prioritize performance measures for the project design and functionality for our stakeholders. An informal online survey of our neighborhood (42 respondents) ranked Visual Quality, Pedestrian Crossings, Water Harvesting and Green Streets Stormwater Management as our top three. The project team and the CTF are considering this and the individual comments from the survey as they move forward.

At the close of the last suite of design charrettes, the CTF advised the project team to take the 6 + 2T off the table as they move forward into the design phase. Overall, the CTF felt the 6 + 2T option was unreasonable in terms of funding and in terms of functionality along the corridor, both now and into the future. The CTF advised the project team to develop 6 lane and 4 lane options that offered innovative solutions for controversial and challenging points along the corridor, such as near the Miles School, to minimize impact to buildings and/or property. These were presented by the project team at the public action meeting of the CTF on April 30th, along with recommendations for an update to Mayor and Council that is scheduled for May 6th and for the material to be presented at the 4th public meeting on May 22nd.

To view the maps produced by the design team for the 6 lane and 4 lane options go to:

www.tucsonaz.gov/broadway

BBVNA Neighbors Help Complete Two Water Harvesting Projects

by Richard Roati, BBVNA Chair – Green Infrastructure

BBVNA neighbors recently completed two projects designed to demonstrate water harvesting and to help make our neighborhood environment just a little bit cooler and greener. Both projects were made possible by a grant from Tucson's Watershed Management Group through the City of Tucson's Treat Bicycle Boulevard Initiative. Many BBVNA neighbors helped to apply for the grant. Thanks to all who attended the grant meeting and helped to make the grant application a success!

Our neighborhood was awarded a residential installation at Michael Capizzi's family's home on Stratford. We also joined with Robison Elementary, which was awarded a second installation.

At the Capizzi family home, when it rains, water that flows down Stratford Street will now help to water two basins near the street. On March 29th, rock work was completed, new trees and many shrubs were planted, and existing trees were assisted. Three of the trees should eventually provide shade to the street, and one will help shade the easement to Tucson Boulevard. Thanks to many for helping, including Michael Capizzi, Valerie Rountree, and several University of Arizona students. Additional thanks to neighbors for stopping by to cheer everyone on! Here's a picture from that workshop:



Additionally, on April 12th, BBVNA residents helped to shape and plant two large basins on the east side of Robison Elementary on Treat Street just south of our neighborhood. The basins will be watered from the school's roof, which due to its size can harvest thousands of gallons of water in a normal year! Four mesquites and three desert willow trees were planted, along with many shrubs and flowers. Thanks to BBVNA neighbors Michael Capizzi, Valerie Rountree, and Linda Dugan for assisting Robison Elementary and their Principal Julie Laird in making the project a great success. Here's a picture of that project:



Both projects were completed within two-weeks! Kudos to all who helped make these projects happen.

Update on Treat Walkway Greenery

by Richard Roati, BBVNA Chair – Urban Forestry

Thanks to BBVNA residents for continuing their maintenance work on the Treat Walkway! Here are some recent advances: Kathy Bangs has been watering the section between Arroyo Chico and the easement to the north once per month; Steve Safken recently donated a giant night-blooming cereus; Aubrey and Laura Conover cleaned up the section between Devon and the easement to the south; Justine Hernandez, Judd Rugill, and many BBVNA residents are helping to clean up litter along the route.

One of our recent projects along Treat Walkway between Devon and Manchester occurred in March. At this session, thanks to the BBVNA Urban Foresters and their friends, 28 agaves, three palo verde trees, and one barrel cactus were planted along the walkway, in addition to a mighty job of weeding and general sprucing up.



At this point, we've now planted five of the six sections of the Treat Walkway; one more to go. We are hoping to plant the last section, the east side of the sidewalk between Croyden and Exeter, this coming September.

To learn about opportunities for how you can help with the Treat Walkway and other Urban Wildlife and Forestry projects in Broadmoor - Broadway Village Neighborhood, contact **Richard Roati** at:

vp1@broadmoorbroadwayvillage.com

DUES: Annual dues of \$15 (\$25 for merchants) 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 dues for 2014, you may pay at the next neighborhood meeting or you may send a check for \$15, payable to "BBVNA", to Rita Toland, 2818 E. Devon St. If you have paid your dues, and you do not see your name listed here, we sincerely apologize for our mistake. Please contact Rita (see contact information on page 2 listed with the board directory) and let her know.

Thank you 2014 contributors:

Arroyo Chico

Robert Sorensen & Mercy Valencia
 Michael Weingarten & Joan Thomas
 John & Linda Stapleton
 Paul Bessey
 Wayne Anderson
 La Vonne Timm
 Richard Roati & Susan Silverman
 Ron & Virginia Kovatch
 Michael & Rhonda Verbout
 Cynthia Elliot & Rowan Frost

Croyden

Bill Burgess & John Heefner
 Paul Rosado & Mia Hansen
 Chancey Pelletier
 Marian & Linda Gray
 John & Patricia Stanley
 Jeremy & Emily Weiss
 Norma Galindo & Jane Cripps
 Ethan Steele

Country Club

Devon

Rose Marie Welchert
 Marie Betchtold
 Brad & Rita Toland
 Mark Lang & Terry Quinn
 Carol Brubaker
 Erik & Estee Murdock
 Patrick Webster & Nancy Tepper
 Janice Welchert
 Jeffrey Dean
 James & Linda Dugan
 Adam & Carina Brokamp

Eastbourne

Norbert & Dana Lawson
 David & Whitney Murray
 Michael & Kathleen Allen
 Diane Breier
 Mary Cassidy & Debbie Bailey

Exeter

James & Linda Dugan
 Steve Paz & Sonia Trejo
 John Swiss & Irene Ogata
 Kurt & Kristen Veitch
 Frank Obregon & Deborah Bernini
 Rita Gibbs
 Tom & Lisa Anderson
 Doug Riggs & Brandy Sheffield
 Alan & Barbara O'Brien
 Heather & Brad Free
 Margaret Johnson

Malvern

Alix Maher
 Kathleen Sudano & Brenda Casey
 Edward & Alice Cavaletto
 Anita Scales
 Daniel & Erika Alfred
 Susan Husband
 Julieta Barber
 David & Nancy Murray
 Gerardo & Sylvia Aquilar
 Jake & Heather Roberts
 Larry & Terry Padilla
 Jo Musser-Krauss
 Jeremy & Shirley Papuga

Manchester

Amos & Catherine Sales
 Merle Joy Turchik & Gibb Windahl
 Thomas Higbie
 Scott Koenig
 Stan Gordon & Linda Abrams
 Patrick & Junko Olander

Stratford

Ruth Mary Sutterley
 Betty Alexander
 Judd Ruggill & Justine Hernandez
 Sandra Graham
 Richard & Yolanda Moreno
 John & Becky Thomas
 Mark Rosenbaum & Bruce Cameron
 John & Connie Coolbaugh
 Judy Nostrant
 Michael & Christy McCoy
 Marian Crane
 Arthur & Diane Abbott
 Ralph Hurd
 Bob & Mavis Scofield
 Gary & Lupita Rodriguez
 Louis & Stephanie Migliazzo

Tucson Blvd

David & Joyce Province

Merchants

Via Realty
 Olander's Window

Friendly Reminder:
 Please pick up after your
 pets on the Treat Walkway!



For more information visit:
CLEAN WATER STARTS WITH ME
www.facebook.com/PAGstorm

Calling BBVNA Artists!

The BBVNA Board is soliciting proposals to install tile work on the two low block walls at the intersection of the Treat Walkway and Arroyo Chico. This is an exciting opportunity to get your art work seen and help beautify our neighborhood!

The following images show the opportunity areas for project:




Interested artists should submit (1) a design idea that includes the wording "Treat Walkway", (2) a proposal for how the tile will be applied, (3) a proposed budget that includes tile with graffiti-proof firing, and (4) a timeline to Vice President Richard Roati at: rjroati@hotmail.com **by June 6th**. Proposals will be reviewed by the City of Tucson in collaboration with the BBVNA Board.