



BROADMOOR-BROADWAY VILLAGE NEWSLETTER

March 2016

BBVNA Historic Designation Project

By Ann Pattison, Historic Committee Chair

BBVNA IS GETTING REGISTERED!

BBVNA is ready to embark on the final and most ambitious phase of the process for listing the neighborhood on the National Register of Historic Places (NHRP). A proposal for executing the required work and completing the formal application has been approved by the BBVNA Board. It will be discussed and voted on at our March 16 Neighborhood Meeting. **This will be a very important meeting and decision.**

WHY YOU SHOULD BE INTERESTED

The NRHP is an incentive program designed to help owners keep up and preserve historic properties. Listing often raises property values in the neighborhood, and provides limited protection for neighborhoods on the register. If you live in and own a qualifying property, you will be eligible for a significant reduction in property taxes. BBVNA is identified as a top tier neighborhood for historical status. A formal, initial screening of our neighborhood ("Recommendation of Potential Eligibility" or ROPE) was approved by the State Historic Preservation Office last fall, which puts our neighborhood in a great position for this next step.

WHY YOU SHOULDN'T WORRY

There is no obligation and you can opt out at any time, even if you have already taken advantage of the tax reduction for a number of years. There will be no new restrictions on what you can do with your property or how you sell it, except that contributing properties need to maintain the view from the street to continue to qualify. BBVNA is **not** seeking the much more restrictive zoning overlay of a City Historic Preservation Zone.

WHAT WILL IT COST?

This work-intensive phase involves an inventory of every single property; the estimated cost is about

\$80,000. We expect to fund this primarily through voluntary contributions.

WHAT CAN WE DO TO LOWER THE COST?

Broadway Village developers have promised \$10,000 for this work. The architect we want to hire has given us a list of volunteer opportunities available in several areas (to be published later: watch the Listserve and Next Door for announcements). The grants used by other neighborhoods are no longer available. It's a long shot, but finding and applying for new grants could potentially save the neighborhood some additional money.

HOW DO YOU KNOW IF YOUR PROPERTY WILL QUALIFY?

An estimated 60% of the houses in our neighborhood meet the criteria for the National Register of Historic Places and may qualify as contributing properties. Many houses in our neighborhood have been changed over the years. Changes include such things as different roofing materials or color, alterations in the original steel casement windows, carports converted to garages or rooms, new solar panels or water harvesting features added, etc. But it is the cumulative effect that counts, so even if a property has several of these small alterations, it could still qualify. Preservation recognizes that houses need upkeep and may change over time. The question is whether the changes altered the historic integrity of the original building materials and architecture, and if so, could the historic look be restored if the alteration were removed. Maintaining the view from the street is imperative.

WHERE CAN YOU FIND MORE INFORMATION?

The City Preservation Office has a treasure trove of information and links, including information on how to make sustainable or green changes to your house (and still qualify). You can access this information online with their website: www.tucsonaz.gov/historic-preservation.

Proposed Update to BBVNA Bylaws: Review & Vote

*By John Thomas & Margaret Johnson,
Bylaws Committee*

A Board committee has been working over the last 2 years to review BBVNA's 1994 Bylaws and propose updates for consideration by the membership at the Annual Meeting on March 16. The proposed update reorganizes the bylaws for clarity, updates committee and officer functions, and simplifies membership categories and voting procedures. Specifically:

- Voting members are defined as residents over 18 years of age or non-resident owners of businesses in the neighborhood. The non-voting "Associate Member" category is deleted. The proposal clarifies that dues are voluntary for voting members. Further, any increase in dues will be approved by a vote of the membership.

- Two of the named standing committees (the Grievance and Communication Committees) are proposed to be deleted. The four remaining standing committees (Neighborhood Watch, Historical Designation, Urban Forestry & Wildlife, and Welcoming Committees) are joined by a new standing Committee, the Malvern Plaza Committee.

- The elective positions of Recording Secretary and Correspondence Secretary are combined into one Secretary position. After serving two consecutive terms as President, an individual may serve as President again provided that 3 years has elapsed since his/her last Presidential term. A process for handling vacancies in elected positions is expanded to allow individuals to serve in "acting" positions. Language from the City of Tucson is added to limit Board liability.

The full proposed bylaws document is available for review before the March 16 Annual meeting on line at www.BroadmoorBroadwayVillage.com. A hard copy will be available in the Little Free Library at Malvern Plaza. Or, you may request a copy before the meeting by calling Margaret Johnson, Bylaws Committee chair, at 325-5826.

Stay in the know - Join Us Online

The BBVNA Email Listserve. Visit:
www.broadmoorbroadwayvillage.com

The BBVNA Nextdoor Social Network. Sign up at:
www.broadmoorbroadwayvillage.nextdoor.com

BBVNA Neighborhood Meeting: Wednesday, March 16

Many reasons to attend!

- Election of 2016-7 Board Officers
- Treasurer's Report
- Review and Vote on Proposed Bylaws
- Update and Vote on Historic Designation Proposal

Place: Robison Magnet Elementary Auditorium, 2745 E 18th St. *Entrance is on Treat between 17th & 18th.*

Time:

6:30 pm - 7:00 pm: Informal conversation with the
Board and Committee Chairs

7:00 pm - 9:00 pm: Neighborhood Meeting

BBVNA Board Elections - We Need You!

Just a reminder that Board elections will take place at our March 16 Neighborhood Meeting. You can make a difference by serving on the Board this coming year – it will be rewarding for you and rewarding to the neighborhood (plus, it's a fun group to work with). Contact John Thomas at vp2@broadmoorbroadwayvillage.com or 979-0244 for more information. You will be glad you did.

Urban Forestry & Wildlife Update

By Richard Roati, Committee Chair

Spring is here, and as Tucsonans know, the time of beautiful weather will be shorter than you think. We hope you are enjoying this season and have had a chance to wander around the neighborhood and see all the goings on. Many of our neighbors are taking this time to maintain and upgrade their yards and homes, so stop by and say hi if you get a chance!

Here's an update on a few of the things the Urban Forestry Committee has been and will be working on.

1. Treat Walkway Mural Is Complete

At long last, the Treat Walkway mural is complete on all four sides of the two low walls that the City of Tucson installed on both sides of the intersection of Arroyo Chico and the Treat Walkway. Many thanks to the board and many neighbors for their support of this project. Thanks to artist Michael Schwartz for his

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(Urban Forestry, Continued from Page 2....)

training, encouragement, and help to make sure we were able to reach completion. While there are too many neighbors who helped on this yearlong project to thank everyone, we would be remiss if we didn't mention the special efforts of neighbors John, Linda, Matt, and Emma Stapleton, Barbara O'Brien, Barbara Kuelbs, Justine Hernandez, Judd Ruggill, Susan Silverman, Mike Weingarten, Joan Thomas, Kathleen Lavoie, Mark Higgins, Mary Wolfe, artist Julie Stein, and Tucson Mural Arts Program students for their many contributions to this project!



2. Weed and RePlant

Let's weed and plant the median at Eastbourne and Manchester near Broadway Village on Sunday, April 17 from 9 am to noon. It's weedy again, so let's give it the makeover that the Urban Foresters are known for! We'll weed, rake, and bag up the weeds. We'll also plant some desert plants in the open, northern third of the median. Join us! As always, bring water, gloves, a hat, comfortable shoes, sunscreen and your tool or tools of choice: shovels, hoes, rakes, pruners, loppers, and saws. See you then!

3. Easement Maintenance

Neighbors are encouraged to remember to not only keep their yards free of weeds that can become a fire hazard later, but also to keep the easements cleaned up. TEP has sent out notices that they will be pruning trees away from the power lines in April, and for that reason, they have also asked that homeowners keep the easements clean for TEP workers.

4. Trees Blocking Arroyo Chico and Arroyo Chico Maintenance

We've engaged the City of Tucson to request that they remove the fallen trees in the middle of the Arroyo Chico wash between Stratford and Treat. We've also asked them to return this spring for periodic maintenance of the oleanders and other vegetation along the Arroyo Chico streets. Look for emails and other communications this spring as we update you on the progress on these items.

5. Continuing maintenance

Malvern Plaza, the Treat Walkway, the Traffic Circle at Manchester and Stratford, the Median at Manchester and Eastbourne, and the Median at East Stratford and North Stratford all need periodic maintenance in terms of weeding, picking up trash, watering, pruning, and etc. With city staff stretched in their duties, the Urban Foresters have volunteered to help.

Please send an email to rjroati@hotmail.com if you are interested in any of these efforts. State the weekdays and times you are available and the best way to be contacted and we'll get back to you.

Welcoming Committee - Spring Brunch

By Suzie Husband, Welcoming Committee Chair

The Welcoming Committee continues to extend a hand of friendship to our new neighbors. **We are planning our Spring Welcome Brunch for Sunday, May 1.**

Invitations with more details will go out in April to those who have moved in over the past year. If you were not able to come to our Fall Brunch in October, or had not yet moved into the neighborhood, we would love to see you at this event.

New to the neighborhood and have not yet been contacted by the Welcoming Committee? Please call or email any of the members listed below. We will officially welcome you with a visit and a folder of "must have" informational material for Tucson and BBVN. Or, interested in becoming a member of this committee? Please let us know!

-Suzie Husband (Malvern St.) 520-327-0405
suehus12@gmail.com

-Joan Thomas (Arroyo Chico) 513-309-8862
jthomascinti@yahoo.com

-Ginny Kovatch (Arroyo Chico) 520-901-0121
vkovatch@gmail.com

-Justine Hernandez (Stratford) 520-664-6968
shimnandezula@gmail.com

Interested in helping your neighbors??

A new group is forming to provide a cooperative process where neighbors can help other neighbors with short term needs, such as rides to/from medical appointments, shopping trips, and other sorts of small tasks. An initial organizational meeting for interested neighbors will be held at Cheryl Purvis' house, 2917 E. Exeter, Monday, **March 21st at 7 pm.** Call Cheryl at 881-0470 for information and/or to RSVP.

Malvern Plaza Updates and Upcoming Events

By Joan Thomas, Malvern Committee Chair

What a wonderful time of year to get out and explore the neighborhood. A stop by the Malvern Plaza is always pleasant, with the shady trees, tiled picnic tables, well stocked Little Free Library, and the occasional holiday decorations. The plaza is in good shape these days, aside from the ever-challenging seasonal weeds. Feel free to pull a few next time you pass through! Have ideas for the plaza? Want to be added to the committee email list? Interested in organizing a neighborhood-sponsored activity? Please contact Joan at jthomascinti@yahoo.com.

We have some great volunteers who have planned some fun spring activities for BBVN. Put the following on your calendar. I'll see you there!

Sunday, March 6th, 9-11am: Neighborhood Plant Share - bring your cuttings, seeds, garden excess, and lite nibbles to share with your neighbors. Coordinated by Justine.

Sunday, March 13th at 7:30 am: Photography Tutorial Walk - with the spring flowers blooming, the neighborhood offers a lot of photo opportunities without having to venture far from home. In addition, we may find a coyote or two, and lots of birding opportunities as well! Jeffrey Scott, a resident of the neighborhood since 2001 and former photojournalist with the Arizona Daily Star, will wander the 'hood, chasing light and flowers, offering tips along the way to those that ask. Bring a camera, comfortable walking shoes and be prepared to explore.

Thursday, April 14th at 7 pm: Movie in Malvern - Bring your chair and munchies and enjoy a movie in the plaza with your neighbors. Specific movie to be announced on Nextdoor closer to the date. Coordinated by Judd and Heather.

Sunday, April 24th, 10am-Noon: The Malvern Plaza Swap - Spring has Sprung! So, what should you do with that unused item or gift that's just gathering dust in your home? Swap it! This is your chance to swap out things that are in good condition and trade with your Broadmoor neighbors! Come chat with your neighbors and wet your whistle with a tall glass of lemonade. For more information, please email Elizabeth at desertwheelbarrow@gmail.com. Coordinated by Elizabeth and Ginny.

Late spring date still TBD: Neighbors, keep your eyes peeled for more information on NextDoor & the neighborhood Listserv about plans for a neighborhood outdoor dinner under the stars (a la Noche en Blanco style!).

Davis-Monthan Report

By Dick Basye, MCRC Rep

The Military/Community Relations Committee (MCRC) has requested that D-M study a modified plan for aircraft to use the railroad tracks for their takeoff and landing flight paths. Much work has been done to address the Base Commander's earlier concerns, but a formal response from the Base has not yet been received. The flight paths recommended in the plan are the least dangerous, per Air Force policies, and have the least noise impact on neighborhoods.

Other recent topics related to D-M have been a lawsuit filed in Federal Court asserting that D-M needs to do a full environmental impact study on added snowbird fighter training flights, and a question about the appropriateness of land purchased by the County to prevent encroachment of the air base. Contact Dick Basye for more information on any of these topics.

Traffic and Bicycle Safety Update

by Mike Weingarten, BBVNA Secretary

There has been progress in the neighborhood over the last several months regarding pedestrian, bicycle and traffic safety topics.

1) HAWK at Treat and Broadway. In October, this long awaited project was finally completed by the Tucson Dept. of Transportation (TDOT). This pedestrian/cyclist traffic control light allows safe crossing of Broadway, provides support for users of the Treat Bike Boulevard, creates a practical pedestrian link between our neighborhood and the Sam Hughes neighborhood, and makes the businesses on both sides of Broadway accessible to pedestrians from both neighborhoods. On December 8, the two neighborhoods joined in a "Walk the HAWK" pizza night celebration, groups walking to Falora's and Rocco's. It was a fun and successful evening.

2) Bicycles on the Treat Walkway. With the completion of the HAWK, concern was raised that increased Treat bicycle traffic would lead to cyclists unfamiliar with our neighborhood riding on the pedestrian-only walkway. The neighborhood requested help from TDOT employees Ann Chanecka and Diahn Swartz. They initiated the work to install improved signage in the streets for cyclists using the Treat Bike Boulevard. The markings direct riders away from the walkway and to the city bike route that

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(Traffic/Bike Safety, continued from Page 4)
 detours around the neighborhood using Stratford Drive. Road markings were installed in February.



3) Pedestrian Crossings at the Walkway. TDOT has agreed to add a "Pedestrian Crossing" sign below each existing pedestrian warning sign (with the pedestrian icon) on the roadways at the Walkway crossings. The city will also conduct a pedestrian traffic survey to determine if actual crosswalks are warranted at those crossings.

4) Traffic Safety "Walk-Through". We also engaged TDOT in response to several traffic safety-related concerns raised by neighbors. On January 21, Jesse Soto came to do a walk-through of the neighborhood with BBVNA Board representatives to evaluate the issues. We were also accompanied by Alison Miller from the Ward 6 office. Issues that we reviewed:

- Visibility issues at the Manchester/Arroyo Chico, Manchester/Eastbourne, and Stratford/Eastbourne intersections. None of these intersections violate code. Other than pruning of trees at Malvern Plaza, the only remediation would be reconfiguration of these intersections, the cost of which would have to be paid by our neighborhood.
- The Manchester/Stratford intersection. Again, the intersection is within code. Previous concerns around visibility have been alleviated by the resident at that intersection voluntarily changing where his car is parked. Concerns about westbound traffic on Manchester not yielding at the traffic circle may be addressed with yield signage at that spot.
- Manchester, at the Broadway Village construction. We noted concerns around the width of the roadway and a missing stop sign. The roadway will be returned to the proper width when construction is done. The stop sign will be replaced (a temporary sign is in place now.)
- Maintenance and drainage issues in the alley leading from Broadway Village, which have been creating disruptive problems for bordering homes on

Eastbourne. Ms. Miller relayed these issues through the Ward 6 office, and a work order has been established at TDOT to do improvement work there.

BBVNA Board Officers

- (UNFILLED)** *President*
 president@broadmoorbroadwayvillage.com
- Damian Baca** *1st Vice President*
 vp1@broadmoorbroadwayvillage.com
- John Thomas** *2nd Vice President*
 vp2@broadmoorbroadwayvillage.com
- Mike Weingarten** *Secretary*
 secretary@broadmoorbroadwayvillage.com
- Rita Toland** *Treasurer*
 treasurer@broadmoorbroadwayvillage.com

Other BBVNA Board

- Shirley Papuga** *Immediate Past President*
 pastpresident@broadmoorbroadwayvillage.com
- Ann Pattison** *Chair, Historic Designation*
 history@broadmoorbroadwayvillage.com
- Suzie Husband** *Chair, Welcoming*
 suehus12@gmail.com
- Richard Roati** *Chair, Urban Forestry & Wildlife*
 rjroati@hotmail.com
- John Swiss** *Chair, Neighborhood Watch*
 jswiss@earthlink.net
- Joan Thomas** *Chair, Malvern Plaza*
 mikenjoan24@yahoo.com
- Margaret Johnson** *Chair, Bylaws Committee*
 marjoh@cox.net
- Dick Basye** *MCRC Primary Representative*
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- (UNFILLED)** *Newsletter Editor*

BBVNA Newsletter Distribution Team

Michael Allen, Patti Caldwell, Anne Coburn, Justine Hernandez, Sean Husband, Suzie Husband, Ginny Kovatch, Ron Kovatch, Marsha McCusker, Jean O'Berg, Barbara O'Brien, Irene Ogata, Ann Pattison, Elizabeth Salper, John Swiss, Joan Thomas, John Thomas, Rita Toland, Christy Voelkel, Michael Weingarten, Susan Whiting

BBVNA Meeting Sign Team

Barbara O'Brien, Richard Roati, Mary Wolfe

Dues Increase – Dues have increased from \$15 to \$20 (Merchants: \$20 to \$30) per year, beginning in 2016. This allows the neighborhood to continue to provide regular newsletters, social events, pay committee expenses and maintain our website.

Thank you to all who paid dues in 2015. Annual dues 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 2016, you may pay online at broadmoorbroadwayvillage.com or you may send a check for \$20, payable to "BBVNA", to Rita Toland, 2818 E. Devon St.

Merchants:
Winkle Electric
Olander's Window Replacement Spec.
VIA Realty

Arroyo Chico
Robert Sorensen & Mercy Valencia
La Vonne Timm
Richard Roati & Susan Silverman **
Cynthia Elliot
Michael Weingarten & Joan Thomas **
Mark Swanson & Pam Hopkins
Ron & Virginia Kovatch
Michael & Rhonda Verbout
Michael Troughton
Jon & Yolanda Faber
John & Linda Stapleton **
Wayne Anderson
Michael & Michelle Munday

Croydon
Chancey Pelletier
John & Patricia Stanley
Norma Galindo & Jane Cripps
Glenn & Jenniffer Weyant
David Holder

Croydon (Continued)
Jeremy & Emily Weiss
Paul Rosado & Mia Hansen
Jeanne Oberg
Ethan Seele
Oscar Beita & Madeline Kiser
John Heefner
Marian & Linda Gray
Cynthia Bruwer

Country Club
Janvier & Mary Voelkel
Emma & Mary Collins
Bill Freeman & Anne Coburn
Robert Kuhn & Elizabeth McCarthy

Devon
Henry Hill, Jr & Susan Whiting
The Conovers **
Rose Marie Welchert
Brad & Rita Toland **
Patrick Webster & Nancy Tepper
Mark Lang & Terry Quinn
Janice Welchert
Marie Bechtold
Albert Chamillard & Rachel Rios
Carol Brubaker
Bob Gary & Patricia Caldwell

Eastbourne
Norbert & Dana Lawson
Michael & Kathleen Allen
Frank & Beth Guldseth
Mary Cassidy & Debbie Bailey

Exeter
James & Linda Dugan
Steve Paz & Sonia Trejo **
John Swiss & Irene Ogata **
Kurt & Kristen Veitch
Frank Obregon & Deborah Bernini
Tom & Lisa Anderson
Doug Riggs & Brandy Sheffield
Heather Free
Rocky O'Malley & Maureen Cleary
Jill Koyama & Ellen Melamed
Kathryn Thomas
Elizabeth Bradshaw
Cheryl Purvis
Margaret Johnson **
Oscar Blazquez
Alan & Barbara O'Brien

Malvern
Alix Maher
Jo Musser-Krauss
John & Phyllis Carrasco
Julieta Barber
Kathleen Sudano & Brenda Casey

Malvern (Continued)
David & Nancy Murray
Jake & Heather Roberts
Susan Husband **
Richard & Rebecca Chagnon
Nelly Saenz
Jeremy & Shirley Papuga
Phil Johnson & Barbara Morehouse
Daniel & Erika Alfred
Joseph Watkins & Jean De Jong

Manchester
Brian & Paige Winkle
Amos & Catherine Sales
Stan Gordon & Linda Abrams
Gene Mardish & Stacie Widdifield
Gibb Windahl & Merle Joy Turchik
Patrick & Junko Olander
Danny & Deborah Montgomery
Scott Koenig

Stratford
Judd Ruggill & Justine Hernandez
Sandra Graham **
Richard & Yolanda Moreno
Mark Rosenbaum & Bruce Cameron
Arthur & Diane Abbott
Ralph Hurd
Bob & Mavis Scofield
Ruth Mary Sutterley **
John & Connie Coolbaugh
Christy McCoy
Marian Crane
John & Becky Thomas **
Alex Koslo
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Nancy Mann
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