



BROADMOOR-BROADWAY VILLAGE NEIGHBORHOOD ASSOCIATION

November 13, 2014

Thomas Sayler-Brown
Chair – Planning Commission
City of Tucson
Planning & Development Services Department
201 North Stone Avenue
Tucson, Arizona 85711

RE: Broadmoor-Broadway Village Neighborhood Plan Amendment PA-13-02

Dear Mr. Sayler-Brown:

The Broadmoor-Broadway Village Neighborhood Association (BBVNA) opposes proposed amendments to the Arroyo Chico Area Plan and the Broadmoor-Broadway Village Neighborhood Plan that would allow a parking use designation for parcel 129-02-0930 within the Neighborhood. That 21,780 ft² parcel is located at the southeast corner of the intersection at Eastbourne Avenue and Manchester Street and is currently the site of the Americana Apartments.

The proposed changes to the Area and Neighborhood Plans that we object to are as follows (see attachment PC_091714_Item_5_BBVNPA.pdf):

The Arroyo Chico Area Plan

- "Residential Subarea 2 Plumer-Country Club Neighborhood Map is proposed from Existing and Proposed Low and Medium Density Residential to Parking (See Exhibit Arroyo Chico Map)."

Broadmoor-Broadway Village Neighborhood Plan

- "Recommended Land Use Map is proposed to be changed from Medium to High Density Residential to Parking for only this site (See Exhibit B: BBVNP Map)."
- "The Broadmoor- Broadway Village, Policy I.C on page XX. Request to add the following language to Policy I.C: Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas (except for Parcel 129-02-0930 as identified on Exhibit B)."

Our opposition is based upon the following:

- As established in our Neighborhood Association Bylaws (see attachment BBVNA_Bylaws.pdf), our Association serves ten purposes, the first of which (Page 1) is “To ensure the preservation and integrity of the neighborhood and to retain established land use patterns”.
- In March 1986, the Mayor and Council adopted the Arroyo Chico Area Plan (see attachment ArroyoChicoAreaPlan.pdf). The RESIDENTIAL policies category (Page 16) includes this subgoal: “Encourage new residential development and the preservation of existing housing.” Policy 1 under that subgoal is: “Preserve the integrity of established neighborhoods.” One specific implementation technique listed for Policy 1 is: “Discourage rezoning requests for the conversion of residential uses to non-residential uses within established neighborhoods.”
- In March 1988, the Mayor and Council adopted the Broadmoor Broadway Village Neighborhood Plan (see attachment bbvnp.pdf). The Neighborhood Plan specifically states “Any modification of the space utilization along Broadway Boulevard must be subject to strict controls compatible with the Broadmoor-Broadway Village Neighborhood Plan”. Under the NON-RESIDENTIAL policies category, Policy 1 (Page 8) is “Allow new commercial/office development to locate as shown on the Recommended Land Use Map.” One of the implementation techniques listed for Policy 1 is: “Limit the expansion of commercial uses by prohibiting rezoning of abutting residential use to parking areas”.

Therefore, the adopted Plans either explicitly prohibit the proposed changes (in the case of the Neighborhood Plan) or discourage them (in the case of the Area Plan). Ultimately, while our Neighborhood Association wants to see success for the merchants at Broadway Village, this should not be done at the expense of compromising the integrity of the Neighborhood Plan and the Area Plan, and the thorough process that went into developing those Plans.

Given these reasons, we strongly encourage you to exercise your authority to uphold the Broadmoor Broadway Village Neighborhood Plan and the Arroyo Chico Area Plan, and to deny the proposed amendments to those Plans.

Sincerely,



Shirley Papuga
BBVNA President

cc: Broadmoor-Broadway Village Neighborhood Association Board (First Vice President and Urban Wildlife and Forestry Committee Chair Richard Roati); Second Vice President Margaret Johnson; Secretary John Thomas; Treasurer Rita Toland; Immediate Past President Mary Terry Schiltz; Historic Designation Chair Ann Pattison; Neighborhood Watch Chair John Swiss; Welcoming Committee Chair Susan Husband; Military Relations Committee Chair Dick Basye; Malvern Plaza Committee Chair Joan Thomas)