



Board of Directors

Gayle Hartmann
President
Bill Craig
Vice-President
Madelyn Cook
Secretary
John Blackwell
Treasurer
Carolyn Classen
Nancy DeFeo
Richard Keith
Scott Mobley
Len Nicholson
Vytas Sakalas

May 23, 2024

TO: Lexy Wellott with The Planning Center and
Ross Rulney -- lwelott@azplanningcenter.com

FROM: Sam Hughes Neighborhood Association (SHNA)
Authors: Leo Katz, Kim Crooks, Ross Wiegand, Nan DeFeo, Bill
Craig and Gayle Hartmann.

RE: Summary of SHNA positions, concerns, and requests for
information regarding the Village at Sam Hughes PAD proposal.

The following is a summary of SHNA's concerns regarding the proposed Village at Sam Hughes PAD (the PAD) and our requested revisions and information. The following reflects SHNA's review and understanding of the PAD at this moment, and we reserve the right to add or remove items in the future.

Many, if not all, of the issues listed in this memo have already been shared with the Planning Center, and we appreciate the changes we understand have already been made to the PAD in response to our concerns. We also appreciate that high-density residential and/or a parking structure is not being currently proposed in the PAD, but we would like to see the wording removed from the PAD. If these uses are not being proposed now, we see no reason why it should be highlighted as a future possibility, since there are many other future possibilities that are also not included.

As an initial matter, we request any Zoning Examiner hearings regarding the PAD be postponed until September. We make this request for several reasons:

- 1) many neighbors are gone during parts of the summer with some not returning until September;
- 2) we have only just begun to have discussions with you regarding our concerns with the PAD, and we feel we have not had an adequate opportunity for dialogue; and
- 3) SHNA has a new City Councilmember, Karin Uhlich, and we have not yet had an opportunity to update her or her office on this issue due to her schedule.

I. Overall Concerns and Outstanding Questions:

a. The PAD does not meet the overall goal of the recently updated Sam Hughes Neighborhood Plan: “To protect and enhance the character and integrity of the Sam Hughes Neighborhood.”

PADS are typically a single property, usually large, such as Williams Center, where a variety of uses are planned that are compatible with each other and, in theory, compatible with surrounding neighborhoods. This proposal does not meet any of those criteria and, thus, each parcel should be rezoned separately, or each of the three properties should be separated in the PAD document with different permitted and prohibited uses and development standards to fit each property.

b. Excessive liquor establishments.

There are already three establishments that serve liquor at the intersection of Tucson Blvd. and 6 th St. We feel strongly that the proposed addition of more liquor establishments does NOT “help preserve quality of life by including conditions to minimize adverse impacts on surrounding areas.” Nor does it meet the neighborhood plan’s goal “to protect and enhance the character and integrity of the neighborhood.”

c. Request for additional details and specifics.

SHNA sent a request to The Planning Center on 7 December 2023 with several specific questions. We didn’t receive very specific answers. We request information regarding the following:

Exactly what modifications, if any, would have to be made to the proposed microbrewery building on the Tucson Blvd site?

What noise, smells, emissions and sewage discharges are associated with a microbrewery and what would be requirements to mitigate them?

What delivery and waste pick-up needs would a microbrewery have, and how would this be mitigated?

How will the product be taken off the site, e.g., bottles, kegs, and/or tanks?

II. Concerns Specific to the Mixed-Use Redevelopment Area (Flora’s Market, Bob Dobbs, parking area property).

SHNA’s preferred uses of this property do NOT involve alcohol; preferred uses would be office or “craftwork spaces.” However, we recognize that office use is not in great demand at this time. Also, there are probably a few businesses that would fit within the UDC’s definition of “perishable goods manufacture” that would be more acceptable.

If alcoholic beverage service is allowed by itself, we request the hours of operation of any stand-alone bars be limited so that they close at 9 PM Sunday through Thursday and midnight on Friday and Saturdays.

II. Concerns Specific to Tucson Blvd. Redevelopment Area.

SHNA's preference is that this property's use does NOT involve alcohol, including a microbrewery. Preferred uses include office or "craftwork spaces" or even certain "perishable goods manufacturing" uses as defined in the UDC except for the brewing or distilling of alcohol. SHNA objects to any additional permitted uses that are more intense than the uses that already exist. Alcoholic beverage service as a primary use, and standalone bars, should not be permitted on this property.

If a microbrewery is permitted, its hours of operation should be limited to normal business hours. SHNA would prefer a "tasting room" not be permitted, or at a minimum the tasting room should have the same hours of operation as the microbrewery and should be limited in size.

No matter how the building is used, parking availability will have to be CAREFULLY considered including loading areas and trash collection. It seems to us that a new curb cut will be required; however, a telephone pole and a large light box will make that difficult if not impossible.

The PAD does not include any mitigation measures to protect the neighbors to the south across the public alley from increased traffic, parking, and use of the alley. A wall on the southern property boundary adjacent to the alley would be very helpful.

Neighbors immediately to the west would also be impacted. How that impact can be minimized is less clear. Replacing the old wooden fence with a wall might help.

We request the applicant assist SHNA and the neighbors on 7 th St. by paying for the City's residential parking permit program for a period of time.

Post clear and obvious signage on the property to dissuade visitors from parking or travelling through the neighborhood, and to direct delivery vehicles out of the neighborhood.

We request the applicant establish a relationship with a towing company for the entire PAD, and provide a way for SHNA and neighbors to request a vehicle be towed if their property is being blocked.

We would like delivery hours be limited so as not to disturb neighbors adjacent to the alley south of the property and neighbors to the west of the property.

A possibility for consideration: tear the existing building down and turn it into a parking lot, which could be used as off-site parking for the 6 th St. Redevelopment Area (the

Sam Hughes Neighborhood Association – a 501(c)3 organization

www.samhughes.org
info@samhughes.org

P.O. Box 42931, Tucson, AZ 85733-2931

Tumerico parcel). Or tear down a small part of the building to allow for more parking and a wall along the southern property boundary.

IV. Concerns Specific to 6 th St. Redevelopment Area (Tumerico property).

The site layout as it relates to parking, circulation, and pedestrian safety with people jaywalking across 6 th St. is a major concern. We request the applicant work with the City's DTM to see what can be done to dissuade jaywalking across 6 th St. Something must be done, and simply cementing the status quo with this PAD is not acceptable.

o It was recently noted that, during certain times of the day, there are three jaywalkers every five minutes crossing 6 th St. at this location in order to park on the north side of the street.

o Possible solutions include:

*a marked crosswalk on Forgeus;

*a speed limit of 25 mph on this portion of 6 th St. (4 th Avenue has this speed limit);

*one or more speedtables to slow traffic approaching the Tucson Blvd. intersection;

*a "road diet" extending west to Campbell Ave. (It is our understanding that the current plan for a "road diet" will extend west only as far as Country Club);

*only historic lights along 6 th St. (to help meet the neighborhood goal of "protecting... the character and integrity of the neighborhood.").

If the applicant does not intend to add any new uses to this property, the PAD should be clear that alcoholic beverage service as a primary use is not permitted.

Patrons of this property parking in surrounding neighborhoods is a problem. We request the applicant assist SHNA and the neighbors on Forgeus and 7 th St. with paying for the City's residential parking permit program for a period of time.

Post clear and obvious signage on the property to dissuade visitors from parking or travelling through the neighborhood, and to direct delivery vehicles out of the neighborhood.

We request the applicant establish a relationship with a towing company for the entire PAD, and provide a way for SHNA and neighbors to request a vehicle be towed if their property is being blocked.

We would like delivery hours to be limited so as not to disturb neighbors adjacent to the alley south of the property.

Cc: John Iurino, City of Tucson Zoning Examiner: tucsonrezoning@tucsonaz.gov
John Beall, Principal Planner: john.beall@tucsonaz.gov

Sam Hughes Neighborhood Association – a 501(c)3 organization

www.samhughes.org
info@samhughes.org

P.O. Box 42931, Tucson, AZ 85733-2931