



MEMORANDUM

DATE: July 3, 2023
For July 20, 2023 Hearing

Kristina Swallow

TO: John Iurino
Zoning Examiner

FROM: Kristina Swallow, Director
Planning & Development Services

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT
TP-ENT-0223-00012– Broadway/Rosemont Apartments – Broadway Blvd.
R-1 to OCR-1 (Ward 6)

Issue – This is a request by Thomas Warne from TWW Investments, LLC, on behalf of the property owner, Broadway-Rosemont LLC, to rezone 6.02 acres of a 7-acre parcel from R-1 Residential and C-1 Commercial to OCR-1 Office/Commercial/Residential, for the construction of a multi-family development with 222 market-rate apartments. The proposal includes six 45-foot-high buildings, two 26-foot-high buildings, and a two-story-high clubhouse.

The subject site is at the southwest corner of Broadway Blvd. and Rosemont Blvd. (see Case Location Map). Because the current R-1 zoning on the property allows a maximum of two residences per lot, and because the current C-1 zoning on the property allows for a maximum height of 25 feet, the request to rezone to OCR-1 would allow the proposed density of 37 residences per acre at a maximum height of 45 feet, which is under the maximum density of 87 units per acre and the maximum height of 140 feet in the OCR-1 zone.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of OCR-1 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Vacant

Zoning Descriptions:

Existing: Urban Residential Zone (R-1) – This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services.

Proposed: Office/Commercial/Residential (OCR-1) – This zone provides for high-rise development that serves the community and region and is located in major activity centers or at transit centers.

A mix of development types is encouraged, including office, commercial and high-density residential uses.

Adjacent Zones and Land Uses:

North: Zoned C-1 and O-3; office use, across from Broadway Blvd.

South: Zoned R-1; single-family residential

West: Zoned O-3 and R-1; multi-family residential

East: Zoned PAD-1 Williams Addition Planned Area Development; mixed uses

Previous Cases on the Property:

C9-15-03 Neighborhood Shopping Center - Broadway & Rosemont – On November 4, 2015, Mayor and Council authorized a rezoning for approximately 6.98 acre site from R-1 and C-1 to C-1 commercial for a neighborhood shopping center. A major change of Conditions and Preliminary Development Plan was approved by Mayor and Council for this rezoning case on August 8, 2018 to change the development proposal from a neighborhood shopping center to a micro-hospital and commercial/food service uses.

Related Cases: None

Project Background – Broadway-Rosemont LLC is seeking to develop the vacant site with multifamily residences in response to current market need for a variety of housing types in Tucson, by expanding housing options for professionals and renters-by-choice in a mixed-use corridor. The project is designed as a gated apartment community with studio, one and two-bedroom apartments, community room, pool, outdoor garden area, solar-ready covered parking spaces, and electric vehicle charging stations.

Applicant’s Request – Rezoning to OCR-1 Office/Commercial/Residential to allow for multifamily residential use, at a density of 37 residences per acre, with maximum building heights of 45 feet.

Planning Considerations – Land use policy direction for this area is provided by *Plan Tucson* and the *Broadway-Craycroft Area Plan*.

Plan Tucson - The site lies within a Mixed-Use Corridor in the Future Growth Scenario Map in *Plan Tucson*. Mixed-use corridors provide a higher intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities. *Plan Tucson’s* provides direction through the following policies:

LT1: Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public spaces, and sensitivity to historic and natural resources and neighborhood character.

LT3: Support development opportunities where:

- a. residential, commercial, employment, and recreational uses are located or could be located and integrated
- b. there is close proximity to transit
- c. multi-modal transportation choices exist or can be accommodated
- d. there is potential to develop moderate to higher density development
- e. existing or upgraded public facilities and infrastructure provide required levels of service
- f. parking management and pricing can encourage the use of transit, bicycling, and walking

LT4: Ensure urban design that:

- a. is sensitive to the surrounding scale and intensities of existing development
- b. integrates alternative transportation choices, creates safe gathering places, and fosters social interaction
- c. provides multi-modal connections between and within building blocks
- d. includes ample, usable public space and green infrastructure
- e. takes into account prominent viewsheds

LT9: Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

LT28.6.2 High-density (greater than 14 units per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low-density residential areas.

LT28.6.11 Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

LT28.6.13 Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses.

LT28.6.14 Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high- and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes.

Additionally, *Plan Tucson*'s policies H2 and H11 encourage residential development, including both market rate and affordable housing projects in Tucson.

Broadway-Craycroft Area Plan –The *Area Plan* identifies the project site in its Non-Residential Map as residential, office, or commercial land use. Additionally, the *Area Plan* provides the following residential policy direction for this site:

Residential Subgoal: Encourage new residential development that preserves and enhances the existing residential character of the area.

Policy 1: Promote appropriate residential infill in existing neighborhoods.

- D. Locate new medium and high-density residential development along arterial streets, except where existing low density residential parcels side on a major street, are buffered by an existing frontage road.

Policy 2: Preserve and enhance the integrity of existing neighborhoods.

- A. Direct through traffic and traffic generated by more intense uses onto major streets.
- B. Require appropriate design elements and buffering techniques during the rezoning and related development review processes to ensure sensitive design of new development in established neighborhoods.
- C. Require an internal pedestrian circulation system within new development that connects to the public sidewalk system.
- D. Encourage the orientation of new residential uses to take advantage of solar energy and to integrate solar technology into the design.

Policy 3: Require that new development comply with plan administration policies.

Transportation Subgoal: Incorporate transportation and traffic considerations in the review of new development and redevelopment in the Broadway-Craycroft area.

Policy 1: Provide safe and efficient vehicular access throughout the Broadway-Craycroft area.

- C. Encourage cooperation between neighborhood residents and the City Transportation Department in investigating techniques to discourage non-local traffic in interior neighborhoods. Specific locations that require consideration include (see Transportation Map on page 25).
 - 2. Rosemont Boulevard, south of Broadway Boulevard. Traffic control devices should be considered to discourage eastbound Broadway traffic from using Rosemont Boulevard and 16th Street as an alternate route to Craycroft Road and 22nd Street. The present configuration of Rosemont, which does not extend directly south to 22nd Street, should be retained.

The *Area Plan* also includes General Design and Buffering policies intended to help ensure that new development is designed in a manner that enhances the visual appearance of the Broadway-Craycroft area and that such development is sensitive to existing area land uses.

Field inspection by staff indicates there are no billboards on the site.

Design Considerations

Land Use Compatibility – The site is surrounded by a variety of land uses, which include office complexes, financial services and retail to the north and west, the Williams Centre mixed-use development to the east, offices zoned OCR-2 to the northeast, and single-family residences to the south and west. The proposed multifamily residential use is aligned with *Plan Tucson's* and *Broadway-Craycroft Area Plan's* policy, which supports new high-density residential development along arterial streets on the perimeter of residential areas that is compatible with the surrounding scale, density and character, helping transition the commercial uses along Broadway Boulevard to the single-family uses further south of the site. The project with the proposed density and heights could be accommodated in C-3 zoning, but C-3 zoning also allows land uses that are

not compatible with the current land uses and the goals established by the *Broadway-Craycroft Area Plan*.

Design Compatibility – The Design Compatibility Report and the proposed preliminary development plan include a 6-foot-high masonry wall along the perimeter of the site, and a proposed 10-foot-wide landscape border along the south and west property lines. Additionally, the proposed new apartment buildings will be setback 75 feet from the south property line, and 50 feet from the west side, similar to the setbacks in the original rezoning approval, helping with mitigation to the adjacent single-family residences. The maintenance building and the two carriage units over garages are setback 49'9" from the west property line. The project is also incorporating a 16'6" wide landscaping area along Broadway Blvd., and a 19'0" landscape area along Rosemont Blvd. A trash compactor and recycling bins are provided on the northeast side of the project, where adjacent to C-1 zoning.

Road Improvements/Vehicular Access/Transit – Broadway Blvd. is a designated gateway arterial by the Major Streets and Routes (MS&R) Plan. Rosemont Blvd. is a local roadway south of Broadway Blvd., but is designated by the MS&R Plan as a collector street north of Broadway Blvd.

The project proposes two access points on Broadway Blvd. and Rosemont Blvd, for vehicular and pedestrian circulation. The traffic study provided by the applicant assumes that both access points will operate with stop control on the project driveways, and it indicates that a median opening with a westbound exclusive left turn lane is expected to be constructed on Broadway Blvd. which will allow vehicles to turn into the project at the west driveway. The traffic study states there will not be any left turns out from the west driveway, but the south driveway would allow all movement at Rosemont Boulevard. To minimize traffic impact onto the neighborhood, the Department of Transportation and Mobility has recommended the installation of a sign at the ingress/egress point on Rosemont Blvd. that states "no right turn" for vehicles exiting the site.

The traffic study also indicates that 1,675 average daily trips would be generated from the proposed development, 97 during the AM peak hour and 144 during the PM peak hour. The study also indicates that the intersection of Broadway Blvd. and Rosemont Blvd. and the two access points proposed for the development are expected to operate with acceptable delays in the opening year of the project. All queues are expected to be contained within the turn lane storage lengths under existing and future conditions with and without the project. However, the queues for the westbound and eastbound through movements at the intersection of Broadway Blvd and Rosemont Blvd are longer than the turn lane storage lengths under existing conditions and likely block the entrance to turn lanes. This is also true for future conditions with and without the project. The traffic study anticipates that approximately 70% of traffic would enter the site via the west driveway and 30% via the south driveway. Approximately 25% and 75% of traffic would exit the site via the west driveway and the south driveway, respectively.

In the Design Compatibility Report, the applicant is proposing the addition of a left turn signal traveling south on Rosemont Blvd. turning left on Broadway Blvd. However, the traffic study does not indicate the proposed left turn signal would aid in better traffic flow, and DTM review concurs not pursuing changes in signal phasing at the Broadway/Rosemont intersection as an installation

of left turn signal at Rosemont could actually have a negative impact for this intersection and the overall flow of traffic along Broadway.

Required parking for the project is 351 spaces, and 342 spaces are provided. Fixed route transit service is available on Broadway Blvd., which include two routes. No street improvements are anticipated.

Conclusion –The proposed rezoning of the site from R-1 and C-1 to OCR-1 is appropriate for this location, is compatible with existing surrounding land uses, and it is in compliance with *Plan Tucson* and the *Broadway-Craycroft Area Plan*. Subject to compliance with the attached preliminary conditions, approval of the requested OCR-1 zoning is recommended.

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated May 1, 2023, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. A 6’0” tall masonry wall shall be installed and fully enclosed along the south, east and west property lines.
7. Six (6) inch wide masonry block or greater shall be used for perimeter walls.
8. A 10-foot-wide landscape border shall be provided along the west and south property lines, which shall include native canopy trees, to help minimize visibility from upper story windows facing the adjacent single-family residences.
9. Turf onsite cannot be ornamental or non-functional turf. If the proposed turf is absolutely necessary for the development, it must be utilized as part of

- the retention/detention/commercial rainwater harvesting areas and designed as basins for infiltration. This includes the dog run and passive turf play areas located on site.
10. The Property site shall utilize reasonable passive rainwater harvesting techniques, such as water harvesting basins and desert-adapted vegetation, to enhance the proposed landscape and preserve water resources.
 11. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

12. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation and Mobility.
13. Property owner shall install a sign at the ingress/egress point on Broadway Boulevard that states "no left turn" for vehicles exiting the site.
14. Property owner shall install a sign at the ingress/egress point on Rosemont Boulevard that states "no right turn" for vehicles exiting the site.

WASTEWATER

15. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

ENGINEERING

16. Critical basin detention and first flush retention regulations must be met.
17. Maximize water harvesting into any landscape through the use of curb cuts, flush curbs, and scuppers.
18. Ensure turnaround area for vehicles that inadvertently turn into rolling gate entrance.
19. Trash dumpsters shall be a minimum of seventy (70) feet from the south property line and 60 feet from the west property line.
20. Six-foot-wide sidewalk required along the entirety of Broadway Blvd. and Rosemont Blvd.

TUCSON WATER

21. The owner(s) / developer(s) shall time all new development within the area being rezoned to coincide with the availability of drinking water treatment, transmission, and distribution system capacity. If the City of Tucson's existing upstream water treatment, transmission and distribution systems are not capable of supplying the total water demand (including the demand for fire suppression water) of the proposed development on the rezoned property, the owner(s) / developer(s) shall be financially responsible for modifying and/or enhancing the existing upstream treatment, transmission and/or distribution systems to meet those needs.
22. The owner(s) / developer(s) shall construct all necessary on-site and off-site public water mains necessary to serve development within the rezoned area at their own expense.
23. The owner(s) / developer(s) may be required to abandon and remove, or place a public water easement over, the existing 4" cement asbestos water main constructed in 1955 on the subject property under File No. 602 during the Water Master Plan review process.
24. The owner(s) / developer(s) shall make no connections to the existing 3" cement asbestos water main constructed in 1959 under Work Order 3603 that is in the public alley on the south side of the subject property.
25. The owner(s) / developer (s) shall connect all new public and private water mains within the rezoned area to the City of Tucson's water distribution

system at the location and in the manner specified by Tucson Water during the Water Master Plan review process.

26. The owner(s) / developer(s) shall design and construct all off-site and on-site water mains necessary to serve the project in the manner specified at the time of review of the Water Master Plan and Water Design Plan.
27. The owner(s) / developer(s) shall complete the construction of all necessary public water treatment, transmission, and distribution facilities as required by all applicable agreements with the City of Tucson, and all applicable regulations, including the Safe Drinking Water Act and those promulgated by ADEQ, before capacity in the upstream public water treatment, transmission and distribution system is permanently committed for any new development within the project site.

Any questions, comments or concerns about these comments may be directed to:
Tim Rowe, P.E., Civil Engineer Tucson Water, New Development Section 201 N. Stone Avenue, #2-220 P.O. Box 27210 Tucson, AZ 85726-7210 (520) 837-2106
tim.rowe@tucsonaz.gov

TP-ENT-0223-00012 - Broadway Rosemont



Area of Rezoning (R-1 & C-1 to OCR-1)

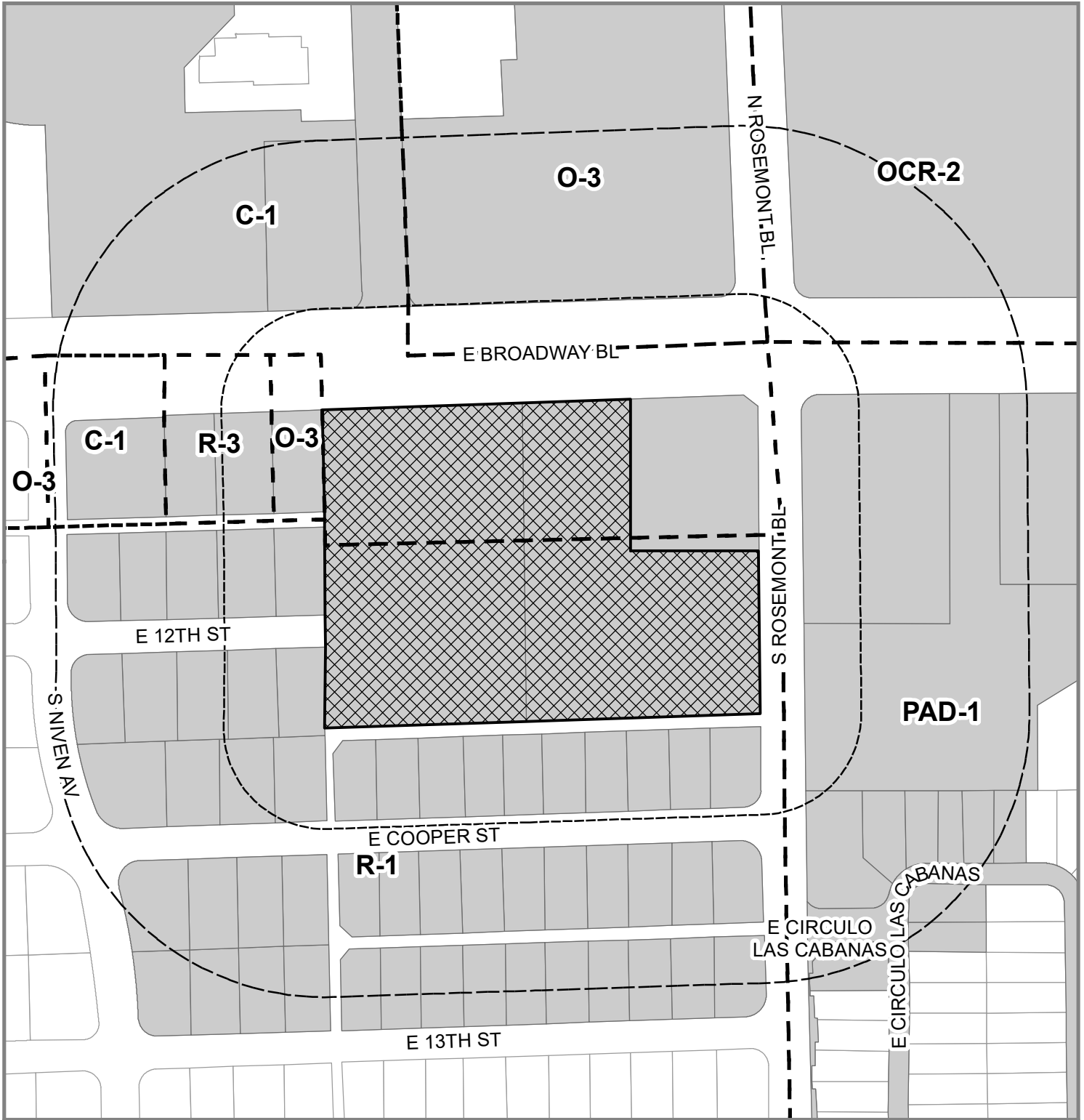
Address: 5056 E Broadway Bl
Base Maps: Twp. 14S R. 14E Sec. 14
Ward: 6


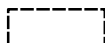
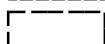




0 60 120 Feet
1 inch = 138.456117 feet

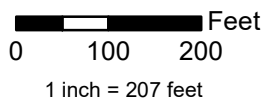


**TP-ENT-0223-00012 - Broadway Rosemont
Rezoning Request: From R-1 & C-1 to OCR-1**



-  Area of Rezoning (R-1 & C-1 to OCR-1)
-  Protest Area (150 ft. Radius)
-  Notification Area (400 ft. Radius)
-  Zone Boundaries
-  Properties Notified

Address: 5056 E Broadway Bl
Base Maps: Twp. 14S R. 14E Sec. 14
Ward: 6



CITY OF TUCSON PUBLIC HEARING NOTICE

The Zoning Examiner will hold a public hearing on **Thursday, July 20, 2023 at or after 6:00 P.M.** to consider a proposal to the property at the location indicated below. Copies of the proposed request can be obtained from the City of Tucson Planning & Development Services Department Rezoning Section, located at 201 North Stone, Tucson, Arizona. If you have any questions, please contact the Rezoning Section at 520-791-5550.

MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, this meeting will be conducted using measures to protect public health. This meeting will be held remotely through technological means, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations, and actions of the Zoning Examiner are transparent and conducted openly.

IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location: **www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner**.

You can also dial in using your phone.

United States: **+1 346-248-7799** Conference ID: **824 9464 9853#** Passcode: **281408**

If you encounter difficulty accessing the hearing, please send an email to TucsonRezoning@tucsonaz.gov for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to TucsonRezoning@tucsonaz.gov. The email should include the Zoning Examiner public hearing date, the case number or name, and your name. **Written comments must be received no later than 5:00 pm Wednesday July 19, 2023.**
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to TucsonRezoning@tucsonaz.gov. **Written request should be received by no later than 5:00 pm Wednesday July 19, 2023.** The email should include the Zoning Examiner public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest.

Case: TP-ENT-0223-00012 – Broadway/Rosemont Apartments – Broadway Blvd. (Ward 6)

Requested Change: Rezoning of 6.1 acres of a 7-acre parcel from R-1 Urban Residence and C-1 Commercial to OCR-1 Office/Commercial/Residential.

Location: 5002 E Broadway Blvd., at the southwest intersection of Broadway Blvd. and Rosemont Blvd.

Proposed Development: Construction of 222 studio, one- and two- bedroom apartments with amenities, including clubhouse, electric vehicle charging stations and pool. Covered parking spaces to be built solar-ready.

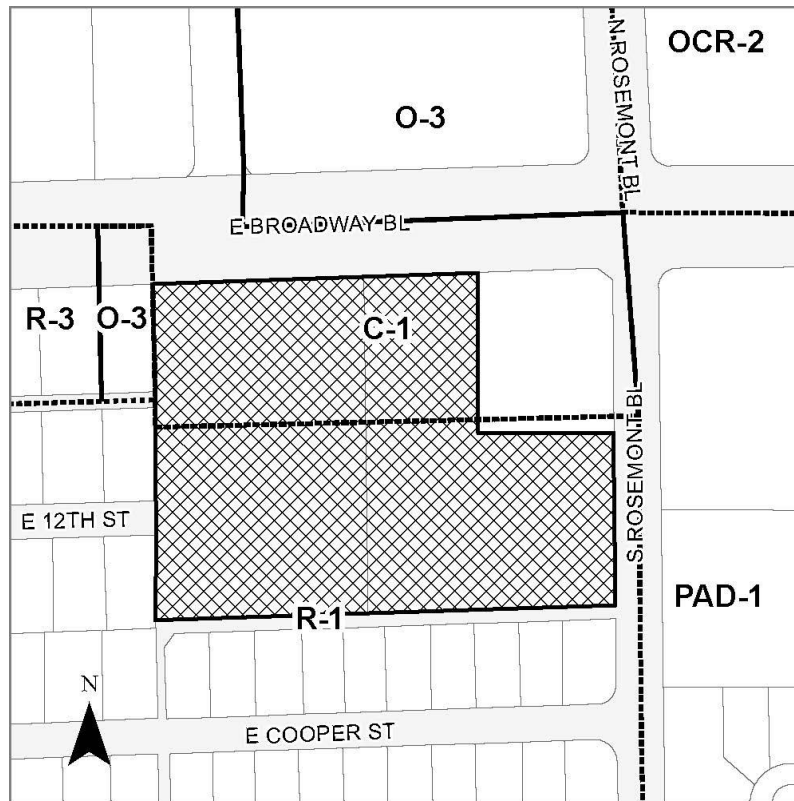
Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: TP-ENT-0223-00012 – Broadway/Rosemont Apartments – Broadway Blvd. (Ward 6)

Cambio de Zonificación Solicitada: Rezonificación de 6.1 acres de un lote de 7 acres de R-1 Residencia Urbana y C-1 Comercial a OCR-1 Oficina/Comercial/Residencial.

Ubicación: 5002 E Broadway Blvd., en la intersección suroeste de las calles Broadway Blvd. and Rosemont Blvd.

Desarrollo Propuesto: Construcción de 222 apartamentos tipo estudio, y de una y dos recámaras con instalaciones que incluyen casa-club, estacionamiento para recarga de vehículos eléctricos, y alberca. Los estacionamientos cubiertos tendrán celdas solares. Si necesita asistencia en español, por favor llame al número de teléfono: 520-791-5550.



TP-ENT-0223-00012

PUBLISH: July 5, 2023 1/8 page display ad. Territorial



MEMORANDUM

DATE: July 3, 2023

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

REZONING CASE NAME: TP-ENT-0223-00012 – Broadway/Rosemont Apartments – Broadway Blvd.

This serves to place on record the fact that, on July 3, 2023, María Gayosso mailed notice of the Zoning Examiner's July 20, 2023 public hearing for rezoning case TP-ENT-0223-00012, a minimum of fifteen (15) days prior to the public hearing.

Signature:  Date: July 3, 2023

Attachment: copy of mailing list

cc: Zoning Examiner

PARCEL	MAIL1	MAIL2	MAIL3	MAIL4	MAIL5	ZIP
12701003M	PIMA COUNTY COMMUNITY COLLEGE DISTRICT	4905 E BROADWAY BLVD	TUCSON AZ			85711
12701004C	RCP PARTNERSHIP	ATTN: L LEUNG	8710 N THUCSON AZ			85742
12701004F	INTERWEST BANK	ATTN: ARIZONA BANK ACCOUNTING DEPT	PO BOX 30: TUCSON AZ			85702
12701005D	TUCSON 5151 INVESTMENTS 68.45% &	BELMONT BROADWAY 5.40% ET AL	7339 E EVA SCOTSDALE AZ			85260
12809001A	BROADWAY-ROSEMONT LLC	2730 E BROADWAY BLVD STE 135	TUCSON AZ			85716
128102980	BROSEMONT OUTPARCEL LLC	6298 E GRANT RD STE 100	TUCSON AZ			85712
128102990	MIDTOWN NATIONAL GROUP LP		415 S CEDR SOLANA BEACH CA			92075
128103000	MDC COAST 13 LLC	ATTN: LEGAL DEPT	3000 OLYM COPPELL TX			75019
128103010	BERNAL GEORGINA 2/3 & MONTANO LILLIE R 1/3	5176 E CIRCULO LAS CABANAS	TUCSON AZ			85711
128103020	NAKUSP LLLP	ATTN: HOWARD J WEISS	9531 88 AV EDMONTO CANADA			0
128103030	FRANCIS FAMILY TR	ATTN: RODNEY & SARA FRANCIS TR	5111 N STC TUCSON AZ			85750
128103040	STUEVE SHARON E REVOC TR	5170 E CIRCULO LAS CABANAS	TUCSON AZ			85711
128103050	GRECCHI GIULIO & JOAN FAMILY REVOC TR	5168 E CIRCULO LAS CABANAS	TUCSON AZ			85711
128103310	GRANDT JANE	5102 E CIRCULO LAS CABANAS	TUCSON AZ			85711
128103320	LAS VILLAS TUCSON HOMEOWNERS ASSOC	ATTN: PAUL ASH MANAGEMENT CO	3499 N CAI STE 907 TUCSON AZ			85719
128103330	SRINIVASAN VENKATA KRISHNAN KIDAMBI &	GOPALAKRISHAN PRIYAMVADHA CP/RS	5105 E CIRI TUCSON AZ			85711
128103480	LAS VILLAS TUCSON HOMEOWNERS ASSOC	ATTN: PAUL ASH MANAGEMENT	3499 N CAI STE 907 TUCSON AZ			85719
128110010	TATHAM BRADFORD A & STODDARD BARBARA S CP/R	5003 E COOPER ST	TUCSON AZ			85711
128110020	GRENNELL ROSEANNE M	5011 E COOPER ST	TUCSON AZ			85711
128110030	NATION WEST LLC	8485 E MCDONALD DR # 255	SCOTSDALE AZ			85250
128110040	BAYLEY LAURA J	5027 E COOPER ST	TUCSON AZ			85711
128110050	BUCKLEY DONNA JO & STEPHEN JOHN CP/RS	5035 E COOPER ST	TUCSON AZ			85711
128110060	YESCAS ANABELA	5043 E COOPER ST	TUCSON AZ			85711
128110070	KMS ENTERPRISES LLC	5225 E PIMA ST	TUCSON AZ			85712
128110080	CONNERS ANDREW & RENEE LIVING TR	ATTN: ANDREW R & RENEE M CONNERS TR	5059 E COC TUCSON AZ			85711
128110090	MELENDEZ ANDREW BRIAN	9265 N HAMPSHIRE DR	TUCSON AZ			85742
128110100	TRUJILLO ABEL & ANDREA CP/RS	5075 E COOPER ST	TUCSON AZ			85711
128110110	HASKVITZ ANNA	201 N ORANGE GROVE BLVD UNIT 541	PASADENA CA			91103
128110120	BEGDORIAN CODY M & JESSICA E BRUNT CP/RS	125 NW 97TH AVE	PORTLAND OR			97229
128110130	MARSHALL DUC M & PHAM KIEM T JT/RS	5058 E COOPER ST	TUCSON AZ			85711
128110140	MEANS SONDR A JANE	1007 N 5TH AVE	TUCSON AZ			85705
128110150	KUBIAK SHARON A	5042 E COOPER ST	TUCSON AZ			85711
128110160	BERKEY DORA D & VELASQUEZ ROSEANN &	SALAIZ ROBERT LOUIS JT/RS	15211 S 40 PHOENIX AZ			85044
128110170	FACKELMAN JERI LIZABETH & PFARRER JEAN BABBETTE	5026 E COOPER ST	TUCSON AZ			85711
128110180	HENMOR TR LOUISE JANE BIRD TR 50% & BYPASS	TR MORGAN RICHARD CLYDE WILL&TESTMNT	ATTN: LOU 5018 E COC TUCSON AZ			85711
128110190	CROKER BARBARA I	5010 E COOPER ST	TUCSON AZ			85711
128110200	DOWNEY ANNE MARIE	5002 E COOPER ST	TUCSON AZ			85711
128110210	LEONARD JOHN LANDER & CECILIA E LIVING TR	ATTN: CECLIA ELIZABETH LEONARD	SURVIVOR 5255 E 20T TUCSON AZ			85711
128110220	REEDER CHARLES C & TRACY BETTY & LONNIE &	ATHERTON COLLEEN & TRACY LOREN III &	TRACY DOF 5011 E 13T TUCSON AZ			85711
128110230	BARYLSKE GERRI & THEODORE CP/RS	5019 E 13TH ST	TUCSON AZ			85711
128110240	PRIEBE DAVID S & NICOLE R CP/RS	5027 E 13TH ST	TUCSON AZ			85711
128110250	CORONADO JOSEPH P & CHRISTINE A JT/RS	5035 E 13TH ST	TUCSON AZ			85711
128110260	ZAPATA BLANCA CRISTAL SANCHEZ DE &	ZAPATA GARZA JOSE PEDRO	5043 E 13T TUCSON AZ			85711
128110270	LUNA EDWARD & MARY HELEN JT/RS	5051 E 13TH ST	TUCSON AZ			85711
128110280	BROWN ELIZABETH ANN	5059 E 13TH ST	TUCSON AZ			85711
128110290	CESSOR JERRY L FAMILY TR	ATTN: MARSHA S CESSOR TR	5067 E 13T TUCSON AZ			85711
128110300	RUE ERIKA SHAY	5075 E 13TH ST	TUCSON AZ			85711
128113540	MEYER JAMES E	4909 E 13TH ST	TUCSON AZ			85711
128113550	BLUESKY 9 INVS LLC	1301 11TH ST APT 8	SANTA MONICA CA			90401
128113560	MORRISON ROBERT S & ROSEMARY BROOKS FAMILY	ATTN: ROBERT S & ROSEMARY BROOKS	MORRISON 4925 E 13T TUCSON AZ			85711
128113570	MACBETH LYNN FREEMAN	412 GREEN TOWN RD	FARMVILLE VA			23901
128113580	CRUZ JOSE L REVOC LIVING TR	4934 E COOPER ST	TUCSON AZ			85711
128113590	RIEL THERESA M	4926 E COOPER ST	TUCSON AZ			85711
128113600	ARNOLD JOAN REVOC TR	4918 E COOPER ST	TUCSON AZ			85711
128113610	CORRADINI MICHELE M	4910 E COOPER ST	TUCSON AZ			85711
128113620	WILLIAMS KIM A	4907 E COOPER ST	TUCSON AZ			85711
128113630	YOUNIS SADOON & HUSSAIN AHLAM H REVOC TR	PO BOX 57231	TUCSON AZ			85732
128113640	STEED SUE ELLEN	4925 E COOPER ST	TUCSON AZ			85711
128113650	VAZQUEZ SARA W	4933 E COOPER ST	TUCSON AZ			85711
128113660	ORI MICHAEL R & DOETSCH NATALIE A CP/RS	5390 N CALLE ESTRELLA	TUCSON AZ			85749
128113670	HEFFERNAN KATHARAIN ROSE & BOUGHNER GAVIN	THOMAS JT/RS	4926 E 12T TUCSON AZ			85711
128113680	SANGRAULA GANGA & DAMBAR CP/RS	4918 E 12TH ST	TUCSON AZ			85711
128113690	BOYER STEVE P & DEBRA B JT/RS	4910 E 12TH ST	TUCSON AZ			85711
128113700	MARX JAMES & MAUREEN REVOC TR	4902 E 12TH ST	TUCSON AZ			85711
128114150	CURTIS DAVID JUDD & HELEN CP/RS	8031 E TANQUE VERDE RD	TUCSON AZ			85749
128114160	MAHER CHRISTOPHER D	ATTN: RALEIGH C ADDINGTON	4909 E 12T TUCSON AZ			85711
128114170	CUE CARMELITO HOPE C JR & SHERYL ANGELI U CP/RS	4917 E 12TH ST	TUCSON AZ			85711

128114180	FONG DOUGLAS G	4925 E 12TH ST	TUCSON AZ	85711
128114190	KALTHOFF KATHLEEN M TR	4933 E 12TH ST	TUCSON AZ	85711
128114200	HIRSI SAHRA	4934 E BROADWAY BLVD	TUCSON AZ	85711
128114210	BROADWAY RENTAL LLC	2730 E BROADWAY BLVD STE 135	TUCSON AZ	85716
128114220	KHALIL MUZHDA	9737 MCKENNA DR	ELK GROVE CA	95757
12811424B	WASHINGTON FEDERAL SAVINGS	425 PIKE ST STE 100	SEATTLE WA	98101

Name	Address	City, State, Zip
Regina Romero - Mayor	255 W. Alameda ST	Tucson, AZ 85701
Jason Katterhenry - N.A. - Peter Howell	P.O. Box 13314	Tucson, AZ 85732
Theresa Riel - N.A. - Rosemont West	5003 E Cooper St	Tucson, AZ 85711
Mathew Zoll - N.A. - San Clemente	4010 E. Palomar Dr.	Tucson, AZ 85711
Moniqua K. Lane - N.A. - Sewell	5811 E. 7th St.	Tucson, AZ 85711
Gina Englert - N.A. - Duffy	5427 E 3rd St	Tucson, AZ 85711
Carol Dupuis - N.A. - Wilshire Heights	5760 E South Wilshire Dr	Tucson, AZ 85711
Laura Roth-Sheperd - N.A. - Desert Aire	5249 E. 21st Street	Tucson, AZ 85711
Sven E Silberschlag - N.A. - Sierra Estate	220 N Avenida Carolina	Tucson, AZ 85711
Sylvia Berman - N.A. - Mitman	5759 E 5th St	Tucson, AZ 85711
Nanette Warner - N.A. - Aldea Linda	255 N Rosemont Blvd #12662	Tucson, AZ 85732
Eric Shepp - N.A. - Highland Vista Cinco	P O Box 13631	Tucson, AZ 85732
John Dowdall - N.A. - Myers	4950 E. 28th street	Tucson, AZ 85711
Arlis M. Witz - N.A. - Naylor	4357 E. 28th Street	Tucson, AZ 85711
Pete Odeven (Co-chair) - N.A. - Poets Sq	4312 E Holmes St	Tucson, AZ 85711
Geri M. Linehan - N.A. - Loma Verde	5769 E 14th St	Tucson, AZ 85711
Ann Moynihan - N.A. - Midway Village	807 N Venice Ave	Tucson, AZ 85711
- N.A. - Peter Howell	P.O. Box 13314	Tucson, AZ 85711
Lanae McDade - N.A. - Rosemont West	5003 E Cooper St	Tucson, AZ 85711
INACTIVE - N.A. - Rosemont East	5120 E Circulo Las Cabanas	Tucson, AZ 85711
Alisa Leed - N.A. - Sewell	5702 E. 6th St.	Tucson, AZ 85711
Andrew Droegemeier - N.A. - Duffy	5427 E 3rd St	Tucson, AZ 85711
William C. Rost - N.A. - Desert Aire / Lor	5307 E. Douglas St.	Tucson, AZ 85711
Dale E. Edris - N.A. - Aldea Linda	4950 E. Calle Jabali	Tucson, AZ 85711
Rudi Cehak - N.A. - Myers	4934 E Andrew St	Tucson, AZ 85711
Lee StanField - N.A. - Colonia Del Valle	6015 E Beverly St	Tucson, AZ 85711
Zack Jarrett (Co-chair) - N.A. - Poets Squ	4555 E 9th St	Tucson, AZ 85711
Edward Nippy Feldhake III - N.A. - Loma	5601 E Scarlett St	Tucson, AZ 85711
Mead Mier-Welborn - N.A. - Midway Vil	713 N Desert Ave	Tucson, AZ 85711
- N.A. - Peter Howell	P.O. Box 13314	Tucson, AZ 85711
Barbara Stoddard - N.A. - Rosemont We	5003 E Cooper St	Tucson, AZ 85711
Jesse Dickinson - N.A. - Sewell	5726 E. Burns	Tucson, AZ 85711
Jodi Roark Charvoz - N.A. - Duffy	5427 E 3rd St	Tucson, AZ 85711
Maryellen (Mel) Levine - N.A. - Wilshire	5847 E South Wilshire Dr	Tucson, AZ 85711
Jennie Meyer - N.A. - Desert Aire / Lom:	920 S. Beverly Ave	Tucson, AZ 85711
Jennifer Burns - N.A. - Sierra Estates	220 N Avenida Carolina	Tucson, AZ 85711
Alexandra Bickford (CIO) - N.A. - Mitma	5655 E Rosewood St	Tucson, AZ 85711
Darin Frazier - N.A. - Highland Vista Cinc	210 N Cloverland	Tucson, AZ 85711
Mary Dryden - N.A. - Myers	4757 E 25th Street	Tucson, AZ 85711
Kimberley Hoggan - N.A. - Poets Square	4337 E Whitman	Tucson, AZ 85711
Lynn Montiel - N.A. - Loma Verde	5762 E 13th St	Tucson, AZ 85711
Nikki Lee - Ward 4	8123 E. Poinciana DR	Tucson, AZ 85730
Steve C. Kozachik - Ward 6	3202 E. 1st ST	Tucson, AZ 85716