

**APPENDIX A**

**LAND USE STUDY**

**BROADWAY-PANTANO WQARF SITE, LANDFILL OPERABLE UNIT**

**TUCSON, ARIZONA**

**APPENDIX A**  
**LAND USE STUDY**

Broadway-Pantano WQARF Site  
Landfill Operable Unit  
Tucson, Arizona

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February 27, 2015

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## EXECUTIVE SUMMARY

This Land Use Study was conducted to compile information regarding current and reasonably foreseeable uses of land at the Broadway-Pantano Water Quality Assurance Revolving Fund Site (Site). This study was conducted to meet the requirements of Arizona Administrative Code R18-16-406.D.3.

The Broadway-Pantano Landfill Operable Unit (LOU) includes the closed Broadway North Landfill (BNL), the closed Broadway South Landfill (BSL), and the vadose zone beneath and in close proximity to the BNL and BSL boundaries.

The Arizona Department of Environmental Quality (ADEQ) sent questionnaires to each of the property owners of the 24 parcels within the LOU (and the property owner of the YMCA, which is adjacent to the BSL) to obtain information regarding current uses and plans for future use. At BNL, current site uses include vacant land, a retail shopping center, and an electrical substation and transmission lines. At BSL, current uses include a hotel, a restaurant, a retirement community, a City of Tucson (COT) park, and vacant land. Surrounding the BNL and BSL are a variety of uses. Single and multi-family residences are the primary use surrounding the BNL and BSL, with some commercial and office uses.

Future uses at the BNL will be guided by the “Gateway Centre Planned Area Development” which was prepared by the COT Planning Department and passed by the Mayor and Council in 1983. The Planned Area Development (PAD) allows for a variety of commercial and residential uses, including those areas of the PAD that fall within the LOU. The PAD includes provisions for methane mitigation and COT’s Landfill Ordinance also has requirements regarding methane testing and mitigation for structures erected on or within 500 feet of landfill waste.

The Broadway Star Plaza, located in the southernmost part of the BNL, is not in the PAD. The owner indicated that commercial uses are expected to continue, and additional commercial space may be added at that location.

Future uses at the BSL will be guided by the Broadway Proper Redevelopment Plan that was adopted by the Mayor and Council in 1984. The plan shows a mix of office, business, and multi-family uses. Since the plan was approved, some development has taken place at BSL which is consistent with the plan. A Hilton Hotel, Culver’s Restaurant, and a retirement community are currently operating within the Broadway Proper Development. South of the Broadway Proper Development are a YMCA fitness center and the COT-owned Gollob Park; owners of both of these properties do not anticipate significant changes in use in the foreseeable future. Requirements regarding methane testing and mitigation in COT’s Landfill Ordinance will also apply to redevelopment.

## 1.0 INTRODUCTION

Clear Creek Associates prepared this Land Use Study report for the Broadway-Pantano Water Quality Assurance Revolving Fund (WQARF) Site (Site) Landfill Operable Unit (LOU) Remedial Investigation (RI). This study was conducted to compile information regarding current and reasonably foreseeable uses of land at the Site to meet the requirements of Arizona Administrative Code R18-16-406.D.3.

### 1.1 PROJECT BACKGROUND

The Site is located in east-central Tucson and is bounded approximately by Speedway Boulevard to the north, Pantano Wash to the east, Calle Madero to the south, and Craycroft Road to the west. A location map is presented on Figure A1.

The Site has been divided into two operable units for the RI: (1) the groundwater operable unit (GOU) which includes the volume of the saturated zone containing chlorinated volatile organic compound concentrations in groundwater exceeding the State of Arizona Aquifer Water Quality Standards<sup>1</sup>, and (2) the LOU which includes the closed Broadway North Landfill (BNL) (Section 8 of Township 14 S, Range 15E), the closed Broadway South Landfill (BSL) (Section 17 Township 14 S, Range 15E), and the vadose zone beneath and in close proximity to the BNL and BSL boundaries.

### 1.2 INVESTIGATIONS AND REMEDIAL ACTIONS

The WQARF process includes a sequence of steps designed to evaluate and remediate a site that is impacted by hazardous substances above regulatory or risk-based standards. During a preliminary investigation, if it is determined that a site poses a hazard and/or is a risk to public health and the environment, the site may be included in the WQARF registry. Once designated as a WQARF site, the following activities are conducted:

- Community Involvement Plan is prepared; Community Advisory Board (CAB) is formed.
- RI is performed.
- Beneficial uses of land and water are compiled and future land and water uses are identified (i.e. the Land and Water Use<sup>2</sup> Study).

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<sup>1</sup> ADEQ finalized the Groundwater Operable Unit Remedial Investigation Report on June 1, 2012.

<sup>2</sup> The Groundwater Operable Unit Remedial Investigation Report dated June 1, 2012 includes the Water Use Study for the Site.

- Feasibility Study (FS) evaluates cleanup options.
- Proposed Remedial Action Plan (PRAP) documents the preferred choice of technology for cleanup.
- Record of Decision (ROD) formalizes the decision on how the cleanup will be performed.
- Remediation is executed.
- Site is closed.

Other steps may be conducted at times that do not strictly fall into a certain time-frame in the WQARF process. Early Response Actions, for example, may be taken to address sources of contamination, protect public health, protect or provide water sources, or address other time-critical issues.

### **1.3 LAND USE STUDY**

Arizona Administrative Code (A.A.C.) R-18-16-406.D.3 states that the land use study will identify current and reasonably foreseeable uses of land impacted or threatened to be impacted by the release within the community involvement area. General land use information shall include the current type of use, density, character, and governmental jurisdictions. Future land use changes will be considered using population projections, growth, plans for future development and local land use plans. This information is collected in consultation with local governments with land use jurisdiction. The information collected also includes specific land uses and property ownership for properties where the land use is impacted or threatened to be impacted by the release.

### **1.4 REMEDIAL OBJECTIVES**

The Remedial Objectives (ROs) for the Site will be based on the results of this Land Use Study and the Water Use Study included in the GOU RI (Stantec, 2012). According to A.A.C. 18-16-406.I.4, the RO Report will state the remedial objectives for each listed use in the following terms:

- a. Protecting against the loss or impairment of each listed use that is threatened to be lost or impaired as a result of a release of a hazardous substance;
- b. Restoring, replacing or otherwise providing for each listed use to the extent that it has been or will be lost or impaired as a result of a release of a hazardous substance;
- c. Time-frames when action is needed to protect against or provide for the impairment or loss of the use; and
- d. The projected duration of the action needed to protect or provide for the use.

## 2.0 LAND USE QUESTIONNAIRE

ADEQ prepared and mailed a standardized land use questionnaire to property owners, municipalities, and utilities in the Broadway-Pantano Site LOU area. These questionnaires are designed to obtain consistent land use information. The questionnaires requested information regarding ownership, current use, future foreseeable uses, and waste streams/spills.

Questionnaires were mailed to the property owners of the 24 parcels within the LOU and the YMCA (located adjacent to the BSL); of these, completed questionnaires were returned for all 24 parcels. Entities that completed the questionnaire were:

- City of Tucson (COT)
- Tucson Electric Power (owner of two parcels)
- HSL Properties, Inc. (owner of ten parcels)
- Broadway Proper Retirement Community I Limited Partnership
- Broadway Star Partners, LLC
- Champion Investment Corporation
- MN Broadway Group, LLC
- Sterling Real Estate Investment, LLC (owner of five parcels)
- Fidelity National Title Trust 10270 (7500 East Broadway, LLC)
- YMCA of Southern Arizona

A completed questionnaire was not received from Fidelity National Title Trusts 10195 and 10196 because there is no legal owner of parcel 134-27-0100 at this time, according to the executor of the Trusts. This parcel is the roadway that is located in the Broadway Proper development.

Copies of the completed land use questionnaires are included in the Attachment A1.

### 3.0 LAND USE

The Site LOU is within COT. Therefore, the General Plans prepared by COT are an important component in determining foreseeable future uses, which should be compatible with the plans.

COT prepared a General Plan that was ratified by the voters in 2001 (COT, 2001). An updated General Plan is in draft form at this time. Both plans are long-term policy documents intended to guide decisions affecting elements that shape the COT, such as housing, jobs, land use, transportation, water, and energy resources. The plans provide goals and policies that will guide future actions, and decisions regarding growth should be consistent with the plan. The 2001 General Plan was primarily used in the preparation of this document. Although it has not been approved yet, the draft 2013 plan was also considered (COT, 2013).

#### 3.1 CURRENT LAND USE

The LOU falls within the 85710 zip code, which is approximately 4 miles by 3 miles (total area of 12.5 square miles). The eastern boundary is roughly at Harrison Road, the western boundary is Wilmot Road, the north boundary generally coincides with Speedway Boulevard, and the southern boundary coincides with Golf Links Road. According to the 2010 U.S. census, 54,439 people reside within the zip code<sup>3</sup>. There are 24,849 households, with an average of 2.19 persons per household. The average population density in the zip code is 4,189 persons per square mile. The median age of the residents is 41.2 years.

Broadway Boulevard, a major east-west thoroughfare, bisects the LOU and runs between the BNL and the BSL. Properties along Broadway Boulevard, including those in the LOU, are used primarily for commercial purposes, including retail goods and services, restaurants, and hotels. Residences, both single family and multi-family, are located behind the commercial properties along Broadway Boulevard.

Land uses immediately around the LOU vary, but the most common use is residential (single family and multi-family). The Pantano Wash runs along the east side of the BNL and BSL.

At the BSL, single family homes are located on the west side of the LOU across Prudence Road, while there are multi-family homes across the Pantano Wash on the east side of the LOU and south of the LOU.

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<sup>3</sup> source: <http://www.zip-codes.com/zip-code/85710/zip-code-85710-2010-census.asp>

The BNL is surrounded by a variety of land uses. To the east, on the other side of the Pantano Wash, from north to south, are single family residences, multi-family residences, and commercial properties, the closest one being a Home Depot store. Surrounding the southwest quadrant of the BNL is single family housing. To the northwest of the BNL are offices, a medical center, and an electrical substation (which is partially within the LOU).

There are a variety of current land uses within the LOU. The current uses for the BNL and BSL are presented in Sections 3.1.1 and 3.1.2 below.

### **3.1.1 Broadway North Landfill Current Uses**

The BNL portion of the LOU (Figure A2), which has an area of over 100 acres, is currently mostly undeveloped and unoccupied. There are no residents at the BNL. Full time workers are limited to those who work in the Broadway Star Plaza, a retail shopping strip mall, which is built over a portion of the dross site (as shown on Figure 2 of the LOU RI report). The BNL is undeveloped, except for a substation (west side of parcel 133-23-098B) owned by Tucson Electric Power (TEP) on the west side of the BNL and at Broadway Star Plaza (parcel 133-23-110C), which faces Broadway Boulevard. The TEP substation is unmanned most of the time. Workers may enter from time to time to conduct maintenance and other operational activities. Most of the BNL perimeter is fenced (except for the retail property mentioned above) and there are locked gates on the west and south sides. There is evidence that unauthorized people are entering the fenced-in part of the BNL. Vandalism and wildcat dumping are common, and transients and recreational users have been observed.

The Broadway Star Plaza (parcel 133-23-110C), a 23,600 square foot strip mall with six tenants, is located just north of Broadway Boulevard and faces the street. The tenants are retailers of goods and services; there is currently no manufacturing at the property. The parcel also contains two vacant areas, called “pads” by the owner. One of the pads is at the southwest corner of the property and contains approximately 17,425 square feet. The other pad is at the southeast corner of the property and contains approximately 15,140 square feet.

**Table A1: Broadway North Landfill Current Uses**

<b>Parcel Number(s)</b>	<b>Owner</b>	<b>Use</b>	<b>Land Use Questionnaire Completed by Owner? (Y/N)</b>
133-23-1500,	SI Hotel Properties Inc. (HSL Properties, Inc.)	vacant	Y
133-23-1510, 133-23-1520, 133-23-1530, 133-23-1540, 133-23-1550, 133-23-1560, 133-23-1570, 133-23-1580, 133-23-1590	HSL Gateway Center (HSL Properties, Inc.).	vacant	Y
133-23-098B	Tucson Electric Power	Electrical power substation and high voltage transmission line.	Y
133-23-0970	Tucson Electric Power	vacant	Y
133-23-110C	Broadway Star Partners, LLC	Strip mall—retail goods and services.	Y

### 3.1.2 Broadway South Landfill Current Uses

Current land uses at the BSL portion of the LOU (Figure A3) are summarized in the table below:

**Table A2: Broadway South Landfill Current Uses**

Parcel Number(s)	Owner	Use	Land Use Questionnaire Completed by Owner? (Y/N)
134-27-003A	MN Broadway Group, LLC	Culver's Restaurant	Y
134-27-002A	Fidelity National Title Trust 10270 (7500 E Broadway, LLC)	Vacant, currently used as parking for adjacent Culver's Restaurant.	Y
134-27-0010	Champion Investments, LLC	Hilton Hotel—150,000 square feet total space, 232 rooms, 18,000 square feet of meeting space, restaurant and bar, 40,000 gallon swimming pool, and Jacuzzi.	Y
134-27-0040 134-27-0050 134-27-0060 134-27-0070 134-27-0090	Sterling Real Estate Investment, LLC	Undeveloped. A fenced compound containing the equipment for the methane mitigation system for BNL is located on lot 0050 just south of the Hilton Hotel.	Y
134-27-0080	Lytle Enterprises	Broadway Proper Retirement Community—232 apartments, currently approximately 200 residents and 100 employees.	Y
134-27-0100	No current legal owner.	Paved road through Broadway Proper development area.	N
134-27-011A	YMCA of Southern Arizona	YMCA—cardio and strength-training center, wellness center, exercise studios, indoor gym, skate park, roller hockey arena, aquatics center, martial arts room, youth and teen room, child watch center with outdoor playground, locker rooms, community rooms.	Y
134-14-010A	City of Tucson	Gollob Park—baseball diamond, one multi-purpose field, restroom, ramada, playground, two tennis courts.	Y

Unlike the BNL, the vacant portions of the BSL are not fenced.

## 3.2 FUTURE LAND USES

The COT General Plan (2001) states, “Future emphasis will be placed on securing self-sustaining activity centers which include high-density residential facilities, work sites, transportation, recreation, shopping, and services. Activity centers will concentrate economic activities, provide shelter, and optimize the movement of people, information, goods and services. They will be designed to promote social interaction, conserve land resources and energy, and establish points of reference within the region by virtue of higher intensities and identifiable visual characteristics.” COT has planned future land uses at BNL and BSL through approval of the Gateway Centre Planned Area Development (PAD) at BNL and through the Broadway Proper Redevelopment Plan at BSL. These plans are compatible with COT’s General Plan. Also, development on or within 500 feet of the LOU will be required to fulfill the site assessment, methane monitoring/mitigation, construction, reporting, public notification and other requirements of the 2004 COT Landfill Ordinance<sup>4</sup> (Tucson City Code, 2004).

### 3.2.1 Broadway North Landfill

#### 3.2.1.1 Planned Area Development

The LOU north of Broadway Boulevard, except for the Broadway Star Plaza, falls within the Gateway Centre PAD plan. As such, the portion of the LOU north of Broadway Boulevard (except for the Broadway Star Plaza, as noted above) is zoned as a “PAD.” Between 1981 and 2011, COT approved 19 PADs throughout Tucson. PADs are approved through a rezoning process to enable the creation of zoning standards that allow more flexibility for redevelopment projects. According to the Gateway Centre PAD document (COT Planning Department, 1983), “The most suitable control mechanism to implement development in Gateway Centre is the *Planned Area Development*, which, when adopted by COT legislative action, serves both a planning function and a regulatory function. The *Planned Area Development*, as a result, becomes an implementation tool of COT’s adopted *General Plan Land Use Element*.”

Objectives of the Gateway Centre Redevelopment Plan include:

1. To conform to the General Plan for COT with respect to land use, including intensified development in “activity centers.”

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<sup>4</sup> The stated purpose of the 2004 COT Landfill Ordinance is to provide reasonable measures to protect the public’s health and safety from potential adverse effects of methane gas.

2. To support joint efforts of other public agencies, private landowners and COT departments in restoring former solid waste disposal sites to a safe and stable condition through the encouragement of appropriate and compatible uses, coupled with facilities and operating programs designed to mitigate environmental hazards.
3. To augment community-wide recreational resources by implementing a system of “riverpark” pedestrian and bicycle pathways in landscaped public access easements along major washes per the *Tucson General Plan Parks, Recreation, Open Space and Trails* element.
4. To encourage excellence of design and provision of publicly accessible, landscaped open spaces.
5. To demonstrate design and construction techniques which promote efficient energy usage.
6. To create a focal core which establishes open-space features and provides recreation amenities in concert with high intensity development.
7. To develop land uses logically from west to east on the property (considering clustering, massing, and intensity of scale), achieving continuity of design and establishing a sense of identity.
8. To set the urban character by employing a variety of architectural designs and by assuring continuity through coordinated landscaping, signage, street furniture and lighting.
9. To provide a loop circulation system designed to facilitate intensive urban use functions integrated with the surrounding major street system.
10. To ensure protection from flooding through bank protection, site grading, and design and to maximize recreation opportunities, especially along the (Pantano) River Park, through a system of trails and other linkages.
11. To reduce crime and disturbances which are sometimes associated with blighted areas and large parcels of vacant land in urban areas.

The Gateway Centre PAD is shown on Figure A4. The PAD extends north of the LOU. Development Areas 5-10 of the PAD fall within the LOU.

The PAD includes provisions for methane control. The PAD document states, “Off-site methane gas migration shall be controlled at the property boundaries as a result of development. Gas concentrations shall be within all acceptable, safe regulatory levels.” The document addresses methane intrusion by stating, “The siting and location of all buildings/structures within Gateway Centre shall provide for the control of methane gas so that (internal) concentrations shall not exceed the acceptable, safe regulatory controls” (COT Planning Department, 1983).

Figure A4 shows the permitted uses for each of the development areas in the PAD. Each of the planning areas has several potential uses, which include office, commercial recreation, commercial service,

commercial general<sup>5</sup>, residential, research and development, and golf course. Residential uses are allowed in the PAD areas that fall within the LOU. Maximum permitted densities are 100 dwelling units per acre (planning areas 5a, 5b, 6a and 6b), 15 dwelling units per acre (planning area 7), 35 dwelling units per acre (planning area 8), and 60 dwelling units per acre (planning areas 9 and 10).

The complete PAD document, prepared by the COT Department of Planning Services in 1983, can be viewed online at:

[http://www.tucsonaz.gov/files/pdsd/plans/Gateway\\_Centre\\_PAD\\_Complete.pdf](http://www.tucsonaz.gov/files/pdsd/plans/Gateway_Centre_PAD_Complete.pdf).

### *3.2.1.2 Broadway Star Plaza*

The Broadway Star Plaza property is the only property in the BNL LOU that does not lie within the Gateway Centre PAD. The owners of Broadway Star Plaza anticipate selling, building to suit, or leasing the two vacant land pads on the parcel, according to the questionnaire (Attachments). It is considered likely that the additional uses would be similar to the uses of the Broadway Star Plaza, i.e. retailing of goods and services. This use is consistent with the C-1 zoning for the property, its location on Broadway Boulevard, and the current use of the property.

## **3.2.2 Broadway South Landfill**

### *3.2.2.1 Broadway Proper Redevelopment Plan*

The section of BSL north of the YMCA and Gollob Park is identified as the “Broadway Proper” redevelopment project in the General Plan. The Broadway Proper Redevelopment Plan was adopted by the Mayor and Council in 1984. This plan applies to all of the LOU south of Broadway Boulevard and north of the YMCA and Gollob Park. It includes a “Master Methane Control Plan.” Figure A5 shows the proposed land uses within the development that were approved by Mayor and Council in 1984. These uses include office, business, and multi-family residential. Since this plan was approved, some development has taken place that is consistent with the plan. A Hilton Hotel was constructed in the northeast corner of the area (Lots A and D on the Figure A5), a Culver’s Restaurant (Lot B on Figure A5) was constructed in the northwest corner, and the Broadway Proper Retirement Community was constructed in the southwest corner (Lot H of Figure A5).

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<sup>5</sup> The term “commercial general” is not defined in the PAD document. The use of the term suggests that it refers to commercial uses other than the specific types of commercial uses identified in the document.

7500 E Broadway LLC indicated intent to sell the lot to the east of Culvers at some time in the future for development.

The Broadway Proper Redevelopment Plan can be viewed online at:

<http://www.tucsonaz.gov/files/pdsd/plans/bpall.pdf>.

#### *3.2.2.2 YMCA and Gollob Park*

The YMCA (parcel 134-14-011A) is not within the LOU as defined by Stantec, 2013. However, due to its close proximity to the BSL, ADEQ opted to send the YMCA a land use questionnaire. The YMCA indicated in the questionnaire that they intend to continue operating at the current location with no planned expansions. This use is compatible with the General Plan of including abundant urban green space and recreation areas within COT.

COT owns Gollob Park, which is east of the YMCA. Landfill waste has been documented on this parcel. COT indicated in the questionnaire that they do not intend to use the Gollob Park property (parcel 134-14-101A) for any other uses than the current use in the foreseeable future. This use is compatible with the General Plan for neighborhood parks.

## 4.0 SUMMARY

The Broadway-Pantano LOU is located within the boundary of COT and is under the jurisdiction of COT for zoning and planning purposes. As such, future uses at the LOU are guided by COT's General Plan (2001). In addition, at the BNL, future uses are guided by the Gateway Centre Planned Area Development (PAD) passed by the Mayor and Council in 1983. Future uses at BSL are guided by the Broadway Proper Redevelopment Plan as adopted by the Mayor and Council in 1984. Development at both the BNL and BSL must also be conducted in accordance with the 2004 COT Landfill Ordinance.

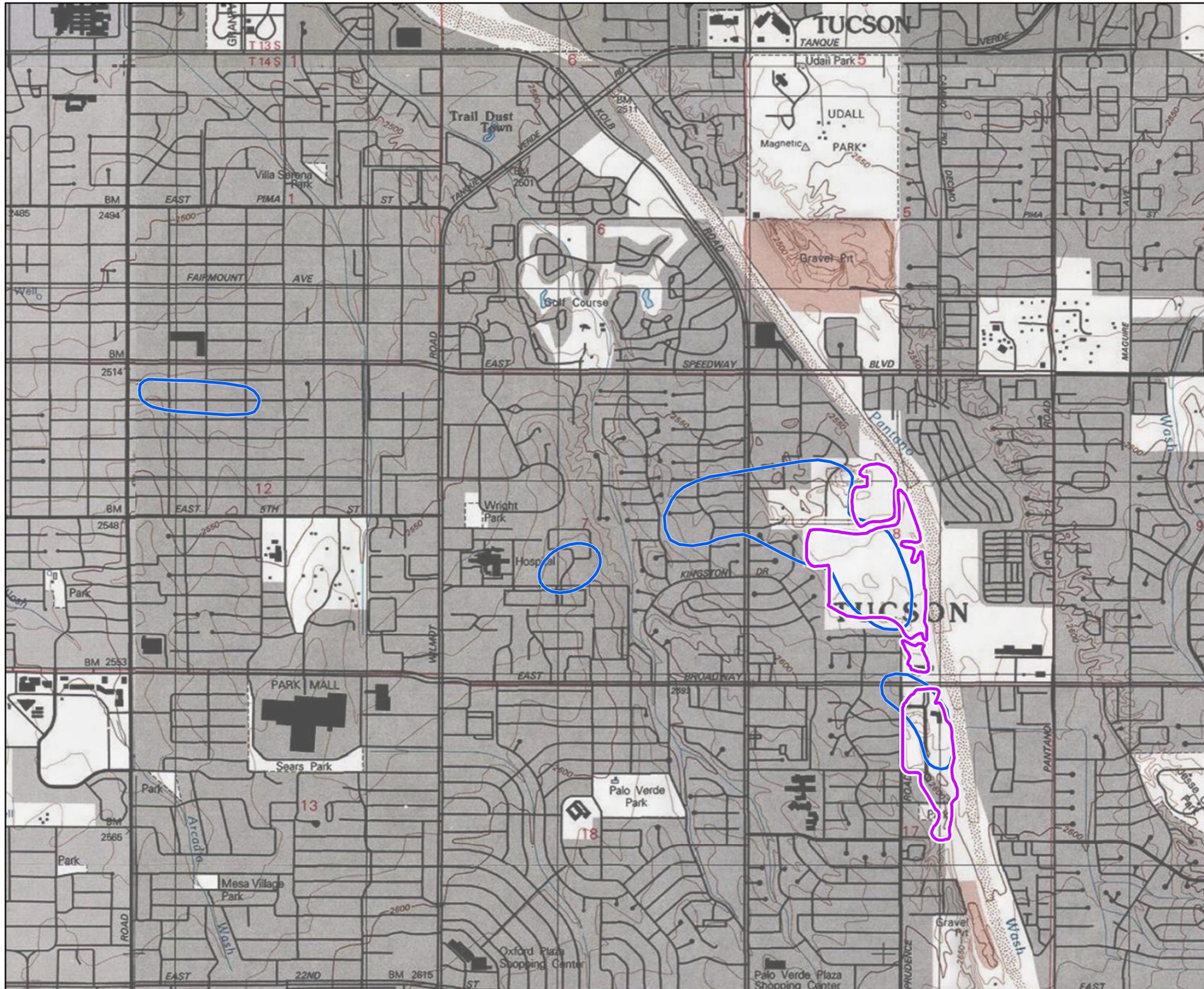
At the BNL, current uses include vacant land, an electrical substation and transmission line, and commercial use (retail goods and services at the Broadway Star Plaza). Future possible uses in the PAD include office, commercial recreation, commercial service, commercial general, residential, research and development, and golf course. The approved COT General Plan allows for residential uses in all of the PAD areas within the BNL. According to the Broadway Star Plaza owner, commercial use is expected to continue at their retail strip mall property, which is a consistent use with COT's General Plan.

At and adjacent to the BSL, current uses include a hotel, restaurant, a retirement community, a YMCA recreation center, and a COT Park. The future foreseeable uses of the vacant land, according to the Broadway Proper Redevelopment Plan, include office, business, and multi-family residential. Gollob Park, YMCA, hotel, restaurant, and retirement community uses are not anticipated to change significantly according to the owners' responses (Attachments). These uses are consistent with COT's General Plan and the Broadway Proper Redevelopment Plan.

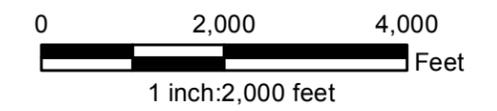
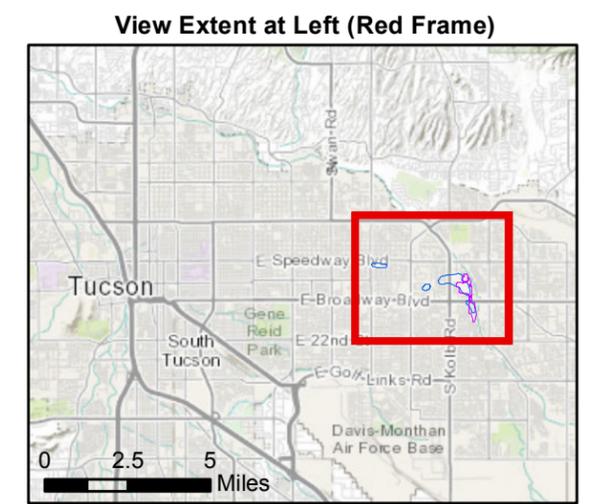
## 5.0 REFERENCES

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- City of Tucson Planning Department, 1984. Broadway Proper Redevelopment Plan, adopted by Mayor and Council – October 22, 1984 – Resolution 12910. <http://cms3.tucsonaz.gov/sites/default/files/imported/plans/redevelopment/bpall.pdf>.
- City of Tucson, 2001. City of Tucson General Plan, December 6, 2001.
- City of Tucson, 2013. City of Tucson General Plan 2013 DRAFT.
- Stantec, 2012. Remedial Investigation Report, Groundwater Operable Unit, Arizona Department of Environmental Quality Broadway-Pantano Water Quality Assurance Revolving Fund Registry Site, Tucson, Arizona, June 1, 2012.
- Tucson City Code, 2004. Chapter 29, Article IX, Sections 29-20 through 29-29, Ordinance 10037, Adopted September 13, 2004.

## **FIGURES**



- Legend**
- Approximate Extent of Landfill Operable Unit\*
  - Approximate Extent of Groundwater Operable Unit

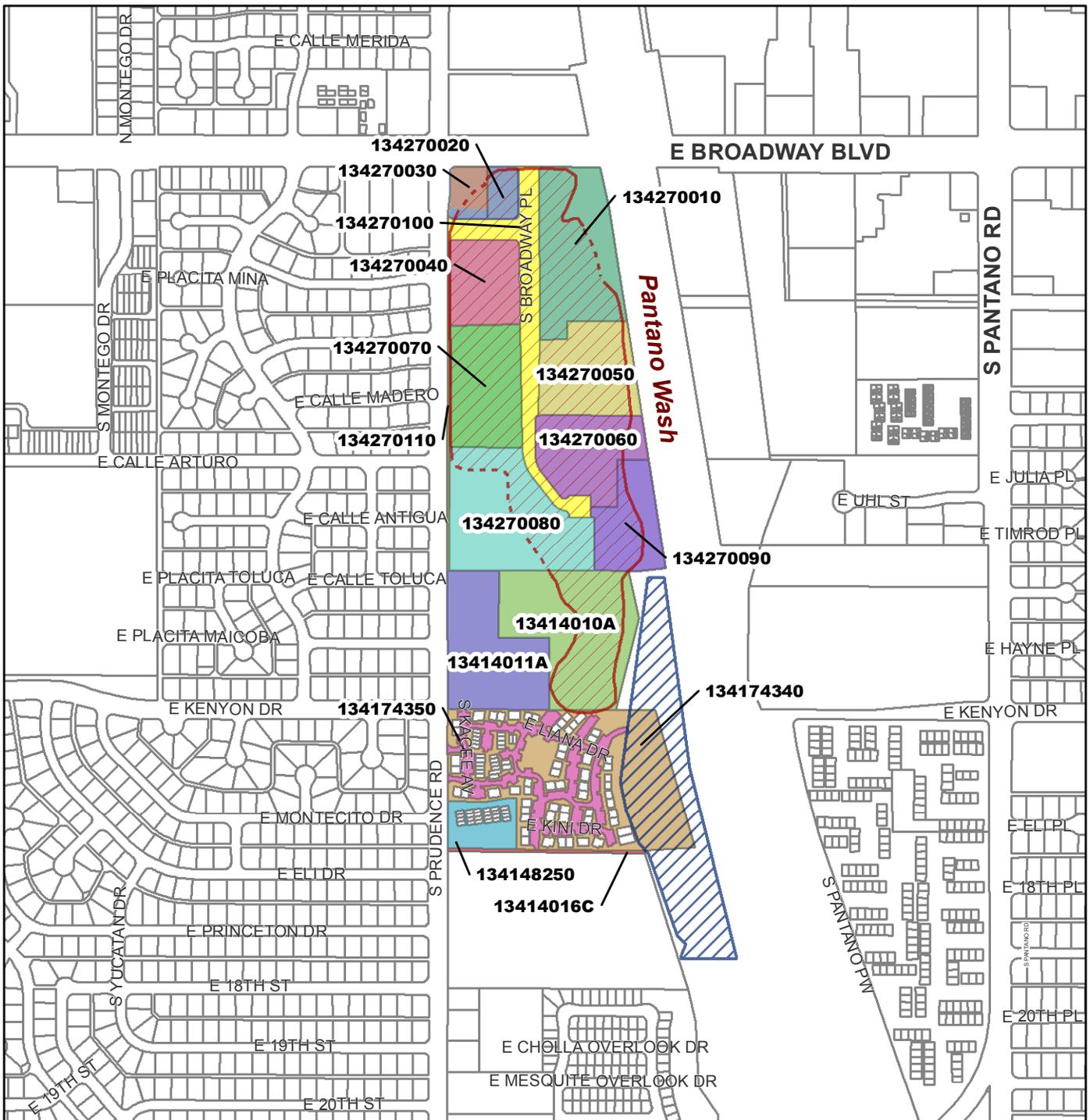


Notes:  
 \*LOU RI Extent for BNL from Stantec, 2012  
 Map Projection: WGS 1984 Web Mercator Auxiliary Sphere  
 Service Layer Credits: Copyright: © 2013 National Geographic Society  
 Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

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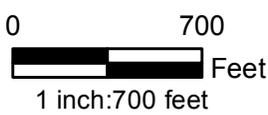
**Figure A1  
 Site Location Map  
 Broadway-Pantano WQARF Site  
 Tucson, AZ**





**Legend**

-  Approximate Extent of Broadway South LOU\*
-  Approximate Extent of Prudence Landfill
-  Selected Parcel of Interest (Parcel ID Number)
-  Other Parcel Boundary



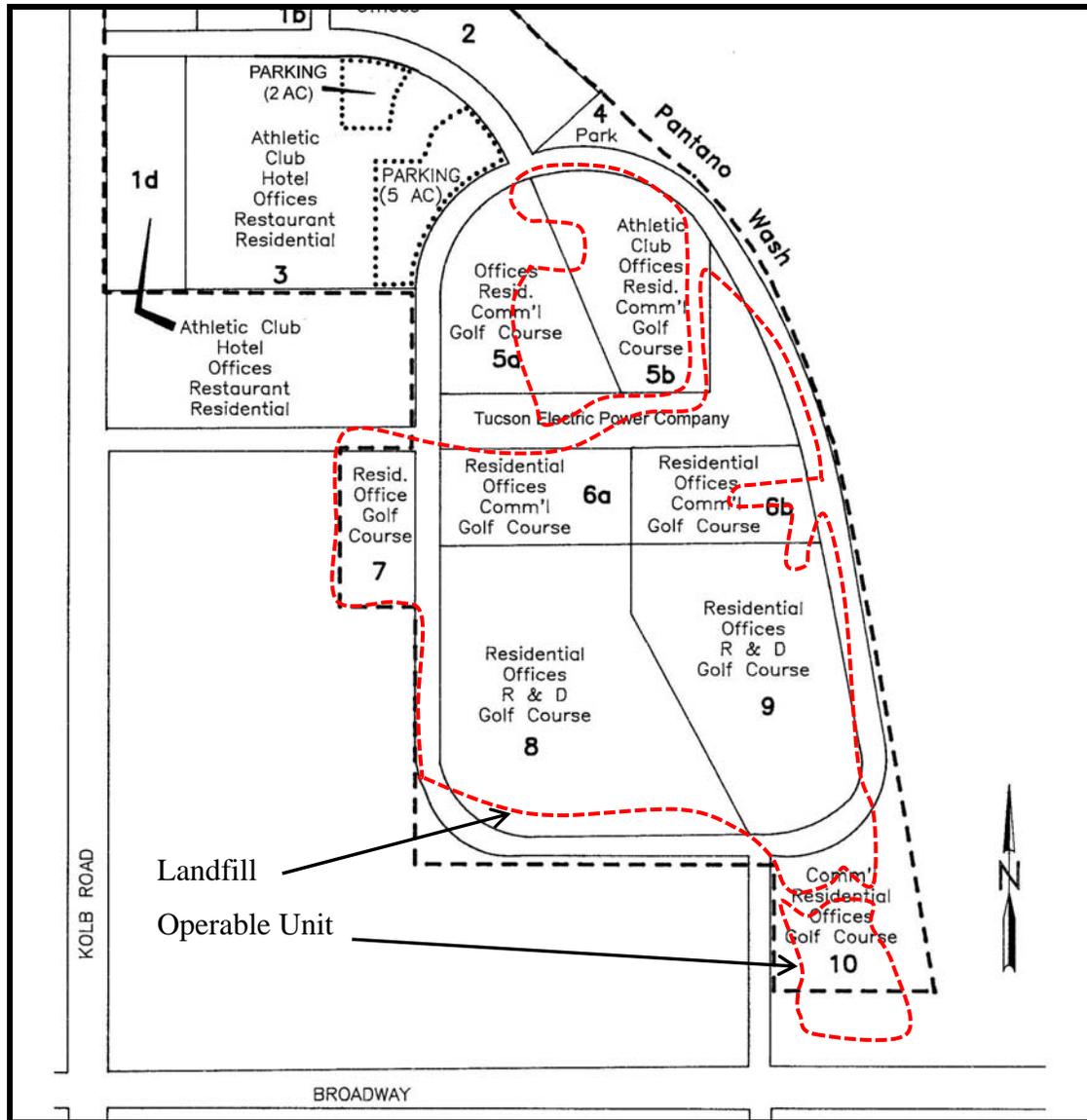
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**Figure A3 - Parcel Map  
Broadway South Landfill  
Broadway-Pantano WQARF Site  
Tucson, AZ**

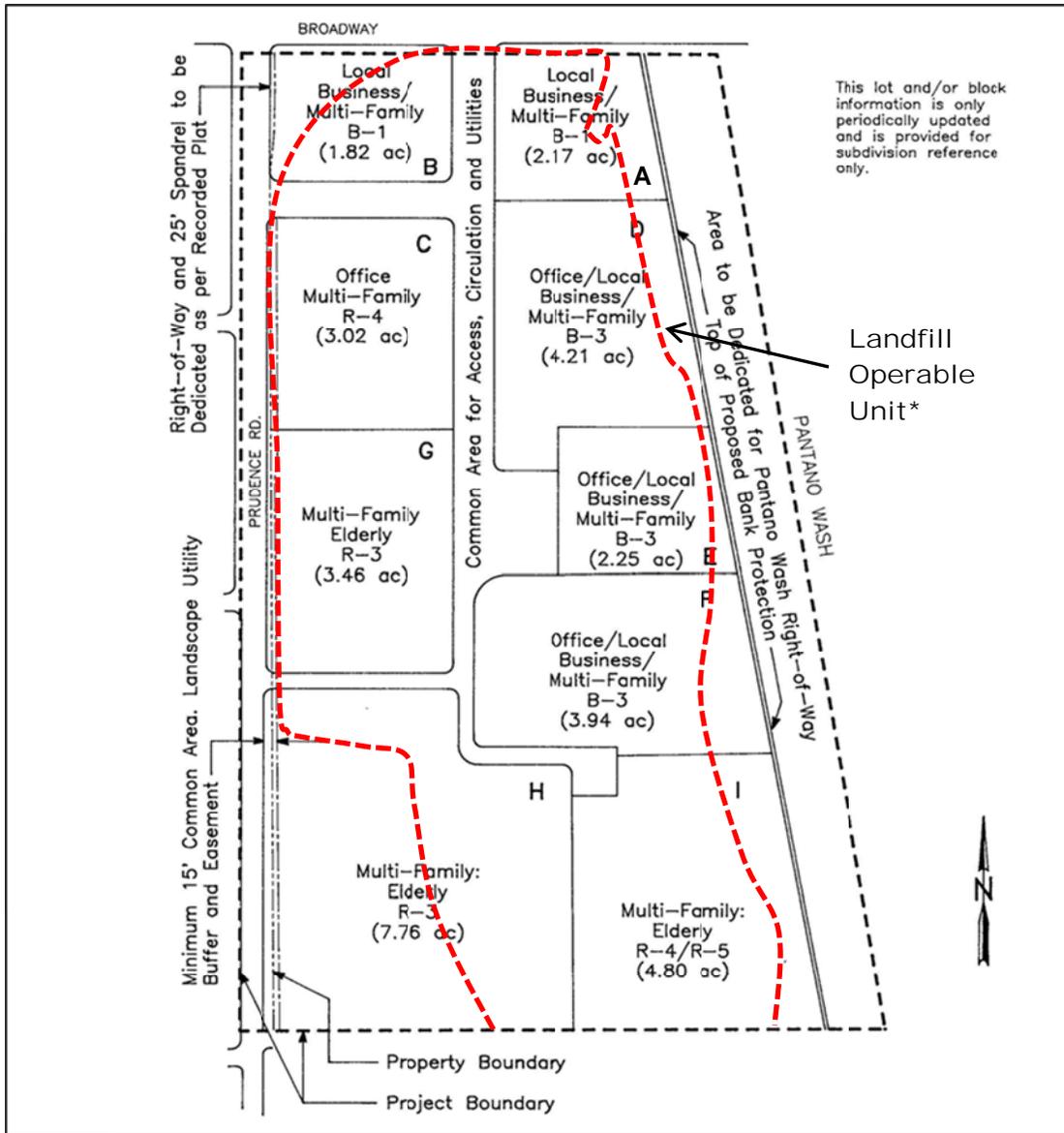
*Notes:*  
\*Refuse was reported to have been removed at Hilton, Culver's, and Broadway Proper prior to construction of the buildings. The areas of removal were not documented. The LOU boundary is dashed in areas where removal may have occurred.

Map Projection: NAD 1983 UTM Zone 12N



**Figure A4: Gateway Center Planned Area Development Land Use Plan**

Source: Gateway Center Redevelopment Plan, City of Tucson Planning Department, 1984.



**Figure A5:**  
**Broadway Proper Land Use Plan**  
 Source: City of Tucson Planning Department 1984

**Notes:**

Gollob Park and the YMCA are not a part of the Broadway Proper Land Use Plan, and thus are not shown on this map.

Lot shapes have been revised slightly since the Land Use Plan was prepared.

\*Landfill boundary is approximate. Refer to Figure A3 in this Appendix for extent of landfill boundary.

**ATTACHMENT A1**  
**COMPLETED LAND USE QUESTIONNAIRES**

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: TEP Parcels 133-23-098B and 133-23-0970

Date Questionnaire was completed: February 15, 2013

Name of person completing Questionnaire: Shannon Breslin

Address: 88 E. Broadway, HQW603

Tucson, AZ 85701

Contact Name: Same as above

Address: \_\_\_\_\_

Phone Number: 520/917-8743

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

Parcel 133-23-098B - TEP's Eastloop substation and a portion of a related transmission line are located on this parcel.

Parcel 133-23-0970 is vacant, undeveloped land.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

There are no anticipated changes for these parcels at this time.

3. Is the property owned or leased? Owned.

4. Who is the owner of the property?

Name:            \_Tucson Electric Power Company\_\_\_\_\_

Address:         \_P.O. Box 711\_\_\_\_\_

                      \_Tucson, AZ 85702\_\_\_\_\_

Phone Number:  \_\_\_\_\_

5. If the property is leased, how long is the lease term?

NA

6. If the property is leased, are there plans to renew the lease and for how long?

NA

7. If the property is owned, do you plan on relocating and if so in what timeframe?

No relocation is anticipated at this time.

**B. Environmental Information**

1. Please list the company's waste streams?

Parcel 133-23-098B TEP will provide this information subsequent to this request.  
Parcel 133-23-0970 No waste streams known on this parcel.

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

TEP will provide information this information subsequent to this request.

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name:                Erik Bakken

Address:            88 E. Broadway, HQW602

Tucson, AZ 85701

Phone Number:    520/918-8351

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: YMCA of Southern Arizona - Off Family YMCA

Date Questionnaire was completed: 1/25/13

Name of person completing Questionnaire: Cathy Scheirman, CFO

Address: 401 S Prudence  
Tucson AZ 85710

Contact Name: Cathy Scheirman

Address: 60 W Alameda  
Tucson AZ 85701

Phone Number: 520-623-5511

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

The Off Family YMCA is a recreational/community center. The facility's amenities include: a cardio and strength training wellness center, group exercise studios, indoor gymnasium, skate park, roller hockey arena, aquatics center, martial arts room, youth and teen room, child watch center with outdoor playground, locker rooms, and community rooms.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

none planned. Our expansion a few years ago fulfilled our master plans for the location.

3. Is the property owned or leased? owned

4. Who is the owner of the property?

Name: YMCA of Southern Arizona

Address: 60 W Alameda

Tucson AZ 85701

Phone Number: 520-623-5511

5. If the property is leased, how long is the lease term?

n/a

6. If the property is leased, are there plans to renew the lease and for how long?

n/a

7. If the property is owned, do you plan on relocating and if so in what timeframe?

no

B. Environmental Information

1. Please list the company's waste streams?

UNK

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

none

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information: *we used 2 different firms in 2007+2008 to perform tests on the site before expanding the facility*

Name:

Terracon

Zonge

Address:

385 S Euclid

3322 E Ft Lowell Rd

Tucson AZ 85719

Tucson AZ 85716

Phone Number:

520-710-1789

520-827-5501

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.



Janice K. Brewer  
Governor

# ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007  
(602) 771-2300 • [www.azdeq.gov](http://www.azdeq.gov)



Henry R. Darwin  
Director

January 8, 2013

SR08PU13.08

Fidelity National Title Trust 10270  
c/o Ms. Martha Hill  
Fidelity National Title Agency  
6245 East Broadway Boulevard, Suite 200  
Tucson, Arizona 85711

## SENT CERTIFIED MAIL

Re: Land Use Studies Relating to Broadway-Pantano Water Quality Assurance Revolving Fund  
(WQARF) Registry Site; Information Request

Dear Ms. Hill:

Pima County Assessor records indicate that Fidelity National Title Trust 10270 (FNTT 10270) owns land that is located at the Broadway-Pantano Water Quality Assurance Revolving Fund Site (Site). The Arizona Department of Environmental Quality (ADEQ) is preparing the Draft Landfill Operable Unit (LOU) Remedial Investigation (RI) Report that will describe the extent of known contamination at the Site within the LOU and will also present information regarding current and reasonably foreseeable uses of land impacted or threatened to be impacted by the contamination.

As part of our preparation for this study, we have identified the land parcel at the Site for which FNTT 10270 is the owner of record [parcel map attached]: 134-27-002A (50 South Broadway Place). We are requesting information FNTT 10270 may have regarding current and reasonably foreseeable uses of this parcel. Current and reasonably foreseeable uses of land are to be considered by ADEQ during the selection of a remedial action to address known contamination (Arizona Administrative Code § R18-16-406D).

We are working to issue the Draft LOU RI Report for public comment by spring 2013. Please fill out the attached form and email ([gaw@azdeq.gov](mailto:gaw@azdeq.gov)) or mail it (or any information FNTT 10270 may wish to provide) to me by January 25, 2013. Should you wish to discuss this request for information, please call me at 520-628-6708.

Sincerely,

Gretchen Wagenseller, Project Manager  
Superfund Programs Unit  
Southern Regional Office

Attachments: Fact Sheet  
Parcel Map  
Land Use Study Form (to be filled out by land owner)

c: Robert Caylor, 7500 Broadway L.L.C.  
Reading File/William Ellett

Southern Regional Office  
400 West Congress Street • Suite 433 • Tucson, AZ 85701  
(520) 628-6733



LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: NA

Date Questionnaire was completed: 1-14-2003

Name of person completing Questionnaire: Bob Caylor

Address: 6422 E SPEEDWAY #130  
TUCSON, AZ 85710

Contact Name: Bob Caylor

Address: SAME

Phone Number: 444 0200

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

VACANT LAND

Land Use Study Questionnaire  
Broadway-Pantano WQARF Site

Lot #2 INFORMATION

Page 2 of 3

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

This is a PAD (LAND) that will be sold  
AND DEVELOPED AT A FUTURE DATE

3. Is the property owned or leased? OWNED

4. Who is the owner of the property?

Name:

7500 E. BROADWAY LLC

Address:

6422 E SPEEDWAY #130

TUCSON AZ 85710

Bob Caylor

Phone Number:

444-0200

5. If the property is leased, how long is the lease term?

NA

6. If the property is leased, are there plans to renew the lease and for how long?

7. If the property is owned, do you plan on relocating and if so in what timeframe?

NA

B. Environmental Information

1. Please list the company's waste streams?

UNK

Land Use Study Questionnaire  
Broadway-Pantano WQARF Site

Page 3 of 3

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

NA

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name:

S'CS ENGINEERS

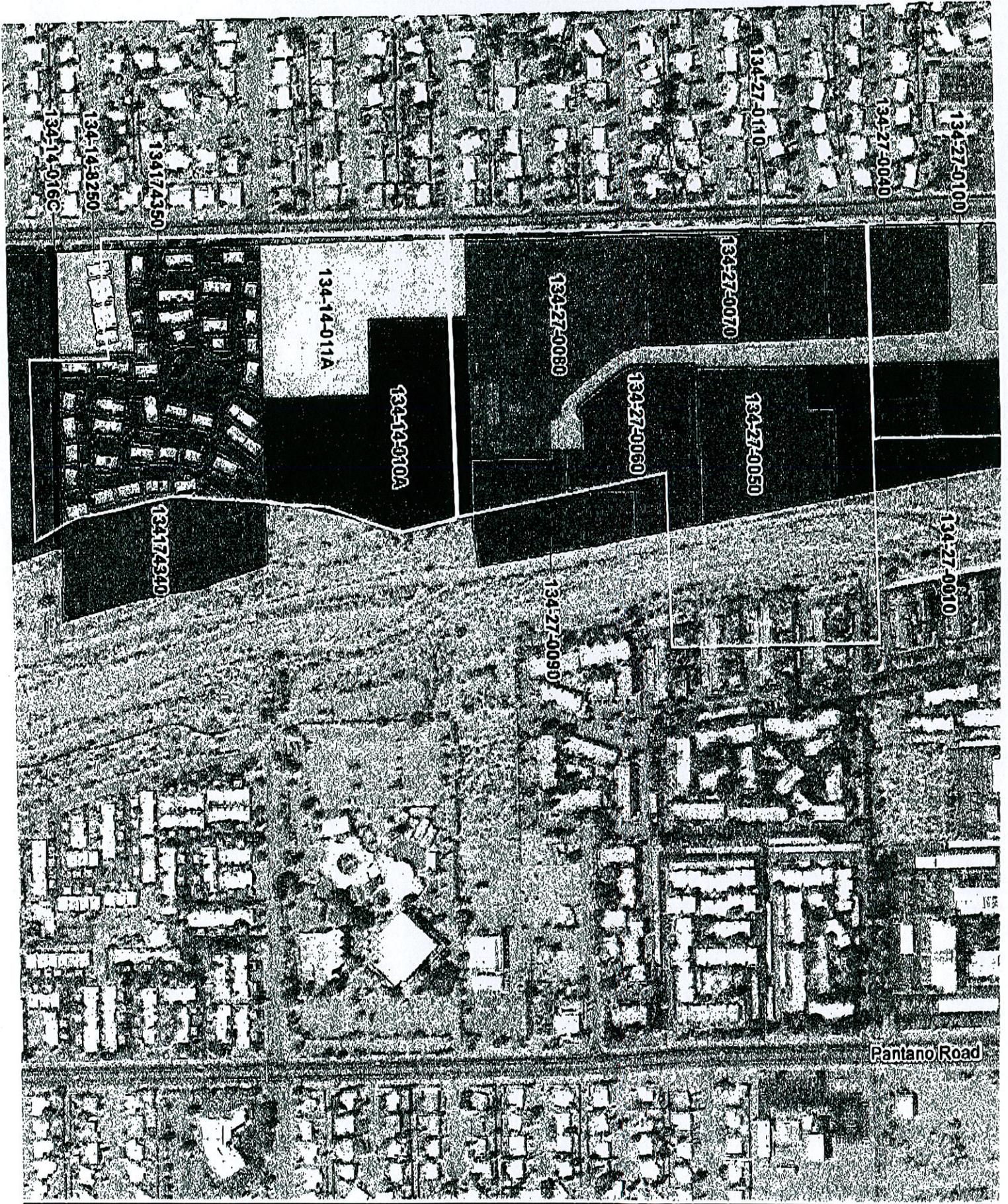
Address:

4222 E. THOMAS RDPHOENIX, AZ 85018-7609

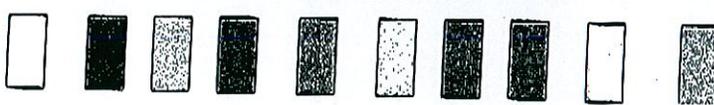
Phone Number:

602-840-2596

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.



Pantano Road



Note:  
 HGL WBS D  
 134-14-017

NOA-01-017 HGL  
 ADJG SSO BSL  
 1006/012 RB  
 Source: HGL, P/A  
 ESND OnR

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name:       N/A      

Date Questionnaire was completed:       1/24/13      

Name of person completing Questionnaire:       Stephen C. Miller      

Address:       2344 Spruce Street, Suite A      

      Boulder, CO 80302      

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number:       303-449-0426      

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

Vacant Land

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

Sell to developer

3. Is the property owned or leased?      Owned

4. Who is the owner of the property?

Name:                      Sterling Real Estate Investment LLC

Address:                    200 S. Santa Fe, Suite 4

Salina, KS 67401

Phone Number:          785-827-0910

5. If the property is leased, how long is the lease term?

N/A

6. If the property is leased, are there plans to renew the lease and for how long?

N/A

7. If the property is owned, do you plan on relocating and if so in what timeframe?

N/A

**B. Environmental Information**

1. Please list the company's waste streams?      NONE

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

N/A

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name: N/A \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: Culver's Restaurant

Date Questionnaire was completed: 01/27/13

Name of person completing Questionnaire: David L. Greischar

Address: 40 South Broadway Place

Tucson, AZ 85701

Contact Name: David L. Greischar

Address: 38141 Anchor Point Trail

Crosslake, MN 56442

Phone Number: 952.955.7775

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

The property is being used as a restaurant with parking. Culver's Restaurant.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

UNK

3. Is the property owned or leased?

Owned

4. Who is the owner of the property?

Name: MN Broadway Group, LLC

Address: 14187 Shady Beach Trail NE

Prior Lake, MN 55372

Phone Number: 612.597.6161

5. If the property is leased, how long is the lease term?

NA

6. If the property is leased, are there plans to renew the lease and for how long?

NA

7. If the property is owned, do you plan on relocating and if so in what timeframe?

UNK

B. Environmental Information

1. Please list the company's waste streams?

UNK

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

None

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name: SCS Engineering

Address: 3900 Kilroy Airport Way, Suite 100

Long Beach, CA 90806-6816

Michael P. Murphy, P.E.

Phone Number: 562.209.5310

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.



Janice K. Brewer  
Governor

# ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007  
(602) 771-2300 • [www.azdeq.gov](http://www.azdeq.gov)



Henry R. Darwin  
Director

January 8, 2013

SROSPUI3,14

HSL Properties, Inc.  
c/o Mr. Humberto S. Lopez, President  
3901 East Broadway Boulevard  
Tucson, Arizona 85711

SENT CERTIFIED MAIL

Re: Land Use Studies Relating to Broadway-Pantano Water Quality Assurance Revolving Fund (WQARF) Registry Site; Information Request

Dear Mr. Lopez:

The Arizona Department of Environmental Quality (ADEQ) is preparing the Draft Landfill Operable Unit (LOU) Remedial Investigation (RI) Report that will describe the extent of known contamination at the LOU of the Broadway-Pantano Water Quality Assurance Revolving Fund Site (Site). This Report will also present information regarding current and reasonably foreseeable uses of land impacted or threatened to be impacted by the contamination.

As part of our preparation for this study, we have identified through Pima County Assessor and Arizona Corporation Commission records the land parcels at the Site for which HSL Properties, Inc. is the Manager. These parcels are listed below [parcel map attached]:

Parcel #	Address/Description	Owner
133-23-1500	Gateway Center Block 5 Lot 1	SI Hotel Properties, LLC
133-23-1510	7451 East 5 <sup>th</sup> Street/Gateway Center Block 5 Lot 5	HSL Gateway Center Block 5B, LLC
133-23-1520	Gateway Center Block 6 Lot 1	HSL Gateway Center Block 6A, LLC
133-23-1530	Gateway Center Block 6 Lot 2	HSL Gateway Center Block 6B, LLC
133-23-1540	Gateway Center Block 7	HSL Gateway Center Block 7, LLC
133-23-1550	Gateway Center Block 8	HSL Gateway Center Block 8, LLC
133-23-1560	Gateway Center Block 9	HSL Gateway Center Block 9, LLC
133-23-1570	Gateway Center Block 10	HSL Gateway Center Block 10, LLC
133-23-1580	Gateway Center Common Area A—Private Streets	HSL Gateway Center Common Area, LLC
133-23-1590	Gateway Center Common Area B—Park	HSL Gateway Center Common Area, LLC

We are requesting information that HSL Properties, Inc. may have regarding current and reasonably foreseeable uses of these parcels. Current and reasonably foreseeable uses of land are to be considered by ADEQ during the selection of a remedial action to address known contamination (Arizona Administrative Code § R18-16-406D).

We are working to issue the Draft LOU RI Report for public comment by spring 2013. Please fill out the attached form and email ([gaw@azdeq.gov](mailto:gaw@azdeq.gov)) or mail it (or any information the HSL Properties, Inc. may

Southern Regional Office  
400 West Congress Street • Suite 433 • Tucson, AZ 85701  
(520) 628-6733

## Broadway-Pantano Water Quality Assurance Revolving Fund Site Summer 2010

### SITE DESCRIPTION

The Arizona Department of Environmental Quality (ADEQ) is investigating groundwater and soil contamination at the Broadway-Pantano Water Quality Assurance Revolving Fund (WQARF) Site. The ADEQ WQARF program, which is also known as state Superfund, investigates and cleans up contaminated groundwater and soil sites throughout the state.

The Broadway-Pantano WQARF Site is located in east central Tucson, and is bounded approximately by Speedway Boulevard to the north, the Pantano Wash to the east, Calle Madero (south of Broadway Boulevard) to the south, and Van Buren Avenue (west of Wilmot Road) to the west. The site consists of the Broadway North Landfill (BNL) the Broadway South Landfill (BSL), and the groundwater contamination associated with both landfills.

Groundwater at the site is contaminated with tetrachloroethene (PCE), trichloroethene (TCE) and vinyl chloride occurring over regulatory limits. Other contamination is buried metal waste (dross) at the far southern section of the BNL. Depth to groundwater is about 340 feet below ground surface.

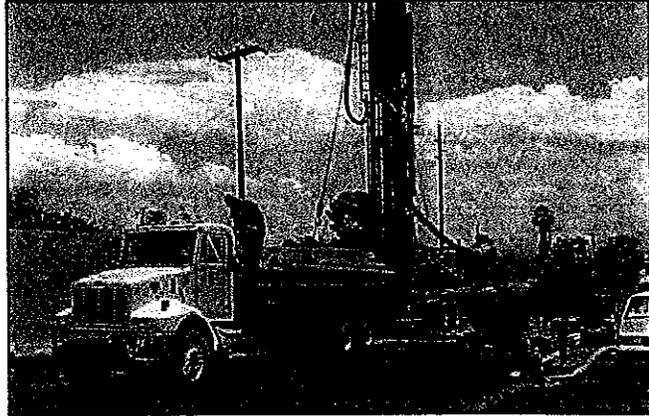
### SITE HISTORY

The BNL was originally a sand and gravel mining operation in the mid-1940s. At different times in the 1960s and early 1970s, the Pima County Sanitary District #1, the City of Tucson and Pima County disposed of municipal solid waste in dug-out areas.

In 1987, PCE was detected in a city water well at the western edge of the landfill and the well was shut down. Three other city wells down-gradient of the landfill were also later shut down. PCE and TCE were also detected in groundwater samples collected from the St. Joseph's Hospital well in 1994. City water was provided to the hospital until 1997 when the city installed a wellhead treatment system which removes these contaminants.



*A monitor well installed on a residential street right-of-way.*



*Drill rig installs a monitor well on a neighborhood street. Residents are notified prior to site work through an active community involvement program.*

Groundwater contaminated with PCE occurring over regulatory limits was discovered at the BSL in the summer of 2000 when the city installed a monitoring well on the northwest corner of the BSL. PCE has since been detected in ADEQ monitoring wells downgradient of the BSL.

Dross contamination was discovered at the BNL during a site investigation in November 2000.

The Broadway-Pantano site was placed on the WQARF Registry in 1998.

### SITE INVESTIGATION/CLEANUP ACTION

#### Early Response Actions

The Western Containment System (WCS) was installed by the city in 2003 with ADEQ funding and oversight. The purpose of the WCS is to prevent further westward migration of groundwater contaminated with volatile organic compounds (VOCs) in order to protect the city's central well field. Contaminated groundwater is extracted via two wells, sent through a granular activated carbon (GAC) treatment system, and then injected back into the aquifer via two recharge wells. The treatment facility is located on the east side of the Wilmot Library. The system began operating in March 2003, and treats approximately 400 million gallons of groundwater each year. The city operates the system and ADEQ has been conducting the groundwater monitoring needed to evaluate system performance.



Q: Phoenix Graphics ARI005 TA2\_BPLandfill Maps  
 RI Letter Report BNLF\_Parcel Map.mxd  
 9 6 2011 rbemrich  
 Map Source: Pima Department of Transportation; HGL.



**Legend**



Parcel Boundary (Multi-Colored to Differentiate Parcels)

**Figure 2**  
**Parcel Map**  
**Broadway North Landfill**  
**Broadway-Pantano**  
**WQARF Registry Site**

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: SI HOTEL PROPERTIES & USL GATEWAY CENTER Blocks 5B, 6A,

Date Questionnaire was completed: 1/11/13 6B, 7, 8, 9,

Name of person completing Questionnaire: OMAR MIRELES 10 & common

Address: 3901 E. BROADWAY AREAS A & B

TUCSON, AZ 85711

Contact Name: OMAR M. RELES

Address: SAME AS ABOVE

Phone Number: 520-322-6994

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

VACANT DEVELOPMENT PARCELS. THE ONLY OWNER MAINTAINED FACILITY IS A METHANE GAS EXTRACTION SYSTEM.

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

NONE

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name: HOMER HANSEN

Address: ALONADO ENVIRONMENTAL  
3054 N. 1ST AVE # 7  
TUCSON, AZ 85719

Phone Number: 520-323-3003

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

## Alison Jones

---

**From:** Omar Mireles <omar@hslproperties.com>  
**Sent:** Friday, May 24, 2013 10:00 AM  
**To:** 'Gretchen A. Wagenseller'  
**Cc:** Alison Jones  
**Subject:** RE: Broadway-Pantano WQARF Site--Land Use Study--HSL response--request for confirmation

Hello Gretchen:

Yes, we definitely intended to include parcel #133-23-1500 (Block 5 Lot 1) in the Land Use Study response.

Please let me know if you need a formal letter stating the same.

Best regards,  
Omar

Omar Mireles  
HSL Properties  
3901 E. Broadway Blvd.  
Tucson, AZ 85711  
520-322-6994 x113 Tel  
520-322-6535 Fax

---

**From:** Gretchen A. Wagenseller [<mailto:Wagenseller.Gretchen@azdeq.gov>]  
**Sent:** Wednesday, May 22, 2013 1:15 PM  
**To:** Omar Mireles  
**Cc:** 'Alison Jones'  
**Subject:** Broadway-Pantano WQARF Site--Land Use Study--HSL response--request for confirmation  
**Importance:** High

I spoke to you previously on the telephone asking for confirmation that you had intended to include Parcel #133-23-1500, a.k.a. Block 5—Lot 1 in the attached Land Use Study response (regarding HSL's Broadway North Landfill parcels) and you indicated "yes."

Could you email me confirmation so that I can include this email as documentation to that effect?

Gretchen Wagenseller  
Project Manager  
Superfund Programs Unit  
Arizona Department of Environmental Quality  
Tucson, Arizona  
[gaw@azdeq.gov](mailto:gaw@azdeq.gov)  
520-628-6708 (phone)  
520-628-6745 (fax)

NOTICE: This e-mail (and any attachments) may contain PRIVILEGED OR CONFIDENTIAL information and is intended only for the use of the specific individual(s) to whom it is addressed. It may contain information that is privileged and confidential under state and federal law. This information may be used or disclosed only in accordance with law, and you may be subject to penalties under law for improper use or further disclosure of the information in this e-mail and its attachments. If you have received this e-mail in error, please immediately notify the person named above by reply e-mail, and then delete the original e-mail. Thank you.

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: \_\_\_\_\_ Stefan Gollob Park \_\_\_\_\_

Date Questionnaire was completed: \_\_\_\_ February 12, 2013 \_\_\_\_\_

Name of person completing Questionnaire: \_\_\_\_ Glenna Overstreet \_\_\_\_\_

Address: \_\_\_\_\_ Gollob Park \_\_\_\_\_

\_\_\_\_\_ 401 S. Prudence Rd \_\_\_\_\_

\_\_\_\_\_ Tucson, AZ 85710 \_\_\_\_\_

Contact Name: \_\_\_\_ Jim Conroy / Glenna Overstreet \_\_\_\_\_

Address: \_\_\_\_ 7575 E. Speedway Blvd. \_\_\_\_\_

\_\_\_\_ Tucson, AZ 85710 \_\_\_\_\_

Phone Number: \_\_\_\_ (520) 837-8166 / (520) 837-8167 \_\_\_\_\_

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

Municipal Park – with one baseball field, one multi-purpose field, restroom, Ott YMCA building (swimming pool & skate park), ramada, playground, two tennis courts.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

There are no plans for anything but the property to remain a park.

3. Is the property owned or leased? Owned

4. Who is the owner of the property?

Name: \_\_\_\_\_ City of Tucson - Parks and Recreation Department

Address: \_\_\_\_\_ East District Administration Office \_\_\_\_\_

\_\_\_\_\_ 7575 E. Speedway \_\_\_\_\_

\_\_\_\_\_ Tucson, AZ 85710 \_\_\_\_\_

Phone Number: \_\_\_\_\_ (520) 791-5930 \_\_\_\_\_

5. If the property is leased, how long is the lease term? N/A
6. If the property is leased, are there plans to renew the lease and for how long?  
N/A
7. If the property is owned, do you plan on relocating and if so in what timeframe? No

B. Environmental Information

1. Please list the company's waste streams?  
Unsure – please contact #3 below for more information.

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

Unsure – please contact #3 below for more information.

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name:            \_\_\_ City of Tucson - Environmental Services Department

Address:         \_\_\_ Richard Byrd \_\_\_\_\_

                    \_\_\_ 4004 S. Park Ave. Building #1 \_\_\_\_\_

                    \_\_\_ Tucson, AZ 85714 \_\_\_\_\_

Phone Number:  \_\_\_ (520) 837-3710 \_\_\_\_\_

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

## Alison Jones

---

**From:** Gretchen A. Wagenseller <Wagenseller.Gretchen@azdeq.gov>  
**Sent:** Tuesday, February 12, 2013 4:57 PM  
**To:** Alison Jones  
**Subject:** Land Use Study--Gollob Park parcel--a phoned-in addition

Richard Byrd phoned in a message a few minutes ago re the last set of questions on the LUS questionnaire—He said that the only waste stream that he is aware of from Gollob Park is municipal waste, which the City takes care of.

Please attach this to the questionnaire I sent you earlier today from City of Tucson Parks Department.

Thank you.

Gretchen Wagenseller  
Project Manager  
Superfund Programs Unit  
Arizona Department of Environmental Quality  
Tucson, Arizona  
[gaw@azdeq.gov](mailto:gaw@azdeq.gov)  
520-628-6708 (phone)  
520-628-6745 (fax)

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LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WHARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: HILTON TUCSON EAST

Date Questionnaire was completed: 1-23-13

Name of person completing Questionnaire: KENNETH ALWARD

Address: 7600 EAST BROADWAY BLVD

TUCSON, AZ 85710

Contact Name: KENNETH ALWARD

Address: 7600 EAST BROADWAY BLVD

TUCSON, AZ 85710

Phone Number: (520) 243-3635

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

HOTEL

150,000 SQ FT

232 ROOMS

18,000 SQ FT MEETING SPACE

RESTAURANT / BAR

40,000 GAL SWIMMING POOL

JALUZZI

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

NONE PLANNED

3. Is the property owned or leased?

4. Who is the owner of the property?

Name: CHAMPION INVESTMENTS, LLC

Address: 7600 EAST BRAWLEY AV

TUCSON, AZ 85710

Phone Number: (520) 721-5600

5. If the property is leased, how long is the lease term?
6. If the property is leased, are there plans to renew the lease and for how long?
7. If the property is owned, do you plan on relocating and if so in what timeframe?

N/A

B. Environmental Information

1. Please list the company's waste streams?

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

NONE KNOWN

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

Name: SCS ENGINEERS

Address: 4222 EAST THOMAS ROAD

PHOENIX, AZ 85018

Phone Number: (602) 840-2596

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: Broadway Star Plaza

Date Questionnaire was completed: January 21, 2013

Name of person completing Questionnaire: Phillip C. Pepper, Manager, Broadway Star Partners, L.L.C. (Owner)

Address: 7507 – 7553 East Broadway  
Tucson, Pima County, AZ

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Contact Name: Phillip C. Pepper, Manager of Owner

Address: PO Box 30128  
Tucson, AZ 85751

Phone Number: 520.721.7964 ext. 121

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

The property consists of an approximately 23,600 square feet building housing six tenants ranging in occupancy size from approximately 1,300 square feet to approximately 7,500 square feet. All tenants are in the business of providing retail sales of goods and services. Those tenants offering goods act as outlets only and no manufacturing of any goods takes place on or about the property.

There are also two, vacant land “pads”; one in the southwest corner of the property containing approximately 17, 425 square feet and the other in the southeast corner of the property containing approximately 15,140 square feet.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

The current Owner intends to continue operating the property as a for-rent retail center. Additionally the owners anticipate either selling, building to suit or leasing the two vacant land pads.

3. Is the property owned or leased? Owned

4. Who is the owner of the property?

Name: Broadway Star Partners, L.L.C., an Arizona limited liability company

Address: PO Box 30128  
Tucson, AZ 85751

Phone Number: 520.721.7964

5. If the property is leased, how long is the lease term? N/A

6. If the property is leased, are there plans to renew the lease and for how long?  
N/A

7. If the property is owned, do you plan on relocating and if so in what timeframe? No current plans.

B. Environmental Information

1. Please list the company's waste streams?

Human sanitary services are provided by the City of Tucson.  
Trash removal for the site is provided by Saguaro Environmental Services.

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

To the best of Owner's knowledge and belief, none.

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information: No.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone Number: \_\_\_\_\_

Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.

LAND USE STUDY QUESTIONNAIRE  
FOR THE BROADWAY-PANTANO WQARF REGISTRY SITE  
TUCSON, AZ

Please answer all questions. Mark "NA" for questions that are not applicable. Mark "UNK" if the answer is unknown to you at the time of completion. Please attach any additional pages as needed.

Facility Name: Broadway Proper

Date Questionnaire was completed: 1/24/2013

Name of person completing Questionnaire: Ryan Haser

Address: 1601 Fifth Ave. - suite 1900  
Seattle, WA 98101

Contact Name: Laure Mendenhall

Address: 400 S. Broadway Place  
Tucson, AZ 85710

Phone Number: (520) 296-3238

A. Property Information

1. What is the current use of the property? Please include a detailed facility description.

Broadway Proper is a retirement community for residents 62 and older. We provide; meals, housekeeping, guest services (transportation and other special requests), activities and assisted living services.

2. What are the foreseeable plans for the property (extension of buildings, increased production, etc.) as far into the future as they are known and up to 100 years, if possible?

Our future plans are to continue operating in the current capacity. No plans to expand as it is known today.

3. Is the property owned or leased?

Owned

4. Who is the owner of the property?

Name:

Lytle Enterprises

Address:

10500 NE 8<sup>th</sup> ST - Suite 1700

Bellevue, WA 98004

Phone Number:

(425) 463-1200

5. If the property is leased, how long is the lease term?

NA

6. If the property is leased, are there plans to renew the lease and for how long?

NA

7. If the property is owned, do you plan on relocating and if so in what timeframe?

No

B. Environmental Information

1. Please list the company's waste streams?

NA

2. Please list any spill of material or waste products that has occurred at the facility in the past 5 years.

*None*

3. Does your facility have an environmental manager or is environmental management outsourced to an environmental consulting firm? If so, please list the person's information:

*we have our own*

Name:

Address:

Phone Number:

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Thank you for your time. ADEQ's Project Manager, Ms. Gretchen Wagenseller may follow up on answers provided.