



City of Phoenix

AVIATION DEPARTMENT
PLANNING & ENVIRONMENTAL DIVISION

January 12, 2018

Mr. Kyler Erhard
Lead Program Manager
Federal Aviation Administration
Phoenix Airports District Office
3800 N Central Avenue
Suite 1025, 10th Floor
Phoenix, AZ 85012

PHX Land Reuse Strategy

Kyler,

We are excited to finally submit the PHX Land Reuse Strategy (LRS), the two-year community-driven planning framework for Sky Harbor Noise Land (both AIP and PFC parcels) west of the airport. The 2-square mile planning area is divided by geography (North, Central and South), with each area having unique community goals. The majority of the 743 Noise Land parcels are in the Central area. The Noise Land is separated from the airport by existing private development, airport business parks, streets and interstate highways. The Aviation Department's sole purpose in drafting this plan was to solicit community guidance towards acceptable future land uses for PHX Noise Land, a critical first-step prior to implementing the FAA's Pilot Study Grant for Noise Land Redevelopment previously awarded to PHX.

FAA may electronically access the Land Reuse Strategy here:

<https://www.skyharbor.com/LandReuseStrategyPhase1/reports>

In forwarding the LRS to FAA for review, the City Council recommended the submittal include the additional recommendations of the Nuestro Barrio Unidos Neighborhood Association and a proposal to create the "Father Albert Braun O.F.M. Veterans Memorial District" in the planning area. These recommendations are attached. Thank you again for this opportunity to share the numerous lessons-learned through our joint planning process for Noise Land redevelopment. Please let me know at your convenience if you would like hard copies as we're happy to provide those. I look forward to discussing the FAA's review and next steps.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Feld".

Jordan D. Feld, CM, AICP
Deputy Aviation Director - Planning & Environmental

cc James Bennett
Deborah Ostreicher
Courtney Carter

encl Nuestro Barrio Unidos NA Recommendations
Father Albert Braun Veterans Memorial District Proposal

PHX DVT BYR

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www.phxskyharbor.com

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Nuestro Barrio Unidos Neighborhood Association Recommendations

November 1, 2017

Dear Downtown, Aviation, Economy and Innovation Subcommittee Members.

The Nuestro Barrio Unidos Neighborhood Association ask this committee, Aviation, Economy and Innovation Subcommittee to accept the Nuestro Barrio Unidos Neighborhood Association Land Re-Use proposal that was formally submitted to this committee first on October 4, 2017. We ask this committee to make a motion to include the Nuestro Barrio Unidos Land Re-Use proposal as an addendum to the City of Phoenix Aviation Land Re-Use proposal to be submitted to the FAA.

Thank You

Nuestro Barrio Unidos Neighborhood Association

October 4, 2017

Dear Downtown, Aviation, Economy and Innovation Subcommittee Members,

First, thank you for the opportunity to submit the Nuestro Barrio Community Land Reuse Core Village Concept; while it is not complete, it accurately captures and reflects the requests and needs of the community. The Nuestro Barrio Community and Neighborhood Association addresses and only speaks for the Central Area of the City Aviation Land Reuse Project.

Over the past decade and a half, the families in Central Area have experienced emotional fatigue, weariness and stress while the City of Phoenix Voluntary Acquisition and Relocation Services (VARS) program provided families with an opportunity to relocate and also purchased vacant lots. The program acquired a total of 560 parcels (homes and vacant lots) in the Central Area. The Central Area accounted for 75.4% of the total overall parcels purchased versus 6.3% for the North Area and 18.3% for the South Area. The approximate remaining 410 qualified parcels in the Central area that met the VARS program guidelines didn't sell to the City of Phoenix VARS program. The City of Phoenix Land Reuse proposal has not identified the best interest of the Nuestro Barrio Community in Central Area.

It is the opinion of the families and communities, represented today by the Nuestro Barrio Neighborhood Association, that the Land Reuse Proposal presented today by the City Aviation representatives is not in the best interest of the families and communities that still live in the community. Our opposition has been formally stated on numerous occasions, one such occasion was April 10, 2017 at the Central City Village planning committee Meeting.

June 2002 VARS program was approved by City of Phoenix Council for approximately 1,100 qualifying parcels. On August 2008 City of Phoenix Sky Harbor International Airport was required to submit an Inventory of the noise land Reuse acquired VARS parcels to the Federal Aviation Administration (FAA). As of August 15, 2008 the VARS documented the purchase of 56 residential parcels. February 5, 2009 Nuestro Barrio community residents became impatient and tired with VARS program progress and met with Councilman Michael Johnson to address concerns to the slow movement of acquisitions and a plan for revitalization to Nuestro Barrio neighborhoods, Buckeye Road to the North, Maricopa Freeway to the south, 16th Street to the East and 7th Street to the West. Existing infrastructures needed immediate attention and improvements for remaining residence still living in the neighborhoods. Councilman Johnson response was not to do anything until VARS program ended. The VARS program would come to rest on June 2016 after last demolition of acquired historic home acquired by the VARS program that remained standing for 10yrs only to be demolished without interest of the City of Phoenix for saving the home.

Discussion today regarding the land reuse parcels has always been topic of concern with both Nuestro Barrio Community and City of Phoenix. July 15, 1992 City of Phoenix Planning Commission chairperson Standage-Beier addressed problems of spot zoning and a lot of land use problems to transition zoning parcels under Nuestro Plan. July 22, 1992 City of Phoenix Planning Commission meeting regarding the plan for Nuestro Barrio states. Implementation of this plan will require coordination among the community residents, private organizations, and the City of Phoenix. The plan should be periodically reviewed and updated in order to respond to changing issues and conditions of the neighborhoods. False identity of representation that the community neighborhoods were 100% willing to move out of the community this has been underestimated and misleading through the last 2 decades.

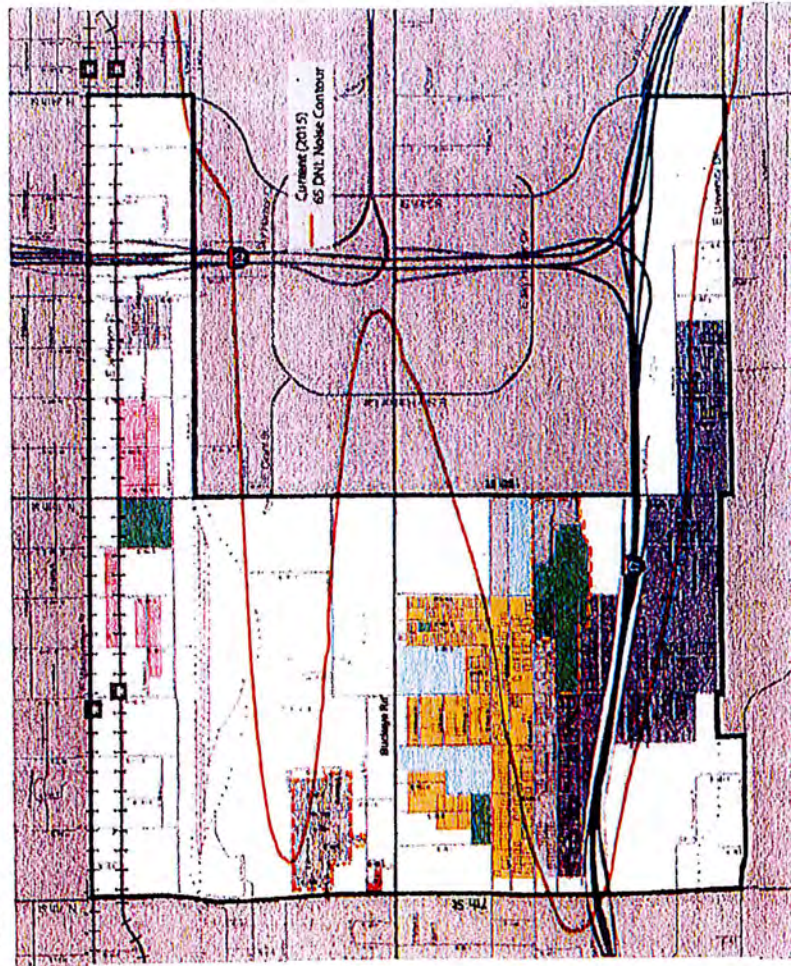
The importance of communication to work for what is best for the Nuestro Barrio community has not been recognized. The residents that still remain in the neighborhood deserve the right to keep their neighborhood and not continue to fall victims to the City of Phoenix miss management of the VARS program.

Thank you for your time and consideration of this very personal and sensitive matter and the Nuestro Barrio Community and Association continue to look forward to working with the City and various departments toward a successful Land Reuse and Neighborhood Revitalization.


Nuestro Barrio Neighborhood Association


Nuestro Barrio Neighborhood Association Community Preferred Land Reuse Proposal


Land Use and Noise Compatibility





Definitions


 Study Area Boundary


 **Core Village**—Traditional low-scale residential area (density of 5-10 units per acre). Uses may include single or multi-family dwellings, existing and infill replacement housing, residential live-work, and complimentary community-benefit spaces (i.e. community garden, pocket park, etc.).


 **Mixed Use**—North of Jefferson Street, this designation refers to compatible residential and non-residential uses co-located vertically within a multi-level structure. Elsewhere in the Study Area, this designation may refer to residential properties combined with workshop, studio, office, or other uses supporting home occupations. This designation also supports complementary features including parking, open space, and drainage, as well as community-benefit spaces such as community gardens, pocket parks, etc.


 **Commercial**—Primary land uses include retail, offices, service, entertainment, and apartment development in formats appropriate to the setting and transportation network.

 **Industrial**—Consists of regional-scale land uses such as warehousing and distribution, manufacturing, food processing, utilities, and storage.

 **Small Business/Flex**—Includes a variety of low- to moderate-intensity, non-residential uses. Uses may include office, research and development, biotech, small-scale manufacturing, retail, business incubators, showrooms, artisan production, small business and transitional uses. This designation supports opportunities for infill community-benefit spaces like urban farms and pocket parks.

 **Education/Institutional**—Lands occupied by educational facilities including preschools, primary and secondary schools, colleges and universities, and supporting uses, or institutional facilities such as fire and police stations.

 **Parks/Recreation**—Areas for neighborhood and community-level active recreation.

 **Business Park**—A cohesively planned area occupied primarily by office, light industrial and industrial uses of similar character.

“Father Albert Braun O.F.M. Veterans Memorial District” Proposal

To : City of Phoenix, Aviation Sub-Committee; Chair, Councilman Daniel Valenzuela, Vice-Mayor Laura Pastor, Councilwoman Thelda Williams and Councilman Michael Nowakowski

From: Dr. Juan M. Gurule and Patricia M. Gurule, Land Reuse Stakeholders, property owners and "Father Albert Braun O.F.M, Veterans Memorial District: Placita de Veteranos Y Artistas (April 11, 2016)
Appendix I

Date: November 1, 2017

Re: "Father Albert Braun O.F.M, Veterans Memorial District: Request attached amendments to Land Reuse Final Report; Appendix I

City of Phoenix Aviation Sub-Committee, we were advised by Mr. Courtney Carter, Aviation Department (email 10/30/2017) to submit to you the update amendments to be attached to our existing proposed document, Appendix I Land Reuse Final Report. A brief overview of these amendments was presented to the Aviation Sub-Committee on October 4, 2017. It should be noted and evident that the Unified Arizona Veterans organization, a consortium of fifty-five Veterans Service organizations, submitted a letter of support for this initiative to Councilman Daniel Valenzuela, September 1, 2017.

The amendments provide an overview of an interactive historical/memorialization of the Central Land Reuse area. It proposed on the North side of Buckeye Road the presence of statues on 7th Street, 10th Street, and 16th Street of Dolores Huerta, Cesar Chavez, Adam Diaz and Father Albert Braun O.F.M. The South side of Buckeye Road would have the presence of statues on 7th Street, 11th Street and 16th Street of Congressional Medal of Honor recipients Jose Francisco Jimenez, Silvestre Herrera and Oscar Austin.

The Father Albert Braun O.F.M. Veterans Memorial District was presented to the Economic Development Director and staff of Chicanos Por La Causa on October 12. The specific discussion addressed our proposal of A Heritage Forum of Honor illuminating the attributes of our Arizona Congressional Medal of Honor recipients adjacent to a 200+ seat Children's Education/ Performing Arts Theatre/Auditorium, retail, Artist Corridor and Marketplace which conceptually was initially submitted on April 11, 2016 and part of Appendix I, Land Reuse Report.

The Father Albert Braun Veterans Memorial District recognizes, Father Albert Braun O.F. M., the iconic WWI & WWII hero and developer of the Sacred Heart Parish and barrios/neighborhoods on the Salt River Floodplain. It proposes to strengthen and stabilize existing neighborhoods, create a sense of identity, change perceptions and expand economic opportunities.

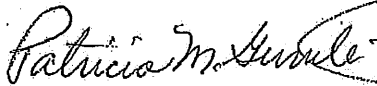
The specific postulates and benefits of the Father Albert Braun Veterans Memorial District are:

- It proposes to reassemble and revitalize the rich history of Sacred Heart Parish, Veterans, and all barrios/neighborhoods on the Salt River Floodplain
- It provides a comprehensive master plan for the historical/cultural interaction for present residents, veterans, displaced residents, City of Phoenix and future generations
- It creates a Heritage Forum of Honor/centerpiece to illuminate the contributions of our Veterans, especially, Arizona Congressional Medal of Honor recipients

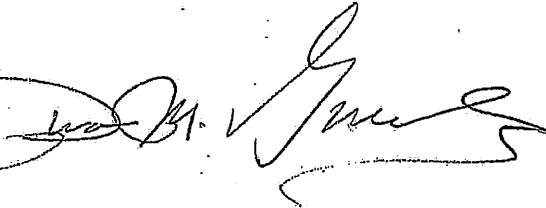
- It provides connectivity from the historic barrios, Sacred Heart Parish, Veterans and neighborhoods on the Salt River Floodplain to the downtown Phoenix area and Sky Harbor International Airport
- It creates a public realm of a 200+ seat Children's Education/Performing Arts Theater/Auditorium, retail, marketplace, bike/walking paths, artist corridor and celebration of barrio life
- It creates a new economic stimulus engine: live-work-play environment, tourist destination, employment, tax revenues and neighborhood revitalization.

In summary, the amendments you have been provided need to be attached to the Father Albert Braun O.F.M. Veterans Memorial District proposal, Land Reuse Final Report, Appendix I.

Respectfully,



Mrs. Patricia & Dr. Juan Gurule



"Father Albert Braun Veterans Memorial District"

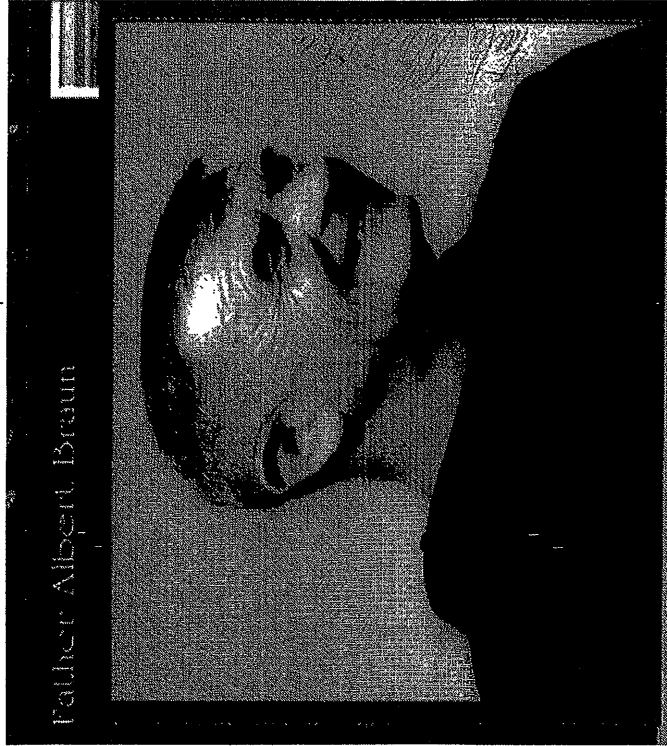
Cc. Councilwoman Kate Gallego, City of Phoenix

James Bennett, City of Phoenix, Aviation Director

Jordan Feld, City of Phoenix, Deputy Aviation Director

Attachments

**FATHER ALBERT BRAUN O.F.M., VETERANS MEMORIAL
DISTRICT: PLACITA DE VETERANOS Y ARTISTAS**



DECORATED WWI & WWII WAR HERO & FOUNDER OF SACRED HEART PARISH

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Father Albert Braun O.F.M. Veterans
Memorial District

CONTACT:

Dr. JUAN AND PATRICIA GURULE

Pat.gurulehfofh@outlook.com

602-237-4793

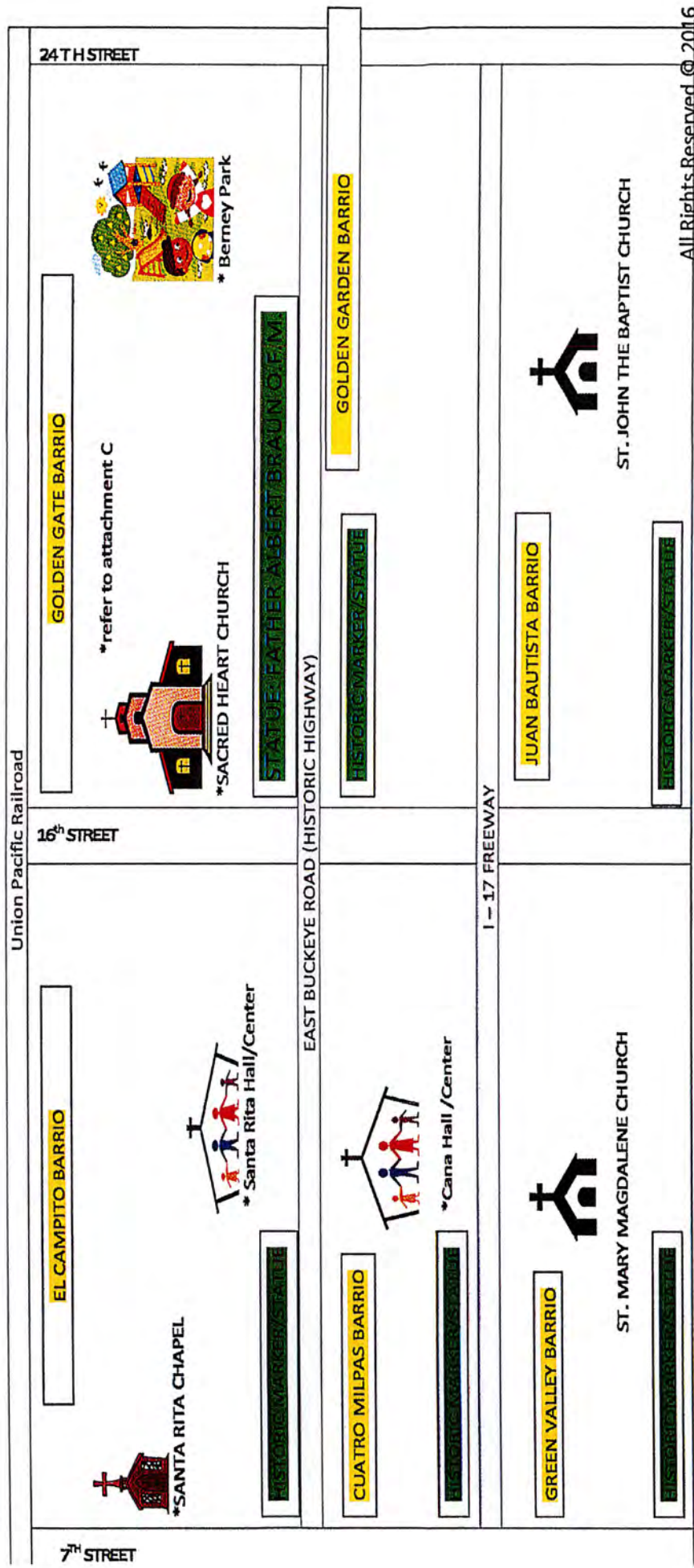
MATTHEW AND FRANCESCA ALSPAUGH

THANK YOU!

"FATHER ALBERT BRAUN O. F. M. VETERANS MEMORIAL & HISTORIC DISTRICT"

PROPOSED ROUGH DRAFT RENDERING BY DR. JUAN & PATRICIA GURULE (APRIL 2016)

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**FATHER ALBERT BRAUN O.F.M.: VETERANS MEMORIAL HISTORIC DISTRICT
GOLDEN GATE BARRIO**

PLACITA DE VETERANOS Y ARTISTAS

PROPOSED ROUGH DRAFT RENDERING BY DR. JUAN & PATRICIA GURULE (APRIL 2016)

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UNION PACIFIC RAILROAD

“PLACITA DE VETERANOS Y ARTISTAS”



HISTORIC SACRED HEART CHURCH

STATUE: FATHER ALBERT BRAUN O.F.M.

SM-REBORCE

EAST BUCKEYE ROAD

“PLACITA DE VETERANOS Y ARTISTAS”: VENUES

• Veterans, Community & Airport Historic Museum	• Education
• Market place	• Restaurants
• Flower gardens	• Gift shop
• Performing arts	• Recreation: Fitness
• Artists Corridor	• Parking
• Retail	• Signage

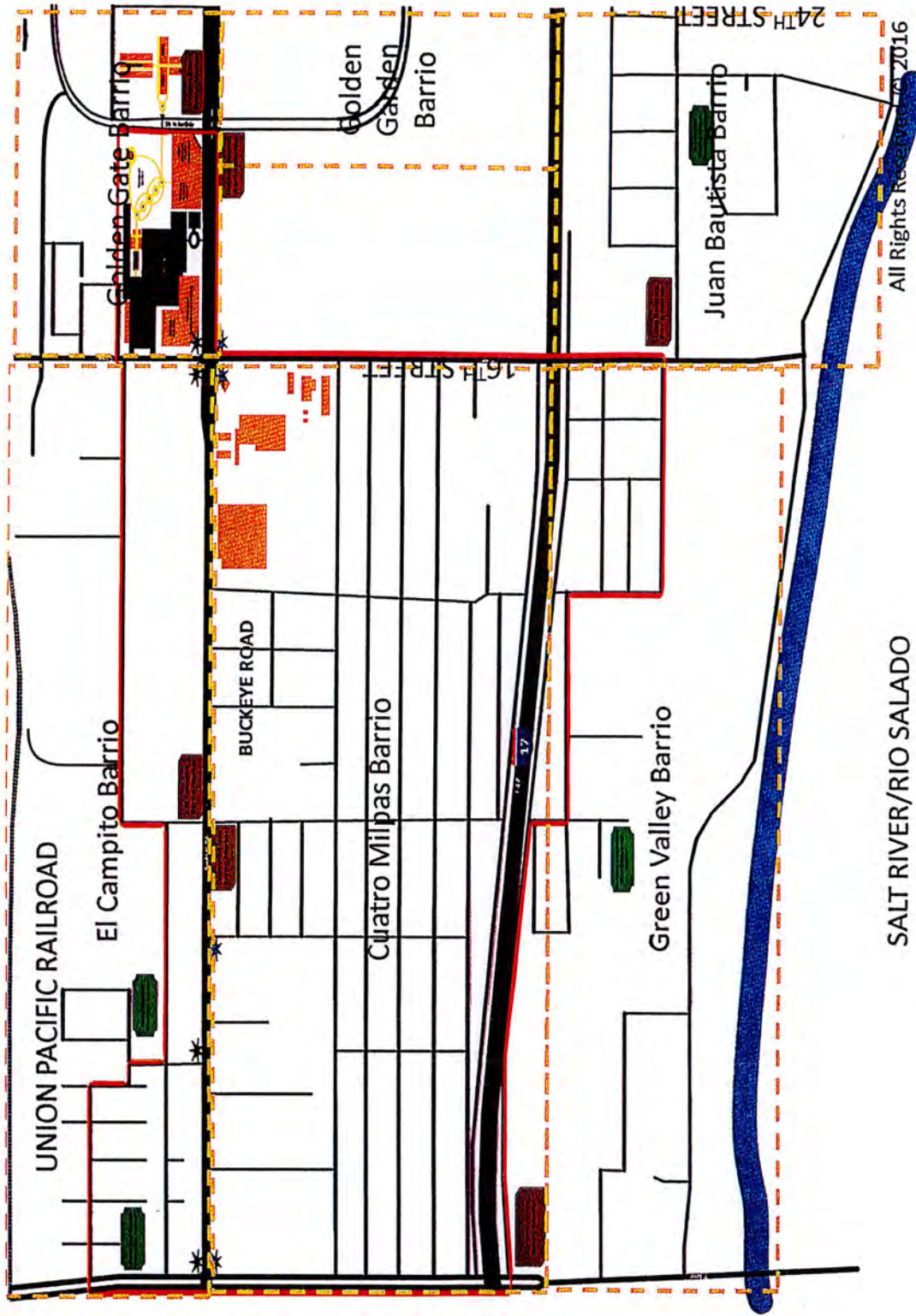


*Placita de Veteranos Y Artistas: Venues revitalization area

Father Albert Braun O.F.M. Veterans Memorial District ©

7TH STREET

- LEGEND**
- BIKEPATH
 - SACRED HEART PARISH CHURCHES/MARKERS
 - MEDAL OF HONOR STATUES
 - COMMUNITY LEADERS STATUES
 - **BARRIO MARKERS**
 - **BARRIO BOUNDARIES**

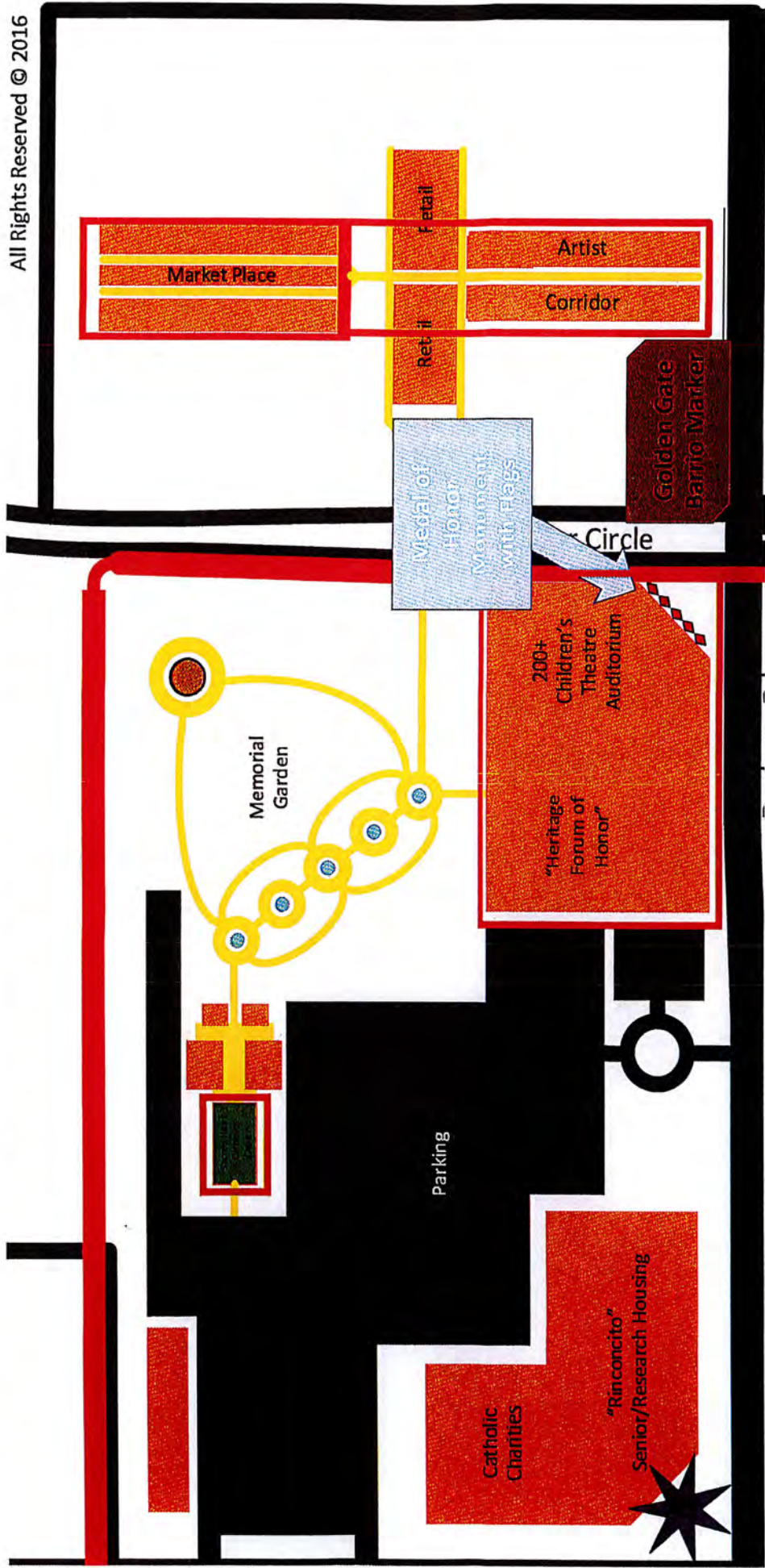


SALT RIVER/RIO SALADO

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Father Albert Braun O.F.M. Veterans Memorial District

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FATHER ALBERT BRAUN O.F.M., VETERANS MEMORIAL HISTORIC DISTRICT: PLACIA DE VETERANOS Y ARTISTAS



MAINTAINING GARDENS... WE MUST BE THE CHANGE WE WISH TO SEE IN THE WORLD!



September 15, 2017

Unidos Arizona Veterans
The National Veterans' Organization

Our Chapter is a 501(c)(3) non-profit organization that provides support and resources to our members and their families. We are currently seeking members who are interested in joining our organization. For more information, please contact us at (520) 297-4793 or visit our website at www.unidosaz.org.

Chapter Officers:
 President: [Name]
 Vice President: [Name]
 Secretary: [Name]
 Treasurer: [Name]
 Past President: [Name]
 Past Treasurer: [Name]
 Past Secretary: [Name]
 Past Vice President: [Name]

Chapter Meetings:
 First and Third Tuesdays of each month, 7:00 PM - 8:30 PM, at the [Location].

Chapter Activities:
 We offer a variety of activities for our members, including social events, educational programs, and community service projects. We also offer a scholarship program for our members' children.

Chapter Contact Information:
 Phone: (520) 297-4793
 Email: info@unidosaz.org
 Website: www.unidosaz.org

Father Albert Braun O.F.M., Veterans Memorial District



1917-1983

Father Albert Braun O.F.M., Veterans Memorial District



1917-1983

Fr. Albert Braun, OFM

Ordination 1916



Fr. Albert WWI

Army Chaplain 1918



Fr. Albert Braun, OFM

Fr. Albert WWII
Army Chaplain 1941



Father Albert Braun O.F.M., Veterans Memorial District

DR. JUAN M. GURULE
MRS. PATRICIA M. GURULE
P.O. Box 1000
602-277-4793
Matthew & Francisca Alpaugh



FATHER ALBERT BRAUN VETERANS MEMORIAL DISTRICT

DR. JUAN M. GURULE
MRS. PATRICIA M. GURULE
P.O. Box 1000
602-277-4793
Matthew & Francisca Alpaugh

The Sacred Heart Parish, consisting of Sacred Heart Church, Mary Magdalene Church and Cana Hall, San Juan Bautista Church, Santa Rita Chapel and Santa Rita Hall/Center was developed in the 1950's by the iconic missionary, Franciscan Priest, Father Albert Braun, O.F.M. (1889-1983).



Presidential Heritage Corridor Treatment (public park, commemorative statue/signage) Looking east across S. 18th St. toward the Historic Sacred Heart Church. (Father Albert Braun O.F.M.)

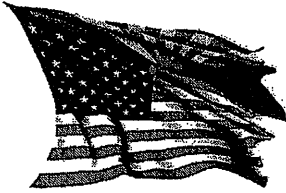


IMPLEMENTATION:

- The method of embracing and manifesting this historic community is by the design of markers/statues placed physically in areas of predominance where they can be viewed and appreciated by everyone.
- All new buildings will complement the area theme by City of Phoenix Ordinance requirements to reflect the culture and historical relevance of the area in their environmental design.
- The creation of a **veterans, community and airport Heritage Forum of Honor** will highlight, and not be limited to, the attributes of the community, veterans, Arizona Congressional Medal of Honor recipients and Sky Harbor Airport.

Benefits of The Father Albert Braun Veterans Memorial District:

- Community
 - Provides a comprehensive historical/cultural interaction for present residents, veterans, displaced residents, City of Phoenix and future generations.
 - Provides a live-work-play environment; stabilization and revitalization of the area
 - Unites and illuminates the historic significance of the displaced barrios, Sacred Heart Parish and the neighborhoods on the Salt River Flood Plain
- Veterans
 - Formation Heritage Forum of Honor; highlights military contributions, creates tourist destination.
 - Forum creates statewide centerpiece; Arizona Congressional Medal of Honor Recipients.
 - Children's Theater/auditorium; venue for educational institutions and students.
- City of Phoenix
 - Provides the **connectivity** from the historic barrios, Sacred Heart Parish, Heritage Forum of Honor and neighborhoods on the Salt River Flood Plain to the downtown Phoenix area and Sky Harbor International Airport.
 - Creates a **public realm** of retail, marketplace, bike/walking paths, artist corridor and celebration of Barrio life.
 - Creates a new **economic stimulus engine**; tourist destination, employment, tax revenue and neighborhood revitalization.
- Revenue
 - Forum: Admission Fees (\$8.00 & \$12.00), Gift Shop & Parking
 - Theater/Auditorium: rental & special events
 - Foundation/Donations
 - Airport passenger fees (ex. 40,000p@\$.25x365d=\$3.6million)
 - City of Phoenix Bond



UNIFIED ARIZONA VETERANS

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Telephone (602) 943-7834

The Voice of Arizona's Veterans



September 1, 2017

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Councilman Daniel Valenzuela
Chair: Aviation Sub-Committee
City of Phoenix
200 W. Washington Street
Phoenix, AZ 85003

Dear Councilman Valenzuela:

The Unified Arizona Veterans Inc., (UAV) is a consortium of Fifty –five Veterans Service Organizations which advocates and supports public policy and legislation in the areas of Education, Training, Employment, Economic Opportunity, Health and Wellness. In 2001, UAV was instrumental in the induction of highly decorated WWI & WWII hero, U.S.Army veteran Father Albert Braun, OFM into the Arizona Veterans Hall of Fame. This is the highest honor accorded to a veteran by the Governor of Arizona. Over the past two years we have become well acquainted with the extraordinary efforts by Dr. Juan and Mrs. Patricia Gurule designed to provide a vision and framework for the development of the Father Albert Braun Veterans Memorial District.

UAV in the strongest terms, supports preserving and advancing the rich historical legacy of the barrios, businesses, churches and neighborhoods of the Salt River Floodplain this initiative represents. Any recommendations that you might have concerning UAVs engagement in moving this process forward are welcome. Thanks for your consideration.

For the Board of Directors:


A.R. Reggie Yates
Chairman

"A Great Patriot/Father to All"



Father Albert Braun, O.F.M., Lieutenant Colonel, Army (1889 – 1983)

Father Albert Braun was born near Los Angeles, California. He was a Franciscan Priest and recognized as one of the great missionaries of the Southwest. He was an Army Chaplain in World War I and World War II. He was a Prisoner of War (POW) in the Philippines during the Bataan Death marches. In World War I Father Braun, as an Army Chaplain saw action in one of the bloodiest battles the American troops fought. During the assault, the unarmed Chaplain stayed on the battlefield day and night, ministering to the wounded and dying without the protection of a weapon.

In World War II Father Braun volunteered to go to the Philippines and in April 1941, he was assigned to the Island of Corregidor in Manila Bay. It was Father Braun, as a POW for 40 months, who despite the threats of personal harm from Japanese officers, supervised the proper burial of the dead. He also smuggled medicine and food to his fellow POWs. Father Braun was liberated at Camp Omori in Tokyo Bay on August 29, 1945. He stood over six feet tall but had wasted from 195 pounds down to 115 pounds. He had suffered from extreme hunger, beriberi, diphtheria, dysentery, pellagra and several bouts of malaria. In 1949, due to poor health, he was assigned to Phoenix, which led to his development of the Sacred Heart Parish in the Golden Gate Barrio, South Phoenix in 1952 at the age of 73.

Father Albert Braun, for his heroic service, was presented with two Silver Stars, Purple Heart, and Legion of Merit, Arizona Medal of Honor, Arizona Veterans Hall of Fame and nominated for the Distinguished Service Cross. A statue of Father Braun stands at the Arizona State Capitol. In the 1980's the Sacred Heart/Golden Gate Community was displaced and razed, by the City of Phoenix. In honor of Father Albert Braun and the displaced community and its many veterans; Sacred Heart Church was left standing.

Father Albert Braun died at the age of 95 on March 6, 1983. He is buried in the Sanctuary of St. Joseph's Church, on the Apache Reservation, Mescalero, New Mexico. Father Braun, as the mastermind, organized the construction of St. Joseph's, in 1917 and its completion in 1939. St. Joseph's Church is a monument to Veterans of World Wars I & II, to Father Albert Braun and the Apache People.

THANK YOU FOR YOUR SERVICE

Dr. Juan M. Gurule & Patricia M. Gurule, former Sacred Heart/
Golden Gate Community residents/parishioners (developed
from various sources on Father Albert Braun).