

Memorandum

To: CVNA Board Members
From: Alison Hughes
Subject: Board Agenda information items—January 26 meeting details
Date: January 14, 2015

Hello all,

This memorandum is to inform you of the issues that have arisen in the neighborhood since the board met last. The Executive Committee members met this week to discuss board agenda items, and agreed that it will save some time if we report on issues prior to the meeting. This will help you to formulate questions. If you cannot attend the meeting, it also helps you to keep up with what's happening

Elected Official Representation at Board Meetings: Hope Cramer who previously represented Supervisor Elias at our board meetings has moved over to the Assessor's office. Her replacement is Andres Cano. Mr. Cano will attend our January meeting, but will not attend regularly. From Councilman Kozachik's office we can expect Kate Folger, although the Councilman may pop in himself at some point.

Neighborhood Historic Designation Update: Our neighborhood's historic designation covers the period during which homes were built between 1924 and 1962. There are some homeowners whose homes, built between 1963 and 1968 are now eligible for historic designation. Some of these homeowners want to seek the designation. To understand more about the process, I met with Jonathan Mabry at the City's Historic Designation Office. Jonathan advises that for additional homes to be added to our historic designation, a plan amendment would need to be prepared and evaluated, and new historic property inventory forms created. Steps require the hiring of a consultant to prepare:

- A written evaluation of National Register eligibility for houses built from 1963-689.
- An amendment to the main National Register form to extend the period of significance
- Preparation of new historic property inventory forms for up to a couple of dozen houses

Cost of this would be around \$2,000 for step 1, and between \$12,000 and \$22,000 for work completion.

The Executive Committee agreed that our board budget is insufficient to support this effort, but if the neighbors who stand to benefit want to donate the necessary funds and proceed, we will encourage them. I have shared this information with the original inquirer who is contemplating whether to proceed or leave it along. As I know more I will keep you informed.

On a separate note, I was contacted by four sets of neighbors whose homes are among those built within the designated period, which are eligible for historic designation, but for which they have not applied. The below link is to the simple form that must be completed and submitted to get the designation. If you know of neighbors who are interested in applying for the designation, please forward them the below links. The links provide the form as well as the eligibility requirements.

<http://azstateparks.com/SHPO/propertytax.html>

http://azstateparks.com/SHPO/downloads/SHPO_SPT_Residential_Form.pdf

Dark Skies Initiative: Board member Nancy Zeldin has brought to our attention the city light code and the need for neighborhood compliance. To encourage neighborhood compliance, it is recommended that a shielded 3 watt light bulb, used on an unshielded light fixture that screws in from a top mounted screw helps. It directs the light straight down rather than radiating outward. There are amber bulbs available for \$3/\$4 dollars that will last up to 15 years, according to Ms. Zeldin. **IDS is looking for a test neighborhood to work with them, so they can determine how the bulbs impact night sky viewing.** IDS may even make the bulbs available to us wholesale. At the present time, there are a number of homes using very bright lights as a safety feature. In addition, Ms. Zeldin suggests that we ask UMC to turn signage off after 11 pm to comply with City Code. (Currently, UMC, as a state institution, does not need to comply with city code; however, once Banner, a Phoenix-based private company takes it over, Banner will be required to comply, unless they request an exemption.) E.C. recommends that we advertise this opportunity in our newsletter and our Website to encourage neighborhood support for participating in the dark skies initiative.

The Two-Storey Guests Houses Under Construction in the Neighborhood: There have been inquiries and complaints by neighbors regarding current construction projects that look to be two storey guest houses. One looks to contain a full kitchen. We have been in touch with the City Planning Office regarding the efficacy of these new dwellings. What we learned is that the current “trend” calls the second floor a “loft”. Lofts are not considered to be two storey’s from a legal standpoint. Even though our neighborhood’s active CCRs pointedly state there will be no two-storey structures in the neighborhood, the City Planning office advises that their decisions do not enforce CCRs, only neighborhood zoning codes. Ms. Gehler of the City Planning Office indicates that R-1 zoning allows for the second structure and a full kitchen if the property has over 10,000 square feet, and the structure is no higher than 25 feet. Our neighborhood has worked very hard, under Colette’s leadership, over the years to protect our CCRs and ensure their continuing viability. This current trend unfortunately weakens their importance, as neighbors ignore and disrespect the vision the founders had for our neighborhood. The only way we know in advance about a new construction project in the neighborhood is if a variance is required and requested. In this case, we receive a notification from the City. Traditionally our board has opposed variance requests out of respect for the CCRs. But if the proposed plans meet City Code requirements, we know nothing until construction starts. I am inquiring as to whether the zoning ordinance can be modified so as to respect active CCRs, but don’t hold your breath on this one.

Water Fountains at Tahoe Park: There is an issue with some Tahoe Park users teaching their large dogs to jump up on the blue water fountain while they turn on the faucet to let their dogs drink. This is a major public health disease issue. We have been in touch with City Parks to ask for their assistance with a solution. E.C. recommends that we ask the City to replace the existing fountain with one that includes a ground-level basin for animal drinking. The City is checking into the costs of a replacement and will be

back in touch. It may be necessary for the Board to vote on expending some of our board budget to support this intervention. We will keep you informed as we know more.

Neighborhood Watch: With the increasing numbers of burglaries in the neighborhood, we checked into the efficacy of re-establishing neighborhood watch programs. Becky Noel from Tucson Police Department was contacted. She indicated that TPD does security checks through existing neighborhood watch groups. Catalina Vista no longer has any functioning neighborhood watch groups. **Does the board want to establish neighborhood watch groups? If yes, we will ask Becky Noel to attend our February board meeting to discuss in detail.**

Speedway/Campbell Multi-Use Construction Project: Alison attended a meeting on December 15 to hear an update on this project. A number of neighborhood presidents attended, along with the property owner, project architect, planners, and PR representative. We learned that they anticipate the 2015 focus will be on zoning modification requests for the Pad zoning plan. They expect that by 2016 the public process for rezoning will be in full swing. (Pad documents must include a traffic study which is expected to overlap with the Banner/UAHC traffic study, and for this they are using the same engineer, and consulting with the Banner team.) The design will not be driven by tenants but by the owner's vision. There will be a plaza area interior. A question arose regarding the anticipated 20-storey height. Responses noted that height has to consider economic factors. If the tallest structure has to be lowered, the lower buildings may have to be increased. Nothing is yet decided. Neighborhood attendees asked for a copy of a written plan. They can provide a flow chart, but it is fluid. Things are expected to be fairly quiet during the next six months. So we will have no further information for a while.

Student Destruction of Mosque at Euclid/Speedway: Dan attended a meeting organized by Councilman Kozachik to explore solutions to the problem of students throwing things on the roof of the mosque from their apartment balconies. The neighborhoods voiced concern about this and support for the mosque. Cameras have been installed to monitor the students, with some arrests already made which made newspaper stories.

Grant Road Improvement Plan: Here is the link to the plan. Dave Sunderman will report any new information at the meeting. <http://www.grantrroad.info/> During our last meeting, Colette cautioned us to keep an eye out for what is permitted in building use within the proposed overlay plan, and indicated that to this end, the City has to amend its major streets/routes plan.

Banner Hospital/UAHN Merger Plans: Alison attended a meeting on the Banner Hospital System's plans to build a replacement hospital on Campbell Avenue. It is important to recognize that the University of Arizona Health Network is currently a government agency. Once Banner assumes control, the campus becomes private and has to comply with local zoning ordinance requirements. The neighborhoods mostly impacted by this campus construction project are Jefferson Park and North University. Banner operates health systems in seven states, with 24 acute care hospitals around the country, headquarters in Phoenix, and \$5.1 billion in revenues. They showed a map of the land area to be acquired in the next year. They propose the entry to be at Chauncey Lane, and the exit through Elm

Street on Campbell Avenue. The Helicopter pad stays as is atop Diamond Children's Center. They are aware of the flood issue that impacts Jefferson Park, and have major plans to meet the city's drainage requirements (which UAHN did not have to comply with). The bed tower will have 11 storey's, with a height of 195 feet. Banner is plugging \$500 million into the clinical component of the project, and \$300 million into academic medicine expansion. (They hope to combine the residency programs with one academic health care delivery system in Phoenix and Tucson.) They hope to begin construction early in 2016 and finish it by December 2018, with a 2019 hospital opening. Jefferson Park neighbors had questions about height, setback, flooding, light pollution, traffic impact, garbage collection, patient foot traffic, density, green space use, and impact on property values which the Banner folks answered respectfully. **With this information in hand, the major issue I can see that impacts Catalina Vista neighborhood is the plan for the hospital exit on Elm Street. Current employees who live east already drive straight through Elm en route to and from work. With a sole campus exit only on Elm, this could cause some traffic issues for Blenman-Elm and Catalina Vista neighborhoods. During the meeting we suggested that traffic signs permit only left and right hand turns on Campbell, but there was no decision on that. Board member feedback on this issue is encouraged.**

Colette's Bench: No doubt you have seen the lovely bench already installed at Tahoe Park as a thank you for Colette's service to the neighborhood. Colette is now meeting with Gail regarding the ceramic design Gail will install!

Board Succession Planning: This will be a regular board agenda item until our 2015 board elections. With one-year commitments made to continue current leadership through this year, board members need to come up with a solid succession plan to ensure continuity of the neighborhood association in 2016, and to ensure transfer of knowledge.