

**CATALINA VISTA NEIGHBORHOOD ASSOCIATION
BOARD MEETING AGENDA EXPLANATION
MONDAY, SEPTEMBER 26, 2015**

Agenda items 1-3: As usual

4. Action Items

- a. Overlay Zone—Grant Road widening: During the August meeting the Board voted unanimously to oppose the proposed Grant Road overlay zone. On learning of this action City Council member and Catalina Vista resident Steve Kozachik asked to provide additional information about the overlay zone that the board may not have had access to prior to the vote. Steve will be on hand to present this information to the board for consideration. Click this link to read more about the overlay zoning plans: http://www.grantroad.info/pdf/workshops_feb_2012/gr_ccv_plan.pdf

- b. Alley Fencing Procedures: During the August meeting Board members John Fendrock and Dave Sunderman voiced interest in paying for the installation of chain link fencing in alleys that impact their homes. Alison Miller, Ward VI office, volunteered to research the policies and procedures that would apply to fencing off the easements. Alison will present this information at the meeting. A copy of the rules, compiled by Alison, are attached.

- c. Ramada at Tahoe Park: Since the August board meeting, the Ramada Committee has formally met twice, and informally met at the park with City engineers to explore locations for the ramada, and to considering water, electrical lines that could interfere with construction. Some committee members also photographed the tiles and rocks that Colette Altaffer is storing for the project. Due to cost estimates impacted by existing city infrastructure at the par and construction design, the committee has agreed unanimously (1) that the ramada be constructed near the northeast side of the park, under the trees, where the ADA accessible cutout is located at curbside, and (2) that the construction of the roof will include prefabricated metal that will be strong enough to hold the weight of the tiles and will require less maintenance on the part of the City over time, and (3) that the columns will include etched metal or ceramic tiles that represent the neighborhood history and that of the ramada. It is estimated that the cost of the project construction will be around \$25,000. The committee is now in the process of developing a formal presentation to give to potential donors.

- d. CVNA Bylaws: Board members have voted consistently to protect the neighborhood CCRs which automatically remain in effect each year, notwithstanding the racism displayed in restriction #9 which reads as follows:

“No part of said property shall be used or occupied in whole or in part by any person of African or Asiatic descent, or by any person not of the White or Caucasian race, except such persons may be employed thereon as domestic servants by the owners or tenants of any lot in said property.”

Recognizing that this restriction is representative of the historic institutional racism that pervaded the U.S. at the time the Deed Restrictions were written, and recognizing also that the laws of the United States and the State of Arizona have been revised to prohibit such discrimination, it is nevertheless recommended that the Board insert a statement into its Bylaws that represents the current viewpoint of the neighborhood. (See attachments for CCRs and Bylaws.) Bylaws changes must be adopted by a two thirds majority vote of Association members at any annual or special meeting, provided that notice of the amendment is provided in advance. Catalina Vista Neighborhood Association Bylaws were last adopted on October 25, 1985. No changes have occurred since that date. It is recommended that the following statement be added to Article I of the CVNA Bylaws, adding a new Section 1.2 to read as stated below. Such change to be added to the annual neighborhood association meeting agenda for neighborhood vote:

Section 1.2 Non-Discrimination: Catalina Vista Neighborhood complies with the fair housing laws of the United States and the State of Arizona and does not discriminate on the basis of race or color, national origin, religion, sex, familial status (families with children), or disability.

- e. CVNA Dues: Neighborhood Association dues have for a number of years remained at \$15.00. It is recommended that effective at our annual meeting, dues be increased to \$20.00 annually. The Board needs to vote on this agenda item. The neighbors are getting a good deal for their minimal dues, and the executive committee foresees the need to pour more funds into palm tree and island upkeep through contract help. We are all getting older and increasingly it is difficult to do this hard work ourselves.
- f. Neighborhood Coalition Membership: Over the past few months a new neighborhood coalition has emerged. Called the Campbell/Grant Central Segments Coalition, the organization currently has membership from Jefferson Park, Samos, and Grant/Campbell neighborhoods. Betty Jo Drachman has now attended two coalition meetings, and I attended one. **It is recommended that the board vote to join this coalition.** The group is well educated about the Grant Road widening project and has been meeting individually with the Mayor and members of the City Council to express their views regarding the need for noise abatement, walls and flood water control between First Avenue and Tucson Blvd on Grant Road. Catalina Vista Neighborhood needs to become a member of this coalition in order that our voices and opinions can

be heard on the issues at hand. The Catalina Vista segment of the widening project will be the last segment (Phases 5 & 6--2021-2023) to take place. The Phase 5-6 large rollout map has not yet been released, however it is available in the Website of the Office of Integrated Planning (OIP). I highly recommend that you check out the Website and educate yourselves about this project, formally entitled/ Revised Grant Road Community Character and Vitality corridor Vision.”

<http://www.grantrroad.info/phase-5-6>

[https://www.tucsonaz.gov/integrated-planning/grant-road-land-use-planning.](https://www.tucsonaz.gov/integrated-planning/grant-road-land-use-planning)

Membership in the Coalition is important. Although Catalina Vista will not see work done on our segment of Grant Road for another six years, decisions made in other segments of the widening can impact our own segment. We need to have a voice in the process throughout.

- g. Annual Meeting Planning: Arrangements have been made with the Arizona Inn to hold our annual meeting there on Monday, December 7 at 5 pm. Please mark your calendars for attendance. We will need a board nominating committee. Please volunteer your time to serve. Board elections are held that day. We will undoubtedly want to have presentations on the Ramada Project, Banner/UA hospital build-out, and Grant Road build-out. More ideas for presentations will be sought during the September board meeting.

5. Committee Reports

- a. Grant Road Advisory Committee Update (Dave Sunderman may have additional information to add to the above notes.)
- b. CCRC Update (Bill Young). Board members received the latest CCRC meeting Minutes last week.
- c. Islands Update (Jan Hastreiter)

6. **Information Items**

a. Elm Street signage. During our August meeting the board voted a preference to have signage on the northeast side of Campbell/Elm that mirrors our signage on the Campbell Avenue Wall, rather than to have an arch built across Elm Street. Since that time the Blenman Elm Board met to vote on the signage at this corner representing that neighborhood. The board was split 50/50 on an arch, and has shortened the tile sign under consideration for a short wall on the southeast corner. As more information is available, I will keep you informed.

b. Banner/UA hospital news update: Bill Young and I attended a meeting with Banner/UA executives on September 21. It was basically a repeat of a previous neighborhood meeting to report on the project and receive neighborhood input. Some new information was made available however. The question arose regarding number of existing in-patient, observation beds, and Obstetrics beds, versus those anticipated. It was reported that there are currently 508 total beds. In the Phase I build-out there will be an additional 153 beds for a total of 661. At full build-out in the future, a total of

816 beds is anticipated. The increase in beds, of course, impacts traffic counts. It is unclear to me whether the traffic analyses have taken this into consideration. Banner did say they will conduct a second traffic study. The PAD (Planning Area Design) was submitted to the City for approval on August 21. No further public hearings will be held. Catalina Theater plans are still to use the parking garage for construction worker parking, but **no shuttle service will be provided**. Instead, the workers will be instructed to use Campbell Avenue and Grant Road to get to the hospital. Construction is due to start at the beginning of 2016. We will need to monitor the construction crew's traffic use patterns closely to determine if there is a notable impact in Catalina Vista neighborhood. Other issues discussed included the helicopter routes, bike paths, the design of the new Elm Street hospital entry (2 left hand lanes, one straight lane, one right hand lane).

c. Yoga at Grace St. Paul Church: A nearby residents wrote to ask that we pass along this information: She is holding yoga classes at Grace St. Paul's starting September 14, Mondays and Thursdays 8:30-9:30 a.m. Call 323-4648 if you are interested!

d. Guadalajara Grill: They have reopened on Broadway east of Swan. The Grill's representative has written to some neighborhood associations to let us know about the location change. They have offered two free lunches to neighborhood association board members. Please let me know if you are interested.

e. Items for Fall Newsletter: Board members, if you have items that should go into our Fall newsletter, please let me know. I will, of course, be highlighting our annual meeting, the Ramada Project, Banner/UA hospital, and the latest bout Grant Road widening.

h. Demolition of laundry building at Campbell/Edison Street: Jut a quick note to say the owner of this building is considering demolishing it. If he does so, it means the wall of the Barber shop will now emerge. Recent graffiti on the existing wall were an issue this month with a lot of neighbors complaining about it. The City and Banner coordinated to eliminate the graffiti.

7. Parking Lot: This is for issues raised at the meeting that are not on the agenda.