

Catalina Vista Neighborhood Association

DECEMBER 7, 2015

*Annual Meeting Minutes Respectfully Submitted by Marco Liu, CVNA
Board Secretary, and 2015 Annual Report Submitted by Alison
Hughes, President*

Meeting minutes

1. Welcome and introduction of current board members – Alison Hughes, Board President.

Welcome to all and thanks to Arizona Inn for hospitality and free meeting space. Agenda and annual report have distributed as well as the ballots for next year board membership. Introductions of current board members made.

2. Election of new CVNA Board officers for 2016 (Presentation of Slate, nominations from floor, voting).

A call for any additional nominations. Motion by Dale Kise second by Gail Roberts to accept the slate by acclamation. Vote was unanimously supported by a call for verbal vote. Motion made by Marisa Bragoni, seconded by Lloyd Wisdom. Motion carried unanimously.

3. Report from City Councilor and Catalina Vista resident Steve Kozachik.

Steve reported there is a full agenda for Mayor and Council meeting tomorrow. From the topics on our annual neighborhood meeting agenda, he has been involved in most of the discussions throughout including the Ramada, Banner and Dark Skies initiative. The Mayor and Council retreat included discussion of the \$42 Million deficit due largely in part to police and fire pensions. A \$63 Million deficit by has been projected by 2020. Many strategies are under consideration. Private sector development is a key strategy. Cuts have and are being considered including vacancy savings. However, he deficit has to be solved in part through one of the failed bond items which is the Sonoran corridor. This was about 30 Million to connect important industry that is vital to our economic base (3 legged stool analogy given) connecting I-19 and I-10. We need to take this back to the public for their support. On December 15th the City and County leaders will meet to work on this issue together as a regional solution. Congressional support in a 600 Million federal transportation bill that includes the Sonoran Corridor. A question from the audience was raised regarding current road conditions. Steve responded that the RTA under proposition 409 should include pavement preservation. A follow-up question regarding neighborhood street road conditions was asked. Steve replied that this

would have to be included. A remark was made about the trees on Campbell being a ridiculous waste of money and that the businesses have complained about the negative impact they have experienced. Steve replied that this work was planned some time ago..

At this time, Alison introduced new board members who did not serve in the previous year.

3. Preserving our neighborhood history – supporting the historic Ramada at Tahoe Park (Alison).

Alison gave a presentation about the history of the neighborhood and the Kramer property. Please support this effort by buying a brick or two or three!

4. Banner/UMC – plans for the future hospital campus and its current status.

Presenters: Steve Brigham, Project Executive, Banner Health, Development and Construction; Keri Sylvyn, Principal, Lazarus Sylvyn and Bangs, PC. Banner presentation given by Steve Brigham, Kerry Sylvyn. Vince Catalano and Kimberly Horne.

Banner reported having been working with neighborhoods for past 11 months. This is a part of the University Campus Plan that has been ongoing for several decades. Banner will have to comply with City zoning requirements. New entrance on the North end of the campus and accessed through Campbell and Elm. Storm water handling and helicopter flight routes and landing protocols are in the PAD as are the height, parking, Theatre and traffic/circulation have been part of the discussion. The plan is to be heard at Mayor and Council meeting on December 8th. Heavy vehicle access will be Speedway and Cherry (ambulances, fire trucks, heavy equipment and vehicles). Addition of a double left turn out of the hospital from Elm Northbound onto Campbell should encourage traffic away from neighborhoods. Working with Neighborhood Associations on establishing clear identification of neighborhood entry on Campbell and Elm. Banner has pledged a \$400 million investment at this campus plus \$100 million development of the North property (the former Tucson General). Traffic on Elm is a concern of many neighbors. Previously discussed plans include increased access to Northbound and Southbound Campbell but must still allow eastbound traffic. Traffic analysis is predicated on five significant improvements that are not clearly slated for completion concurrent with hospital redevelopment. This Will be heard by Mayor and Council on December 8th meeting. Public opportunity for input will be held.

5. Dark Skies Initiative: policy roundup - Mr. Joe Frannea

Joe Frannea International with the Dark Sky association reported that they've been 30 years in existence. Astronomy is vital to our economy and community. They are not against having light, but rather just want to protect the natural balance of light and dark. Light has been classified as pollution - even a carcinogen. The effects on sleep and proper rest are well documented. The importance of shielding light to point it downward was stressed.

Alison noted that a Picture of neighborhood robber was circulated. Many thanks. Meeting adjourned at 8:57 p.m.

CVNA 2015 Annual Report

Summary

This report summarizes many of the issues, challenges, and action taken by the Catalina Vista Neighborhood (CVNA) board this year. It is intended to inform neighbors of the many new activities surrounding our neighborhood in order that you can do your part to protect the beautiful environment in which we live, and enjoy the spirit of friendship and neighborliness that has been ours for many years.

Board members have worked extremely hard to protect, maintain and cherish the neighborhood we inherited and will pass along to future generations. There may be some omissions or errors in the report, but if there are, please forgive them. Our intentions are the best and our deeds are well intended. It is important to recognize the contributions to the neighborhood board's work that Steve Kozachik has provided. Steve not only lives in the neighborhood but also serves on the City Council. He has attended our board meetings regularly this year, and when we needed his help to move things faster through the city he has always been there for us. Thank you Steve! The report is divided into two sections. The first being the larger issues we are facing at this time in the neighborhood's history. The second clusters smaller actions taken to benefit the neighborhood

Report Section I

1. The historic ramada resulting from the sale of Kramer Ranch
2. Casa Seton Development resulting from the Kramer Ranch sale
3. Banner/UMC hospital plans
4. Grant Road widening
5. Protecting Catalina Vista CCRs

Report Section II

1. Swings at Tahoe Park
2. Dog water fountain at Tahoe Park
3. UA Mortar Board student Alley Cleanup

4. Fencing in the worse easements
5. Annual neighborhood social
6. Maintaining our Palm Trees, Islands, and Parks
7. Catalina Vista Coyote Families
8. Dark skies initiative—Going Green
9. Campus Community Relations Committee
10. Miscellaneous Useful Information

Section I

1. ***Historic Ramada at Tahoe Park.*** When board members first learned that the Arizona Inn had sold the Kramer Ranch property immediately north of the Inn’s parking lot on Elm Street, we invited one of the new owners, Bob Gugino, to attend a board meeting to explain the plans for developing the property. He welcomed the opportunity to share his plans to build 11 homes on the property. Catalina Vista neighbors whose homes bordered the property voiced concerns over drainage issues, loss of wildlife and trees resulting in some compromises being reached to respond to concerns. With the demolition of the Kramer Ranch property and plans to create a new homes area, Mr. Ken Scoville, a local historian and preservationist, attended a board meeting and presented an idea to create a ramada that would commemorate the history of the ranch, using actual material from the original ranch such as the porcelain roof tiles. A committee was formed by the board to pursue the project as feasible and Dave Sunderman agreed to serve as chair.

The Board officially voted to support the ramada project, after which two of us met with Bob Gugino to see if he would be willing to contribute to the ramada project. He and his partner agreed to have their construction crew pour the slab, and to join with us in defraying partial costs of the historic pictures we want to mount in the structure. (He will use the same pictures and narrative over at Casa Seton and thus help to reduce costs.) Nate Kappler (Catalina Vista resident and construction company owner) agreed to assume the main responsibility for construction. More details about the project will be presented at our December 7 annual meeting. If you miss the meeting, the information will be sent by email to neighbors who choose to be listed on our Listserv.

2. ***Casa Seton:*** The name “Casa Seton” has been given to this development project on Elm Street to recognize the nuns who lived and taught in the Kramer Ranch house for a number of years. There will be 11 homes built on the property with prices ranging upwards of \$800,000. Meetings have occurred between the owners and neighbors whose properties sit in close proximity to the development, as well as neighborhood

association leaders to work out concerns about drainage, wildlife patterns, and impact on the ecosystem. Construction is due to begin in January, 2016.

3. **Banner/UMC Campus Plans:** By now most Catalina Vista neighbors know that the University of Arizona's two hospitals were acquired by Banner Health, and a new hospital is being constructed on the same campus site as the existing hospital on Campbell Avenue. Because the University is a State institution, it does not need to comply with City zoning requirements. Not so Banner, a non-profit, private organization operating hospitals in Alaska, Arizona, California, Colorado, Nebraska, Nevada, and Wyoming. With the acquisition of the two University hospitals (UMC and University South-formerly Kino), Banner now operates 19 hospitals in Arizona.

and Before construction of a new hospital can begin, Banner representatives not only must comply with City requirements, but also need to satisfy the surrounding neighborhoods that its expansion plans will not interrupt or interfere with their way of life. Beginning in November, 2014, Banner representatives have made sure they presented construction campus development plans to neighborhoods, and sought input from the five surrounding neighborhoods immediately impacted: Jefferson Park, Catalina Vista, North University, and Blenman Elm, as well as the Campus Community Relations Committee. Two formal public meetings were held at Our Saviors Lutheran Church as part of the community outreach effort.

The existing facility has 508 beds and is eight floors high. The new hospital will have 11 floors. In the Phase I build-out there will be an additional 153 beds for a total of 661. At full build-out in 20-30 years, 816 beds are anticipated.

A Planning Area Design (PAD) must be approved by the City Zoning Examiner in a public process. This occurred on September 21. The Zoning Examiner approved the PAD and submitted his recommendation to City Council. The Council will hold a public hearing on Tuesday, December 8, beginning at 5:30 p.m.

Many Catalina Vista residents, including board members met with the Banner team to provide input about the PAD. Some issues which stood out as important to our neighborhood were:

- Impact of the proposed new hospital entry at Elm and Campbell on the neighborhood. (Elm Street is currently designated as a "collector" street. A collector road is a low-to-moderate-capacity road which serves to move traffic from local streets to arterial roads. Unlike arterials, collector roads are designed to provide access to residential properties.)
- Impact of a possible increase in traffic, especially traffic that might encroach into the neighborhood, as a result of the increase in hospital beds.
- Impact of lighting on surrounding neighborhoods.

- Impact of air and ground ambulance routes.
- Impact on the neighborhood of the driving routes anticipated by construction crews who will park at the Banner-owned movie theater lot at Edison/Campbell.

During our December 7 annual meeting, neighbors will hear answers to the above issues directly from the Banner team. Meantime, the team has agreed to make sure the redesign of the Elm/Campbell hospital entry will be such that traffic will be dissuaded from driving directly East on to Elm Street out of the hospital. They will also install “Historic Catalina Vista” signage on the northeast side of Campbell/Elm, and at the entry way to Kramer/Elm to emphasize that this is the entry to a neighborhood.

CVNA Board members will continue to work with the Banner team to ensure that the interests of Catalina Vista are well represented during the hospital campus development.

4. **Grant Road Widening.** Grant Road is being widened. No doubt about it! How the widening impacts the surrounding neighborhoods that is the ongoing question for which we seek answers. There are now two formal committees formed to address the widening. The *Grant Road Corridor Planning Task Force (GRCPTF)*, authorized by the City of Tucson, It has 17 members appointed by the City Transportation Director, one of whom is Dave Sunderman of Catalina Vista. This Task Force’s assignment is to advise the Department of Transportation and the Mayor and Council on (a) the roadway alignment that will widen Grant Road from 4 to 6 lanes from Oracle Road to Swan Road; (b) roadway design; and (c) land use and urban design plans for properties within and near the project boundaries.

The second group is the recently formed *Grant Road Central Segments Coalition* composed of the neighborhoods bordering Grant Road between First Avenue and Tucson Blvd (the Central Segments). Catalina Vista Neighborhood Association is represented on this group by Betty Jo Drachman and Alison Hughes. The Coalition was formed to establish an interface between the Grant Road Project and the historic and residential neighborhoods immediately impacted by the widening, and to represent and inform the neighborhood residents and associations in the affected area about issues as they arise, and facilitate the neighborhood voices in the process. What happens now in Phase 2 (Oracle to Santa Rita) for noise mitigation, open space, and citizen input, will set a precedent for Phase 5 (Santa Rita to Tucson Blvd) as both are considered "Central Segments". This is why it is imperative that Catalina Vista take an active role in the coalition now.

The widening segment that most impacts Catalina Vista will be accomplished last. It is part of Phases 5 and 6 and is part of the third and fourth RTA funding periods (2017-2026). We have not yet been able to figure out why our area is scheduled last in the widening process between Oracle and Swan Road, but it could be to our advantage as it gives us more time for input. Some of us spent 10 years on the Campbell Avenue widening committee working hand-in-glove with City staff and contractors on the roads, and our beautiful walls and landscaping in the Catalina Vista and Jefferson Park sides of Campbell Avenue. Obviously, both neighborhoods would like to duplicate this landscaping and walls on the Grant Road side to not only provide a sound barrier as Grant Road traffic increases, but also to contribute an aesthetic continuance in design and landscape. We are told at this time there is no money to cover such an effort. We hope the economy will continue to improve so that in five years ~~or~~ funding WILL be found to make our dream a reality. Until then, however, representatives of both committees have to keep well informed, and offer up useful ideas to City staff and contractors that will ensure the Grant Road corridor preserves the historic and culture vision for those areas that border our historic neighborhoods.

Issues currently under discussion as neighborhood concerns are:

- The impact of the overlay zones on the neighborhoods. Per efforts of the coalition (August 2015 meetings with City Council members) and the resulting City Council changes to the Grant Road Vision Statement - there will be no change of existing zoning in the Central Segments. There will be no overlays.
- The use of “remnant parcels” that will be left for grabs once the City purchases those properties necessary to create the desired Grant Road corridor. (e.g., use in “open space” parcels, or as little “mini-dorms” depending on existing zoning) There can be no mini-dorms in R-1 per 2013 changes to the definition of R-1 zoning initiated by Jefferson Park.
- The impact of noise in the neighborhoods as a result of increased traffic. A new noise study to be presented by TDOT on January 13, 5:30pm at the Ward III office per request of the coalition
- The inevitable sale of the properties located on the South East corner of Campbell/Grant (The Central Centers) and its impact on Catalina Vista neighborhood. (We don’t want a high rise apartment building, for example!)
- The importance of a walking environment on Grant Road as well as safe bicycle paths.

There are three ways to get information:

City Website: <http://www.grantroad.info/phase-5-6>

The City of Tucson maintains online resources that are useful tools to finding out the f the Grant Road corridor project. The Grant Road Corridor Vision document is available at <https://www.tucsonaz.gov/integrated-planning/grant-road-land-use-planning>

Coalition Website: www.grantroadcoalition.com

Minutes of Coalition meeting and Q & A between neighbors and city staff are available. Catalina Vista neighbors are encouraged to sign on with their support of the coalition.

Ward VI City Council Office: Councilor Steve Kozachik and his staff stay on top of the issues and are extremely responsive to inquiries. The Ward Office phone number is 791-4601.

5. **Neighborhood Covenants, Conditions, and Restrictions (CC&Rs).** This year the Board heard complaints from neighbors about other neighbors building two-storey guest houses on their lots which are not allowable under the neighborhood CCRs. The construction permits refer to the structures as lofts and as such have an open space design that allows for a second floor sleeping area. The City approved the building requests as zoning requirements were met, and construction was completed. Neighborhood notification is mandatory only in cases where there is a variance. In one case, when the issue was investigated by the board, it was discovered that the neighbor who opposed the construction was unaware of it until after construction had started. The City is not required to comply with neighborhood CC&Rs, just City zoning codes. Nor is the City required to notify neighbors of its receipt and approval of construction plans if the plans meet code requirements. By the time new construction begins it is usually too late for negotiations or legal interventions to occur. The issue was brought to the attention of Councilor Steve Kozachik who made an effort to get City staff to notify neighbors of new construction plans regardless of whether or not a variance is requested, but he met with staff resistance. This issue is still being worked out,

Section II

1. **Swings at Tahoe Park:** The children's swings at Tahoe Park are badly in need of painting. Board member Sara Wisdom and her husband Lloyd have volunteered to take leadership in the painting, and the City will provide supplies. Neighbors are encouraged to give a few hours of your time to help paint. To find out more about dates, contact Sara and Lloyd at 325-8014.
2. **Dog water fountain at Tahoe Park.** Have you noticed the new orange ground level water fountain at the park? We got it installed because some dog owners were teaching their large dogs to jump up on the blue fountain and drink from the water spout. Children and adults were drinking from the same spout. We reported this as a public health issue and the City Parks folks worked quickly to replace the broken

fountain on the northwest side of the park with the new one. Thank you City staff members who moved this forward!

3. **UA Mortar Board Student Alley Cleanup:** Thank you to The University of Arizona Mortar Board honorary society students who really came through this year to help our neighborhood. The students helped to clean up the two worst Catalina Vista alleys (easements) in the neighborhood located immediately south of Grant Road where vagrants and itinerants were living and leaving piles of trash. A number of our wonderful board members contributed their morning to assist with the clean-up and neighbor Phil Losca hired his yard work team join the effort. Many neighbors do not realize that the homeowners, and not the City of Tucson, are responsible for alley/easement maintenance? We encourage you to do your part to help keep the alleys safe.
4. **Fencing in the Worst Easements:** Some neighbors, concerned about robberies that are occurring through alley entries into their properties, have asked if they can install chain link gates at the entry and exit points of alleys. The board pursued this issue with Steve Kozachik's staff and Tucson Electric Power. We learned that T.E.P. will collaborate with homeowners who are willing to install the fencing at their own expense by providing access locks. Neighbors who want to install the gates need to follow a formal process that includes collecting signatures from surrounding neighbors approving the gates.
5. **Annual Neighborhood Social:** Over 60 neighbors participated in this year's picnic at Tahoe Park in April. The board used some of the neighborhood dues funds to rent the ever-popular jumping castle for the children and provide 'burgers and soft drinks. Neighbors brought lots of pot luck goodies and a good time was had by all. We used this occasion to unveil the beautiful park bench dedicated to Colette Altaffer in appreciation for the many years she served as chair of the neighborhood association board. Appreciation goes to the committee composed of neighbors who organized the social.
6. **Maintaining our Palm Trees, Islands, and Parks:** Due to a long dry spell and the City's having stopped watering the palm trees for almost 17 years, the board members were concerned that the neighborhood could lose the gorgeous palm trees that line our streets. Subsequently, we hired the Primavera work crew to dig wells around the palm trees to capture water, and Councilor Kozachik arranged for the City water truck to water during the driest period of the summer. The islands and parks in the neighborhood are also maintained by volunteers led by board members and residents. Jan Hastreiter, board member leads the island maintenance, and David Crowne, resident leads the park maintenance. (Special thanks to the park users who keep the dog poop scooper boxes supplied with scooper bags!)

7. **Catalina Vista Coyote Families:** We had quite a “to do” over coyotes this year when a neighbor and her dog were almost attacked by a couple of the animals while walking in the neighborhood. State Game and Fish Department representatives were called to the scene to review the situation, with some board members and neighbors in attendance. It was recommended that if coyote dens are located on homeowner properties, the dens can be filled in with rocks with homeowner approval. We learned through Councilor Kozachik, however, that it is against City Ordinance to use guns, including BB guns, to shoot at coyotes. We are also advised that during breeding season in spring coyotes become more aggressive and once dens are identified, it is best not to get close. We will keep our eyes on the coyotes again in spring and share information about den locations with neighbors as it becomes available.

8. **Dark Skies Initiative—Going Green:** The issue of light pollution was brought to the board for review this year. Concern was expressed by a board member that glare from excess outside night lighting used by some neighbors was causing not only visual discomfort, but also invading privacy. New anti-glare light bulbs are available for outdoor use and neighbors are encouraged to use them. More on this issue will be presented during our December 7 annual meeting.

9. **Campus Community Relations Committee (CCRC):** There are 10 neighborhoods represented on the CCRC. Alice Roe, President of Blenman-Elm Neighborhood, chairs the Committee and Bill Young represents the CVNA board in the group. Mary Laughbaum, Director of UA Community Relations, sends Minutes of CCRC meetings to neighborhood presidents and CRC representatives which are shared with CVNA board. The most recent CCRC notes focused on the Banner/UMC rezoning hearing. Regarding the helicopters, the report said that the Memorandum of Understanding with Jefferson Park requires annual reports since the MOU was signed in 2001. To this end 17 years worth of comparative data were produced which are posted on the CCRC web page. The number of flights outside the approved flight paths are about the same, the report says. Banner UMC is now working with Davis-Monahan to get the word about the approved flight path to the military pilots. Student behavior issues in residential neighborhoods are brought to the attention of CCRC and the Ward VI office. Meetings are often held with property owners to deal with these complaints.

10. **Miscellaneous Useful Information:**
 - **CVNA Dues:** It has become increasingly important to have enough funds on hand to maintain the islands, support our annual social, and also support special projects such as the historic ramada project at Tahoe Park. Our neighborhood dues are only \$15.00 a year and the board wants to increase them to \$20.00. We

need neighbors to vote to support the increase during our December 7 annual meeting.

- **CVNA Newsletter:** The CVNA Board prepares and disseminated three newsletters this year to all homes in Catalina Vista. Our neighborhood association is affiliated with the City's Neighborhood Services Office. This office now covers the cost of printing and dissemination of one newsletter annually. The costs of additional newsletters are covered with neighborhood dues.
- **Graffiti Cleanup:** The walls surrounding our neighborhood, including those at the Campbell/Grant Theater and parking lot are often splattered with ugly graffiti. We encourage neighbors to report graffiti to any board member as soon as you see it. Lloyd Wisdom, neighborhood resident, is our "one man" graffiti paint-over genie. Thanks Lloyd for your ongoing efforts to keep Catalina Vista beautiful!
- **Historic Designation of Catalina Vista Homes:** This year we used our first newsletter of the year to describe the procedures for gaining historic designation of homes over 50 years old. The benefit of historic designation is a reduction in your annual home tax assessment. Historic designation requires owner occupancy. If your home is approaching 50 years old, or if it is age-eligible and has not yet been designated as historic, checkout the process presented in the CVNA Spring newsletter. You will find the newsletter in our Website: <https://historiccatalinavista.org>
- **CVNA T shirts:** If you missed purchasing an Historic Catalina Vista T-shirt this year, you missed out! There are a few left for sale at this year's annual meeting. They are fast becoming collectors' items!
- **Neighborhood Watch:** TPD offered neighborhood watch opportunities this year to Catalina Vista which we promoted in our newsletter. To work effectively this requires volunteers willing to call startup meetings. Unfortunately, no one stepped forward to offer leadership to make it happen on their street. Robberies continue in the neighborhood. We need to be alert all the time. If you are aware of a robbery, please report it to the neighborhood board president who can immediately send an alert to neighborhood residents who chose to have their email addresses on our Listserv.
- **Board member resignations:** Three Board members have chosen not to be pm the ballot to continue to serve on the Board in 2016. Special thanks are

extended to those members for their contributions to the neighborhood. Marco Liu especially deserves acknowledgement as he has diligently and dependently attended Board meetings and served as the Secretary this year. Jeanie Stearns had to leave due to an illness in the family. Lori Mielcarek developed a conflict of interest due to her work situation. We hope they will return to the board again sometime in the future. Thank you Jeanie, Lori, and Marco for your service to the neighborhood.

Catalina Vista Board Members, 2015

Ellen Adelstein, Waverly

Anne Barrett, Sierra Vista Drive

Betty Jo Drachman, Hampton

John Fendrock, Hampton

Gerald Geise, Hampton

Jan Hastreiter, Edison

Alison Hughes, Edison

Marco Liu, Waverly

Laura Mielcarek, Sierra Vista Drive

Dan Schnoll, Edison

Jeanie Stearns, Sierra Vista Drive David

Sunderman, Juanita

Sara Wisdom, Sierra Vista Drive Bill Young,

Norton

Nancy Zeldin, Sierra Vista Drive