

Catalina Vista Neighborhood Association  
Alison's Board Agenda Explanation  
Monday, May 23, 2016 Arizona Inn

1. Call to Order/Roll Call
2. Approval of Minutes of April 25 (Alison Jones, Secretary)
3. Treasurer's Report (Jan Hastreiter, Treasurer)
4. New issues and major project reports
  - a. **The Yard in Tucson:** The Yard is a very large restaurant complex to be constructed at the former Grant Road Lumber site, extending to the property to the north of the alley. It has been purchased by businessman Sam Fox who works in partnership with chef Michael Stebner and Dr. Andrew Weil of the UA's Az Center for Integrative Medicine. Fox now has 45 restaurants in six states. He opened his first restaurant in Tucson, Gilligands, which he has since sold. One restaurant complex particularly stands out, and it is this one that the Grant Road Lumber site will be modeled after.

"The Yard in Tucson" known as a "Gastropub" is a combined system of restaurants, bars, and entertainment centers. To make it easier for you to visualize, I have pieced together some visuals taken from "Google Earth" photographs that are shown in the attachment. *The photographs show you one of the Phoenix sites and its parking lot, the existing Grant Road Lumber site, and some photographs of people playing games at one of the Phoenix sites.* The liquor license request has been filed with the City on behalf of the restaurant owners. The target market is families and professionals. The development package is going through City of Tucson under the current zoning. Over 90 parking spaces are included in the plans. Keri Lazarus Silvyn will attend our board meeting to answer your questions about the project. *Attached from Keri's office are the restaurant image, the landscape plan and the south elevation.* (Please note: Some of the Blenman Elm Neighborhood Association board members may join our meeting to listen to this presentation. They were unsuccessful getting it on their May board agenda, and they don't meet again until fall.)
  - b. **Ramada Status:** We have successfully raised enough funds to construct and complete the ramada at Tahoe Park. The Ramada Committee will not meet again until early June, in order to give Nate Kappler time to get the plans drawn up and approved by the City. In the meantime, Steve Romaniello, neighborhood artist, agreed to put together a visual rendering of the ramada to scale. He is working with Nate to complete the rendering. When it is complete we will send it to all donors with an update, as they will surely want to know the timeline for project implementation and completion.
  - c. **Neighborhood Watch.** Dan Schnoll (CVNA Board Vice President) held a committee meeting on April 27 to go over preliminary plans for implementing neighborhood watch groups. Since that time quite a few people signed up to participate in this effort during our annual neighborhood picnic. Dan will be calling a second meeting of the people who attended the April meeting, and those who signed up.

- d. **Easement Closure:** From time to time the board has discussed how to install chain link entry ways to some of the worst easements (alleys) in the neighborhood. We previously examined a couple of cost estimates which were thought to be rather expensive. Dave Sunderman attempted to get signatures to close off the alley behind Circle K, but was unsuccessful with one of the Grant Road renters who uses the alley to park his vehicle. Now we have a success story to report. The new owner of a home on Hampton west of Wilson has received approval from the City, TEP, Southwest Gas, and Cox to install a chain link gate on the easement south of his property. Two neighbors to the owner's west did not approve, and a gate will not be constructed at the easement next to those owners properties. The owner to the west did agree so long as the east gate allows for an animal pass through. Costs are being covered by the home owner who is installing the gate himself.

5. Committee Reports

- a. **Annual Social:** By my count over 120 people attended our April 30 social. Laurie Ellerman and her committee members did an outstanding job of organizing the event. It was quite a challenge getting over 100 people organized into the neighborhood group photograph. (I sent a copy of the photograph through our neighborhood Listserv.)
- b. **Helicopter:** Debra Huffman and her committee members have met and followed through with Board agreement to write to Banner executives. Debra *submitted the attached letter* to Steve Brigham on behalf of the Helicopter Committee (herself, Alison Jones, Sarah and Lloyd Wisdom). Meantime, Bill Young decided to join the Banner/Community committee as a representative of our Helicopter Committee, and attended the May 11 meeting of that committee which I also attended. (I reported the meeting content to our entire neighborhood Listserv on May 17.)
- c. **CCRC:** Bill Young will report on the May 10 meeting. Mary Laughbaum, director of UA community relations, is asking for ideas for topics for the 2016-2017 calendar year. If you have ideas, please bring along to the meeting.
- d. **Islands.** Jan Hastreiter will report. Since our last meeting an email vote was requested by Jan for approval to spend funds to spray the islands. More than enough votes were garnered to make up a quorum in support of the request.
- e. **Central segments coalition:** The Jefferson Park neighborhood leaders were successful in preparing a wonderful grant application to the National Land and Water Conservation Fund. The application has received full support from the State, along with an agreement from City Council to donate the value of remnant parcels as part of the grant project. The grant represents a 1.75 mile long biking trail and walking loop entitled, "Tucson Heritage Park and Health Trail." The application was signed by the City Manager and submitted on behalf of the City. *Checkout the maps in the attached grant application for details about the exact location and plans.*
- f. **Bylaws Committee:** Ellen Adelstein asks to report on CVNA Bylaws revisions at our June meeting.
- g. **Grant Road widening update:** As board members know, Catalina Vista will not be impacted by the widening of Grant Road until 2014-2015 when Phases V and VI are

scheduled for widening. It has been evident from the start of our communications with Catalina Vista residents that they want to see a wall installed on Grant Road, similar to the one on Campbell Avenue between Elm and Campbell. No funds are available through Regional Transportation Authority (RTA) for any walls, and the noise studies to date do not support noise abatement walls. Dave Sunderman is the CVNA representative serving on the Grant Road Task Force which meets every three or four months. We are hopeful funds can be found with some of the 1 percent RTA funding allocated for art projects. With your ok, I will ask a representative of the RTA to attend a CVNA board meeting in the fall to give us an opportunity to get first-hand information about how these funds flow.

- h. Casa Seton update:** Construction is well underway at the former Kramer Ranch property on Elm Street. Bulldozers have been pushing and pulling dirt around for a few weeks now much to the chagrin of the immediate neighbors to the north. I found a useful rendering of the entire complex online which I have *attached*. Information is also available at the Miramonte Homes Website: [www.miramontehomes.com](http://www.miramontehomes.com)
- i. Banner hospital update:** I attended the May 11 meeting of the Banner Community Representatives Committee and shared a meeting summary with all Catalina Vista neighbors, along with the meeting presentation Power Point. Notably, Banner has definite plans for the Catalina Vista and Blenman Elm Monuments to be constructed at the corner of Campbell/Elm. (The monument prototypes are pictured in the Power Point. In case you did not read that communiqué, I addressed three issues: (1) Banner construction report; (2) owner-occupied home decrease in Catalina Vista; (3) Zika virus and standing water in Catalina Vista. It was emailed on May 17. *Please refer back to the May 11 email for details.*
- j. CVNA 990 Submission:** Bill Young successfully submitted the annual Catalina Vista 990 forms to the IRS. *(A copy is attached.)* Thank you Bill.
- k. Campbell/Grant properties:** So far there is no movement on the properties at Campbell/Grant. Banner Health has no sales plans at the moment, and probably won't until after hospital construction is complete. The owners of the Walgreen's/Bookman's properties are Barry Baker and Mike Perlman. These business partners also own the empty lot to the east of Bookman's on Grant Road and the house immediately to the east, both of which are zoned R-1. I am guessing there is interest on the part of these partners in acquiring the Banner Health property. Catalina Vista leaders will need to keep a close watch on what happens at this corner in the future, especially given existing zoning limitations.
- l. Campbell/Elm Property:** There has been some movement to appease the Campbell Avenue neighbors who complained about the closure of the access area to Campbell Avenue from Elm Street. City staff members have agreed to create an opening in the wall. No date scheduled yet.
- m. CVNA Website:** I have been updating the Website through our Webmaster Barney Miller. The latest update included information about the picnic. I will give Barney new updates shortly.

- n. **Final Board meeting in June:** CVNA board does not meet in July/August. We will resume meetings on September 26. I will keep you informed of any interesting occurrences by email over the summer.
- 6. Parking lot: this is the time to bring up any new items not on the above agenda.
- 7. Call to the audience
- 8. Adjournment