



Catalina Vista Neighborhood E-News Spring 2018

ANNUAL CVNA PICNIC by Wade Schultz

It's that time of year again! Mark your calendars to join the fun on Sunday April 8, 11a.m.-1:00p.m. Let's join together and celebrate our neighborhood and our neighbors and friends. Eat and be merry! It's the annual Catalina Vista Neighborhood picnic at Tahoe Park. One lucky neighbor will receive a \$100 Culinary Dropout gift card! There will be food trucks available along with the famous children's jumping castle.

We had a great time last year and hope to improve upon the experience in 2018. If you have ideas or suggestions for the picnic, let Wade Schultz know: wade.schultz@hallmark.com If you own a business in the neighborhood and want to share your wares contact Wade.

Speedway-Campbell Gateway Development by Jo-Ann Gehrels

There is a planned redevelopment near the northwest corner of Speedway and Campbell, which is the current site of Palm Shadows Apartments (PSA). The owner of PSA has long hoped to redevelop this property into a vibrant area. This project would occupy 2.5 acres and include a 20-story tower surrounded by a lower base. The building will feature ground level shops, a grocery store, and restaurants, which will be situated around an open pedestrian plaza. The upper levels will house professional offices as well high-end residential and hospitality units. There will also be an above and below ground parking structure holding 1,300 spaces. This property has the appealing location of facing the University of Arizona, being close to Banner/UMC Medical Center, as well walking distance to the Streetcar.

At the January 24 informational meeting, Catalina Vista, Sam Hughes, Blenman Elm and Jefferson Park neighborhoods, heard from the owner, the architects, and the team about the overview of the project, the studies on high rises, and the traffic issues. It was stressed that the 20 floors were necessary because the structure incorporates expensive features such as a public plaza space as well as a high aesthetic standard for Tucson's architectural environment.

The next step is the Zoning Examiner public hearing which will be in late March/early April. The Zoning Examiner will record public testimony and then take the recommendation to the Mayor and Council. The Mayor and Council will make a final decision that takes place in May or early June. The contact person for this project is Keri Silvyn at (520) 207-4464.

BRICK PATHWAY AROUND HISTORIC RAMADA AT TAHOE PARK

Great news! The personalized brick pathway encircling our beautiful ramada is now complete. For neighbors who missed the brick opportunity, there is discussion of adding brick pavers around the base of the Little Free Library. More information to come as it is available.

Bookmans-Walgreens Corner — What’s Next? by Alison Hughes

Readying for the demolition crew, chain link fences were erected recently around the Campbell-Grant Southeast corner. Unfortunately the owners forgot to leave us any walking space on Grant Road. Steve Kozachik (SteveK) stepped in quickly and got the fencing shifted to meet City code. (See pictures below.) The property is owned by Holualoa Companies a real estate investment firm managing assets that span the U.S. and Europe. The old movie theater and parking garage are still owned by Banner Health, a corporation with hospitals in Arizona, Colorado, Wyoming, Nebraska, Nevada, and California. (Banner Health will continue to use the parking garage for employee and contractor parking for the next few years.)

The future of these properties is as yet unknown. It is important to remember that this corner lot is an important part of Catalina Vista Neighborhood for which our CCRs remain minimally applicable and require a 20 foot setback. We expect any developer using the corner will apply to the City for Planned Area Development (PAD) approval.

Meantime, the widening of Grant road has been delayed for phases IV and V for the next 6-8 years due to money issues. (Catalina Vista is in Phase V, the final widening segment.) This means we could face a dirt lot at the corner for a few years. In an effort to ameliorate the situation, Steve Kozachik is trying to work a deal to have the City add some green space at the corner. Thanks Steve. We hope you are successful!



Vigilant Neighbors Report Squatters in Empty Catalina Vista Houses by Alison Hughes



Shanelle and Andy



2110 E. Grant Rd.



Easement entry to 2110



2335 E. Edison

Twice recently squatters were seen living in empty Catalina Vista houses. In January Juanita Street residents Andy Suter and Shanelle Tanaka noticed some shady comings and goings in the back yard of the house at 2110 E. Grant Road which is located just north of their own house. The police arrived after their calls and arrested four people found on the property. The owner was told to clean up and secure the property. The squatters left a mess — graffiti on the exterior back wall, and trash they discarded in the easement area that included a Tucson street map, socks, torn jeans, empty plastic bottles and more. The house at 2335 E. Edison experienced a similar scenario before neighbors reported squatters living the good life in the unlocked guest house. They bathed in the pool and relaxed poolside until the police arrived. If you see any suspicious behavior in and around any empty houses in the neighborhood, call 911 immediately.

Catalina Vista Real Estate Market Report January 2018* by Kelly Button

In Catalina Vista, there are currently five homes on the market. The listing prices range from \$170,000-\$799,500. The average price per square foot for these homes is \$192.06, and the average days on the market is 74.

There are currently two properties under contract. One has a list price of \$449,000, and the other has a list price of 535,900. One property is pending with a list price of \$174,900.

Over the past 6 months, six homes have sold. The sale prices ranged from \$140,000-\$525,000. The average price per square foot was \$159.07, and the homes averaged 79 days on the market. Homeowners were able to sell within 95.49% of their asking price. Here is the list of 'Sold' homes:

2158 E Grant sold for \$140,000

2114 E Grant sold for \$164,300

2140 N Campbell Ave sold for \$235,000 (full price)

2109 N Tucson Blvd sold for \$280,000 (full price)

2310 E Hampton St sold for \$458,000

295 N Sierra Vista Dr sold for \$525,000

In the Tucson Central area, December 2017 active inventory was 490, a 10% increase from December 2016. There were 151 closings in December 2017, a 20% decrease from December 2016. Year-to-date 2017 there were 2,471 closings, virtually unchanged from year-to-date 2016. Months of Inventory was 3.2, up from 2.4 in December 2016. Median price of sold homes was \$165,000 for the month of December 2017, up 10% from December 2016. The Tucson Central area had 160 new properties under contract in December 2017, down 1% from December 2016. It is a "seller's market" in central Tucson in the following price points: Up to \$299,999, and from \$500,000-\$599,999, and a "slightly seller's market" for homes priced between \$400,000-\$499,999. It is a "balanced market" for homes priced between \$300,000-\$349,999, and \$600,000-\$799,999. There is no data available for homes priced between \$800,000-\$899,999. At this time, it is a "buyer's market" for homes priced over \$900,000.

*Information courtesy of the Tucson Association of Realtors Multiple Listing Service and Long Realty and is accurate as of January 25, 2018.

Tucson Residents for Responsive Government (TRRG) is engaging neighborhoods in reviews of our neighborhood plans. The January 16 meeting hosted by SteveK packed the Ward VI office to the brim. The next meeting is on March 19 from 6-8 pm at Neighborhood Resources Building, 320 N. Commerce Park Loop. Catalina Vista's neighborhood plan makes up one fourth of what is called the Blenman Vista Neighborhood Plan. Blenman Elm Neighborhood makes up 75 percent of the plan. The Blenman Vista Neighborhood plan is available via the following link: <https://www.tucsonaz.gov/files/pdsd/plans/bv.pdf>

Our neighborhood plan represents our neighborhood vision and values. It was originally adopted in 1986 by Mayor and Council, and last amended in 1993. Catalina Vista home owners who would like to participate in plan review should contact Alison at

alisonhughes@cox.net



These photographs are of neighborhood leaders attending the January 16 meeting. The next meeting has been moved to a larger space that seats more people.

Mailer information
here from City of
Tucson

CATALINA VISTA NEIGHBORHOOD ASSOCIATION BOARD MEMBERS

Ellen Adelstein (Grant Road Coalition)	Alison Hughes (Newsletter; ramada bricks)
Anne Barrett (Park & Landscape)	Nick King (Treasurer)
Kelly Button (Newsletter)	Dory Martin (Neighb. Watch; Newsletter)
Priscilla Cornelio (Streets and Paving)	Leighton Rockafellow, Jr. (Picnic)
Jo-Ann Gehrels (Newsletter)	Dan Schnoll (President) Ph 323-9411
Janet Fischer (Grant Road Coalition)	Wade Schultz (Neighb. Watch; Picnic; Newsletter)
Debra Huffman (Park & Landscape; helicopter)	Dave Sunderman (Grant Rd; streets; ramada bricks)
	Bill Young (CCRC)

Website: historiccatalinavista.com