

Speedway/Campbell – Request to amend the University Area Plan Notes from Neighborhood Leadership Meeting, July 31, 2014

The meeting began at approximately 6:30 p.m. with Keri Silvyn and Jim Portner briefly reviewing recent development with this process, and explaining the reasons behind the latest updates to our Request to Amend the University Area Plan (“UAP Amendment”). Keri then walked through these updates, which are briefly described below. In addition to the update descriptions, we captured the questions posed with corresponding answers, organized by page and section of the UAP Amendment.

UAP Amendment, Page 1:

The only change was to clarify the definitions of “Policy” and “Guideline”. Later in the presentation, someone posed the question of whether Plan Tucson had a definition for these terms, which it does not. For the UAP Amendment definitions, however, we worked with Staff to define these terms based on language in the Tucson General Plan and various neighborhood plans.

UAP Amendment, Page 3

- Transportation, Policy 1: Clarified the language regarding vehicle access to the site. We also explained that the grocer tenant will likely provide input on this topic, so there could be some further modifications to this language.
 - *QUESTION: Will there be a deceleration lane place on Speedway?* This type of detail will be clarified in the Planned Area Development (“PAD”) stage of this process, if the spacing to the major intersection allows it, we hope that a deceleration lane will be utilized to help traffic flow and safety in the area.

- Transportation, Policy 4: Added language to clarify how the parking analysis done in the PAD phase will be used, and that parking calculations will be based on actual uses at the site.
 - *QUESTION: Where will disabled parking be located on the site?* This is detail that will be clarified in the PAD, but the site will contain adequate and properly located disabled parking in order to comply with all laws and regulations requiring access for disabled persons.

- Coordination with and Protection of Surrounding Neighborhoods, Policy 1: Clarified that the specific details regarding this group’s future participation in the PAD will be included in the PAD language.

UAP Amendment, Page 4

- Coordination with and Protection of Surrounding Neighborhoods, Guidelines 2 & 5: Added language to clarify our follow-up steps after we receive the various studies.
 - *QUESTION: Why isn’t noise reverberation included in these guidelines?* We drafted Guideline 5 with noise reverberation in mind and with the intention that it

would be included; however, we will specifically insert language regarding noise reverberation into this guideline to make this clear.

- *QUESTION: Regarding the University Health Science Center, are you utilizing the correct name? We consulted with the University regarding this question, but we will confirm the correct nomenclature with Steve Brigham to make sure this is correct.*
- *QUESTION: Guideline 3 does not have the same language regarding neighborhood follow-up as was added to Guidelines 2 and 5. Can you please add similar language to Guideline 3 as this is a huge issue to the Jefferson Park neighborhood? Yes, we will include such language in Guideline 3.*
- *QUESTION: Do you know how much water currently comes off the site? No, we have not determined this yet, but it will be required at the time of development.*
- *COMMENT: Currently the sewer suffers from a lack of cleansing velocity that allows it to work properly. The suggestion was that we might utilize the excess water from the site to feed into the sewer system to help address this problem.*
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- Urban Design, Policy 3: Provided additional detail regarding pedestrian accessibility from site to surrounding areas.
 - *NOTE: We will make all the references to the University hospital consistent throughout the document. Also, we will change the term “opportunities” to “facilities” on the third line.*
 - *QUESTION: Are bicycles mentioned in this document? Bicycles are not specifically mentioned, but bicycle traffic will be an important aspect of the site and we will comply with all the required bicycle parking in the PAD. There are, however, places in the UAP Amendment that we can insert language regarding bicycle use, and we will do so.*
 - *QUESTION: What kind of security do you intend to have in the parking structure? The exact types of security will need to be determined after the building and parking design, which will occur at the PAD stage. However, we are committed to doing whatever it takes to make the site safe. Also, our tenants (grocer) and our clientele will demand that we provide a safe site.*

UAP Amendment, Page 5

- Urban Design, Policy 4: We combined the prior Policies 4 and 5 into one in order to clarify that that Exhibit 3.G.2 corresponds with this policy language (as well as putting

the policy language on Exhibit 3.G.2). We further explained that the height will proportionally cover less than 25% of the site, as described in the policy and exhibit.

- *QUESTION: In the last meeting, it was explained that the height along Speedway Blvd. and Campbell Ave. will be 6-8 stories, but here you show 10-12. Why?* We are asking for a 10-12 story envelope in these areas to allow for step-backs from the streets and architectural creativity in design. The heights adjacent to the street will be lower (likely 6-8 stories) and the heights will step back as the building moves away from the street. The 10-12 story envelope request allows our architects flexibility to design and scale the building appropriately. Design quality for this project is key, as we feel we can design an elegant building that is appropriate for this site. The PAD process will include more specificity about this design.
 - *QUESTION: The PAD process allows for 10% administrative changes to the building design, so will you use this to increase the building's height?* While the PAD may allow for a 10% administrative change, we will specifically write into the PAD that height cannot be increased administratively, and can only be changed through the legislative process. Furthermore, this height limit is stated as a policy within this UAP Amendment, and as such it is considered a firm-standard that could only be changed through another plan amendment.
- Urban Design, Guidelines 1-4, 5: Changed “should” to “will” in these guidelines.

UAP Amendment, Page 6

- Urban Design, Guideline 8: We added this language to insure that we think about the pedestrian connectivity between the four corners, and how people will move around this area both in the long-and-short term. Our intention is not to project an idea of what will be on the surrounding corners, just to contemplate pedestrian traffic to these areas as they further develop.

Follow-up Questions

After the presentation was complete, the neighborhood leaders asked the following questions:

- *Do you intend to acquire the property to the west (later clarified as the Babcock apartments owned by the Arizona Board of Regents (“ABOR”))*: We do not intend to acquire that land nor do we believe ABOR is offering it for sale. This UAP Amendment is for our property only (see Exhibit 3.G.1, Sub-Area 1). This amendment does allow for us to enter into a public/private partnership with ABOR prior to the PAD rezoning. If any private development were to occur outside of our property, that development would need to go through the full public process (plan amendment, then rezoning).
- *What can you do with the eastern strip of land adjacent to Campbell Ave.?* We do not have any current ability to utilize this area, nor are we looking at this area as buildable

space. If, however, this land became available to us we could use it as a landscape setback or a plaza for the grocery.

- *What is the purpose of a public/private partnership...to avoid zoning?* A public/private partnership is not a way to get around zoning regulations, and it would be subject to at least some regulation. ABOR, as a public educational institution, is exempt from zoning when its property is being used to further its governmental, public purpose. Arizona case law, however, explains that this exemption begins to erode once the property is used for other, non-governmental purposes, called proprietary uses. If ABOR decides to develop the property adjacent to our site, or enters into a public/private partnership with us, the uses included on the property will determine the extent to which the zoning regulations apply.
- *Is it possible that ABOR will become a partial owner in the project?* Probably not; however, it is possible that we could enter into a public/private partnership with ABOR. This UAP Amendment allows us to incorporate this partnership into the PAD without going through another plan amendment. The University knows what we are doing, and they also know the timing issues. Market forces are pushing us forward, and our moving forward may be changing the internal discussions at the University.
- *Will the adjacent properties (ABOR land) be allowed to construct a building of 250 feet?* Not by virtue of this plan amendment (however, if ABOR proceeds under its government functions, it does not need to comply with local regulations). The height allowance we are asking for is strictly limited to our site for private development, and as described in Exhibit 3.G.2. If ABOR joins our project, then the height allowances on its property would be addressed in the PAD and/or be exempt.
- *Will the building envelopes extend to the ABOR property?* No, if ABOR joins our project, we will work with them to determine what they need, and work with you all to reach an acceptable limit. The building heights would need to comply with the plan amendment, except for those portions of the project used exclusively for a University purpose and would not be subject to zoning regulation.
- *What is the timeframe for the University/ABOR to join the project?* ABOR would have to make a decision within approximately the next 3 to 6 months.
- *COMMENT (not related to the document): Councilmember Kozachik is very concerned about recent cyclist and pedestrian accidents (including the fatality of a four year old), especially in light of the proposed Entertainment District, which will increase non-vehicle traffic. Please keep this in mind for your plan.* This is a good suggestion, and we will look through this document to see where we can include language regarding pedestrian and bicycle safety.
- *COMMENT: It is important that this project be seen as a community advantage, a place where people can gather, a "Prado-like place."* A vibrant pedestrian space at the ground floor is vital to this project.

- *In the residential portion of this project, how can you limit the number of students who live there?* While we cannot legally exclude students, we can assure you that our target market is not students, and we will not be renting by the bed (as is being done at the new student housing west of campus). We have not made the determination yet whether to rent or sell the residential units, but in either case it will be done on a per unit basis.
- *COMMENT: Page 1 refers to the units as “residential condominiums.”* As we are not sure of whether these will be apartments or condominiums, we will change this language.

Next Steps

To end the meeting, we recapped the next steps in the process:

- **August 14, 2014:** Full Neighborhood Meeting at Our Savior’s Lutheran Church, Koch Chapel, 1200 N. Campbell Ave., 6:15 pm.
- **August 19, 2014:** Sam Hughes Neighborhood Meeting, Himmel Park Library, 7:00 pm.
- **August 20, 2014:** Planning Commission Hearing, Mayor & Council’s Chambers, City Hall, 255 W. Alameda, 6:00 pm.
- **August 27, 2014:** Jefferson Park Neighborhood Association meeting (tentative), Location TBD, 6:00 pm.
- **September 4, 2014:** West University Neighborhood Association meeting, Location TBD, 6:30 pm, AND Feldman’s Neighborhood Association meeting, St. Luke’s Chapel, 7:30pm (the meeting begins at 7:00 pm, but our presentation is at 7:30 pm).
- **September 11, 2014:** Blenman/Elm Neighborhood Association meeting, Arizona Inn, 7:00 pm.