

Sam Hughes Neighborhood Association, Inc. (SHNA, Inc.)
Regular Monthly Board Meeting
August 19, 2014
Himmel Park Library

MINUTES

0 **Attending:** John O'Dowd, Rick Bell, Mary Pflibsen, Bill Craig, Janett Carbajal, Philip Mueller, Jim Head, Carolyn Classen, Gail Schuessler

1 **Absent:** Lu Ann Barr, John Wilder

2 **Call to Order / Roll Call / Introductions:**

Meeting called to order: 7:02pm

Guests in attendance:

Richard Shenkarow (Owner/Development Team Member)
Keri Silvyn (Development Team Member)
Jim Portner (Development Team Member)
Phillip Neher (Development Team Member)
Bach Tran (Development Team Member)
John Galen (Development Team Member)
Rory Juneman (Development Team Member)

Kim Nelson (Neighbor)
Rick Nelson (Neighbor)
John Messina (Neighbor)
Lyn Ashton (Neighbor)
Don Peters (Neighbor)
Ken Marsh (Neighbor)
Penny Simms (Neighbor)
Nick Super (Neighbor)
David Kubista (Neighbor)
Marlene Smith (Neighbor)
Jak Isselin (Neighbor)
Suzy Isselin (Neighbor)
Kate Kish (Neighbor)
Scott J. Cummings (Neighbor)
John Crow (Neighbor)
Suzanne Thompson (Neighbor)
Al Clussen (Neighbor)
Betty Rowe (Neighbor)
Steve Kuzaduk (Neighbor)
Dorothy Blahr (Neighbor)
Molly Thrasher (Neighbor)
Sharon Oliver (Neighbor)
Dan Chavez (Neighbor)
Marie Yonkers (Neighbor)
Ellen Shenkanser (Neighbor)
Mark Raven (Neighbor)

Ashley Langer (Neighbor)
Devona Painter (Neighbor)
Jen Tellman (Neighbor)
Ron Kenney (Neighbor)
Gladys Kenney (Neighbor)
Erika O' Dowd (Neighbor)
Rev. Matt Ashley (Neighbor)

Presentation: Speedway and Campbell

Keri Silvyn, Richard Shenkarow, and Phillip Neher were the speakers who presented information about Palm Shadows to the audience and the SHNA Board. Below is a concise record of the information shared during the presentation.

- The 2.49 acre Palm Shadows property was purchased 20 years ago by Richard Shenkarow. There is pressure to move on this project now.
- The Street Car wants this project to serve the U of A and Downtown areas' grocery needs. This project could also as a Gateway to the City and the U of A. We work closely with the U of A to coordinate dynamics.
- We developed our buildings based on climate considerations of our desert, the sun, etc.
- The buildings would be a maximum of 20 stories, a 250 ft height. The parking lot would be half that volume. We hope to lessen the impact of the volume by have three buildings which will be two 6 stories buildings (a grocery store and a parking garage) and one 20 story building (residential, mixed use, and office space).
- The project will still have its existing zoning for now (C3 and R3), but the development team is requesting new policies.
- The Mayor and Council will make the final decision on policies and only after that will there be rezoning to consider.

Q & A: Speedway and Campbell

Most questions were posed by the neighbors in the audience; the questions asked by the SHNA Board are noted by including their names. The answers given were from various members of the development team that gave the presentation.

Q: What are your plans for traffic?

A: We have hired a traffic engineer to work with us. The main access point will be Helen and the emergency access point will be Speedway. Once we have the square footage we will know more.

Q: Will you be included in the Street Car route?

A: The City has not approached us about this, but it's a possibility.

Q: There is a lot of pedestrian traffic in that area. Pedestrians are slow; they meander. What will you do about that? Will there be safe pedestrian crossings?

A: We want to encourage many forms of transit, which includes walking, biking, etc.

Q: I have a suggestion. You guys should go back to the drawing board and give us a more accurate estimation of height. Help us to visualize this with more information.

A: We are trying to give you information to help you visualize. We can provide you more information after rezoning. We will only do visibility studies after we get to the next step with a real design.

Q: Don't you think that your project has opened the door to other project sites' heights and zoning policies?

A: Other projects will have to go through the same processes as we have had to go through. As these other projects develop over time these are the questions that will come up.

Q: First, that intersection that you guys are looking at is already one of the busiest intersections in the city. Second, we already have a Whole Foods that will shut down. Aren't you just moving things into the U of A, which is a very busy area?

A: We wanted this project to be a gateway to the U of A rather than building outward into the desert. As for the other Whole Foods store, I can't comment.

Q (Carolyn Classen): Will this be a 10 story, 20 story building? I'm still unclear on this.

A: This is a just a policy-level discussion. We are at a development stage.

Q: What will your range for the residential units be?

A: We would build 50 to 100 residential units. Nicer units too, not student housing.

Q: Does PAD have a height requirement?

A: Rezoning to a height of 100 feet.

Q: You need to take the surrounding neighborhood into consideration. More traffic to your business will mean more noise in our backyards. And do you think that high-end really means you won't have any students living there?

A: We can't technically say no to students. Many of our policies will address your concerns. We will bring the findings of our traffic study to your neighborhood leaders.

Q (Philip Mueller): How much will your residential units cost?

A: We don't know.

Q (Philip Mueller): Then how do you know what the return on your investment will be? Do you at least have a range?

A: No, we don't know what the units will cost yet.

Q: A thriving local economy is important. Will there be community support for your project? How do you envision the impact of your project?

A: The bottom line is that we hope our project will have a positive impact, help retain youth, and be an economic boost to our community. Also, we hope to promote alternative transportation.

Q (John O' Dowd): Since the U of A is not working with your developers, don't you think you should put some pressure on the U of A to share more about their plans with you?

A: We can't force the U of A to share their plans, but we are in constant communication with them.

Q: Palm Shadows is an eyesore. Think back to Sam Hughes Place...their apartments are still not completely filled and never have been. How will you attract people to your apartments?

A: We will attract people by building the best project in the city.

Q: Your building will be 20 stories high. How many 20 story buildings are there in Tucson?

A: There are a few Downtown.

Q: Will this project reflect our history and culture?

A: We strive to create a sense of space. It's not all about aesthetics and the design already takes this into account.

Q (Philip Mueller): Wholefoods was mentioned. I like Wholefoods, but could your building end up housing a different store?

A: Yes, it could end up being a different store, but we aren't planning for anything else right now. It's all about timing and connections. We have good connections with the grocer, but we have to move quickly on this.

Rick Bell:

-Thank you all for coming this evening. Thank you for your time and candidness.

-Can the audience give the Board an idea of your level of confidence in this project?

The majority of the audience indicates that they have a high level of confidence in this project. Only three members of the audience do not have much confidence in this project.

Review June Minutes for Approval

Philip Mueller: Makes motion to accept June Minutes with corrections.

Carolyn Classen seconds the motion.

Mary Pflibsen abstains. (9/9)

Treasurer's Report August 2014

This topic has been tabled.

Paypal

This topic has been tabled.

Action Without Meeting (Notice of Zoning Application)

DDO-14-27 Request and DDO-14-28 Request:

Rick Bell (Email):

Please see attached DDO Request 1427 received by SHNA.

Please vote by 12pm 6/25/2014.

- Do Not Object
- Protest
- No Action

If 75% of board members responding (action without meeting) do not agree, we will take no action.

Rick Bell (Email):

Please see attached DDO Request 1428 received by SHNA.

Please vote by 12pm 6/25/2014.

- Do Not Object
- Protest
- No Action

If 75% of board members responding (action without meeting) do not agree, we will take no action.

Rick Bell (Email):

I spoke to the lady next door to the east. She said she was not thrilled about the DDOs but was not going to flat out protest them. She said she spoke to the new owners and they have agreed on some things like frosting the glass on the second story windows that face her house and putting the pool equipment on the other side of their yard.

I spoke to the man across the street to the south (one house in from the corner). He didn't seem to be concerned about the set backs but thought he would support the neighbor across the street to the west of the project (across Norris) who was not happy about the wall.

I knocked on the door of the house to the west across Norris, no answer.

I knocked on the door of the house to the south (on the corner), no answer.

I knocked on the door of the owner of the house to the north across the alley (they live on 3rd), no answer.

DDO-14-24 Appeal:

Rick Bell (Email):

Please see attached DDO Appeal 1424 received by SHNA.

Please vote by 5pm 6/25/2014.

-Yes, appeal

-No, do not appeal/no action

1 Speedway/Campbell Board Presentation (action without meeting)

Questions to vote on:

Rick Bell (Email):

A representative of the developer has offered to come to a board meeting and give a presentation. Previously I thought September would be soon enough. After talking to them I found out that there will be a study session in July with the potential of scheduling their hearing in Aug/Sept. Now I feel we need to have them come to the August meeting if we want them to present before the public hearing.

I thought we should consider if we want to make our neighbors aware of the situation and invite them to attend the meeting and voice their feelings (like we did for spring fling). Note, I don't think we can get a city paid newsletter out in time to notify neighbors about the presentation if it is held in August.

1) Do you want them to come and present?

If yes,

2) Should we have the presentation in August or September?

3) Do you want to notify neighbors and give them an opportunity to participate in the board meeting presentation - or- leave it up to them to realize this is happening and attend the public meeting on their own in Aug/Sept?

If we pick August and want to notify neighbors,

4) Do you approve SHNA spending about \$650 to send out a postcard to notify neighbors about the August board meeting and presentation?

Please vote on these questions by 5pm 6/25/14.

Let me know if you have any questions/comments/concerns.

Results of vote:

Rick Bell (Email):

1) Have presentation.

Yes - 4

Bill

Jim

Mary

Janett

No - 0

2) August or September.

August - 4

Bill

Jim

Mary

Janett

September - 0

3) Notify Neighbors.

Yes - 4

Bill

Jim

Mary

Janett

No - 0

4) \$650 postcard.

Yes - 2

Jim

Mary

No - 2

Bill

Janett

\$650 postcard not approved.

Result: We will have a presentation in August. We will notify neighbors as best we can without spending \$650 on a postcard.

6th Street Corridor/Rincon Heights

This topic has been tabled.

El Rio Theatre

Rick Bell:

- Does the Board want to continue to sponsor this event?
- We have contributed \$100 a year for the last two years. Our logo is on their printed materials, it creates a good image for us.

Bill Craig: Makes motion to donate \$100 to the El Rio Theatre again this year.

Gail Schuessler seconds the motion.

Board unanimously in favor. (9/9)

Himmel Tennis Center

This topic has been tabled.

Broadway Corridor

Mary Pflibsen:

- We are down to two 6-lane options. The 4-lane option has been tabled.
- This means that the road will be wide enough that the buildings along Broadway will either lose parking or need to be demolished. I am a supporter of a narrower option.
- As a representative of SHNA should I block the 6-lane options?

John O' Dowd:

In October 2005 we voted not to support any widening of Broadway.

Mary Pflibsen:

- I am happy to block the 6-lane options if that's what you all want. I can block it twice, and that will slow down the consensus voting, but after that they can move the vote past me.
- Blocking will also slow the entire process, which hurts business owners. Business owners have known about the widening for a decade now, and it hurts them because they can't rent their spaces. They just want a decision to be made so that they can move on.

Rick Bell:

Even if you block it now, will you still have a say in the 6-lane option later?

Mary Pflibsen:

Yes.

Bill Craig:

Would doing the double block actually help to get the 4-lane option instead?

Mary Pflibsen:

No, it would just make a point. It would be protesting on principle.

John O' Dowd:

Our business is transportation; the business' decisions are not our decisions.

John O' Dowd: Makes motion to advocate for the decision the Board made on October 20, 2005.

Carolyn Classen seconds the motion.

Board in favor, except for Bill Craig, Mary Pflibsen, and Rick Bell, who abstain. (5/9)

Sam Hughes School- Meet Yourself

This event will take place on September 9th from 5:30pm-7:30pm.

Bill Craig will volunteer his time at the SHNA booth, which will offer membership information, newsletters, and aprons.

OIP/Urban Agriculture

The Board decides that they will invite Parkwise to a future Board meeting to discuss some of the neighbors' concerns regarding parking fees for their cars.

WPS

This topic has been tabled.

TRRG

This topic has been tabled.

Broadway Village/Americana Apts.

This topic has been tabled.

Ironwood Tree Experience

This topic has been tabled.

Topics for Future Meetings

- Newsletter
- HPBP Update
- TRRG

Adjournment

Meeting adjourned at 9:41pm

Respectfully submitted,
Alexandra Bernhardt, recorder