

Call to Order 7:09 PM 18 April 2017

Attending: Rick Bell, Bill Craig, Jim Head, Len Nicholson, John Wilder

Absent: Erika Gallo, everyone else

No quorum; this is an informational meeting.

Guests: Denice Blake, Jim Egan, Ryan Egan, Mary Durham Pflibsen, Molly Lapidés–Head, Diana Lett

No call to audience response

Jim Egan, representing Brake Masters provided a review of the Broadway widening impact on Brakemasters and their response to it. Brakemasters will demolish their existing structure and move into a new building on the site of an existing triplex north of the current structure. Brakemasters is attempting to purchase the alley behind the current structure and widen it to facilitate ingress/egress to Broadway and Campbell and discourage traffic into the neighborhood. They are willing to close the entrance from Norris as “a reasonable compromise,” noting that the proximity of the fire station precludes speed bumps in that area. All autowork will be indoors; the outdoor work area will be eliminated. Brakemasters is planning on trees to soften the noise impact and the backlot would be for employee parking. This could be an after-hours security concern. Mary Durham–Pflibsen has studied the matter in detail and favors the site plan on the whole.

*Diana Lett*, Feldman Neighborhood Association, speaking about the proposed U Arizona Honors College. UA is planning to build along Park Ave. a 3 full block complex including a 5 story garage, a 4 - 6 story 1000 bed dorm, lecture halls, a café, and rec center and a final block of surface parking. UA trying to compete with ASU and their stand-alone honors college. The development is outside the campus boundaries. The plan isolates the honors students (the current honors college is on the main campus).

Two blocks are privately owned by the developer, American Campus Communities, with whom UA is working to create a unique “public private” partnership to end run the zoning and notice process. The developer will deed the property to Arizona Board of Regents, making land exempt from zoning. City Attorney thinks this action is illegal. If developed IAW the comprehensive campus plan the project would be half as tall, cover half the land area, and house only grad students, faculty, and staff. The project is making an end run around UA’ s own planning process.

Park Ave. is already on the verge of failing due to traffic and would need widening and signaling requiring City of Tucson funding and demolition of Comstock Hospital, which is on the National Register of Historic Places and owned by the UA Board of Regents.

CoT has standing to sue. A 1000 bed dorm typically nets CoT \$100,000/yr plus impact fees. A 1<sup>st</sup> step to oppose the UA' s action is to ask for a stay and force developer and UA into the rezoning process, then get community input.

There is not much for community members to do now other than to be informed and prepared to attend M&C meetings on the proposed development. A letter from the SHNA Board would not be a bad idea. All members of M&C have been contacted. Some members have not come to a position and are influence-able. Steve K. and colleagues are very concerned. UA approach has been "unbelievably arrogant" in dealing with neighborhoods.

ABOR won' t back off unless they think they' ll lose in court. Feldman Neighborhood and Jeff Park interested in legal action.

Asks that SHNA contact M&C regarding this issue. Bill Craig took an action to draft letter to M&C.

*Molly Lapidés-Head.* Passed around a prototype welcome package for new neighbors. Molly' s committee consists of Bill Craig, Jim Head with help from Susan Peters and Denice Blake. Molly is aiming for September deployment, using public records and realtors to determine new closings. Volunteers wearing SHNA t-shirts and aprons as ID would distribute the packets. Current cost estimate is \$150 for ~70 packets. Volunteers to assemble packets and deliver are needed, with a monthly distribution in mind.

Packet materials needed: red tag door hangers to explain red tag laws, Feedback forms, updated library information, recent tour pamphlets. Molly requests including a short statement highlighting Board activity in the neighborhood and a welcome letter over the Board President' s signature.

Rick asked if this is a service or a revenue stream. Unresolved. Molly is planning to restrict effort to home purchases to avoid ballooning project beyond resources. Number of houses per month sold in Sam Hughes was not available.

Rick requested a follow-up report with housing and finance numbers firmed up.

Denice suggested the packet' s "Must haves" include the welcome letter, useful phone numbers, historical status, architectural style sheet, and most

importantly, information that the Association is here and there' s an active neighborhood to plug into.

*Denice Blake* - Home Tour 2017 report. Sales greatly exceeded expectations with a net in excess of \$27,000. Rick noted tickets sold out and we had to turn people away. While the team caught the many small items that could be improved two larger improvements were evident: 1. Tighten up member ID for discounted tickets. 2. Get non-profit status on PayPal. Denice noted it is very important we have something visible to show for the proceeds, E.g., a master plan for Himmel. A Himmel Master Plan would help ID projects for Home Tour funds for Himmel, . Beyond Sam Hughes as well. Including contributions from outside the neighborhood.

*Wrap-up:* Rick noted that we still need to donate \$100 to Tucson High School.

Adjourn 8:48 PM