

Sam Hughes Neighborhood Association Treasurer's Report, March 2018

As of 31 March 2018 the financial assets and obligations of the SHNA are as follows

	2018 Budget (Official)	Actual through 31 March
Revenues		
Dues	\$ 5,000	\$ 4,520
Neighborhood Tour	\$ -	-
Website Advt	\$ 500	\$ 400
Interest	\$ 80	\$ 35
Donations-HPBP	\$ 500	\$ -
Donations-WT	\$ 5,000	\$ -
Donations-General	\$ 1,500	\$ -
Total	\$ 12,580	\$ 4,955
Expenses		
Paypal & Square	\$ 100	\$ 63
Neighborhood Tour	\$ -	\$ -
Website	\$ 100	\$ -
Newsletter	\$ -	\$ -
Clerical Services	\$ 400	\$ -
Recorder	\$ 600	\$ -
Insurance	\$ 1,800	\$ 517
Neighborhood Watch	\$ -	\$ -
PO Box	\$ 90	\$ 96
Corp Commission	\$ 10	\$ -
Neighborhood Capital Improvements	\$ 1,300	\$ -
Meetings and Activities	\$ 180	\$ 88
Member Retention/Recruiting	\$ 1,000	\$ 582
Member Events	\$ 500	\$ -
Donations-HPBP	\$ 500	\$ -
Donations-General	\$ 800	\$ -
Contributions-WT	\$ 5,000	\$ -
Legal Services	\$ 200	\$ -
Total	\$ 12,580	\$ 1,346
Obligations payable in 2018		
HPBP - Phase 2	\$ 8,772.84	\$ 8,772.84
Period of Significance	\$ 1,375.00	\$ 1,375.00
Expected Running Expenses not Paid	\$ 11,234.00	\$ 11,234.00
Water Tower Landscaping	\$ 3,500.00	\$ 3,500.00
Capital Improvements	\$ 13,000.00	\$ 13,000.00
Other Obligations		
Water Tower Phase 2	\$ 30,299.22	\$ 30,316.62
Total Obligations	\$ 56,947.06	\$ 56,964.46
Total Assets	\$ 62,832.67	\$ 65,788.53

WT = Water Tower. HPBP = Himmel Park Beautification Project.

Notes:

Period of Significance: The final work delayed due to contractor medical issue. Contingency plans in work.

Himmel: Opportunity to partner with CoT / P&R to include Ramada in upcoming playground refurbishment.

Water Tower, Phase 2: We need to begin fundraising.

Submitted electronically, 15 April 2018

James N Head, Ph.D.

Treasurer, SHNA

Neighbors For Reasonable Monastery Development

Scott Clark
Director
Planning and Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
(520) 791-5550

Dear Mr. Clark:

We are a group of neighbors from Miramonte and Sam Hughes writing you regarding the proposal from developer Ross Rulney to construct apartment buildings as high as seven stories -- one story of parking topped with six stories of apartments -- around the Benedictine Monastery on Country Club Road at East Third Street.

We would like to call to your attention to features in Mr. Rulney's proposal that are inconsistent with the 2008 Miramonte Neighborhood Plan ("MNP"). The MNP will have to be amended for the proposal to move forward.

We have identified nine areas where Mr. Rulney's proposal is inconsistent with the MNP.

1. Scale Should Respect Adjacent Neighbors

On page 12 of the MNP, Strategy 1.1.1, the neighbors stated that "To the extent possible, [new developments should] ensure that the scale respects adjacent neighbors."

The scale of the proposed project, which includes buildings standing seven stories or 80 feet, does not respect the adjacent neighbors. These neighbors, most of whom are opposed to the project, would see their property values lowered as the proposed project would diminish or eliminate mountain or sunset views and yard privacy. Living in the shadow of a massive building would lower property values.

2. Encourage Two-Story Owner-Occupied Units

On Page 15 of the MNP under Strategy 2.3.2, it states: "Encourage proposed development that is two-story owner-occupied units in R-3."

The proposed development, the majority of which is on the portion of the parcel zoned R-3, is neither two-story nor owner-occupied. The proposal is fully not in compliance with this section of the MNP.

On Page 16 in the Conceptual Land Use Map, the MNP designates the frontage along Country Club Road for high-density residential whereas the rear portion of the parcel, making up more than half of the property, is designated for low-density residential. Mr. Rulney's proposal for high-density development of the back portion of the parcel is in direct conflict with this portion of the MNP.

3. Strive For Gradual Transitions Between Land Uses

Page 6 of the MNP states: "The Neighborhood faces a challenge in the transition between land uses. The commercial edges need to make a successful transition to residential areas of varying densities, and the residential areas need to make successful transitions between differing densities. This challenge is all the more difficult because while the zoning allows abrupt changes between zones, there is the desire to see more gradual changes."

The transition from the proposal's eastern building to the adjacent one- and two-story homes is abrupt, failing to meet the neighborhood's desire for gradual transitions. Likewise, the transition from the 80-foot buildings to the adjacent low-rise multifamily complexes to the north and south are also abrupt, as is the transition from those larger buildings to the one- and two-story homes across Country Club Road in Sam Hughes. All buildings in the immediate vicinity are at most two stories, meaning that any tall buildings on the developable land in the monastery parcel will fail to comply with the MNP's call for gradual transitions.

The need for better transitions is a recurring theme in the MNP. On page 8, it states, "Better Transitions Between Different Land Uses, Zones, and Districts: The abrupt changes from different zones and land uses will be softened by good quality design so that there are smooth transitions between potentially contrasting uses. Business uses will gradually give way to higher density residential development and higher density residential development will gradually give way to lower density residential development. As such, the Neighborhood will feel like an integrated whole rather than a collection of disparate land uses."

Again, the proposed transition between 80-foot, high-density, apartment buildings and low-rise, low-density homes is stark and does not comply with the MNP's repeatedly mentioned desire for smoother transitions.

4. New Construction Will Be Unobtrusive

Page 7 of the MNP states: "New construction will be unobtrusive but innovative and interesting in building design and landscaping, such that it is compatible with its surroundings."

The proposed apartment buildings would be visible for many blocks in every direction, such that once private backyards would have apartment dwellers looking down on them. An 80-foot building immediately adjacent to one- and two-story residences cannot be considered either "unobtrusive" or "compatible with its surroundings."

5. Preserve The Monastery and Its Grounds

Page 7 of the MNP states: "Miramonte Neighborhood will continue to be a diverse mix of businesses, offices, churches, and single-family and multi-family structures. Older residences will be rehabilitated, ensuring that the character of the area is maintained. Special places, such as the Benedictine Monastery with its spacious grounds and St. Marks with its community facilities, will be preserved and adequate open space with attractive landscaping in new developments will enhance the nature theme of Miramonte Park."

The proposed development does not preserve the spacious grounds of the Benedictine Monastery, as the neighbors intended. On the contrary, Mr. Rulney has stated on numerous occasions, including at the March 28, 2018, neighbor meeting, that "every square inch" of the property shall be developed. In

particular, nearly all of the “spacious grounds” referenced in the MNP will be bulldozed and replaced with apartments or parking, including the large historic citrus orchard.

Likewise, the proposal does not respect the Monastery as a special place, as the MNP states. The Monastery will be surrounded on three sides by buildings that do not relate to it architecturally or historically in any substantial way.

More generally, the MNP contemplates the continued existence of the Monastery property as a use distinct from the surrounding offices and various residential uses. Converting a large portion of the site to another use is inconsistent with the MNP.

6. Meet Desires and Expectations of Residents

On page 10, the MNP notes that development projects should meet the desires of residents, stating, “This Plan is intended to set out design, planning, and development intentions so that those involved in development and redevelopment can calibrate their proposals to meet the desires and expectations of the residents of the Miramonte Neighborhood.”

Mr. Rulney has repeatedly stated that the height and density of the project is “not negotiable” and that if the proposal fails, he will sell to another developer who could raze the monastery. The proposal is not calibrated to meet the desires and expectations of the residents when it is presented as you accept this or the Monastery is gone.

7. Provide Ample Landscaping

On Page 17, under Strategy 3.1.2, the MNP states: “Provide ample landscape, shade trees, and screening in parking areas adjacent to residential property.”

The plan shows minimal landscaping and very few shade trees in parking areas. It is entirely not compliant with this portion of the MNP.

Strategy 3.2.2 states: “Use extensive landscape plant materials and screening to buffer the edges of higher density residential development.”

No amount of screening and landscaping can buffer four- to seven-story heights. It is one thing to buffer a two- or three-story building, and quite another for the much higher elevations in this proposal.

8. Enhance Pedestrian Environment

Page 5 of the MNP states: “As development and traffic pressures increase in the Neighborhood, there is a strong need to enhance the pedestrian environment for residents to make the Neighborhood a safer and more humane place to live.”

Adding additional traffic near the intersection of Third Street and Country Club will not make the neighborhood safer for the pedestrians and cyclists who use that intersection to access Sam Hughes and the University, nor those who cross the intersection to get to the businesses near Speedway and Miramonte.

9. Provide Screening and Distance Between Parking and Curb

On Page 17, under Strategy 3.2.3, the MNP states proposed developments should "Locate on-site parking areas away from the streetscape, incorporating screening between the parking area and curb."

The plan shows massive parking fields with minimal screening along Country Club and to the north of the northern building. These parking lots are not located away from the streetscape as the MNP states nor do they incorporate sufficient screening.

In closing, these nine serious concerns -- ranging from project scale and transitions between land uses to landscaping, parking and the desires of residents -- make the proposal wholly noncompliant with the existing 2008 Miramonte Neighborhood Plan. For this reason, we ask that the City initiate a formal process to amend the Miramonte Neighborhood Plan to allow for this project rather than proceeding immediately to zoning.

Thank you for this opportunity to bring our concerns to your attention.

Our best regards.

Sincerely,

Miramonte Neighborhood Association (unanimously)

Individual Signatories from Miramonte and Sam Hughes:

Cheryl Blum
Vanessa Buch
Ruth Campbell
Sammy Campbell
Diane Chapman
Sally Day
Wieke de Boer
Lisa Dollinger
Karen Dahood
Roger Dahood
Margaret Evans
Regis Ferriere
Jeri Goldblatt
Kevin Koch
Nicole Koch
Jason Kreag
Dan McFatter
Qing McFatter
Dominic McGrath
Tyler Meier

Brad Miller
Kirby Mittelmeier
Telsa Mittelmeier
Karl Newell
Katie Patt
Lindsay Pitt
Todd Poelstra
Ginette Roth
Derek Roth Gordon
Jennifer Roth Gordon
Robert Wilson
Gay Wood-Albrecht

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SHNA Board Presentation:

Request for Collaboration re Building a More Resilient Neighborhood

April 24, 2018, 7:30 pm

Our Workgroup, *Building a More Resilient Neighborhood*, is inclusive and open to all Sam Hughes residents. We are here to ask for SHNA support in reaching out to all residents, so they will be informed of steps they can take to be fully prepared for the challenges of Extreme Heat and possible loss of power. This would be a crisis that affects everyone in our neighborhood.

Last month we presented to you a draft Household Checklist to help householders develop emergency preparedness in the event of power outage during an extreme heat spell. Taking your feedback, we revised the Checklist, and sought further review from other neighbors. We believe we have addressed the concerns raised by the Board last month, and made a number of improvements. Last week we met with PSR (the Physicians for Social Responsibility), who inspired this work, to report on our efforts and present the revised Household Checklist. Our presentation was well-received and the Chapter asked permission to use this revised checklist. They also agreed to make a one-hour public presentation on Extreme Heat at the Elementary School (or other local setting) on Thursday, May 10th.

Tonight, we are requesting that the SHNA Board:

- 1) *Recognize the BaRN workgroup as a collaborator with, or committee of, the Board*
 - *Formalizing a collaborative relationship provide benefits to the Board and to our Workgroup. These include demonstrating the Board's engagement in fundamental issues of neighborhood health and safety, and, for the workgroup, facilitating access to meeting rooms in local public spaces free of charge.*
- 2) Review the revised Household Checklist
- 3) Upon approval of the Checklist, fund the printing of Checklists: 500 copies @ \$43.46 (4.3 cents/side); 2000 copies @ \$173.92 (4.4 cents/side)
 - See attached estimates

Background if necessary:

How the SH Workgroup, BaRN, plans to distribute 2000 Copies:

- 1. We are creating a network of LIAISONS, volunteers who will serve as connectors for their neighbors (approximately 5-10 households) on the street/block (or unit of their apt or condo) where they live.
- 2. Liaisons will be invited to the PSR Presentation on May 10th or otherwise informed on the issues and the parameters of this public-information campaign.
- 3. We will post brief updates on the Sam Hughes List serve, Next-Door Neighborhood/Sam Hughes list serve and the Neighborhood Networks box on the Sam Hughes Web Site

Lasting Benefits:

1. Distributing the Household checklist door to door, by neighbors who live on the block, helps to “open the door” for neighbors on the block to meet each other or to strengthen their connections, to get together socially and discover common roots and interests, and exchange emergency contact information if they wish to do get so.
2. These connections contribute to Community Cohesiveness strengthening a sense of belonging and security.
3. We are all aware of the continuing trend toward rising temperatures. Until we implement carbon-reduction and carbon-sequestration solutions on a global scale, there’s little reason to believe that the dangers of an Extreme Heat crisis will be a thing of the past in the summers to come. Preparing now will position our neighborhood to weather the heat more successfully in subsequent summers, until the time that policy-makers and innovators come together reverse this trend.

Building a More Resilient Neighborhood to face the challenges of extreme summer heat

A collaborative project of:
Sam Hughes Workgroup: Building a More Resilient Neighborhood
Sam Hughes Neighborhood Association (pending)
Physicians for Social Responsibility, Arizona Chapter

As our Tucson climate gets hotter and drier, it is not unthinkable that we could have several days of extended extreme heat. Any interruption of power will be an added stress. (See references on back page.) The more prepared we are, the better off we will be.

Use this checklist to learn what you can do to take care of yourself and family members, identify available resources and assets, and learn what simple steps you can take now in your home, on the block where you live, and in your neighborhood. For example: 1) Secure basic emergency supplies in your own home, 2) Think of individuals in your home whose health puts them at greater risk, 3) Talk with neighbors to identify resources and assets on the block where you live and in our Sam Hughes neighborhood.

Household Checklist: Preparing for Extreme Heat

EMERGENCY ASSETS IN YOUR HOME	
Basic Supplies	Other Assets
WATER <input type="checkbox"/> 5-gal. bottled water jugs: 1 gallon/day/per person <input type="checkbox"/> Waterproof containers for cooking & cleanliness	<ul style="list-style-type: none"> ○ Flashlights/batteries ○ Candles & matches ○ Water purifying kit ○ Solar oven/outdoor gas grill ○ Off-grid solar power capacity ○ Solar generator (for refrigerator) ○ Vital documents in one, easy-access location ○ Household members or nearby neighbors with medical skills or emergency training
COOLING <input type="checkbox"/> Battery-powered air-conditioner/fan(s) <input type="checkbox"/> Heat-blocking window coverings	
COMMUNICATION <input type="checkbox"/> Make sure that everyone has more than one way to reach one another <input type="checkbox"/> Solar-powered battery-charger(s) <input type="checkbox"/> Land line/solar charger for cell phone <input type="checkbox"/> Radio (hand-cranking, battery- or solar-powered)	
FOOD <input type="checkbox"/> Non-perishable food (supplies for 3 days to 3 weeks) <input type="checkbox"/> Hand-operated can opener	
<p>A community-building effort. Neighborhood volunteers, called Liaisons, have been asked to give this checklist to households on their respective blocks (or condos/apartments). Liaisons, and other neighbors too, are encouraged to reach out throughout the year to support neighborhood networking, e.g., welcoming new neighbors, getting more acquainted with each other, discovering common roots and interests, and exchanging emergency contact information.</p>	

SPECIAL NEEDS

Think of people in your home or nearby who might need help in an emergency due to disabilities or isolation. If you know such a person, you may want to advise your block Liaison.

Health Risks

- Children under 4 years of age
- Seniors who are frail
- High blood pressure
- Heart disease and/or high cholesterol
- Breathing problems requiring assistive devices
- Dependence on drugs or alcohol
- Diabetes requiring insulin
- Illness requiring special equipment

Disabilities

- People who can't walk by themselves
- People who can't see or hear well
- People who can't breathe easily
- People who can't talk well
- People who can't take care of themselves
- People with mental health problems
- People with missing or disabled limbs
- People who can't drive

RESOURCES AND ASSETS on your block or in your condo or apartment complex

In a major crisis, neighbors are almost always the first responders.

- o Knowing your neighbors' names & emergency contact information has value any time
- o Awareness of each other's relevant skills and abilities can make all the difference in a crisis
- o Nearby neighbors can get together and learn what vital resources in an extreme heat event would be available on their block or condo/apartment complex. E.g.:
 - WATER: Rainwater tanks, Pools
 - COOLING: Off-grid solar-powered generators for A/C or refrigeration, Basements
 - COMMUNICATION: Solar-powered battery chargers, Sites for posting notices
 - FOOD SECURITY: Outdoor cooking equipment, Solar oven, Solar-cooled refrigerator

NEIGHBORHOOD RESOURCEFULNESS and RESILIENCE

- Keeping in touch with neighbors reduces stress for everybody, especially the elderly, families with infants and toddlers, people who live alone, and people with disabilities
- Creating a plan to keep neighbors informed and updated
- Engaging young people in organizing intergenerational activities
- Coordinating assistance for those who are physically vulnerable or need emotional support
- Identifying central locations for cooling and socialization

Checklist Adapted from **Arizona Physicians for Social Responsibility Workshop Guide**

The Sam Hughes Workgroup: Building a More Resilient Neighborhood invites you to join us in meeting the challenge of extreme heat, distributing this checklist to your nearby neighbors, and in building a more secure, resilient, and interconnected neighborhood. Contacts:

Stuart Moody <stuartfieldmoody@hotmail.com>

Gladys Richardson <gladys.richardson@gmail.org>

References

1. Arizona Physicians for Social Responsibility: www.buildingresilientneighborhoods.org
2. Red Cross on Heat Wave Safety: <http://www.redcross.org/get-help/how-to-prepare-for-emergencies/types-of-emergencies/heat-wave-safety#About>
3. FEMA guide on Food & Water in an Emergency: www.fema.gov/pdf/library/f&web.pdf
4. Sam Hughes Neighborhood Association: www.samhughes.org

SAM HUGHES NEIGHBORHOOD ASSOCIATION

Board of Directors Meeting - April 24, 2018 - 7:00 p.m.

Himmel Park Library

GUESTS SIGN IN - PL

ZOCAL PROPERTIES, LLC

MANAGEMENT & DEVELOPMENT

BRAD CHILCOTE
PRINCIPAL

520.891.3931

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Name	
Zed Goulden	
Marilyn Goulden	
Luzanne Rabe	
Mary Durham-Pflibsen	neighbor
Jim Egan	NEIGHS PROPERTIES
Bill CRAIG	VP
Jason Kragg	Neighbor
Gladys + Brett Richardson	neighbor
BRAD CHILCOTE	PRESENTER
MIKE CLARK	PRESENTER
Matthew Berkman	Neighbor
Kathi McLoughlin	Neighbor
Mike Brewer	Neighborhood developer
Heather Mosher	neighbor
Jonathan Mosher	neighbor
Shannon Gutentkunst	neighbor
Denia Blake	Board activities
Mary Daniel	neighbor
Stuart Moody	Neighbor
Sam (Beth-Ram)	MIRAMONTE NA