



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

TO: Nearby Property Owners and Registered Neighborhood Association Leadership

FROM: Keri Silvyn, Lazarus, Silvyn & Bangs P.C.

DATE: July 31, 2014

**RE: Proposed Plan Amendment to the University Area Plan
Helen-Warren Station Area to be Located on E. Speedway Blvd. @ Campbell Ave.**

The purpose of this mailing is to notify you of an informational meeting to allow you and your neighbors to learn more about a proposed request to amend the University Area Plan. This request pertains to a planned redevelopment near the northwest corner of Speedway Boulevard and Campbell Avenue, which is the current site of the Palm Shadows Apartments (the "Property"). The informational meeting will take place as follows:

Thursday, August 14, 2014

6:15 PM to 7:45 PM

Our Saviour's Lutheran Church – Koch Chapel

1200 N. Campbell Avenue (one block north of Speedway Boulevard)

The Koch Chapel is located at the southwest corner of the church campus (see map on next page). We recommend using the church parking lot located at the southeast corner of Helen Street & Campbell Avenue, then crossing Helen Street to enter the chapel.

You are receiving this invitation because the City of Tucson has identified you as a property owner or a neighborhood association officer near the Property. The owner of the Property intends to ultimately create a master plan and redevelop the Property as a mixed-use project featuring residential and commercial components in conjunction with a new grocery store.

The first step in accomplishing this goal is amending the University Area Plan (UAP), which is the neighborhood plan that applies to the Property. The owner has submitted an application to the City to amend the UAP, and a public hearing will take place on the matter before the Planning Commission on the evening of August 20, 2014. The proposed amendment would formally establish the "Helen-Warren Station Area" to recognize the new streetcar station in the vicinity of Speedway Blvd. and Campbell Ave.. The amendment would further outline a series of specific policies and performance standards for this area that must be met by the ultimate redevelopment.

At the August 14 informational meeting, we will make a complete presentation on the proposed plan amendment and discuss our particular redevelopment concepts for the Palm Shadows property. We will leave plenty of time for your questions and comments.

If the amendment to the University Area Plan is ultimately approved by the Mayor & Council, a rezoning would then be required, at which time the owner must present a detailed plan of site development and architectural concepts, as well as analyze and address all of the impacts (traffic, views, etc.) associated with the project.

As with all plan amendment applications, adjacent property owners and neighborhood associations may submit written comments to the director of the City's Planning & Development Services Department (PDSD) prior to any public hearing. You may also attend the formal public hearings to deliver your comments in person. You will receive separate notices directly from the City for any future public hearings. If you would like to speak personally with someone at the City on this matter, please feel free to call Mr. John Beall directly at 837-6966.

Thank you for your time and I look forward to seeing you at the August 14th informational meeting. If you have any questions before the meeting or cannot attend the meeting and would like to discuss any concerns or questions, you can reach me at 520-207-4464 or via email at ksilvyn@lsblandlaw.com.

Sincerely,

Keri Silvyn

Lazarus, Silvyn & Bangs P.C.

