



<https://www.rinconheights.com/>

Agenda

RHNA meeting

Monday January 8, 6:00 - 8:00 p.m. via Zoom (invite located at the end of this agenda)

Introductions

Adoption of Minutes - November 13, 2023

Treasurer's Report

- postponed until next month

Regular Guests

TPD - Downtown District Commander, Lt. Aaron Wine

Division newsletters of the most recent 4 months can always be accessed here:

<https://www.tucsonaz.gov/police/tpd-newsletters>

County District 5 - Naomi De La Rosa Arellano

sign up for We Are D5 monthly newsletter at: <https://www.adelitasgrijalva.com/newsletter>

City Ward 6 - Diana Amado, Steve K

sign up for Steve K's newsletter at: <https://www.tucsonaz.gov/ward-6/latest-news>

University of Arizona - Julie Katsel

Paolo Solari Chapel at UA Cancer Center - Julie Katsel (UA), Melody (RHNA's CCRC rep)

- Issue is on the agenda for Tuesday's CCRC meeting

-Melody has gathered some links to articles about the issue: "... the chapel, which has been closed to the public for several years, has already been partially dismantled. Some of the articles suggest that the unique earth cast and frescoed concrete barrel vault is still intact, so conceivably the work of art/architecture could be put back together. I also gather that the

Center for Integrative Medicine is being built on the actual site of the chapel and that the chapel has been subsumed by surrounding offices.”

https://tucson.com/news/local/education/college/university-arizona-paolo-soleri-cosanti-chapel-historic-preservation/article_3a375c9c-a429-11ee-aa29-47ac33d7c717.html

<https://www.arizcc.com/post/arizona-cancer-center-chapel-by-architect-paolo-soleri-named-one-of-arizona-s-most-endangered-place>

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<https://preservetucson.org/stories/save-soleri-chapel-a-call-for-preservation/>

CCRC (Campus-Community Relations Committee) Report - Melody (10 minutes)

Plan Tucson Community Meetings

Every ten years Arizona municipalities are required, under state statute, to update their General Plans and submit them to voters for approval. Among other purposes, Tucson's plan, Plan Tucson (approved by voters in 2013), serves as a guide for development (i.e., proposed projects often must show how the project comports with this or that section of Plan Tucson). This past November and December, City held some community events to gather feedback on the latest draft and will hold two more (one live, one online) later this month.

Plan Tucson Community Forums

The Plan Tucson Community Forums will allow members of the community to provide feedback on the draft goals for the plan that will guide policy and strategies that impact both current and future plans and developments for Tucson. The first forum on January 17 from 5:30 - 7 p.m. will be virtual, and the second forum on January 20 from 10 a.m. - 12 p.m. will be in person at the new Ward 2 office, 7280 E. Broadway Blvd., Suite 100.

To register for the online session (will use the Zoom teleconference product), use the form (requires javascript) at -- https://docs.google.com/forms/d/e/1FAIpQLSc_9R0YaemMOHHw8U0czSjZU40B5hqmV9q9PL8v0FJVfBszqQ/viewform

- I will forward an email to the listserv from Bonnie Poulos, TRRG, with info and points to make

NPZ (Neighborhood Preservation Zone) - Stacey, Laura

The Rincon Heights Neighborhood Association and Pie Allen Neighborhood Association are working jointly to establish a Neighborhood Preservation Zone (NPZ) that will help to protect the integrity of these unique neighborhoods. The explicit goals of establishing such a zone are:

- Encouraging Diversity
- Designing Safe Space
- Creating Green Space
- Maintain Historic and Cultural Fabric
- Support Space to Encourage Informal Interaction and Walkability

An NPZ is a special type of rezoning, defined in the City of Tucson's development code. Properties within the zone are held to a design standard and undergo an additional design review when seeking building permits. This additional review helps guide public facing changes to the neighborhood.

Final Design Manual can be found on RHNA's website.

Draft Letter:

January 15, 2024
City of Tucson Mayor and Council

Why we want an NPZ: Proximity to the University of Arizona, and UA's suspension of on-campus dormitory construction has stimulated inappropriate high-rise and high-density development, including Mini dorms and group dwellings. These degrade the integrity of Rincon Heights and Pie Allen National Register Historic Districts. They also compromise longstanding owner-occupiers' quality of life, who have begun fleeing the neighborhood, destabilizing safety, and security for all residents. The NPZ will provide guidance to the development of higher density while preserving the quality of life and the diversity of housing types and residents.

Timeline
2019

Starting in mid-2019, Rincon Heights and Pie Allen Neighborhood Associations undertook an effort to educate, inform and promote the proposal for a Neighborhood Preservation Zone (NPZ) to neighborhood and property owners within those areas. The intention of this effort was to make sure there was broad enough public support and understanding of the rezoning before bringing it forward to the Mayor and Council.

For the first effort, Rincon Heights Neighborhood Association (RHNA) hosted a public meeting on Sept. 12, at the Ha:san Preparatory Academy, 1333 E. 10TH ST. Participants were invited by neighborhood list services and phone bank. This meeting was also advertised by going door-to-door and leaving door hangers at properties in Rincon Heights. Nearly 150 tracts were distributed this way. The meeting was also announced by a short article featured in the RHNA official newsletter a few weeks before the date of the meeting. Although the exact number of participants was not recorded, there were approximately thirty people present, including members of the COT Planning and Development Services (PDSD), who gave a presentation and answered questions, the Ward 6 office, and neighbors from both Rincon Heights and Pie Allen.

After an invitation was sent on Oct. 21, a "Next Steps" follow-up meeting was held Nov. 18th, at the Ward 6 office, with members of their staff and members of Planning and Development Services as well as RHNA and PANA members. In October, RHNA president, Lee Marsh announced that grants had been awarded for the NPZ effort from the Tucson Historic Preservation Foundation and the Southwestern Foundation for Education and Historic Preservation. See attachment A, grant application. Interest in pursuing the NPZ project was confirmed at regularly scheduled neighborhood association meetings and a joint Working Group formed that met 2 to 3 times a month in person beginning in December 2019, extending into February 2020. The Working Group consisted of approximately eight members representing their respective neighborhoods and knowledgeable about their community's needs. They worked to develop a series of neighborhood goals to be achieved in part through the NPZ effort and planned various actions to continue promoting the NPZ. The statement of goals and aspirations was shared and reviewed by other active members of both neighborhood associations. Logan Simpson Design was hired to create the Design Manual using the statement of goals as a guide. See attachment B, statement of goals.

Throughout the development of the Design Manual from 2019- 2023, frequent email communications were exchanged between the members of the Working Group, Logan Simpson and Planning and Development Services as issues were clarified.

2020

Due to COVID, the Working Group resumed its work mid-year, by frequent online meetings, lobbied all City of Tucson Council members and created the Webinars to be presented on Zoom for the following Spring.

2021

The Working Group intensified its online and email work planning the next inclusive, neighborhood webinar on Zoom, co-hosted with Planning and Development staff. The webinars consisted of identical formats, a short presentation followed by Q&A style discussion, and were held March 4, 5, and 6 with live neighborhood presenters and questions from real time participants plus written inquiries. Times were set to accommodate as many potential participants as possible. As each participant pre-registered, they were asked to rate their knowledge/support of the NPZ proposal as well as any questions they might have.

The webinars were advertised through several channels. Full color invitation postcards, with meeting information and registration instructions, were sent to all residents by PDSD. This included approximately 2,200 addresses and included a phone number and email to provide directions for submitting verbal or written questions or suggestions prior to the webinars. In addition, notifications were sent by neighborhood phone banks, list services and a series of direct emails which include the postcard graphic and event slides. The meeting information, slides, official PDSD handouts on NPZs and a "story map" honoring the neighborhoods was posted on the Rincon Heights website to help inform registrants. The Ward 6 newsletter also announced these meetings. All property owners, numbering 569, were mailed an additional postcard in order to reach landlords who live outside of the neighborhoods. Neighborhood members posted 50 signs at intersections advertising the event. The neighborhoods also used paid promotion services on Facebook and Nextdoor social media websites to advertise these webinars which reached an additional 982 people.

Each of the webinar meetings lasted sixty to ninety minutes depending on the length of time spent answering questions and discussing the proposal. 41 individuals registered for the event, of whom 30 attended at least one of the events.

From the survey data, we learned that most people found out about the sessions from the postcard or by word of mouth. The majority were resident/homeowners. Participants were also asked to rate how well they understood what an NPZ is on a scale of 1-10 both before and after the meetings. The average rating increased from 5.8 to 7.8 after the presentation and Q&A sessions were completed. 75% of all participants said they were either "supportive" or "very supportive" of the NPZ. Efforts were made to clean the dataset of repeat entries and remove responses from public officials or presenters.

After the meeting, five emails were submitted by participants asking for more information or to submit additional comments and questions. After the webinars, on March 16th, the Working Group posted recordings of the meetings on YouTube with an announcement on the Rincon Heights website. The development of the Design Manual and the rest of the rezoning process continues to be open to public input and feedback. The City of Tucson Mayor and Council officially initiated the NPZ proposal on April 20th. See attachments C and D, postcard invitation to webinars and summary of outreach efforts.

2022 Logan Simpson sent a working draft of the Design Manual to PDSD for review and comment on 3/25. The Design Professional, Corky Poster, sent his feedback during May.

After COVID, to renew interest in the NPZ and build community spirit, a Block Party was held on Park Ave, on the border between RHNA and PANA, April 10th from 1-5pm. To engage the residents, the afternoon party included free food and beverages, fun activities, and music as well as an interactive NPZ information booth. PDSD sent a postcard invitation to all residents, signs were posted at all intersections, information was posted on the Ward 6 newsletter, and notification was sent on both neighborhood list services and email lists. Over 100 attendees took the opportunity to sign A sign-in sheet and were given a ticket to claim the free food we provided. See attachment E, F and G, review by Design Professional, postcard invitation and sign-in sheet.

2023 The revised draft of the Design Manual, incorporating and responding to Corky Poster's feedback was provided by Logan Simpson in March and was posted on the Rincon Heights website.

Members of the Working Group and neighborhood officers met online with PDS staff to plan the official Neighborhood Meeting and the final steps to apply for the NPZ, May 15th.

Members of the Working Group and neighborhood officers met with the staff of Ha:san School, 1333 E. 10th St. and a rental contract was signed on Sept. 18th for space to hold the official Neighborhood Meeting on Oct. 28th. In preparation, PDS mailed an invitation postcard to all residents with a link to the Design Manual and information on how to attend online and send in questions or feedback. The Ward 6 newsletter announced the event. The same information and request for feedback was sent to residents by neighborhood list serves and email lists. Fifteen attendees signed a sign-in sheet at the meeting and 4-5 people attended virtually. See attachment H, I and J, the revised Design Manual, postcard invitation and sign-in sheet.

On Nov. 17th, members of the Working Group and neighborhood officers met online with PDS to review feedback and confirm next steps.

News on what's happening re: TUSD's 1010 E. 10th historic property - round robin

- The Governing Board will hold a board meeting on Tuesday, January 16, 2024, with Executive Session beginning at 4:30 p.m. and the Public meeting scheduled to begin at 5:30 p.m. at the Duffy Community Center, Multipurpose Room, 5145 E. Fifth Street, Tucson, AZ 85711.

Formation of Study Group for Good Development - Mark

- Our neighborhood is not opposed to good development, which can enhance the immediate area, benefit the larger community and begin to reverse the spread of urban sprawl. We will oppose actions that are harmful.

TEP Midtown Reliability Project - Stacia

From Stacia: I have not heard anything since the open house for the mid town Reliability Project, so I do not have anything to add this meeting.

If anyone has questions for me, they can email me at Reevesstacia@hotmail.com

RHNA Community Garden report - Melody

Nominating Committee - Mark

- annual meeting is March 11, 2024

- Our March meeting is when we have officer elections; please consider participating in RHNA as an officer! Some things happening to our neighborhood this next year that will be fun for officers to help share include exciting development of the Bungalow Project on Broadway and Cherry, restoration of two historic houses next to Mansfield, and continued progress on the 9th St. Bike Boulevard!

- postcard mailing is provided by the City for annual meeting notification

Miscellany and Adjournment - (5 minutes)

- Sunshine Wine, 15 N. Santa Rita, invite neighbors to a site meeting on January 13 at 10 a.m. This project will use the Sunshine Mile Overlay to turn a residence into a business.

- Next regular meeting is Monday, March 11, 2024, 6:00 - 8:00, via Zoom (Zoom link to be sent to listserv closer to meeting date)

Stacey Plassmann is inviting you to a scheduled Zoom meeting.

Topic: RHNA January 2024 meeting

Time: Jan 8, 2024 06:00 PM Arizona

Join Zoom Meeting

<https://us06web.zoom.us/j/5206242065?omn=88928194380>

Meeting ID: 520 624 2065

One tap mobile

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+16694449171,,5206242065# US

Dial by your location

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- +1 669 444 9171 US
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Meeting ID: 520 624 2065