

Rincon Heights Neighborhood Association  
Meeting Notes  
January 14, 2020

- Introductions
- TPD
  - Shared some stats
  - Videos need to have sound and have 5 + people in the video. If you witness 5+ people but don't record evidence then you have to be willing to testify in court
  - Complainant doesn't need to attach their names to the report. NAMES will be redacted
  - Shooting in October: No arrests yet
- Treasurer's Report
- Bungalow Block/Cherry Master Plan
  - An architectural firm from Rio Nuevo on sunshine mile presented
  - Overlay update:
    - Urban overlay district for 2 miles to address land use issues that result from blvd widening
    - The draft overlay is under review by Tucson PDS
    - Next month or so - stakeholder engagement on text over the overlay
    - Brought drawings and were there yesterday for the Broadway open house
    - Project for public spaces will be back (currently doing work for Presidio)
      - End of February
    - An overlay is technically a rezoning and will follow that process
    - Anticipate end of July final text
  - Moving bungalow blocks
    - Seven bungalows sit from current curb on Broadway
    - Curb is moving 27 ft back, so bungalows will also move 27 ft back
    - Position relative to Broadway and each other will stay the same
    - 5 out of 7 are contributing and will stay
      - The other two will possibly be added
    - 3 out of 7 have moved -- each one costs \$65k (good value)
    - Each house is lifted off the foundation, lifted onto steel raft, moved all the way to back of lot until the new foundation is placed at the new spot.
    - Takes 3-4 weeks for each house (mostly prep work, takes about 45 minutes to move) to be completed by May. MAY not move back until all are finished. (August)
    - To see the buildings moving in time-lapse - see the Poster Mirto McDonald website or social media
  - After the bungalows are moved what will happen -- Vision
    - The concept is a local business shopping area, Vision also includes using the end of Cherry as parking but keeping it open
    - Additional parking in site to the west of Cherry, possibly parking spaces on Warren and entrances off the alley for the business owners

- Cherry is currently a HAWK and will become a Bike and Cherry
  - Will make the part of Cherry a “parcel” which would be dedicated to the shopping area and right of way would be maintained via easement.
  - Rio Nuevo and city owns the parcel to the east of Warren
  - Retain the charm of steps/porches while making them accessible
    - Wide planting strip along the curb (10 ft for street trees)
    - Wide 8 ft sidewalk (shaded)
    - Was done on sections of Grant Road
    - Accessible routes into each building
    - At-grade seating in spaces between
  - Want a retail/walkable business
    - Raging Sage is a similar architectural style with side entrances and front entrance converted side yards
  - Space behind the bungalows that’s cohesive but also private
  - Conceived as a one-person owner who will lease to the local businesses
  - All within TIFF district, Rio Nuevo gets 50% of sales tax
  - Access after hours/security? Not address yet
  - The design includes ramadas, and water harvesting/infiltration
  - Rent Competetive - Rio Nuevo will own and have flexibility in lease arrangements, can create incentives
  - To keep Cherry/Close Cherry:
    - Needs to have a larger community discussion
- Next Steps
  - Buildings to be set in the final location in August (shell - vacant and no utility connections)
  - Rio Nuevo to reach out in the spring for local businesses
  - Master Plan isn’t finalized/approved until the Overlay zone is in place
- 6th st and Campbell Rezoning
  - Scott Cummings, SJ Cummings Properties
  - Preliminary meeting w neighborhood
  - Working with CBG and Cindy Hogan architectural firm
    - Will be building the site plans and starting the PAD process
  - 2 acres from the corner of 6th and Campbell and 600 ft to the West include Martin and all the way to the last residence east of WARren.
    - Owns all but 2 parts: (Second to the last house on the west side is private, and University owns small plot on Campbell)
  - The property lies within the UA planning boundary, excluded out of neighborhood footprint in 1995 MOU; Desire is to work with the neighborhood to benefit all parties, be a gateway/definitive edge to the campus; UA told Scott they want it to support the “game day experience”
  - Had a preliminary PAD package submitted to PSD. They have 1 month (20 working days) to make comments.
    - They will have a neighborhood meeting after it’s more formal

- Will share with the neighborhood
  - Mixed-use PAD process involves land use and density; All require zoning (currently C1 and R2)
  - Similar to heights of Sam Hughes Place (51 feet, 3 stories but fairly high ceilings for residential) on the Corner
    - would increase 20 more feet halfway down the block to the west,
    - Where parking garage starts at Martin: requesting 140 feet
      - Flagpoles on UA scoreboard at 169.
      - The elevator shaft is 85 feet
      - Stadium seating ends at 200 ft
  - Densities decreased down to 25 ft between 7th st and first alley.
  - PArking “eats up” 2-3 stories to supply parking.
- RHNA questions:
  - Street access
    - Hopes to use Campbell for main access and close MArtin
    - Originally thought the community would want to limit traffic on Martin from 7th to 6th but would have to be designed to accommodate houses/entry into existing/remaining homes
    - The site is located on an Arterial, so the plan is to take advantage of Campell, not 6th.
    - The neighborhood wants to wait and see more detail before we take a position.
  - After PAD is approved - will he then sell to a developer? UA?
    - UA is supporting this type of development on that site.
    - He'd like to be a part of it but he's “small potatoes”
  - Would you seek to be removed from the UA planning area to limit their oversights
    - He anticipates that if that was their intention then they'd do that already.
  - We'd like a Community Benefits Agreement - new model initiated on the fourth avenue so this is something we would expect
  - When will we have specifics:
    - Within the next few weeks
  - Is he aware of the Road Diet on 6th study:
    - - shrink to 1 lane with a center turn lane to allow for more pedestrian-friendly
    - A traffic study showed that it may be feasible
    - New development is required to do traffic impact analyses, traditionally engineering firms are car-centric, but it's possible for firms that use multi-modal impact analysis
    - No real response, but we were just urging him to consider how to reduce cars.
  - Fourth Ave - parking plan was able to reduce the amount of parking required through an Individual Parking Plan - can we do this here to reduce the parking requirements? (no real answer)
  - Wants to keep open communication: Scott's cell phone number: 5209901123

- Cindy Hogan (architect) will present the final design.
- Neighborhood Preservation Zone
  - The small group discussed specific goals of the NPZ
    - The facilitated process showed cohesion among goals
    - End of the month, will tie specific examples into the design manual and address outreach
  - Grant money secured
  - Will be taking a class at UA and may be able to recruit other students
- CCRC & Livable Communities
  - Needs a larger group so we will have a second meeting - TBD
  - To be submitted by the 31st of January
    - Organized feb 5th
    - Priorities feb 11th
- 1717 e 8th (between Warren and Martin)
  - Only have a permit for electrical work but they are doing more than that
  - Code enforcement will be inspecting case number T20DV00299
  - Enforcement will not include historical enforcement bc it's not in an HPZ zone but it is contributing so it actually will.
- Broadway roadway construction:
  - Broadway to start Jan 27th on the west end and work east
  - Utilities work at the onset, travel limited to one lane either direction.
  - 20-month process
- Officer elections for March Meeting
- TEP/Kino project
  - TEP wants to connect 3 spots - 29th and kino to university hospital to someplace on the west side.
  - Asking for input on how the lines should be run
  - 70 ft tall power poles
  - Group to meet again in Feb 12 from 6-8 at Amythest room PCC (stone and speedway)
    - Community working group (50 reps from all neighborhoods)
    - Each representative to identify 2 or 3 line routes.
      - Compiled all the routes into a digital map and synthesized notes -- comments from community stakeholders are organized.
      - Crystal will forward to Colby
  - Jefferson park most concerned in the transfer station
  - Some communities are experiencing brownouts --
    - But the aesthetic appeal can also harm a community.

- “TEP is asking communities to subsidize their poor work by asking communities to endure their infrastructure”

