

Aug 4, 2015 - First-Campbell Coalition Meeting with OIP

Note: This is a meeting rescheduled from the original July 21

Attendees:

Joan H, Suzanne T, Bob R, Joanne Osuna, Sue Degginger, Dorothy Richmond (JPNA), Bam Miller, Jane Hoffman (Samos), Judith Anderson, Ward 3, Betty Jo Drachman (bjdrachman@aol.com) (Catalina Vista)
OIP – Nicole Ewing-Gavin and Rebecca Ruopp

OIP presented a chart that describes 2 processes: 1) the roadway design and construction process (led by B Abramovitz); 2) the Land Use Planning Process (led by OIP)

Re: *Roadway Design and Construction Process:*

Walls and berms and the green basin are part of this process. "Doesn't have the level of public input that the Land Use process has." There will be Fall/Winter (Sept/Oct) Open House to discuss 100% plans for phase 2 and 30% plans for Phases 3&4. After the open house (same date), there will be a Task Force meeting. "The TF doesn't have a huge role" in the Roadway Design and Construction Process decision-making. At the Open House, citizens are invited to present our questions and proposals for Phase 2 design and construction. "The TF will take input and make small changes."

The coalition requested that input for phase 2 vs input for phase 3 & 4 be clearly separated in the open house process. OIP responded that this is under consideration and that it may be formatted with one hour for phase 2 comments, then one hour for phase 3&4 comments. Or may do them separately (on separate dates).

RE: basin re-design – we asked for plans that show water flow into the basin (current plans show an [underground pipe leading under Hampton then into tubing under a walkway and into the basin](#), but the plans don't show how the water gets onto Hampton, nor do they show if there are any other sources of water into the basin.)(note also that the [elevation is marked on current plans](#)). (Dorothy Richmond asked for street views, I forwarded to her the street views that Joan Daniels had put in the July 19th e-news.) OIP will provide these.

OIP: The basin is not considered a remnant property, and its development is being paid by 'Project' (i.e. RTA) \$\$\$. At this point, the basins cannot be re-designed to allow for turnaround (re: Hampton closure).

Bob brought up a 2008 RTA newsletter stating RTA will provide funding up to 1/4 mile inside of Grant Rd for amenities to neighborhoods affected by the Grant Rd Project. Nicole responded that the Grant Rd Project hasn't begun, so it can't be contributing to increased traffic on Hampton. (Hence, no reason for Hampton Street closure to be included in Grand Rd. Project.) We responded that it has increased since the Walgreen/Sausage Deli development went in, and that this development was done in a way consistent with the Grant Road widening, and so the widening has had an impact on traffic coming into the neighborhood. Nicole stated that we should have requested this closure at the 30% design stage, and we responded that we had done so with the Walgreens development (2011). (Joan H provided back up documentation by email the day after this meeting). Bob asked what the process of contesting the decision was (no answer?).

An alternative to closing Hampton offered by Nicole: making Hampton one-way going out, and blocking the half of the road coming in. Suzanne said she would like to see the diagram (After OIP had left the meeting, Bam, from Samos, stated that a one-way street to solve traffic problems resulting from "Coffee Exchange" did not work.)

Bob asked for a report on Acoustics at the Open House, including decibel levels, and proposed mitigation for muting the 'acoustics'. OIP agreed to look into this possibility.

Also in the fall of 2015, Utility relocation work for Phase 2 will begin.

Re: *Land Use Planning Process:*

Mayor and Council slated to adopt the "Vision Statement" at their meeting on Sept 9, 2015. The revised "Vision" will be on line prior to Sept 9 for public review (probably posting next week with a 2-week comment period).

There will be a Task Force meeting in Sept. The TF at this meeting will review a) Land Use Tools and b) Task Force role & meeting structure going forward. (The Coalition agreed that the structure allowing for audience input prior to a decision by the Task Force as done in the last Task Force meeting was an improvement in the process).

In Fall/Winter 2015, there will be a series of "Charrettes" (a hands-on discussion of options for remnant properties and other issues related to land use). The charrettes will be held for stakeholders in the Oracle to Stone segment, the Stone to Euclid segment and the Euclid to Santa Rita segment. Stakeholders include: "Task Force members, neighborhoods, property/business owners, developers, and others as appropriate."

Purpose of Charrettes: "understand and explore options and tradeoffs related to the "Land Use Tools." Land Use Tools include:

1. Overlay and/or regulatory changes/zoning 2. Property disposition strategies/use of remnants 3. Economic incentives

OIP has been charged by M&C with achieving "best use", possibly including small-scale retail. The Coalition members noted that any businesses along Grant might not be viable due to competition with downtown, Fourth Ave, Main Gate, new Campbell/Speedway plans, Campbell Ave Corridor businesses, and so on.

OIP noted that they have more flexibility in disposing of remnant properties than the CoT Real Estate Office (this flexibility having been given by M&C in a directive from May 5, 2015 – copy provided by OIP). OIP will provide us with existing examples of where this kind of development has occurred successfully in Tucson.

Sale of Remnants could include:

1) RFP process - request buyers for development within specified parameters; competitively bid (yes, neighborhoods can bid); transparent (eg Ronstadt Center process) 2) Offer economic incentives to developers

Discussion of whether financial incentives would be available to adjacent homeowners wishing to purchase remnants – seems that the answer is No.

Results of Charrettes forwarded to Task Force for discussion and recommendations to Mayor and Council.

Communications between Coalition/concerned neighbors and TF members – TF members may attend our meetings and may discuss Grant Road issues with us. We can ask Keenan to forward invitations to meetings to all TF members, please cc Rebecca on these invitations. All recent documents from Coalition, including letter to TF members, will go up on website.

Letter from Coalition to TF members – Rebecca will see that these get to each member.

Henry resignation – not yet delivered to Keenan. OIP will follow up with Henry.

Map of Phase 2 work – has been sent to Ward 3.

Bike Safety – for Mountain, this is an issue for Phase 5 &6, we should talk to Ann Channecka in the meantime. For Park, we should bring this up at the Sept Open House.

Rolloffs – we asked for clarification of 1204 E Grant – this is in Phase 5 but is empty and has lots of trash in the alley, is marked Private Property. OIP will let us know if it is City-owned or not.

DG – 2 more weeks

Historic Boundaries – CDoT (Daryl Cole) will issue us a letter saying that funds have been set aside for this purpose.

Scheduled next Coalition meeting: August 18, 10:00 - 11:30

Scheduled next OIP meeting: August 25, 10:00 - 11:30