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Sam Hughes Neighborhood

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TUCSON, AZ 85716-4700



Dated Material

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sam hughes neighborhood association

News on Hughes - Fall 2014

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News on Hughes - Fall 2014

20 Story Building proposed for Speedway & Campbell

*** Please Attend a Presentation (by developer representatives) and Q&A at the SHNA Board Meeting. Tuesday, August 19, 2014, 7pm at Himmel Library.**

The skyline at the corner of Campbell and Speedway will change dramatically if the proposed construction is given the green light by the city. Preparations are moving forward for a tear down of the apartment complex on the Northwest corner replacing it with several buildings on the 2.49 acre lot. The central building is slated to be a twenty-story (250') building with a six to eight story building along Speedway and ten to twelve story buildings along the arterials. The compound, known as Palm Shadows, will have two levels of underground parking and some above ground parking totaling 1,000 spots. The plan calls for a 40,000 square foot WHOLE FOODS, restaurants, offices, and high end residential condominiums "appropriate for a transit-oriented infill development." Further the plan calls for the possible inclusion of the adjacent Arizona Board of Regents ("ABOR") lands on the SW corner. This would only take place with U of A participation. (More depth can be gleaned from the document REQUEST TO AMEND THE UNIVERSITY AREA PLAN (UAP)).

Traffic Impact Analysis (TIA) will be done and the developer will pay for improvements deemed necessary to handle the increased traffic. Helen Street will be used as the primary access point. The plan also loosely addresses sun-reflection, the helicopter flight plan and the reverberating noise from a building of this size which falls within the UAMC heliport area. Additionally, there will be a need to increase the capacity of the sewer systems as well as all other utilities. These expenses will be billed to the Palm Shadows construction company.

More information can be found on our website www.samhughes.org

5th & Country Club Development

Mike Finklestein's development on the corner of 5th St. and Country Club intends to replace the old historic church now standing with 12 new homes. SHNA has reviewed the overall design and layout. We believe the homes will be a suitable addition to our neighborhood. All garages will access 5th St. and the alley north of 5th St. with the exception of 2 openings onto Bentley Avenue. Each home will be custom built and sold in the \$700,000 range. The layout includes a street running from Country Club through the center of the development to Bentley Avenue for fire vehicle and city emergency access. SHNA will request a locked gate on the Country Club access to this roadway. This will prevent traffic through the development between Country Club and Bentley Avenue. The primary hurdle for this otherwise attractive development proposal is the issue of water flow. The lot is drainage for an arroyo water way during the monsoon season that is capable of flooding Bentley Ave. and the alley between Stewart and Bentley Avenues. Monsoon floods head north and then west down the alley onto Stewart St. eventually draining onto 6th Street. The city has asked for hydro analysis of exactly how the seasonal river of water will be directed across and drained from the new development. The current proposal allows for 2 underground holding tanks each with drainage pipes emptying all collected water onto Bentley Avenue. At the request of property owners of 2 homes on Bentley Avenue directly across from the proposed development, the drainage system plan is currently being analyzed and studied for viability. City engineers will be approving the developer's hydro plans and answering questions for the home owners who suspect their property could be adversely affected by too much water flooding onto Bentley.

TRRG - Tucson Residents for Responsive Government

This new coalition is an outgrowth of meetings of approximately fifty concerned city residents who met during a series of workshops in 2013. These residents shared their concerns that neighborhood land use meetings were not resulting in meaningful negotiations of decisions in city land use matters. This coalition of volunteers seeks to be a neutral party in discussions involving land use decisions and hopes to promote cooperation between City officials, staff and other stakeholders. TRRG will engage in research, data gathering, education through forums and publication of both positive and negative findings. TRRG's mission is to effect concrete change in the way the City of Tucson interacts with its residents to ensure that the INTEGRITY, TRANSPARENCY, ACCOUNTABILITY, COLLABORATION and SENSITIVITY TO QUALITY OF LIFE, govern all city processes. Individual city residents may become voting members of TRRG by completing a membership application on-line at tucsontrrg.org and paying \$10 of annual dues. SHNA's invitation to become a "friend" to TRRG will be considered by the SHNA board at an upcoming meeting.

Board Members

Rick Bell, President
John O'Dowd, V.P.
Jim Head, Treasurer
Philip Mueller, Sec.
LuAnn Barr, Land Use
Carolyn Classen
Janett Carbajal,
Casitas on Broadway
Bill Craig, Parkwise
Mary Durham-Pfilbsen,
Broadway Corridor
John Wilder,
Webmaster
Gail Schuessler,
Newsletter

www.samhughes.org
POB 42931
Tucson 85733-2931

Board meetings:
3rd Tues. each month
Except August
7pm Himmel Library

Annual Meeting:
3rd Tuesday in
January. 6 pm Sam
Hughes School

Everyone Welcome

Thank You to ...

Oasis Water Harvesting

oasisrainwaterharvesting.com

4941 E Hillcrest Dr
Hereford, AZ 85615

Ph: 520/234-7681
Fax: 520/378-2556
Email:
Oasisrainwater@theriver.com

The Fix: AZs
Mac&Cheese HQ

943 E University
Blvd #115, 85719
305-4493

Baskin Robbins

2648 E Speedway
Blvd, 85716

327-6451

For Your Support!

Congratulations Mary Durham-Pflibsen

Recipient of a 2014 Tucson - Pima County Historical Commission Award. SHNA Board Member Mary Durham-Pflibsen was presented with a Historic Preservation Award for her work on the Citizen Task Force of the Broadway Corridor Project.

Mary has served on the Citizen’s Task Force (CTF) for the design of the Broadway Blvd RTA project since July, 2012, representing the Sam Hughes neighborhood and other neighborhoods on the northeast quadrant of the project. The RTA ballot calls for widening Broadway Blvd between Country Club and Euclid Ave, which could result in the destruction of many historic buildings. Known as the “Sunshine Mile”, this stretch of Broadway includes one of the largest remaining groups of mid-century modern architectural style buildings in the world, and is included on the Arizona Preservation Foundation’s list of most endangered historic places. Ms. Durham-Pflibsen serves as the Chair of the CTF, and has been a tireless advocate for minimizing the impact of the roadway improvements to preserve the unique architectural and historical character of the Sunshine Mile. In addition to attending numerous hours of CTF meetings and public forums, she meets regularly with neighborhood stakeholders and provides information via email, newsletters and presentations to promote better understanding of Broadway Blvd project impacts on the historical significance of this area. The CTF is under considerable pressure to design a roadway which is considerably wider than the current footprint, but Ms. Durham-Pflibsen continues to challenge this viewpoint, advocating for improvements that meet the legal requirements while minimizing the loss of the unique historical resources within the project area.

Broadway Boulevard Project Update

By Mary Durham-Pflibsen, Sam Hughes Representative, Broadway Citizen’s Task Force

Detailed traffic models using updated, lower growth projections have indicated that the 6-lanes plus two transit lanes as originally stated in the 2006 RTA ballot is not advantageous over a 6-lane design. This is good news, as the task force is now working on a detailed 6-lane design, with a 4-lane option still on the table, although there are concerns that the County and RTA may withhold funding if the final design approved by Mayor and Council has fewer than six lanes. What remains to be determined is not only how many lanes (4 or 6), but also how wide the improved Broadway will be with roadway improvements, plus improved bicycle lanes and sidewalks. Your input is still very important, as a wide design, regardless of the number of lanes, could result in the loss of historic buildings, businesses and services along Broadway. You can learn more about the project by visiting the Broadway Project webpage at <http://cms3.tucsonaz.gov/broadway>. Please consider providing input in the following ways:

- Call the Broadway Project Info Line at 520-622-0815 or email your comments to Broadway@tucsonaz.gov
- Attend a CTF meeting and provide your comments during the Call to Audience. Upcoming meetings are at 5:30 pm August 7, 26 and 28th. See the project webpage for location.
- Contact Mary Durham-Pflibsen, your Sam Hughes Neighborhood Association representative on the taskforce via email at marypflib@hotmail.com.
- [A group of neighbors and businesses has formed the Broadway Coalition to support](https://sites.google.com/site/broadwaycoalition/home) Broadway as a destination with all road improvements to enhance Broadway businesses and the livability of surrounding neighborhoods. [For more information or to join, visit their website at https://sites.google.com/site/broadwaycoalition/home](https://sites.google.com/site/broadwaycoalition/home)

New Pocket Park at Northeast Corner of Smith and Broadway

By Mary Durham-Pflibsen

I’m sure you’ve noticed the demolition of the former Panda Buffet building on the Northeast Corner of Broadway and Smith. The property belongs to the City of Tucson, and the vacant building had been severely vandalized. Following demolition, the City held two public meetings, and a small group of neighborhood and business volunteers designed the park to include a walking path, trees, a human sundial, benches, and room for food trucks. The City of Tucson is finalizing plans for the landscaping, and the Sunshine Mile Merchants Association is coordinating food truck vendors. Watch for the upcoming improvements, and enjoy the park!

Himmel Park Beautification Project Update

The effort to landscape the area in front of our Himmel Park Library is coming along nicely. Our little committee of three has been working with area landscapers and Tucson Parks and Recreation as well as Pima County in order to get ideas and follow compliance. We are also doing research into what this space may have looked like when the library was built in 1962, and then include some historical references to that time. Marrying history to current water conservation and landscape trends is our challenge. Specifically, our intention is to add walking paths, decomposed granite, drip irrigation, mounds and swales, more shade trees, desert plantings, benches, and bike racks.

Now that summer is over we will begin more active fund-raising. We began fund-raising with a matching grant offer of \$500, and have received additional donations of \$1100. With an estimated cost of at least \$25,000, we have quite a way to go, but are heartened by this initial drive. We are happy to announce a second matching grant, this time for \$600. It expires 30 days from delivery of this newsletter.

To find out more about the project and/or to donate via PayPal or credit card, visit our website [samhughes.org](http://www.samhughes.org). In addition, there is a poster describing the project in the library, along with donation envelopes.

HELP WANTED

SHNA needs help with these committees: Land Use, Membership, Newsletter, Fund Raising/Grant Writing, Special Events, Historic Preservation, and Schools. SHNA currently has open board positions. To help, please contact us through our web-site, PO Box or join us at a board meeting.

EL RIO THEATRE PROJECT PRESENTS: “KING LEAR” by William Shakespeare

The El Rio Theatre Project will present its 8th annual Shakespeare in the Park with William Shakespeare's *“King Lear”* at the Himmel Park Outdoor Amphitheatre, 1000 N. Tucson Blvd. Performances are scheduled for Sept 19-21, 25-28 & Oct. 2-5. Curtain time is 7 p.m. for all performances; the event is free to the public, with a suggested donation of \$5. Bring a blanket, a picnic basket and the whole family, and enjoy an evening of Theatre in the park. For additional information call 791-4353 or visit their website at <http://tucsonshakespeareinthepark.org/>

King Lear is ready to turn his realm over to his three daughters. His plan is simple: Give the biggest piece to the daughter who loves him most. But honeyed words and hubris blind Lear to the true motives of those around him, plunging king and kingdom into a hell of treachery, madness and unspeakable acts — with consequences that reveal the worst and best in human nature.

Household Hazardous Waste Collection Event

When: Saturday September 13, 8am – 12pm

Where: Himmel Park, 1000 N Tucson Blvd, Tucson, AZ, United States

Description: Residents can drop off household hazardous waste at the following site:
Himmel Park, 1000 N. Tucson Blvd. Hours are 8:00 a.m. to 12:00 noon.

For more information: www.tucsonaz.gov/hhw or (520) 888-6947.

Arizona Tax Credit Program

The tax credit program allows you to designate your state tax dollars to a public schools like Sam Hughes, Mansfeld or Tucson High so your tax dollars stay in our neighborhood schools. Contact the school of your choice for more information. You can dedicate up to \$400 for joint filers and \$200 for individual filers, any amount makes a difference. You will get every dollar back as a credit on your state income taxes, reducing what you owe or increasing your refund by the amount you designated. Complete Arizona Form 322 when it is time to file your taxes. Consult an accountant to discuss your personal situation. Earn your 2014 tax credit by participating by Dec. 31st, 2014.

Visit SHNA on-line at www.samhughes.org

Contact SHNA, membership renewal, donate to neighborhood projects, see special offers for SHNA members (Deals & Discounts), and check out past newsletters and meeting minutes. Please support our advertisers!

Special Offers for SHNA Members! We are always adding new money saving specials to our Deals and Discount Program.

For a current list of participating merchants/businesses and program information, go to Deals and Discounts page, www.samhughes.org.

You will need your Certificate of Membership to take advantage of these offers.

Certificates of Membership: By now our paid members should have received their Certificate of Membership. If you would like us to check or update our records, please send written notification to SHNA, c/o membership, PO Box 42931, Tucson, AZ, 85733 or go to www.samhughes.org and click on “contact us”.

Become an SHNA member by completing the membership form and mailing it with your membership payment. You will receive a Certificate of Membership postcard and can start saving \$\$\$\$ by taking advantage of these special offers.

Membership Form

Name: _____ Address: _____

Phone: _____ Email: _____

Annual Membership: \$20. Payment for membership year: _____

All memberships renew January 1st of each calendar year.

The SHNA Volunteer Board maintains the following committees to serve our neighborhood.

I am interested in volunteering: _____ Yes _____ No

_____ Garden Tour _____ Park/Library/Water Tower _____ Newsletter _____ Zoning _____ Grant Writing/Fund Raising
_____ Special Events _____ Historic Preservation _____ Membership _____ Schools _____ Campus/Community Relations
_____ Casitas on BW _____ Traffic/Park Wise _____ Home Tour _____ Web/Tech _____ Military/Community Relations

Voting members must be 18 years of age and reside within the Sam Hughes Neighborhood which is bounded by Broadway, Speedway, Campbell, and Country Club. Businesses, organizations, and non-residents may join as non-voting association members.