



MEMORANDUM

DATE: January 8, 2014

TO: Linus Kafka
Zoning Examiner

FROM: Carolyn Laurie
Lead Planner

SUBJECT: C9-13-12 CODAC – Fort Lowell

Please find attached supplementary items for your consideration and review. Jeff Hunt, Cypress Civil Development has prepared the following meeting summaries pertaining to additional community/public outreach for this project. CODAC and their consultants have viewed this as a continuing process and have held several meetings since the submittal of the rezoning application.

Additionally, staff is currently in discussions with Jeff Hunt and Keri Silvyn, Lazarus, Silvyn and Bangs PC, concerning the preliminary condition for the case. These items are generally clarified prior to the case being made public; however staff feels that these discussions are appropriate concerning the delicate matters associated with the proposed redevelopment of the site. Discussions are specifically focused on the Neighborhood Communications Plan, and which items should be addressed within the document. You shall receive the amended preliminary conditions by January 10, 2014.

5 January 2014

Mr. Linus Kafka
CITY OF TUCSON
Zoning Examiner
201 N. Stone Avenue
Tucson, Arizona 85701

**RE: Codac Cobblestone Court - C9-13-12
Zoning Examiner Hearing Date Items for Consideration – Additional Meeting Summaries**

Dear Mr. Kafka:

We respectfully request your consideration of the attached items related to the Codac Cobblestone Court rezoning case C9-13-12. These attached meeting summaries are from additional meetings between the affected neighborhoods and CODAC. As you will see, most of these meetings involved educating the neighbors about what CODAC does and how CODAC will operate on the new site. The meetings were very productive. In addition to these five summaries, you also have the official neighborhood meeting summary. CODAC is also conducting another meeting on January 9th to address the concerns related to the site that would be appropriate to include either as a rezoning condition or as part of the Neighborhood Communications Plan that staff is requesting be kept on file. We look forward to presenting our update and the case at your hearing on the evening of January 16th.

Sincerely,
Cypress Civil Development



Jeff Hunt, Principal
Principal
520.261.7440
jphunt@cypresscivil.com

CC: Carolyn Laurie, City of Tucson Lead Planner
Keri Silvyn, Lazarus, Silvyn and Bangs PC
Dennis Regnier, CODAC Behavioral Health Services



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CYPRESS CIVIL DEVELOPMENT

CODAC COBBLESTONE COURT MEETING

September 4th, 2013

4:00 – 5:00

Ward III Office Community Room

Recap

Presiding: Ward III - Office

MEMBERS PRESENT	REPRESENTING	PHONE # / EMAIL ADDRESS
Bill Crouse	Mountain View Neighbor Leader	(520) 237-9078
Guy Morgan	Mountain View Neighbor	None left
Jeff Hunt	Cypress Civil Development	(520) 261-7440
Jane Hoffman	Soumas	(520) 323-9299
Kristine Hall	CODAC	(520) 202-1746
Michele Brubaker	Lend-A-Hand	(520) 248-6882
Wallace Kinkade	Lend-A-Hand	(520) 323-2142
Cheryl Carter	Lend-A-Hand	(520) 204-2226
Linda Drew	Hedrick Acres Neighbor Leader	(520) 622-1985
Evan Eglin	Eglin + Bresler Architects	(520) 885-4455
Thomas Drexel	Presidio School	(520) 881-5222
Terry Garza	Presidio School	(520) 881-5222
Karin Uhlich	Ward III City Council	(520) 791-5391
Mike Carlson	Carlson Company	(520) 623-3918
Dennis Regnier	CODAC	(520) 240-3262
Erica Hughes	College Town Tucson	(520) 327-9569
Kate Fox	Hedrick Acres Neighbor	(520) 991-4522
Galeanne McNelly	Hedrick Acres Neighbor	(520) 622-6399
Jimmy Gekas	St. Demetrios Church	(520) 888-0505
Fr. Earl Cantos	St. Demetrios Church	(520) 888-0505
Laura Kolb	CODAC	(520) 240-3262
Michael Ebner	The Montessori Schoolhouse	(520) 319-8668

I. Introductions

- A. Jeff Hunt opened the meeting and introduced himself and started to introduce the project. Evan Eglin, the project architect, also presented aspects of the building architecture and the intention to add more parking for the project as a result of the change of use to medical office. The neighbors were informed of the need to rezone the 1005 E Fort Lowell property in order to use that property as parking for the project.

II. Neighborhood Concerns

- A. Neighbors immediately voiced concerns about crime in the neighborhood surrounding the existing CODAC location in the Hedrick Acres neighborhood, just south of Fort Lowell on 1st Avenue. Descriptions of crime in the area were specific to disruption through noise, panhandling, outdoor defecation on private property, violence, illegal trash dumping and drug use. Neighbors questioned the link between CODAC and the neighborhood crime and implied that CODAC was partially responsible for this behavior.
- B. Kate Fox and Galeanne McNelly, neighbors within Hedrick Acres, stated that the neighborhood has become unfit for their grown children to choose to live in. They feel that the once thriving neighborhood is no longer able to maintain its previous charm as a result of the above stated disruptions. They stated that a specific apartment complex, the Eucalyptus Apartments, directly adjacent to their homes is largely responsible for the majority of these disruptions and stated they were under the impression that CODAC members are housed at this specific complex.
- C. Erica Hughes, a representative from another apartment complex within proximity of the CODAC project, stated that overdosed individuals had been discovered in the parking lot of the College Town apartment complex and that despite their efforts to improve their image this is an indication that drug abuse is still a recognizable problem in this area.
- D. Representatives from Lend-A-Hand, an organization focused on helping seniors, feared the potential that seniors living within adjacent apartment complexes were being coerced into living with unrelated individuals that participated in crime related activities and were able to do so by taking advantage of the senior individuals inability to prevent such activity.
- E. There was discussion that loitering within the CODAC parking lot and adjacent neighborhoods by individuals waiting between treatments at the CODAC facility were leading to increased rates in crime and other nuisance disruptions.
- F. Adjacent business owners voiced concerns about Sun Tran bus riders and associated disruptions caused at bus stop locations within proximity of the existing CODAC facility previously discussed. Businesses felt that the comingling of the disruptive individuals riding public transit was causing patrons of those business or schools to either choose other forms of transportation or be put in unsafe situations should public transit be their only means of transportation.
- G. Father Cantos of the St. Demetrios Church, of whom had to leave the meeting prior to adjournment to meet another obligation elsewhere, made a point of mentioning

that their current church location was damaged heavily in a recent fire and would need to be repaired. He then stated to the remaining individuals in the room that if CODAC was able to move into the Cobblestone Court building that they would have to think very long about the safety of their church patrons and may have to leave the neighborhood rather than rebuilding their church.

III. Conclusion

CODAC was unprepared to answer any of the crime related questions or to provide rebuttal to comments made about CODAC operations. CODAC had come to the Ward III Office meeting prepared to present plans for the Cobblestone Court location and gain ideas about how the new location could implement ideas from the neighborhood leaders. This meeting was also scheduled in hopes of preparing the neighbors for future meetings that would be scheduled as a part of the formal rezoning process. Prior to the conclusion of the meeting CODAC respectfully requested that they be allowed to attend the already scheduled neighborhood meetings for the month of September and permission was granted.

CODAC held a quick debrief meeting with the Ward III Office and Ms. Karin Uhlich in order to go over items to focus on and try to garner information about the Ward's interaction with the neighbors as they relate the adjacent apartment complex, which seemed to be a major point of contention. The Ward III Office informed CODAC that meetings have taken place and mitigation efforts were already being discussed. CODAC stated that their goal would be to separate themselves from the adjacent complex in any tangible way in hopes of eliminating any perceived tie to the current ownership.

IV. Quantifiable Concerns:

- a. Crime in the area is perceived as rising.
- b. Absentee management at the adjacent apartment complex is resulting in large volumes of both nuisance and criminal disruption.
- c. Litter from loitering and pedestrian traffic in the neighborhood is increasing.
- d. Property values are decreasing in the neighborhood.
- e. Church and School safety not guaranteed as a result of rising crime rates.
- f. Disruptive individuals in the neighborhoods are hurting business.
- g. Bus rider safety is compromised due to the disruptive bus riders in the area.

CYPRESS CIVIL DEVELOPMENT

CODAC COBBLESTONE COURT MEETING

September 18th, 2013

3:00 – 3:30

CODAC Administration Office

Recap

Presiding: Dennis Regnier

MEMBERS PRESENT	REPRESENTING	PHONE # / EMAIL ADDRESS
Bill Crouse	Mountain View Neighbor Leader	(520) 237-9078
Guy Morgan	Mountain View Neighbor	None left
Jeff Hunt	Cypress Civil Development	(520) 261-7440
Dennis Regnier	CODAC	(520) 240-3262
Kristine Hall	CODAC	(520) 202-1746
Laura Kolb	CODAC	(520) 240-3262

I. Introductions

- A. Dennis Regnier with CODAC explained that following the Ward III Office meeting on September 4th, it became apparent that CODAC would need to take the time to explain their operations and more about who they are to the impacted neighbors before being able to further discuss the hopes of the future project. He explained that the purpose of the meeting with the Mountain View Neighborhood leaders was to be able to allow Mr. Crouse the opportunity to understand CODAC's intentions prior to the scheduled neighborhood meeting to be held on September 19th (the following day).

II. CODAC

- A. CODAC's Kristine Hall presented a wealth of statistics related to CODAC and their operations for review by Mr. Crouse. These items were presented in printed powerpoint slide format giving Mr. Crouse an opportunity to review the presentation that CODAC intended to present the following night at the Mountain View Neighborhood meeting.
- B. Ms. Hall stressed that CODAC is a helpful part of the community and that the majority of the individuals served by CODAC are those dealing with typical mental illness like addiction, stress, coping, and depression. The preconceived notion that CODAC only serves those individuals with severe mental illnesses that tend to be disruptive members of society. This was an unfair notion and Mr. Crouse agreed with that statement.

- C. Mr. Crouse stated that any tangible ways in which CODAC would be willing to assist in the neighborhood, including helping with distribution of their newsletter or community cleanup days, would be welcomed. He believed this would be another way in which CODAC could be in front of the neighbors and increase awareness about how CODAC operates.
- D. There were also discussions regarding limiting pedestrian traffic into the neighborhood would be helpful and that they are having trouble with loitering, as previously mentioned in other meetings.
- E. Security operations at the existing facility were also questioned and CODAC offered up the number of times the security contractor is supposed to visit the property and the times in which security is available on-site.

III. Conclusion

CODAC thanked Bill and Guy for their time and the opportunity to present the following night.

CYPRESS CIVIL DEVELOPMENT

CODAC COBBLESTONE COURT MEETING

September 19th, 2013

6:00 – 7:00

Habitat for Humanity Community Room

Recap

Presiding: Bill Crouse – Mountain View Neighborhood President

MEMBERS PRESENT	REPRESENTING	PHONE # / EMAIL ADDRESS
Bill Crouse	Mountain View Neighbor Leader	(520) 237-9078
MOUNTAIN VIEW NEIGHBORS	MOUNTAIN VIEW BOARD	N/A
Cheryl Rodgers	Ward III Office	(520) 837-4231
Jeff Hunt	Cypress Civil Development	(520) 261-7440
Dennis Regnier	CODAC	(520) 240-3262
Kristine Hall	CODAC	(520) 202-1746
Laura Kolb	CODAC	(520) 240-3262
Dona Rivera-Gulko	CODAC	(520) 240-3262

I. Introductions

- A. CODAC was introduced by Bill Crouse as a guest of the Mountain View Neighborhood and stated that we would be given approximately 30 minutes to present about CODAC and their operations.

II. CODAC

- A. CODAC's Kristine Hall presented statistics related to CODAC and their operations for consideration by the members present from the Mountain View Neighborhood. These items were presented in powerpoint format allowing for questions to be asked throughout the process.
- B. Jeff Hunt with Cypress Civil Development also presented both the site plan and project building rendering to the group.
- C. The neighbors allowed the allotted time for CODAC to present and once given the opportunity, focused on security, trash debris and pedestrian traffic concerns.
- D. CODAC explained the benefits to security and pedestrian traffic at the new location. CODAC explained that the new location would not allow pedestrians direct access to the adjacent neighborhoods from the Cobblestone Court site, nor would pedestrian patients of the facility be required to journey through the adjacent neighborhoods to gain access to the relocated facility.

- E. CODAC addressed trash debris by hiring a new site maintenance company that promised to be more committed to the expedited cleanup of site graffiti and the repair of damaged landscape elements, including site walls. The goal of this renewed effort was prevent criminal damage types of behaviors by eliminating the motivation through immediate cleanup.

III. Conclusion

CODAC thanked the Mountain View neighbors for allowing the opportunity to present. Jeff Hunt with Cypress reminded them that an official neighborhood meeting would be scheduled as a part of the official rezoning process.

CYPRESS CIVIL DEVELOPMENT

CODAC COBBLESTONE COURT MEETING

September 23rd, 2013

4:00 – 5:00

CODAC Administration Office

Recap

Presiding: Dennis Regnier

MEMBERS PRESENT	REPRESENTING	PHONE # / EMAIL ADDRESS
Robert Sheinaus	Hedrick Acres Neighbor Leader	robert@hedrickacres.org
Linda Drew	Hedrick Acres Neighbor Leader	(520) 622-1985
Jeff Hunt	Cypress Civil Development	(520) 261-7440
Dennis Regnier	CODAC	(520) 240-3262
Kristine Hall	CODAC	(520) 202-1746
Laura Kolb	CODAC	(520) 240-3262

I. Introductions

- A. Dennis Regnier with CODAC explained that following the Ward III Office meeting on September 4th, it became apparent that CODAC would need to take the time to explain their operations and more about who they are to the impacted neighbors before being able to further discuss the hopes of the future project. He explained that the purpose of the meeting with the Hedrick Acres Neighborhood leaders was to be able to allow Mr. Sheinaus and Ms. Drew the opportunity to understand CODAC's intentions prior to the scheduled neighborhood meeting to be held on September 24th (the following day).

II. CODAC

- A. CODAC's Kristine Hall presented a wealth of statistics related to CODAC and their operations for review by Mr. Sheinaus and Ms. Drew. These items were presented in printed powerpoint slide format giving Mr. Sheinaus and Ms. Drew an opportunity to review the presentation that CODAC intended to present the following night at the Hedrick Acres Neighborhood meeting.
- B. Ms. Hall discussed that CODAC is a helpful part of the community and that the majority of the individuals served by CODAC are those dealing with typical mental illness like addiction, stress, coping, and depression. The preconceived notion that CODAC only serves those individuals with severe mental illnesses that tend to be disruptive members of society. This was an unfair notion and both allow Mr. Sheinaus and Ms. Drew agreed with that statement.

- C. Linda Drew stated that continued involvement of CODAC with the efforts of the Ward III Office in finding ways to mitigate the disruptions associated with the adjacent apartment complexes would be appreciated. CODAC stated that they would continue efforts that were taking place prior to the start of the rezoning process.

- D. Robert Sheinaus stated that the efforts of CODAC in working with Govinda's Natural Foods Buffet in dealing with a disruptive patron was appreciated and continued efforts in that vein would be appreciated.

III. Conclusion

CODAC thanked Linda and Robert for their time and the opportunity to present the following night.

CYPRESS CIVIL DEVELOPMENT

CODAC COBBLESTONE COURT MEETING

September 24th, 2013

6:00 – 7:00

Mountain Avenue Church of Christ

Recap

Presiding: Robert Sheinaus and Linda Drew –Hedrick Acres Neighborhood Co-Presidents

MEMBERS PRESENT	REPRESENTING	PHONE # / EMAIL ADDRESS
Robert Sheinaus	Hedrick Acres Neighbor Leader	robert@hedrickacres.org
Linda Drew	Hedrick Acres Neighbor Leader	(520) 622-1985
HEDRICK ACRES NEIGHBORS	HEDRICK ACRES BOARD	N/A
Cheryl Rodgers	Ward III Office	(520) 837-4231
Jeff Hunt	Cypress Civil Development	(520) 261-7440
Dennis Regnier	CODAC	(520) 240-3262
Kristine Hall	CODAC	(520) 202-1746
Laura Kolb	CODAC	(520) 240-3262
Dona Rivera-Gulko	CODAC	(520) 240-3262

I. Introductions

- A. CODAC was introduced by Robert and Linda as a guest of the Hedrick Acres Neighborhood and stated that we would be given approximately 30 minutes to present about CODAC and their operations.

II. CODAC

- A. CODAC's Kristine Hall presented statistics related to CODAC and their operations for consideration by the members present from the Hedrick Acres Neighborhood. These items were presented verbally and packets were provided for individuals to follow along due to audio/visual difficulties however, still allowing for questions to be asked throughout the process.
- B. Jeff Hunt with Cypress Civil Development also presented both the site plan and project building rendering to the group.
- C. The neighbors allowed the allotted time for CODAC to present and once given the opportunity, focused primarily on security, pedestrian traffic concerns, and the rezoning process.
- D. CODAC explained the benefits to security and pedestrian traffic at the new location. CODAC explained that the new location would not allow pedestrians direct access to

the adjacent neighborhoods from the Cobblestone Court site, nor would pedestrian patients of the facility be required to journey through the adjacent neighborhoods to gain access to the relocated facility. This idea was well received by the Hedrick Acres neighbors and they appreciated that no additional access points would be added along the east, west and northern property boundaries at the new location.

- E. CODAC discussed the opportunity to potentially increase security measures at the new location within reason. CODAC reserved the right to discuss this option at a later date as a part of the rezoning case.
- F. Hedrick Acres neighbors asked about the process for the rezoning case going forward and were given a general overview of the rezoning process and reminded that an official neighborhood meeting would take place the beginning of October.

III. Conclusion

CODAC thanked the Hedrick Acres neighbors for allowing the opportunity to present.