



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

TO: Nearby Property Owners and Registered Neighborhood Association Leadership

FROM: Keri Silvyn, Lazarus, Silvyn & Bangs P.C.

DATE: July 31, 2014

RE: **Proposed Plan Amendment to the University Area Plan
Helen-Warren Station Area to be Located on E. Speedway Blvd. @ Campbell Ave.**

The purpose of this mailing is to notify you of an informational meeting to allow you and your neighbors to learn more about a proposed request to amend the University Area Plan. This request pertains to a planned redevelopment near the northwest corner of Speedway Boulevard and Campbell Avenue, which is the current site of the Palm Shadows Apartments (the "Property"). The informational meeting will take place as follows:

Thursday, August 14, 2014

6:15 PM to 7:45 PM

Our Saviour's Lutheran Church – Koch Chapel

1200 N. Campbell Avenue (one block north of Speedway Boulevard)

The Koch Chapel is located at the southwest corner of the church campus (see map on next page). We recommend using the church parking lot located at the southeast corner of Helen Street & Campbell Avenue, then crossing Helen Street to enter the chapel.

You are receiving this invitation because the City of Tucson has identified you as a property owner or a neighborhood association officer near the Property. The owner of the Property intends to ultimately create a master plan and redevelop the Property as a mixed-use project featuring residential and commercial components in conjunction with a new grocery store.

The first step in accomplishing this goal is amending the University Area Plan (UAP), which is the neighborhood plan that applies to the Property. The owner has submitted an application to the City to amend the UAP, and a public hearing will take place on the matter before the Planning Commission on the evening of August 20, 2014. The proposed amendment would formally establish the "Helen-Warren Station Area" to recognize the new streetcar station in the vicinity of Speedway Blvd. and Campbell Ave.. The amendment would further outline a series of specific policies and performance standards for this area that must be met by the ultimate redevelopment.

At the August 14 informational meeting, we will make a complete presentation on the proposed plan amendment and discuss our particular redevelopment concepts for the Palm Shadows property. We will leave plenty of time for your questions and comments.

If the amendment to the University Area Plan is ultimately approved by the Mayor & Council, a rezoning would then be required, at which time the owner must present a detailed plan of site development and architectural concepts, as well as analyze and address all of the impacts (traffic, views, etc.) associated with the project.

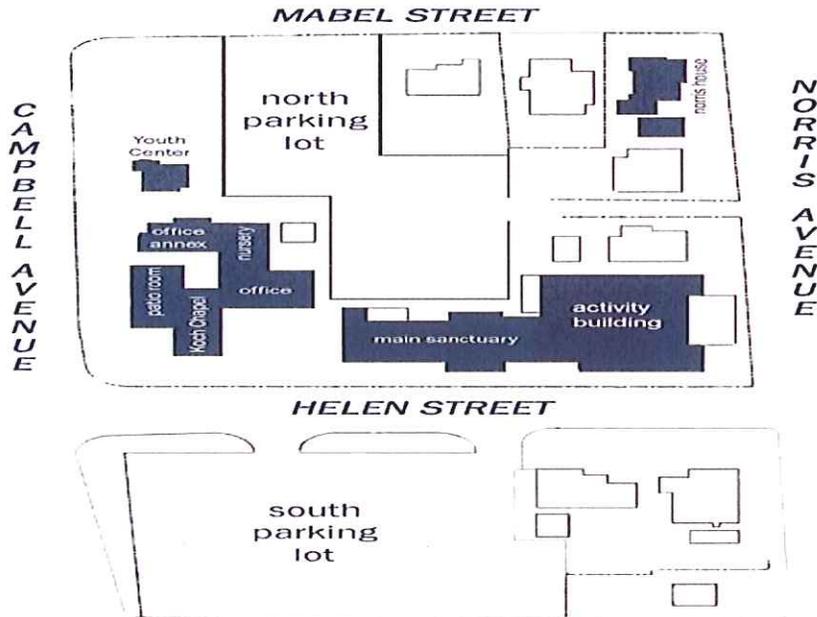
As with all plan amendment applications, adjacent property owners and neighborhood associations may submit written comments to the director of the City's Planning & Development Services Department (PDS) prior to any public hearing. You may also attend the formal public hearings to deliver your comments in person. You will receive separate notices directly from the City for any future public hearings. If you would like to speak personally with someone at the City on this matter, please feel free to call Mr. John Beall directly at 837-6966.

Thank you for your time and I look forward to seeing you at the August 14th informational meeting. If you have any questions before the meeting or cannot attend the meeting and would like to discuss any concerns or questions, you can reach me at 520-207-4464 or via email at ksilvyn@lsblandlaw.com.

Sincerely,



Keri Silvyn
Lazarus, Silvyn & Bangs P.C.



Neighborhood Meeting Summary

PA-14-01 Request to Amend the University Area Plan (UAP) NWC Speedway Boulevard @ Campbell Avenue

Meeting Date & Time: Thursday, August 14, 2014; the meeting commenced at 6:20 PM .

Location: Our Saviour's Lutheran Church (Koch Chapel), 1200 N. Campbell Avenue

Meeting Invitation & Mailing: All properties within the prescribed 300' notification area and all registered neighborhood associations within 1 mile received an invitation & explanatory cover letter. The mailing occurred on July 31, 2014 using City-generated mailing labels.

Attendance: Approximately thirty (30) individuals attended. The sign-in sheet indicates twenty-one (21) individual properties being represented.

Project Team: The proposed plan amendment was represented at the meeting by Richard Shenkarow (owner/developer), Philipp Neher and Bach Tran (Rick Joy Architects), Keri Silvyn and Rory Juneman (Lazarus, Silvyn & Bangs, P.C.), David Bradley (D.L. Withers Construction), and Jim Portner (Projects International, Inc.).

Synopsis: Ms. Silvyn welcomed the attendees, introduced the project team, and provided an overview of the agenda for the evening. She then gave a brief explanation of the amendment being sought and explained that an expanded public-notice area had been used for the meeting to account for the potential inclusion of adjacent Arizona Board of Regents (ABOR) properties.

Richard Shenkarow addressed the group and described his lifetime residency in Tucson, his current residency in the Catalina Vista/Blenman Elm neighborhood, and then mentioned some of the current Tucson projects which he developed and still owns. He stressed his commitment to redeveloping the Palm Shadows property in a way that enhances the community and the immediate neighborhoods, and which establishes a new standard for mixed-use development.

Philipp Neher, of Rick Joy Architects, then proceeded with a powerpoint presentation to the group, detailing the context of the subject site, describing the proposed mixed-use concept, and providing some initial conceptual renderings of the project's architectural character.

After all of the above, the meeting was thrown open to questions and comments from the audience, with the appropriate team member(s) responding accordingly. While many issues were touched upon, the following comprise the most notable topics that emerged from the ensuing discussions:

- *Parking.* There was great interest in whether the project would be self-supporting in terms of parking or whether spill-over to the adjacent neighborhoods would occur. The team made it clear that the project would provide all of its needed parking on-site and that, in order to do so, extensive sub-surface and above-ground parking structures would be used.
- *Traffic and Circulation.* Similar concerns regarding neighborhood impacts were expressed regarding the additional traffic the development would generate. The team explained that a detailed traffic impact analysis would be a requirement at the time of rezoning & planned area development (PAD), and that this analysis would specifically identify all necessary traffic-related improvements within the project and to the adjacent public streets that would be necessary (and funded by the developer) to address all traffic impacts and appropriately mitigate the adjacent neighborhoods. It was stressed that the project design would be coordinated with UA's planned ring road serving the UA Health Sciences Center.

- *Arizona Board of Regents (ABOR) Participation.* There was significant interest in seeing the University of Arizona participate in the project, with particular interest in seeing the Babcock Hall site be redeveloped. The team stressed that UA's participation in the project was wholly at their discretion and on their timetable. It was also stressed that the owner's property was moving forward, out of necessity, on its own schedule so as to honor commitments made to its grocer and other future tenants. As such, there was only a short "window" of time over the coming months within which UA participation could occur.
- *Regulation of ABOR Property.* A question was asked as to the mechanism by which any participating ABOR properties would be required to comply with the proposed plan amendment policies. The team explained that, first of all, it must be recognized that UA possesses certain statutory rights that exempt it from local zoning, etc. regulations when they use their properties for purely public educational purposes. In the present case, though, and in the event that UA chose to participate in conjunction with the Palm Shadows owner, the project would almost surely include elements outside of the public-education realm, thus making the entire development (ABOR lands included) part of Sub-Area 1 and thereby subject to the same policies and neighborhood-liaison review provisions that will apply to the Palm Shadows property.
- *Building Height.* One individual expressed his basic support of the type and character of project being proposed, but objected to the proposed maximum 20-story building height, stating that he'd prefer something more in the 12 or 15-story range. The team stressed that the proposed 20-story height for a minority portion of the overall building footprint was a fundamental component of the project's ultimate architectural quality and elegance, as well as its ability to properly transition in height to the project perimeters and to the adjacent building context. After much back-and-forth on the topic, it was ultimately agreed that the project possessed sufficient merit to allow the developer to bring forth his detailed designs, including a 20-story component, at the time of rezoning/PAD for all to see and evaluate accordingly.
- *Project Tenant, etc. Details.* Several questions arose as to the specific type and number of residential units that the project would feature and any other retail or restaurant tenants that would participate. The team was able to respond only in general terms to such questions, stressing that many of these details would not be determined until much later in the process. There was a specific mention that no student housing of the "rent-by-bed" type (i.e. group dwelling) would be offered.
- *Grand Opening Timeframe.* There was much interest in the anticipated completion date of the project. The team responded that, given the length of the required entitlement and permitting processes, together with subsequent project construction, the probable timetable to grand opening would likely be approximately four years.

The meeting effectively concluded at approximately 7:50 PM, with a small group of individuals remaining afterward for informal discussions.

CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS
TIMELINES AND CERTIFICATION OF MAILING

PART 1 - DATE MAILING LABELS WERE GENERATED (to be filled out by staff)

Plan amendment file name and number: PA-14-01 (UNIVERSITY AREA PLAN AMENDMENT)

Date mailing labels were generated: 7/18/14 PER ACTIVITY # T14PRE0020

Date that is 60 calendar days after mailing labels were generated: _____

PART 2 - CERTIFICATION OF MAILING (to be filled out by applicant and returned to staff with the application)

I hereby certify that I mailed the meeting notices to everyone on the mailing list on

JULY 31, 2014, for the neighborhood meeting that was held on

(date of mailing)

AUGUST 14, 2014

(date of neighborhood meeting)

[Signature]
(signature of applicant/applicant's agent)

8/01/14
(date signed)

JIM PORTNER, APPLICANT/OWNER'S AGENT

PART 3 - TIMELINE CHECKS (to be filled out by staff)

Date of Neighborhood Meeting: 8-14-14

Time period that is 15 to 60 days after the neighborhood meeting was held:

Date application was submitted: _____

Was the application submitted between 15 and 60 days after the neighborhood meeting was held?

(yes or no)

If the application was submitted within the specified time frame, the timeline provisions of the *Land Use Code* have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

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Speedway Blvd / Campbell Ave Plan Amendment



- Plan Amendment
- 300' Notification Area
- Zone Boundaries



Address: 1801 E. Speedway Boulevard
 Base Maps: Sec.6 T.14 R.14
 Ward: 6

