



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: April 24, 2014

**RE: Proposed Plan Amendment to the University Area Plan
Special Area District to be Located at 1815 E. Speedway Boulevard**

The purpose of this mailing is to notify you of an informational meeting that we've scheduled to allow you and your neighbors to learn more about a proposed request to amend the University Area Plan. This request pertains to the planned redevelopment of the northwest corner of Speedway Boulevard and Campbell Avenue. The meeting will take place as follows:

Thursday, May 8, 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. 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 subject property of this plan amendment request. The property in question is the current site of the Palm Shadows Apartments. The owner intends to ultimately create a master plan for, and redevelop the property as a mixed-use project featuring residential and commercial components in conjunction with a new grocery store.

A crucial step in accomplishing this goal is amending the University Area Plan, which is the neighborhood plan that applies to the subject property. This amendment would formally establish a special-area district on the property and outline a series of specific policies and performance standards that must be met by the development. At this meeting we will make a complete presentation on our proposed plan amendment and provide plenty of time and opportunity for questions. We will not submit the plan amendment application to the City until after this meeting and the identification of important neighborhood issues.

If the amendment to the University Area Plan is 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.

All adjacent property owners and neighborhood associations may submit written comments to the director of the City's Planning & Development Services Department (PDSD) prior to any future public hearings. You may also attend any public hearing to deliver your comments in person. You will receive separate notices directly from the City for any future public hearings. If you'd 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 May 8th neighborhood meeting. If you have any questions before the meeting, you can reach me at 520-207-4464 or ksilvyn@lsblandlaw.com.

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