



Citizens Steering Committee (CSC) Meeting Summary

April 30, 2008 Meeting

Pima Community College Downtown Campus, Amethyst Community Room, 1255 N. Stone Avenue
5:30 p.m. Conversation & Refreshments; 6-8 p.m. Meeting

CSC Members Present: Jason Brown, **Tad Denton**, Hilary Eshelman, Alexandra Etheridge, Bernadette Jilka, Darel Magee, Martina O'Brien, Bill Quiroga, Joshua Randell, Ken Scoville, Leon Solomon, Gloria Townsend, Charlie Wachtel, Robert Wright .

CSC Members Absent: Liz Cerepanya, Richard DeNezza, Karen Lamberton, John Polder, Cathy Rex, Lois Roth

Staff Present:

Ward III Office – Council Member Karin Uhlich.

UPD OARP Team - Chris Kaselemis, Administrator; Rebecca Ruopp, Project Manager; María Gayosso, Lead Planner; Jennifer Burdick, Planner, Barbara Hayes, Public Information Specialist

Technical Advisory Team – Marcus Jones, TUSD; Karen Larkin, Parks & Recreation; Frank Sousa, Tucson Department of Transportation; Ron Thomson, Tucson Police; Teresa Williams, Department of Neighborhood Resources

Meeting Agenda & Discussions

Actions Taken/ Follow-Up Required

1. Welcome and Introductions

The CSC members introduced themselves by name and affiliation to the project area. Staff members and all audience members introduced themselves.

2. Regular Business

- *CSC Rules and Procedures* – A revised version of rules and procedures for the CSC was reviewed. An additional provision regarding attendance was discussed, requiring CSC members to attend at least three-quarters, or 75%, of all CSC meetings. A motion was made by Leon Solomon to approve the rules with the added provision, and Jason Brown seconded the motion. The motion was approved unanimously.
- *March 26, 2008, CSC Meeting Summary* – CSC members deferred approval of the March 26, 2008 meeting summary until the May 28, 2008 meeting to allow them time to review.
- *CSC Community Outreach* – CSC members Gloria Townsend, Martina O'Brien, Jason Brown and Leon Solomon provided examples of ways in which they encouraged involvement in the OARP project, the CSC meetings, and the OARP visioning workshops.
- *Updates and Announcements* – The following were discussed:
 - CSC Membership: Leon Solomon shared that he moved out of the OARP project area. The CSC was in consensus that Leon remaining on the Committee even though he had moved. Barrio Blue Moon representative Alex Etheridge announced her recent acceptance of a job in Boise, Idaho, which meant this meeting would be her last. She was wished many good wishes and thanked for her tireless energy, efforts and many ideas.

Approved by vote of 13-0



**Actions Taken/
 Follow-Up Required**

Meeting Agenda & Discussions

- New OARP Brochure: A draft brochure was distributed and CSC members, as well as audience members, were asked to review and provide comments to María Gayosso by Wednesday, May 7, 2008.
- Market Analysis Report: The consultant hired to complete the OARP market analysis, Economic & Planning Systems, Inc. (EPS), is finishing final edits to the report. EPS was asked to revise “plagued with crime” sentence and to take into account various comments expressed by CSC members, and UPD staff suggested an additional paragraph that would include positive on-going projects in the OARP area (proposed paragraph was read to CSC members). Copies of the full report will be distributed to the CSC for review in the near future.

Potential Brown Bags: Staff asked CSC members whether they would be interested in complementing the formal CSC monthly meetings with some informal “Brown Bag” gatherings at which additional presentations and discussions could occur. One CSC member asked whether any topic discussed at the Brown Bags would be shared at the CSC monthly meetings. Staff said that there could be a brief report on Brown Bag discussion at CSC meetings. A member of the public asked if the public will be invited to attend Brown Bags. Staff indicated that the meetings would be public. Members then indicated their interest in pursuing the Brown Bags. Staff requested that CSC members to write down weekday and date preferences, so the first Brown Bag could be scheduled. The suggested topic for the first Brown Bag is a discussion of the Market Analysis Report.

3. Historic Resource Assessment

Jonathan Mabry, the Historic Preservation Planner for the City of Tucson, made a presentation explaining the purpose and approach to the upcoming Historic Resource Assessment that is to be done for the OARP area by a consultant to the city. The assessment will inventory the buildings within the OARP project boundaries that may be eligible for historic designation. The criteria for an historic designation are set by the Federal government, the National Register of Historic Places, and looks at two main elements: age (at least 50 years or older), and integrity (how much of its historic visual character has been retained).

Jonathan then introduced the consultant for the study, Demion Clinco. Mr. Clinco is a member of the Tucson-Pima County Historical Commission and was instrumental in obtaining historic designation for the DeGrazia Gallery. Mr. Clinco has conducted over the past several years research on the historic motor courts within the OARP area. Initially, Mr. Clinco will look at commercial buildings, then a cursory review of the residential neighborhoods. Mr. Clinco will look for possible themes that would be the basis for some historic district designations.

Questions, comments, and responses regarding the presentation follow. [Please note that the following are not precise intended to be direct quotations, but rather to capture the essence of the question, comment, or response].

- *CSC Member:* In some cases, modifications to a building that substantially change the historic character are OK. The Train Depot is a good example of an





**Actions Taken/
 Follow-Up Required**

Meeting Agenda & Discussions

historic building that was modified, and because its modifications were done during a certain time period, the modifications are also considered historic.

– *Mr. Mabry:* Yes, great example.

- *CSC Member:* What about modifications done to make buildings compliant with the Americans with Disabilities Act (ADA)?

– *Mr. Mabry:* Modifications to buildings to comply with ADA would not automatically result in a building being disqualified. It would depend on how significant the modifications are to the visual historic character. There are ways that ADA modifications can be done that minimize the impact on the historic character.

- *CSC Member:* Would hotels like the No-Tel Motel could be deemed historic?

– *Mr. Mabry:* Yes. It would probably be a contributing structure.

- *CSC Member:* How will this study help address business maintenance and growth in the area?

– *Mr. Mabry:* Studies nationwide are proving that historic designations are very helpful “kickstarting” revitalization efforts in communities, including “Main Street” programs.

Property owners that are part of a nationally registered historic districts may receive tax breaks.

In reviewing data for Tucson neighborhoods with designations compared with similar neighborhoods without designations, the data shows:

- property values increase over time faster in the historic districts;
- residential stability is higher, which means that residents – owners and renters – stay longer in historic districts than in non-designated neighborhoods with similar characteristics; and,
- more civic activities occur in designated neighborhoods (an example of civic activities is taking care of common areas)

– *CSC Member:* There are some examples of successful historic designations in downtown Tucson. Those designations have been important in fostering activity downtown.

- *CSC Member:* How long will the study take?

– *Mr. Mabry:* The study should be completed in four to five months. Demion Clinco will provide updates to the CSC over the course of the study and will look forward for input.

- *CSC Member:* As a business owner, I love the idea of an historic designation, but I am concerned about the costs for renovating and permitting.

– *Mr. Mabry:* There is a common misconception that historically designated properties are regulated. There is no regulatory effect related to being on the historic register. Participation in the tax program is voluntary. If you do elect to receive tax breaks, then there will be a historic review of your building plans. If you do not choose to do so, then you are not subject to any additional regulations just because your building is deemed historic.

- *Audience Member:* What about resale of a property deemed historic? Are there



Meeting Agenda & Discussions

**Actions Taken/
 Follow-Up Required**

any additional limitations?

- *Mr. Mabry:* No. In fact, the tax program has been found to be a great selling point. Commercial properties get significant tax breaks for restoring historic buildings. Examples include State and Federal tax credits, as well as reduced tax assessments for specified time periods.
- *CSC Member:* How long does it take to get designated?
 - *Mr. Mabry:* Once the study is done, it takes at least a year to do a nomination application. It does take a while to get the program into place.
 - *CSC Member:* I come from Oak Park Hill, Illinois and there have been many positive effects from keeping the area's historic character. We should do that as much as we can in Tucson, and more specifically in the OARP area.

4. Historic Tour and Open House

CSC Member Ken Scoville provided an update on the historic tour and Open House being planned for Saturday, May 24, 2008 at College Place (1601 N Oracle Rd.) at 9:00 a.m. A brief orientation presentation on the history of the area will be provided at College Place, then attendees will have the options of taking a guided shuttle tour of the area, or stay at College Place for a slide show tour.

Additionally there will be an opportunity for people to share their memories of the OARP area, a raffle, and refreshments.

In addition to College Place, other local area businesses participating in the event include: La Siesta Motel, Frontier Motel, and Pima Community College Downtown Campus (location of the historic Roosevelt Elementary School).

Everyone on the OARP notification list will receive tour details.

7:00 – 7:15 PM Break

5. Preliminary Overarching Principles from Technical Advisory Team and CSC Working Sessions

UPD OARP Team Member, María Gayosso gave a PowerPoint presentation on the preliminary overarching principles developed by CSC and TAT members during working sessions on March 26, 2008, and March 12, 2008, respectively.

Comments and questions were as follows:

- *Audience Member:* What does a keystone property mean?
 - *Ms. Gayosso:* Due to its prominent location, a keystone property could provide a significant contribution to an area, especially if it is developed with something that contributes to the dynamics of the area.
- *CSC Member:* What are modes of transportation?
 - *Ms. Gayosso:* Modes of transportation are the different ways people can move from one place to another in a city (i.e., car, bus, bike, walk).
- *Audience Member:* Will input provided by Tucson House residents at the





Meeting Agenda & Discussions

**Actions Taken/
 Follow-Up Required**

visioning workshop be taken into consideration?

- *Ms. Gayosso: Definitely* comments received at the visioning workshops will be considered when determining principles, goals, and objectives for the OARP.

A copy of the PowerPoint presentation is available online at the OARP web site and upon request.

6. Preliminary Results of Neighborhood Visioning Workshops

UPD OARP Team Member, Jennifer Burdick made a PowerPoint presentation with examples of information gathered during the month of April, wherein 6 neighborhood visioning workshops with 8 neighborhood groups were held, including Ocotillo Oracle, Barrio Blue Moon, San Ignacio Yaqui, Adelanto, Miracle Manor, Coronado Heights, Balboa Heights and the Tucson House. A visioning workshop with area businesses and a workshop social service organizations will be held in May and a full report of all workshops will be provided at the May 28, 2008 CSC meeting.

A copy of the PowerPoint presentation is available online at the OARP web site and upon request.

7. Call to the Audience

[Out of order while waiting to solve technical problem with presentation of Preliminary Results of Neighborhood Visioning Workshops].

At UPD OARP Team Member Rebecca Ruopp's suggestion, the Manager of the Executive Inn Suites, located at 333 W Drachman Street, provided an update on the renovation of the property.

8. Closure of Meeting (8:15 p.m.)

Gloria Townsend made a motion to adjourn the meeting. Tad Denton seconded the motion, and CSC members voted unanimously to adjourn.

9. Next CSC Meeting (Wednesday, May 28, 2008) – Preliminary Agenda Items

- *Regular Business*
- *Additional Results of Neighborhood and Stakeholders Visioning Workshops*
- *Report on Historic Tour and Open House*
- *Oracle/Drachman/Main Art Project Update*
- *Northeast Corner of Oracle and Drachman Project Update*

Comments will be added to the Input & Response Journal