



Citizens Steering Committee (CSC)

Meeting Summary

December 12, 2007 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, Alexandra Etheridge, Bernadette Jilka, Karen Lamberton, Chip Pique (proxy for Cathy Rex), Gloria Townsend, Charlie Wachtel, Robert Wright

CSC Members Present Absent: Jeff Bliznick, Liz Cerepanya, Richard DeNezza, Ken Scoville, Joe Yee

Staff Present:

Ward III Office - Karin Uhlich, Council Member; Tamara Prime, Council Aide (Project Core Team)

Project Core Team - Chris Kaselemis, Administrator; Rebecca Ruopp, Principal Planner (Project Manager); María Gayosso, Lead Planner; Barbara Hayes, Public Information Specialist; Jennifer Burdick, Planner

Technical Advisory Team - Karen Larkin, Parks & Recreation; Teresa Williams, Department of Neighborhood Resources; Pat Quinn, Tucson Fire; Ron Thomson, Tucson Police; Frank Sousa, Tucson Department of Transportation; Marcelino Flores, Pascua Yaqui Tribe

Meeting Agenda & Discussions	Actions Taken/ Follow-Up Required
<p>1. Welcome and Roll Call</p>	
<p>2. Viewing of KUAT Channel 6 Video <i>(Item not on agenda).</i> The committee viewed a coverage by journalist Tony Paniagua about the OARP project. The video can be viewed at http://kuat.org/misenplace.cfm?ID=991.</p>	
<p>3. Introductions The CSC members introduced themselves by name and affiliation to the project area. Staff members and all audience members introduced themselves.</p>	
<p>4. CSC Notebook Replacement Pages Replacements pages for materials distributed in notebooks for the CSC members at the November 14, 2007 meeting were provided to the CSC members. The pages replaced the contact lists for the CSC members and the project Technical Advisory Team.</p>	
<p>5. November 14, 2007 CSC Meeting Summary Notes describing the items of discussion at the last CSC meeting were distributed. CSC members were asked to review the summary and let staff know of any changes to be made. In the future, the meeting summaries will be distributed prior to any upcoming meetings to allow members a chance to review.</p>	<input type="checkbox"/> CSC members to review and provide any edits to staff
<p>6. Public Participation and Community Outreach Update Jennifer Burdick reported back to the CSC members regarding their completed CSC Public Involvement Worksheets (distributed at the November 14, 2007 meeting). Toolkits to help with sharing information about the Oracle Area Revitalization Plan project and the CSC meetings will be developed and distributed</p>	<input type="checkbox"/> CSC members to review Input & Response Journal



to the CSC members at the field trip planned for January 26, 2008.

In addition to the update, key activities and elements of the project's Public Involvement Plan for the duration of the project were reviewed. Public activities include the CSC meetings, visioning workshops for neighborhoods and stakeholder groups, Open Houses, and a public review process for the eventual plan that will result at the end of this project. A project web site is now online at www.tucsonaz.gov/planning/oarp.

A monthly report of the Input & Response Journal was distributed, which is a collection of input regarding the OARP project and will be made available online.

7. Market Analysis Approach

Staff introduced consultants, Darin Smith and Eileen Tumulad, with Economic & Planning Systems, Inc. (EPS) based in Berkeley, California. EPS has been hired to do a market analysis of the OARP project area.

Darin Smith gave an overview of the purpose of the market analysis and what the end product will be, and then provided statistics regarding national and state trends in different markets, such as residential, office, retail, and hotel.

The project area market analysis will begin after the first of the new year and will take about 6-8 weeks to pull together. The report will include recommendations regarding the types of land uses (housing, office, retail, hotel, and other) that could be supported in the Oracle Area; appropriate locations for the land uses; and, a general strategy for how bring these uses into the area.

Questions from the audience were taken and addressed the following:

- What exactly is a market analysis? *Consultant response: In this case, it will be a study of what private land uses there are currently in the project area and what land is available for potential development.*
- How is substandard housing defined and addressed in the market analysis? *Consultant response: Substandard housing is most typically identified by its impact on residents' safety and health (code violations), but also is connected to the physical appearance (visual blight). Areas that contain substandard housing will be identified in the analysis.*
- Will special incentives be considered/proposed as part of the study? *Consultant response: The analysis will propose potential incentives and tools that can be used to attract development and revitalization of the area.*
- Will the value of open space be included in the plan? *Consultant response: Specific values for open space will not be assigned through the study, but it will address what amenities exist in the project area. Open space is typically considered an amenity and consideration of open space will be included in that vein.*
- Will any partnerships be considered that will include developers' perspectives on what the area could support? *Staff response: Yes, this will likely be one approach of many that the study will include.*

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

Staff will provide outreach toolkits to the CSC members at the Jan. 26, 2008 field trip

EPS, Inc. will return to the CSC early in 2008 to report back on the market analysis results

Comments made by audience and CSC members will be added to the Input & Response Journal



8. CSC Chair and Vice Chair Selection

Due to the absence of some of the nominated individuals, selection of officers was postponed to the February 27, 2008 meeting. Individuals nominated:

Chair: Charlie Wachtel, Gloria Townsend, Richard DeNezza

Vice Chair: Charlie Wachtel, Jason Brown, Richard DeNezza, and Tad Denton

7:25 – 7:35 PM Break

9. Draft Existing Conditions Report

María Gayosso, using a PowerPoint presentation, presented information gathered regarding the current conditions within the project area. The conditions researched cover various aspects and characteristics of project area, such as the area’s population, median income, and employment, and an inventory of the built and natural environments.

The report provides a snapshot of the project area community and will be used in the preparation of the Oracle Area Revitalization Plan.

A copy of the report and the presentation are available online at the OARP web site.

10. Preliminary Agenda Items for Next CSC Meeting (February 27, 2008)

(Item moved out of agenda order).

At the December CSC meeting, the following items will be discussed:

- December 12, 2007 CSC Meeting Summary
- Public Participation and Community Outreach Update
- Market Analysis Progress Report
- Field Trip
- OARP Purpose and Overarching Principles Identification
- Area Visioning Sessions Approach

11. January 26, 2008 Field Trip

(Item moved out of agenda order).

A field trip of the OARP project area is planned for members of the CSC and the project’s Technical Advisory Team. A tour bus will be used to drive through the neighborhoods in an effort to view the existing buildings, including housing, commercial, industrial, office and hotels. The draft route plan for the field trip was shared with the CSC members and input requested. Members desired that the tour includes more of Grant Road.

CSC members Jason Brown (from Pima Community College Downtown Campus) and Gloria Townsend (from the Tucson House) offered to provide tours for the CSC members of their respective facilities.

Comments and questions related to the January 26, 2008 field trip:

- How is the field trip being paid for?
Staff response: The Urban Planning & Design Department has a budget for the Oracle Area Revitalization Project and will pay for the costs associated with the field trip.

Staff will make adjustments to route map

CSC members will attend the field trip:
Sat., Jan. 26, 2008
@ TPD Station (1310 W. Miracle Mile)

@ 8:45 am (trip will last 9 – 11:30 a.m.)



- Is the public invited on the field trip?
Staff response: Because the field trip will be using a bus to transport attendees, and there are limited seats available on the bus, the field trip is limited to the CSC, the Technical Advisory Team, and Project Core Team members. Information about the field trip will be made available at the following CSC meeting in February, and online.
- Can the field trip map be published?
Staff response: Yes, and staff will be sure to do so.

12. Call to the Audience – UPD Staff

The following were comments received during the Call to the Audience. *(Note: These include comments from both CSC members and members of the actual audience. Where answers were provided by staff, they are included below.)*

- Can something be done to ensure smoother wheelchair transport on Oracle Road? Like a bike path?
Staff response: This area can be reviewed by staff. The City has policies it follows to ensure ADA accessibility along roadways.
- Why is Oracle Road a designated a gateway to Tucson up to Drachman, and not further south along Main? Can that be changed?
Staff response: The gateway designation changes at Drachman because Oracle Road used to end at Drachman where the roundabout was.

Comments will be added to the Input & Response Journal

Meeting adjourned at 8:15 p.m.