

**Armory Park Neighborhood Association**  
Board of Directors Meeting  
8 June, 2010  
St. Andrew's Episcopal Church, Parish Hall

Board members present: Chuck Bressi, Elizabeth Burden, John Burr, Elizabeth Garber, George Mairs, Jerry Swatez, Tim Vanderpool, Tom Cline (alternate), and Nadine Rund (alternate)

Board members absent: Phyllis Factor, Karen Olson, Brooke Saunders, Tod Santee, Chris Stebe, Marian Gin (alternate)

Guests: Claire Fellows, Park Ave. Neighborhood; Jim Van Sickler, APNA resident; Doug Biggers, Rialto Theater; Office Orduño, Tucson Police Department; Don Durband, Steve Kozachek's office

**Welcome and Introductions**

- Meeting called to order at 7:04 pm
- Liz noted that the Board is still drafting a response to Tucson Electric Power Company/ UniSource
- Minutes for April: motion for approval by John Burr, seconded by Jerry Swatez; Minutes for May: motion for approval by John Burr, with a typographical error noted of changing May 15 to May 16 in the transportation section, seconded by Jerry Swatez; both passed unanimously
- Treasurer's Report: Total beginning cash balance was \$12,701.25; total expenses were \$7,134.76, with total association ending cash balance \$12,412.68: please see separate report. John Burr motioned to file, Jerry Swatez seconded; the motion was approved unanimously.

**Presentations by guests**

- Presentation by Officer Orduño of Tucson Police Department:
  - In May, there were 16 calls: 2 burglaries, 6 larcenies, 4 grand theft auto, 3 criminal damage calls, 1 arson. The majority occurred in late morning or early afternoon. The geographical pattern was random. This was a jump over April, when there were 12 calls. Armory Park crime is still calmer than adjacent neighborhoods, except for Grand Theft Auto, which generally spikes in early summer.
- Presentation by Doug Biggers of the Rialto Theater
  - Doug circulated two plans. The first concerns plans that the Rialto wants to formalize for the use of Herbert Avenue adjacent to the Rialto on show days. They have been using this space as a staging area for performers, resulting in barricades to the alley. They have been doing this about four years. Currently, pedestrians and bicyclists can cut through the adjacent parking lot or go across other routes. In the northern part of the alley (between Broadway and Congress), they are proposing to build a patio and

have hired architects. They've applied for an extension of their premises in this north area, which is 3000 sq ft of alley space, which they would lease from the city. A raised platform of 18-20" would take about 1000 sq ft. of the space. They would extend their liquor license to the space. Also restrooms might also be renovated, with patio access included. On non-show days, the alley would be open (about 200 days, as they are currently holding about 160 shows/year). Doug reported that their audiences cross various age groups: about 1/3 are young, 1/3 are mied, and 1/3 are middle and older ages.

Doug reported that Jim Campbell (landowner to the east of the Rialto) is supportive, but others aren't happy with the Rialto proposal, specifically Hotel Congress because they think that bike and pedestrian circulation is interrupted, because of possible additional competition with Club Congress, and because the plans may be non-conforming: e.g. the use of shipping containers in the platform area. The Rialto might add nights of outside music, which would compete with the Hotel's entertainment. The Rialto wants to do this for additional revenues.

- The second plan Doug provided is the Plaza Centro Plan, a proposed development by Jim Campbell that is not Rialto-associated. The plan has to do with trash pick-up and was approved by Mayor and Council. Jim Campbell owns lot where the Greyhound Bus Station was, to the east of the Rialto, and will develop this: he wants to put in student housing.
- Board member comments:
  - Some members were concerned about closing the alley to bikes and pedestrians almost half of the year. Doug indicated that Jim Campbell, who shares the alley, doesn't want to create an easement.
  - A question arose as to the capacity of the proposed outdoor area. This was unknown, according to Doug.
  - Another question posed was, where are they in process? They applied for an extension of premise, but to get this, they have to enter into a lease. This Friday (June 11, 2010), it will be reviewed. If the response is positive, the proposal goes to City & Council for approval of lease and then extension of premises. If this is all approved, the patio would be built around October.
- His presentation was to share, not to get anything from the Board.

**Call to the Audience** (moved from later in the agenda)

- Clair Fellows: came to the Board Meeting to seek Armory Park support on a rezoning of residential property to industrial in Park Avenue Neighborhood by a metal fabrication business on Park Avenue that wants to expand eastward. It has been petitioned to Mayor and Council and been referred to the rezoning examiner. The examiner collects information on Thursday, June 10, and within 14 days will make a decision. In the past he has denied the request, but there is new information this time. The property is proposed for rezoning is vacant; the company owns the property; and there are houses to the north, south, and east,

zoned residential. The immediate houses have registered their opposition, as well as other neighborhood residents. The Park Avenue Neighborhood would like to maintain the residential façade of properties on Fremont Avenue. John Burr motioned that the Board make a singular exception to a policy of not taking a stand on other neighborhoods' affairs, because doing so will support APNA's commitment to maintaining the residential character of downtown neighborhoods. Further, he motioned that the Board petition the zoning commissioner to not recommend the change of zoning to industrial. Elizabeth Garber seconded. The motion passed with 1 abstention. John will draft the letter and deliver it to Clair.

### **Committee Reports** (action items were encouraged)

- Communications (George Mairs and Elizabeth Burden)
  - Please see separate report. The communications committee (Liz B., Chuck, and George) had a meeting to discuss what functions the newsletter serves. They determined it reaches target audiences (APNA members, neighborhood residents, and other neighborhoods) and developed six communications goals: the newsletter communicates to the target audiences what the neighborhood is doing, issues, publicizes events and neighborhood resources, creates a sense of community, and provides a creative outlet. The group recommends converting the printed newsletter to an emailed monthly newsletter beginning in July 2010 (available in print to people requesting this format) with a downloadable pdf quarterly. They also recommend converting the neighborhood website to content management and a blog platform to facilitate online communication, networking, and neighborhood participation—making the website two-way.
  - John Burr suggested as supplements to the e-version of communications a telephone tree and an individual block tree, arguing that each neighborhood needs to take a multi-pronged approach. Jerry Swatez suggested that we might be able to know neighbors better through block trees and develop an individualized database for the neighborhood. Privacy issues came up in the ensuing discussion: some neighbors prefer not to be identified. A question arose to how many residents are in Armory Park: there 949 households, according to John Bur.
- Outreach (Elizabeth Burden)
  - A meeting is scheduled to plan an ice cream social.
- Membership (Elizabeth Burden and John Burr)
  - The neighborhood has 8-10 new members, according to John.
- Security/ Neighborhood Watch (Tom Cline)
  - Block captains met; the attendance response was tepid. He asked for suggestions, but didn't get any.
  - Tom will put crime statistics in the newsletter.
  - It was noted that there are a lot of informal block watches that are not officially part of Neighborhood Watch.
- Transportation/ Environs (John Burr)

- There is a Downtown Links meeting on Monday, June 14, to review artwork and a meeting on Thursday, June 10, for the keynote section of the 22<sup>nd</sup> Street corridor. Otherwise nothing is happening because the RTA is suspending for three months all RTA projects to reassess. These include Downtown Links, 22<sup>nd</sup> Street corridor, and Broadway.
- Environs not a lot except TEP, covered by Liz
- Historic Zone Advisory Board (Nadine Rund)
  - Meeting next Wednesday, June 16, and two projects will be reviewed. The first is at the rear of 521 S 6<sup>th</sup> Avenue, a dilapidated adobe beyond salvation; the owners will ask for a demolition. John points out that they won't be able to rebuild there, because the building now is grandfathered—they will have to follow current set-backs, etc. The second project is plans for a replacement shed that caused the shed fire on S. Herbert & E. 16<sup>th</sup>. The proposed replacement will be a lower shed, because fire department won't permit rebuilding as high as it was.
- Special projects
  - Feral Cat Project (Tim Vanderpool)
    - Some trapping is taking place. APNA was used in West University meeting as a role model for trapping cats.

### **Old Business**

- 18<sup>th</sup> & 4<sup>th</sup> Ave. bump-outs (John Burr)
  - The neighborhood is moving slowly on this. Plans for medians (vs. bump-outs) in the middle of 18<sup>th</sup> Street are underway; it must go through various affected parties.
- Neighbors Care Alliance set up (George Mairs)
  - Gladys Miller of Pima Council on Aging made a presentation to the Board in a recent meeting. She is hoping APNA will support the project in the neighborhood. She has a how-to manual, insurance, and mileage funds. It's a program to help neighbors: either long-term or temporary help to for shopping or cleaning. The idea is to keep people in their homes as long as possible. The next steps would be to form a steering committee with three people to help her. An exploratory meeting to see the process for setting up this will proceed, which was endorsed by the Board unanimously (motioned by John Burr, seconded by Jerry Swatez).
- Tucson Electric Power Company (TEP) Building (Elizabeth Burden)
  - Developing from the outcome of the TEP building, where the neighborhood was given no opportunity to interact with the building design, is a set of principles for adjacent neighborhood development (please see separate sheet that adumbrates a preamble, principles, example projects, and notes/definitions; the attachment of design principles noted in point 1 of the principles was not included). The only suggestion at this point was a change to point 8 of the principles, which lists three possible approaches. The change was to keep all the approaches, adding "and/or" between each.

- Don Durband thought that there would be support for a Neighborhood/ Community Benefits Agreement (CBA) by City Council because of the principles adumbrated that bridge neighborhoods and businesses. He noted that it would have to be voluntary, but encouraged, and that some council members might want it to be mandatory. Five or six cities have done this, and have reports on community impact with certain sizes of developments. There's talk about extending the neighborhood boundaries north to Broadway and west of S. 6<sup>th</sup> Avenue to include the TEP property. This would give neighbors in this area a voice. These principles would allow the neighborhood to be proactive when dealing with development.
- The list will come before the board for approval at a later meeting. Further comments were invited as emails to Liz.
- Code of Ethics/ Principles
  - Tabled to a future meeting.

**Items for the Next Agenda**

- Armory Park Apartments sale

**Adjourn Meeting**

- The meeting was adjourned at 9:02 pm.

Submitted,

Elizabeth Garber, APNA Secretary