

BBVNA Neighborhood Meeting -- Meeting Minutes

October 1, 2015 Robison Magnet Elementary School Cafeteria

Attendees began to gather at 6:30 pm for a pre-meeting pizza social. A string quartet from the Tucson High Magnet School Orchestra was on hand to provide music, which all agreed was delightful! Before leaving, the orchestra members provided information about their 2015/16 concerts, which are free and open to the public. The list, along with a web link regarding tax credit information for donations, is attached to these minutes.

The meeting began at 7 pm, with Past President / Current Acting President Shirley Papuga presiding. Approximately 40 people were in attendance.

1) Shirley introduced the Board Members in attendance, and reminded the group that we currently do not have the position of President filled, hence her role as Acting President. She noted the large number of scheduled neighborhood activities publicized in the recent newsletter. There is one schedule change however: Oktoberfest will not be held on October 4, as originally stated. More information will be forthcoming as to when and if it will be rescheduled for later in the Fall.

2) Dr. Julie Laird, Principle of Robison Magnet Elementary School welcomed the group and updated us on the latest news affecting the school. She identified volunteer opportunities at the school for anyone from the neighborhood interested. There will be a Book Fair, held in the mornings before school and in the afternoons after school from December 9 through 17th. A signup sheet was passed around, and anyone on this distribution who is interested in helping should call Barbara Pitts at 520-232-7824. There are also always volunteer opportunities around the school and in classrooms. If interested, come by the school office for more information.

3) Chris Evans discussed the process for the neighborhood to apply for historical designation. Chris is the architect that the neighborhood contracted to do the initial application required to start the process.

Chris began by reviewing the background. In Tucson, there are about 300 neighborhoods that were built in the aftermath of World War II. Last year, a 2-year evaluation was completed which prioritized 40 of these neighborhoods for focus on historic designation. Not only was Broadmoor included in these 40, but it was included in the top tier of the ten highest priority neighborhoods. Over the past 3 months, at the request of the BBVNA Board, Chris has written on our behalf and submitted to the State Historical Preservation Office (SHPO) the initial application, a "Recommendation of Potential Eligibility" (aka, "ROPE"). Chris informed us that last week, he received the official SHPO approval of the ROPE, which is excellent news.

The next step is to do the work on the official nomination process, which is fairly involved. Work includes a formal survey and gathering history for each of the 360 houses in Broadmoor. From this

information, a list will be generated detailing which houses in the neighborhood will likely qualify as "Contributing Properties" (i.e., qualify for historic status). The neighborhood must have at least 50% of its properties be Contributing in order to receive National Historic Designation. Chris estimates that 60-70% of our houses should qualify. Qualification is largely dependent on whether the house has preserved the original street scene appearance from its front. Significant modifications in the front could be disqualifiers. Changes in the rear of the property are not considered. Some questions were asked about specific types of changes, but Chris emphasized that the decisions are very much made on a case by case, house by house basis.

Chris estimated that the cost of doing this full-neighborhood survey will be about \$200 per house across all 360 houses. For homes ultimately approved as contributing properties, they will receive about a 40% reduction in their property taxes annually, so any costs those homeowners contribute towards the survey will easily be recouped in the first year. For houses that do not qualify, there is still the benefit of likely increased property values neighborhood-wide, but there would not be a direct "payout" for any contributions they make to the survey costs. It is possible that as a neighborhood, we can reduce the costs of the survey by doing some of the legwork ourselves, but Chris warned this is very involved work.

Our next steps, to be led by our Historic Designation Committee, will be to develop a plan for conducting and paying for this survey. Timeline once the survey is complete and the nomination application submitted is about a year, working through the state and federal layers of approvals. This will be a topic of discussion of both the BBVNA Board and the Historic Designation Committee in their upcoming meetings.

4) Steve Kozachik update.

a) Broadway widening project: The "30% Design Documents" are expected to be ready by middle of Spring. Design is 6 lanes, approximately 120 feet wide. Majority of alignment change impacts will be on the North side of Broadway. Focus will turn to detailed alignment, land use and zoning impacts on both residences and businesses. A business ombudsman and a residential contact have been assigned to help individuals' interfaces with the project. There will continue to be public meetings at key milestone points. Construction probably won't begin until at least 2017.

b) Broadway Village Zoning Agreement: Steve recapped the agreement. Principle points were that the BBVN neighborhood would agree to the zoning changes that the owners seek in return for:

- Agreement by owners to removed the 2 additional buildings from their building plan;
- Owners will seek historic landmark designation for Broadway Village; and
- Owners will contribute \$10K to the BBVNA for use in our historical designation application.

There has been some controversy recently over whether the historical designation application for Broadway Village will include the "Table Talk" building. Owners do not plan to include it, and consider it separate from "Broadway Village". There have been mixed message as to whether the Table Talk building would qualify. The latest input is that it would, but the Broadway Village owners still do not want to include it, in order to preserve flexibility in making changes for new tenants. Mayor & Council will make final decision on zoning, most likely this month. Steve offered to facilitate followup

discussions between the Broadway Village owners and the surrounding neighborhoods in order for us to get a clearer idea of their plans for the property. (** See October 5 update from Shirley for additional emerging information on this.)

A separate question was raised to Steve regarding parking on streets in the curves of the intersections in the neighborhood, especially at Stratford & Manchester. Steve will involve the City Traffic Office and facilitate a discussion with them.

A question was raised about plans for a HAWK crossing light on Country Club, providing access to Reid Park. Steve said that there was one in the current plans for a point south of Country Club and Camino Campestre, but that it is prioritized relatively low (#33), so probably won't be worked on for several years. Steve is open to facilitating new discussions about the priority and the location of the HAWK.

Respectfully submitted,
Mike Weingarten, Secretary

Tucson High Magnet School Orchestra

2015/2016 Concert Dates

Tucson High Auditorium

All concerts are free and open to the public

Wednesday, October 7, Fall Concert at 7pm

Friday, December 11, Winter Concert at 7pm

Wednesday, March 16, Spring Concert at 7pm

Friday, May 13, Final Concert at 7pm

Tax Credit Donations and Information:

tusdstats.tusd1.org/TaxCredit

(select Tucson Magnet HS and orchestra)