

**Meeting Summary**  
**NAC/CAC Meeting**  
**June 27, 2007**

**Attendance:**

*NAC/ CAC Members and Alternates:* John Maple, Tucson Mountain Sanctuary; Chuck Aquilina, prior CAC board member; Randall Newman, Starr Ridge HOA; Shirley Shumway, Tucson Mountain Sanctuary; Jim Soll, Tucson Mountain Sanctuary; Christine Klein, Tucson Mountain Sanctuary; Candy Davis, Business within one mile; Jeff Anderson, Shadow Mountain Ranch; Irene T. Daley, Falcon Ridge HOA; Duane Krause, Tucson Estates.

*NAC/CAC Members Absent:* David Stone, Drexel Heights Fire District Fire Marshall; John Kurath and Steve Rankin, Millstone Manor No. 2; April Snow, Shadow Mountain Ranch; Sherry Whiting and Murray Samuel, Tucson Estates No. 2; Otis Bronson, Veteran Acres; Ron Miller, Falcon Ridge; Michael Burns, Sage Creek; Kathleen Buske, Desert Mountain (RSVPd no); Bob Edison, Arizona-Sonora Desert Museum; Pete Mangelsdorf, Old Tucson Studios; Dr. Buell T. Jannuzi and Dr. Paul Smith, Kitt Peak National Observatory; Sarah Craighead, Saguaro National Park.

*Audience Attendees:* Beth Wallace, Gloria McNamee, Julia Much, Janet Bendixen, Gisela Harden, Mary and Swede Nelson, Esther Boals.

*Project Team and Consultant Attendees:* Louie Aguilar, Donahue Schriber; Bob Lutgendorf, Pima County; Dan Leineweber, Sundt; Josiah Roberts, URS; Joshua Marks, Sundt; Leslie Watson, URS; Nanette Pageau, Kaneen Advertising; Keri Silvyn, Lewis and Roca; Jim Portner, Designated Facilitator; Lauren Harmon, Pima County Board of Supervisors; Ben Goff, Pima County.

**I. Welcome and Introductions – Remarks.**

Jim Portner reminded group we are a working Committee. The public is invited to attend and observe these meetings, but not to participate directly – so as to keep these

productive working meetings and to allow the NAC/CAC to stay focused on the business at hand.

The Public has the ability to participate via comment forms, which have been distributed in hard copy and electronic form to all NAC/CAC members to distribute to their respective constituencies as they see fit. On the next meeting agenda, we will provide a specific agenda item to discuss any public comments which may be received. One of the NAC/CAC members mentioned that a single comment form was submitted to them; Mr. Portner indicated that same would be discussed during the question portion of this agenda.

Irene Daley mentioned that she had distributed the comment forms personally to all of her homeowners and had received no comments. One person she knows is against Wal-Mart generally, but everyone else is supportive.

Christine Klein said she has posted all information on their HOA web site.

## **II. Meeting Summary Review.**

No revisions, edits or questions were raised by the NAC/CAC members regarding the draft meeting summary prepared for the May 30, 2007 meeting. As such, Mr. Portner indicated that the aforementioned initial draft would formally constitute the final meeting summary of the May 30, 2007 meeting.

## **III. Substantive Issues.**

### **A. Review and update of Project Status.**

The project scope and schedule were reviewed last meeting, and Mr. Portner indicated that the project is still on track at this point, and that the information presented at the prior meeting is still accurate. He mentioned that unexpected glitches and delays were not uncommon on a project such as this, however, and that if a delay becomes apparent, we will notify the NAC/CAC at a scheduled meeting or via e-mail as necessary.

B. Public Art Review Process.

Mr. Portner explained that the EAMR process itself does not formally require public art review, but that ordinances require that public art be part of any public roadway improvement, and that this NAC/CAC Committee will be involved in that public art process and review. Early Fall, 2007 is estimated as time to review the first public art concepts for the project.

The artist was already selected with the initial Kinney Road project back in 2000/2001, and that contract is still valid. The selected artist's name is Rebecca Carlton and she will begin formally interacting with the NAC/CAC in the Fall.

A public open house is scheduled for July 11, 2007 on the roadway project, and we hope to have samples of Ms. Carlton's work on display at that event. She is a ceramic artist who specialized in hand-made tiles. We anticipate that such tiles will be mounted on structural elements such as pedestrian benches and walls and otherwise be integrated into the roadway design.

The notices for the open house have been mailed, and there are extra notices to hand out, if needed.

C. EAMR Report Elements.

Mr. Portner handed out samples of completed EAMR reports from other projects – just to provide a sense of scope for the document being prepared on the present project. He explained that most information in the report is highly technical, and that the NAC/CAC is not expected to become expert in such technical information. He explained that the NAC/CAC is reviewing for basic concepts and to identify formal recommendations and issues related to the neighboring areas – some may be specific to EAMR document, and some may be more general concerns that would apply to any roadway project in the area.

Mr. Portner then handed out a document that outlined the EAMR table of contents for this project, together with a description of purpose and topics within each section.

Mr. Portner explained that this document would be used as the basic format for the Executive Summary to be distributed the week of August 6, per the master schedule handed out at the prior NAC/CAC meeting. The Executive Summary will attempt to provide the overall framework of the final EAMR and provide the basic findings and results of same in abbreviated format.

A few weeks later (August 27, 2007), the NAC/CAC will receive the full report. The expectation is to then receive Committee comments on or around September 5 and then try to capsule the NAC/CAC concerns and issues into a cogent letter to the Board of Supervisors.

One of the NAC/CAC members requested clarification that there would only be this meeting and the scheduled July meeting before the Executive Summary would be issued.

Mr. Portner confirmed this would be the case, together with the scheduled open house.

Mr. Portner then went through the EAMR summary/outline document. **[See attached.]**

A Committee member asked about the noise mitigation referenced at the end of Chapter 5 in the EAMR outline. He inquired as to whether there had been any thought of a wall just north of the shopping center on Kinney Road near homes at Shadow Mountain Estates.

Mr. Portner responded that part of the EAMR process is to complete a technical noise study, modeling roadway post-development, including the rubberized asphalt pavement, etc. Once the modeling is done, mitigation recommendations are made, if warranted as necessary to meet County ordinances.

A Committee member asked whether noise mitigation structures would be provided during and/or after roadway construction.

A representative from URS, the project's design consultant, explained that noise mitigation is implemented as best as possible during roadway construction, but that, due to practical concerns, some is not put in place until after the primary roadway elements are completed.

A Committee member asked when the noise evaluation will be done.

URS and Mr. Portner explained the results are part of the EAMR. We will be providing all available information at the July 18 NAC/CAC meeting and as much information as possible at the Open House on July 11.

A Committee member stated there are lots of homes near Kinney Road and there are concerns about noise. Is the area where Bopp is being realigned analyzed as part of the noise study?

URS stated that it was.

A Committee member asked how dust control will work during construction.

A representative from Sundt Construction, the project contractor, responded that there are standard Department of Environmental Quality (DEQ) dust mitigation requirements and County ordinances regulating this aspect of the work. Sundt will comply with all such regulations. Also, there is an enforcement process, and the County/DEQ will monitor the work to ensure compliance. There is a process for local citizens to call DEQ and the County and lodge a formal complaint if there is a problem.

The enforcement process is thorough and responsive. Sundt does not want complaints on its record, so they are proactive on dust control.

There was then a comment from a Committee member asking that their fellow NAC/CAC members make sure that their constituents do not have the expectation that NO dust will be generated. After all, this is a construction roadway project, and some dust is just a basic part of it.

A Committee member asked how the roadway construction will be phased.

Sundt responded that only one side of a road will be under construction at a time and that two-way traffic will be maintained at all times.

A Committee member asked how much time it will take to review the EAMR.

Mr. Portner responded that, according to the master schedule provided at the last NAC/CAC meeting, the NAC/CAC should have developed a finite list of issues, concerns, and recommendations by September 5, 2007. Mr. Portner will then try to prepare and distribute a draft letter on September 6 so that the Committee can review and finalize it by September 10.

Mr. Ben Goff of Pima County Department of Transportation mentioned that there was a very small bit of flexibility built into this schedule, if needed. The final letter from the NAC/CAC must be completed at least 30 days prior to the Board of Supervisors hearing, which is tentatively scheduled for October 16, 2007. As such, the NAC/CAC letter must be issues to the Board no later than September 25, 2007. Mr. Portner said he would revise and re-issue with the master meeting schedule to reflect this deadline.

#### **IV. Future Open House.**

There was a discussion of the previous roadway project open house held in 2001. At that time, there was a lot of input from neighbors, but there were not as many residences build and occupied as there are now.

The open house scheduled for July 11 is a conventional open house format. URS will set up in one area of the room to discuss design elements, Sundt will discuss construction, and there will be an area set up to describe public art. This open house will provide a conversational setting with three to four “stations” for the public to view. Comment forms will be available at the meeting.

The open house is not a required meeting for NAC/CAC members as part of the EAMR process.

**V. Committee Questions.**

Q: Wal-Mart will be a big issue. Are they still coming, even though there have been questions in the recent newspapers about Wal-Mart's overall economic status? And who are the other tenants?

A: Wal-Mart owns their parcel on this project and is the primary tenant. We are not sure of other tenants right now. We need to pin down timing of the roadway project first to know when the center will open.

Q: What is the timing construction of Ajo Way, west of the shopping center?

A: This is an ADOT project that is running separately. They are in design and scheduled for 2012.

Q: Are there service or utility outages expected during construction?

A: Not planned, and Sundt will do what it can to prevent.

Q: Will utilities be buried?

A: Power lines are on poles and other utilities are buried.

Q: Where are the turn lanes into the shopping center off of Kinney and Ajo?

A: There are three shopping center entrances off of Kinney Road – One is for full turning movements and a stoplight (the northernmost), two are right in/right out. There are two entrances off of Ajo Way and one will have full turning, but no light.

Q: How far north on Kinney are the three lanes (i.e., a center turn lane) proposed?

A: Just north of the new Bopp/Sarasota alignment.

Q: Where can neighbors go in the County to lobby for a center turn lane north of the currently planned improvements to Western Way?

A: The County knows this is a concern. The County Department of Transportation is looking at that and trying to procure funds, but this particular improvement will not be part of this project. NAC/CAC members can make sure that Supervisor Bronson is aware that this is an issue. Lauren Harmon of Supervisor Bronson's office confirmed she is aware of the matter.

Mr. Portner then asked if there were any further questions. Hearing none, he then thanked the Committee for their time and adjourned the meeting at 7:11 PM.