

Catalina Foothills Association

VOL. 7, NO. 13

MAY, 1991
NEWSLETTER

2509 North Campbell Avenue • Box 292 • Tucson, Arizona 85719

Devoted to the preservation of the unique residential character of the Catalina Foothills for over 25 years.

River Road Changes

For several years now, many Foothills residents have been asking Pima County Safety Staff to install a left turn arrow at River and First for westbound traffic turning south. Although they acknowledge that there are long delays, especially in the morning commuter hours, and a few accidents, the official answer continues to be that the intersection does not have the traffic volume to justify the left turn arrow.

Currently, the official design for River Road improvements has left turn arrows on both First Ave. and River Road. This intersection is scheduled to be redone as part of the River Road – west of Oracle to just east of First – project. Pima County Transportation is now projecting a bid opening in August of this year, with construction starting in October. Completion is scheduled for August of 1992.

The August date is about 5 months longer than previously planned. The delay was caused by additional engineering to meet ADOT requirements for the River/Oracle intersection. Plans now call for Oracle to have two left turn lanes and one right turn lane. River Road will not have left turn arrows at Oracle.

Another road project that many of us watch with interest is the Campbell safety project to soften the lower curves in the first mile north of River Road. Revenues from the two safety improvement bonds in the 1980's were to be used for this project. However, cost overrides on other projects have eaten up all the money. For the near term, Campbell will remain the meandering entrance to the Catalina Foothills.

Alert! Tree Trimming of Foothills Roads

Tuesday, April 8th, Ted Ramirez, Public Works Supervisor of the Pima County Department of Transportation, notified and met with three members of the Catalina Foothills Board of Directors concerning trimming of trees and desert vegetation along Via Alcalde, Vista Val Verde, and Piedra Seca; other roads may also be involved.

The objective is to have safety and line of sight for passenger automobiles, trucks and school buses. This entails cutting back trees and vegetation 300 feet at intersections and limbs of trees cut to a 12 foot height for safe passage of large vehicles. The County has contracted AAA Landscaping Company to do the trimming.

The two-week project is to begin the week of April 29th. During this process, should you have any questions concerning your property, call **Ted Ramirez** at 740-2639.

Letter From the President

It is with sorrow that we announce the death of the Catalina Foothills Association's past President, John A. Mazzolini on March 12, 1991. He was an admirable leader, adviser and friend to all. We express our sympathy to his wife, Martha and family.

The continuing involvements of the Catalina Foothills Association include the following areas: Campbell Avenue and River Road development changes, the recycling program, safety, development and construction changes along Skyline and Sunrise Roads, zoning codes and property restrictions, annexation, County trimming of trees in areas #3, #5 and #6, Rocking K and Foothills High School. The newsletter will bring you up to date.

We are reassured, as your working volunteer organization, by the increase of 100 new members to the Catalina Foothills Association. We thank all new members for their interest and support and welcome every member's participation and comments at any time.

Congratulations and recognition is accorded to the eight newly elected members to the Board of Directors of the Catalina Foothills Association. They are your friends and neighbors: Richard C. Bloom, Barbara Burke, Katherine Jacobson, Henri Luebbermann, James McLaughlin, Michael Norvell, Judith Redekop and William Stern. The Catalina Foothills Association is indeed fortunate to have their participation.

We wish all residents a safe and pleasant summer. Please alert neighbors if you plan to travel so that everyone can assist in the security of our neighborhoods and The Neighborhood Watch Program.

T. Hope Edison
President

Rocking K Update

The Rocking K referendum election has been set for November 5th, in conjunction with the City general election. Although the Rocking K Development Company tried to subpoena the leaders of the petition drive, all of the solicitors and all of the petitions and related documents, Judge Meehan threw out the suit on the grounds that it constituted a *witch hunt*. However, the Rocking K Company has filed a law suit questioning the validity of the petition signatures. (The Pima County Records office has declared that over 24,000 signatures are valid with only 20,148 needed.)

Road Safety

It's like an old record, or maybe a new CD, but here we go again.

Our roads here in the foothills are curvy, hilly, narrow and have many blind spots. We have more and more cars, bicyclists and walkers using the roads. Unless we are all careful, someone is going to get hurt.

Please . . . walkers, practice the universal rule of facing the approaching traffic, i.e. left side of the road. **Never** walk with the traffic flow. If you walk when it is dark, wear reflective, light-colored or white clothing and carry a flashlight so that you are visible in glaring headlights.

Bicyclists should practice extreme caution and follow the same traffic rules as autos. Although an excellent means of transportation and exercise, bicycling is very dangerous to everyone where paved bicycle lanes are not provided on high traffic thoroughfares – specifically Campbell Avenue. If you cycle after dark, please have a light and reflectors, so that you are visible in headlights. Auto drivers must be alert for bicyclists and treat them courteously.

We love our neighbors and want to keep them alive!

Canine “Calling Cards”



When you are walking or exercising your dogs, whether on or off the required leash, please *do unto others as you would wish – curb your dog!*

Your dog's *calling card* is most offensive on other residents' driveways or adjacent to mail boxes.

Plans for the New Catalina Foothills High School

Site and construction plans for the new Catalina Foothills High School will be presented to the public after the Catalina Foothills School Board meets on May 14, 1991, according to Terry Downey, Assistant Superintendent of the Catalina School District. Please watch for the dates and places where these public meetings are to be held.

SAGE Society

SAGE Society (Senior's Achievement and Growth through Education) is an organization sponsored by the University of Arizona's Extended University. SAGE Society brings seniors together to develop university level courses that are led by SAGE members, selected active and retired UA faculty and other specialists. SAGE members enjoy group discussions, lectures and field trips, and the fellowship that comes with working together. For further information, contact **Dr. Patti Overall** at 621-8632.

City Intensifies Annexation Drive

(Approved reprint from “Quail Talk”, newsletter of Saguaro Forest Associates – April, 1991.)

The City of Tucson is preparing to intensify its drive for annexation of surrounding areas of Pima County, and the leader of this drive is none other than Pima County Assessor, Arnold Jeffers. The main motivation is to increase the city's tax base.

The formulas used by the state to distribute the money collected through sources such as gasoline taxes and lottery funds heavily favor the incorporated areas of the state. Jeffers estimates that Tucson receives about \$200 per resident from such state sources and feels that 200,000 people living on the edges of the city should be taken in. According to recent figures, that would leave fewer than 48,000 residents in the unincorporated portion of the county. Such action, he says, would increase, by \$40 million, the funds received by the city from the state.

As an example, Jeffer's subdivision was annexed to the city last year after years of effort on his part. The assessed valuation of his property was \$116,000 and at the current property tax rate, his city taxes will be about \$120 plus additional taxes on his utility bills. But his trash collection and fire protection, formerly costing \$255, now will be provided by the city. He estimates a net savings of \$70 per year as a result of the annexation.

The situation may not be so rosy for county residents in areas of lesser housing density. Since the city wants to cram as many taxpayers as possible onto each acre of land and considers a quarter acre as a large lot, residents on larger parcels justifiably may be concerned.

Another area of concern is the ecological and environmental effects of having the city limits adjacent to Saguaro National Monument. According to press reports, Jeffers is advising the city to concentrate on neighborhoods, not on vacant land. Yet, could the city ignore attractive vacant parcels, especially when would-be developers are likely to want them inside the city, so that they can get zoning for a greater housing density?

Thus, serious questions arise concerning the effect on the buffer areas next to the Monument and, indeed, on the Monument itself. The limiting case is Central Park in New York City, bounded by a wall of skyscrapers and by the din of automobile traffic and screaming emergency vehicles.

Perhaps it is not too late to make a study of the pros and cons of the annexation of such areas to the city. How about requiring, as a condition for annexation, that the city create a new zoning category mandating low housing density in the buffer area? Who would like to volunteer to organize and conduct such a study?

In summation, a few further facts:

1. The city's yearly goal is 2000 new residents – bringing in \$200 of state revenue per individual.
2. To break even on city services, the city needs 4 units per acre.
3. The city's R1 zone equals 6.2 homes per acre while Pima County CR1 equals 1 home per acre.



Zoning and Rezoning

SR, CR1-2-3-4-5-, CB, CI, TR – no, this is not some demented Sesame Street version of how to learn the alphabet. But unlocking the secret of all these codes can be most useful in helping you understand the shape of the work around you.

For these innocuous letters and numbers are some of the more common zoning categories used inside Pima County. If you know what the zoning is on that empty piece of land, you have some idea of how it will be used. Or, when the owner of that property asks the Board of Supervisors to change the zoning you need to know what is allowable within the category if you are to make a judgment about the proposed development.

Pima County Planning and Zoning has, of course, a published and detailed description of each zone with standards and requirements ranging from treatment of washes to setbacks from property lines to building heights. Anyone is welcome to go down to their offices and read it. But the most important issue to many is the density: how many houses or how intense a business coverage can be built on the specific piece of land. A brief overview follows. It may not be of concern to you now, but put it on the refrigerator door for the moment when you learn that someone wants to turn your favorite path through the desert into the driveway of a 500 unit apartment complex.

Starting with residential codes, the least intense is SR which stands for 1 house per 3.3 acres. If you owned 10 acres, without a zoning change, you could build 3 homes. The other residential codes are CR1 through CR5. CR1 allows one home per 36,000 square feet. The higher numbers allow higher density as controlled by requirements for minimum lot sizes. For example, CR3 has a minimum lot size of 8,000 square feet which translates into approximately 5 houses per acre. Issues like washes, slopes and utility easements come into play to control the total number of units but the general idea is there.

Some examples using La Paloma might help. La Paloma was zoned CR1, which would have allowed the 793 acres to be developed in the same manner as Shadow Hills. In 1982, when Cottonwood Properties received their rezoning, La Paloma became a mixed-use development. Currently, 1 acre homesites are sold as estate lots (many of those are found south of the Westin) while detached patio homes (located north on Via Palomita) are built on CR4 and CR5 lots. Incidentally, the number of units built on those two areas could be the same, the developer might choose CR4 or CR5 based on the other performance standards such as lot line setbacks.

TR is a transitional zone which bridges residential and commercial development. Apartments and offices are both allowed in this zone. Hence, the parcel of land with the condominiums (north of the office buildings) is zoned TR. The executive office complex itself is CB1, the least intensive of commercial use.

Zones butt up to one another in interesting ways. Via Palomita is, if you turn south off Sunrise, the driveway into the Westin and the estate lots. If you turn north, you reach the patio homes and more estate lots at the northern and eastern edges. Right at the northeast side where Sunrise and Via Palomita meet, there is a little bit of CB1 zoning. The State Land Department owns that parcel and has signed a lease with Chart House to build one of their restaurants there. The development plan has not yet been submitted to the County for review but a restaurant is a proper use within the CBI zone.

The new home of the Muscular Dystrophy Association is currently under construction on the south side of Sunrise, right where Sunrise and Skyline split. This also is an appropriate use in the TR zone established during the 1982 rezoning.

An interesting twist to figuring out what might be built on a piece of land is that an owner has the option to build anything allowed in any zoning category lower (that is: less intense) than the zoning on the property. For example, there are townhouses located north of Swan and Sunrise which are built on land zoned TR. TR would have allowed the developer to put up a large apartment complex but a decision was made that the market was more favorable for townhouses. Therefore, the less intense use resulted.

Clustering is also an option within residential zoning. As the name implies, a developer may put all the allowable residential units on one part of the land and leave undeveloped open space for the total number of units allowed under the zoning. Fairfield is perhaps the best known for its use of clustering. There are good and bad developments under clustering just as there are terrific and terrible examples of land use under SR and CR1. But many planners argue that good cluster development beats all other forms for a number of reasons including the impact on wildlife, desert plants and transportation planning.

Now, we are back to the original question. What is demented about SR, CR1-2-3-4-5, CB1, TR (and many other codes like GR and SH and CI) that we haven't even begun to think about? Perhaps it is only that there are many opportunities, requirements and restrictions which can affect the land around you. Once you have become more informed – and this article is only the proverbial tip of the iceberg – you may feel less confused by the growth which continues to occur within our metropolitan area.



P.S. The zoning categories established for the development of La Paloma were negotiated by the Foothills Area Coalition of Tucson (FACT) and Cottonwood Properties in February, 1983. In addition to the Pima County regulations, there are more protective FACT established restrictions on La Paloma land development and use. Let this example serve to demonstrate to you that citizens do have a voice in rezoning.

Skyline Road Improvements Scheduled

A contract recently awarded to Southern Arizona Paving Company by Pima County should result in improved safety and convenience for residents along Skyline Road between Campbell Avenue and Orange Grove Road.

In addition to minor grade improvements in the area, new left turn lanes will be provided at Avenida de Posada and at Camino Miraval. The present median opening at 2600 Skyline will be closed and access to the Catalina Foothills Condominiums complex at that location will be provided by a new driveway entrance from Avenida de Posada just south of Skyline.

Work is currently awaiting the relocation by Southwest Gas Corporation of a high pressure line in the construction area. It is anticipated this work can be completed by August, and the road improvements finished in October.

Recycling

BFI is continuing to collect garbage twice a week and will collect recyclables on the second pick-up day. To participate in the recycling program, telephone the BFI office at **887-0567** and ask to join the **Recyclenow™ Program**. Within the next fifteen days, BFI will deliver to you a bin and bill your account a one-time charge of five dollars. The bin then belongs to you.

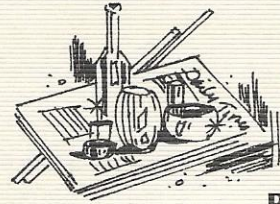
Waste Management is collecting garbage once a week on the first day of collection and recyclables on the second day. The company will provide one bin (or more) to its customers at no extra charge. To participate call **623-6396**.

If you object to either of these programs, call the Board of Supervisors and tell them what you want. Call **740-8126** for Greg Lunn, Dan Eckstrom, Reg Morrison and Raul Grijalva or **740-8051** for Ed Moore.

Tucson Clean and Beautiful (791-3109) is collecting the recyclables at various locations on the first Saturday of each month. Locations are subject to change, so please call in advance.

For more information on recycling, please consult the *1991 Tucson Recycling Directory*, available in our public libraries. It lists depots for recycling almost anything.

In the meantime, for those residents who are interested in recycling, **newspapers** can be left at the Food Bank bins at various locations. **Aluminum** or **plastic** (tinted and clear) beverage cans and **newspapers** can be taken any day to a depository located in the Wal-Mart Center on Wetmore by Taco Bell. **Household hazardous waste** (paint cans, acids, solvents, pesticides, etc.) can be taken on the first Saturday of every month from 10-4 to the University Dairy Farm on Allen Road, three blocks east of Campbell. Please remove labels when possible. If you are recycling **newspapers** through Waste Management or BFI, please consider making a much needed donation to the Food Bank, 23 West 27th St., Tucson, AZ 85713, Tel: **622-0525**.



**WHEN YOU RECYCLE
EVERYBODY WINS!**

**Recycle
Aluminum • Glass • Newspapers**

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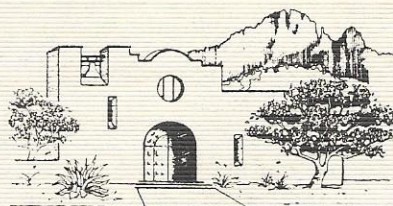
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