# Combined Community Meeting Notes

## April 8, 2026 — Neighborhood Safety, KB Development, Roads, Parks, and School Coordination

### Meeting Overview

Community members, neighborhood association leaders, Tucson Police Department representatives, school representatives, and local officials discussed neighborhood safety concerns, the proposed KB Homes development, traffic calming, road resurfacing, school/park coordination, and community projects.

---

# Public Safety & Non-Emergency Reporting

### Calls for Service

- TPD reported **289 calls for service** in the neighborhood area from January 1 through the meeting date.
- **39 calls** were routed to the city's **311 non-emergency line**.
- Most calls involved:
    - Traffic issues on Broadway, Kolb/Cole, and Speedway
    - Disorderly conduct and trespassing
    - Welfare checks
    - Domestic violence
    - Suspicious activity reports
    - Three burglaries

### Traffic Enforcement

- Motorcycle officers continue targeted enforcement operations on Broadway and other high-complaint corridors.
- Residents expressed ongoing concerns about:
    - High-speed motorcycles
    - Cut-through traffic
    - Increased vehicle traffic from future development

### Reporting Guidance

- **311** is now the City of Tucson's official non-emergency reporting line.
    - Calls can automatically transfer to **911** if an emergency is identified.
- Residents were encouraged to:
    - Use **911** for emergencies
    - Use **311** for non-emergency concerns and city services
    - Share surveillance footage directly with TPD

### TPD Contact Information

- Non-emergency/community follow-up:
    - Teresa.Hayward@tucsonaz.gov

---

# KB Homes Development Discussion

## Project Overview

- Proposed KB Homes development:
    - Approximately **129 single-family homes**
    - Roughly **35 acres**
    - Near Broadway/Jessica and the St. Joe's/Carondelet area

### Negotiated Changes

- Community negotiations reduced the project density from potentially much higher zoning allowances.
- Planned features include:
    - Two-story homes
    - Two-car garages
    - Neighborhood park space
    - Traffic improvements

### Traffic & Infrastructure

A required traffic study will evaluate:

- Right-turn lane additions
- Improvements to the Jessica curve/intersection
- Cut-through traffic concerns
- Green Hills/Rosewood traffic calming

### Park & Wash Area

- Paul Cunningham negotiated inclusion of:
    - A neighborhood park
    - Open space near Rosehill Wash
- Community discussion included:
    - Whether park bathrooms should be included
    - Lighting concerns
    - Maintenance responsibilities

### Bike Path & Bridge

- Proposed bridge/bike crossing remains unresolved.
- Community members expressed differing opinions about:
    - Bridge location
    - Safety impacts
    - Traffic implications
- The bike route project is independent from the KB development.

### Drainage Concerns

- Existing drainage issues near Dr. Chun's alley/water redirection area are expected to be corrected as part of the project.

### Community Concerns Raised

Residents voiced concerns regarding:

- Increased traffic
- Crime and safety
- Homeless activity
- Additional bike and vehicle traffic
- Loss of vegetation and air-quality benefits
- Potential water pressure impacts

One resident noted having lived in El Gheko/El Gato for 57 years and opposed the project due to environmental and infrastructure concerns.

---

# Roads & Traffic Calming

### Road Resurfacing

- Roads previously chip sealed in 2017 are scheduled for future resurfacing.
- "Mill-and-fill" resurfacing is anticipated within approximately one year.

- Carondelet and Jessica are expected to receive additional reconstruction work through separate funding.

### Green Hills Traffic Calming

- Planned traffic calming includes:
  - Speed humps
  - Four-way stop considerations
  - Engineering review following resurfacing

---

# Hudlow School & Shared Park Access

### School Status

- Hudlow Principal:
  - Eva.almonte@tusd1.org
- Principal confirmed:
  - Hudlow is **not closing**
  - Enrollment concerns remain under discussion district-wide

### Shared-Use Park Access

- Residents were reminded:
  - The school grounds function as a shared-use neighborhood park under agreement with the city
  - If gates are locked improperly, residents should:
    - Email or call the principal's office

### Park Improvements

Potential improvements discussed:

- Painted games
- Sensory paths
- Community volunteer art projects

---

# Community Projects & Open Discussion

## Community Yard Sale

Strong neighborhood interest was expressed in organizing a recurring community yard sale.

### Proposed Ideas

- Use Hudlow parking lot for residents who cannot host sales at their homes
- Townhome residents particularly interested due to HOA restrictions
- Dyann and Rachel will work on:
    - A reusable annual flyer/template
    - Coordination process

### Roll-Off Dumpsters

Discussion included scheduling neighborhood roll-offs around:

- Yard sale weekends
- Brush and bulky pickup periods

---

# Alley Trash & Brush/Bulky Pickup

### Trash Collection

- If trash pickup currently occurs in alleys, it will remain there.
- The city has already completed all planned front-yard service conversions.

### Brush & Bulky

- Brush and bulky pickup now generally requires curb placement rather than alley placement.

---

# Additional Resident Concerns

### Green Hills Sign Painting

- Residents requested updates on repainting the Green Hills sign.
- City approval is still pending before scheduling work.

### Trailer Near Circle K

- Residents again raised concerns about a problematic trailer near Circle K.

- Follow-up with property owner/code enforcement remains needed.

---

# Action Items & Follow-Up

## Safety & Reporting

- Residents should continue submitting:
  - Traffic hotspot reports
  - Surveillance footage
  - Non-emergency complaints through 311

## KB Development

- Complete traffic study
- Continue community outreach meetings
- Finalize zoning variance process
- Clarify park design and amenities

## Roads

- Communicate resurfacing schedule and timing
- Finalize traffic calming engineering review

## School/Park Coordination

- Continue reporting gate access problems to Hudlow administration
- Organize volunteers for park/playground enhancements

## Community Activities

- Organize coordinating team for community yard sale
- Develop annual communication template
- Schedule future roll-offs and cleanup efforts

## Neighborhood Issues

- Follow up on:
  - Green Hills sign approval
  - Trailer near Circle K
  - Drainage remediation progress