



RBNA Annual Meeting

Saturday, November 15, 2025
Northminster Presbyterian Church



Meeting Notes

Summary by: Stephen Brigham, Interim Secretary

The neighborhood with a NATURAL RESOURCE PARK!

Meeting Agenda – Saturday, November 15, 2025

1 – 3:00 p.m.

- Welcome/Introductions - Lindy Brigham RBNA Board President
 - Guests
 - Ward 3: [Marlene Avelino](#), Council Aide; Kevin Dahl, Council Member
 - Grace Wilkey – Tucson Racquet Club
 - Andrew McNeill and Austin Hodge - Seven Cups Fine Chinese Tea Shop, 2510 E Fort Lowell Rd
 - Liz Sparks – Tucson Village Farm - see presentation slide
 - Board and Advisors
 - Neighbors
 - **NOTE: approximately 40 total number of sign-ins**
- Treasurer’s Report – Terry DeCarolis, RBNA Board Treasurer
- Ice Cream Social - March 7, 2026 2 to 4 PM at Valley of the Moon
- Rio Vista Natural Resource Park - Linda Turner
- Accomplishments/Challenges - Stephen Brigham, RBNA, Planning Advisor
 - 2025 Spring Festival
 - Remembrances: “Malice” Keller; Chris Tanz
 - RBNA History
 - RBNA Roads Vision, Projects and Priorities
- COT Transportation & Mobility - James Castenada, Senior Project Manager
- Community Announcements/Concerns - Lindy Brigham
- Adjourn: Social/Information Hour



Current Board Members & Advisors

President: Lindy Brigham – *Communications*
Vice-President: Mary Bird – *Communications*
Treasurer: Terry DeCarolis – *Social*
Secretary: Stephen Brigham – *Project Review*
Members: Estelle Stern-Eilers – *Enhancements & Maint, Blog*
John O’Hare – *Neighborhood Security*
Vicky Strome - *RillitoRambles Blog*
Linda Turner – *Rio Vista*
Pat Mulrow

Advisors:
Larry Bird
Murray DeArmond
Sue DeArmond
Matthew Vasquez
Mike Shaw
John Kovacik
Julie Stephens
Wallace Kinkade
Jim Altenstadter
Linda Agen



**Liz Sparks, UA Cooperative Extension
4-H Agent**

<https://tucsonvillagefarm.arizona.edu/>

Tucson Village Farm Midweek Market

We sell TVF grown produce, farm-fresh soup, focaccia bread, chocolate chip cookies, and MORE.

Prices will be posted at the farm.

Cash, cards, ApplyPay, SNAP, and DoubleUp Food Bucks accepted.

Wednesdays, 4-6pm at our 'Big Farm'
2201 East Roger Road

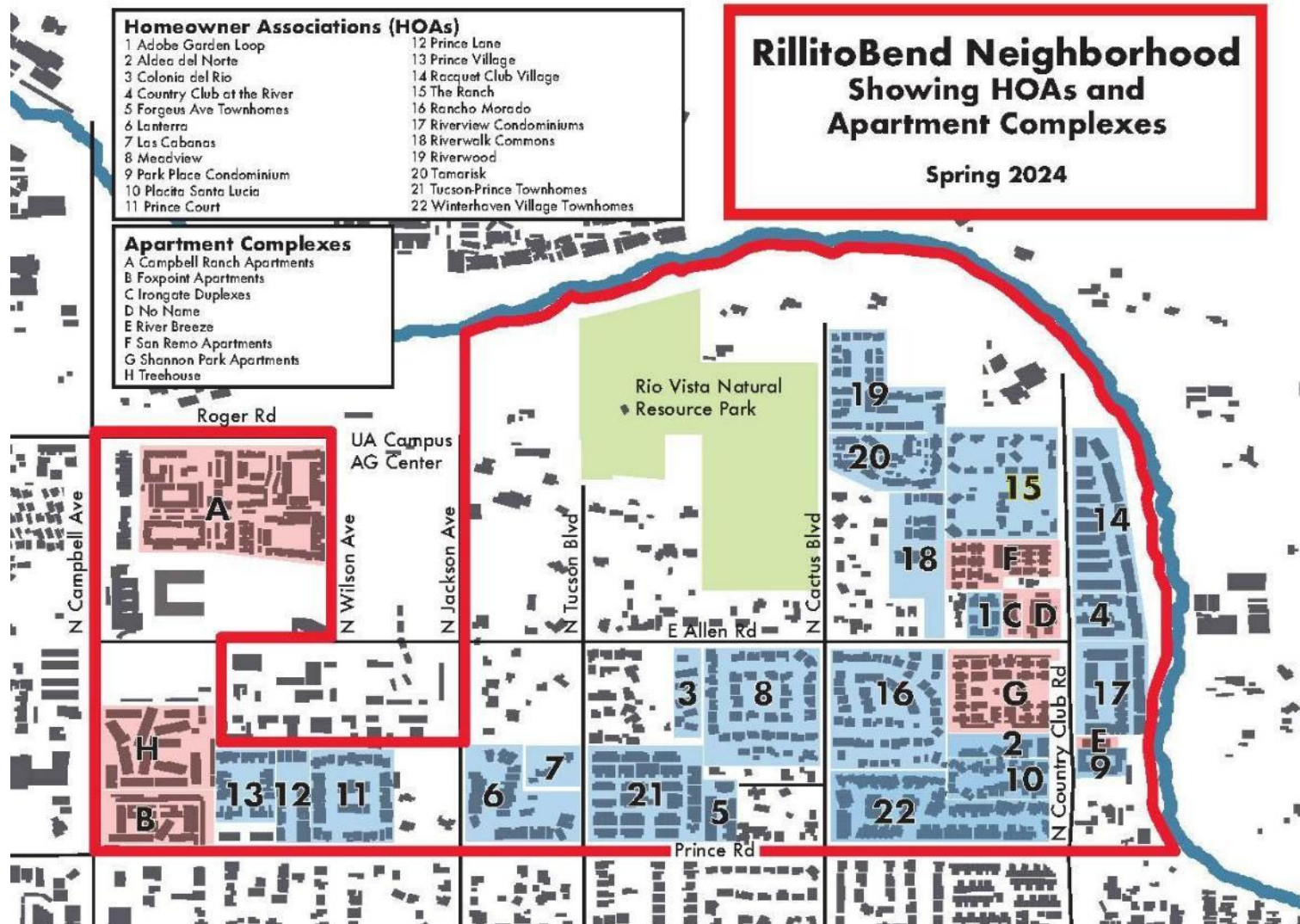


Animal Education Center

- New proposal for youth
- Using elements from the Border Wall

RillitoBend

Showing HOAs and Apartment Complexes



Treasurer's Report

Neighborhood
Project Leader: Terry
DeCarolus, Treasurer

We are a dues-free organization so we are always looking for ways to generate revenue.

Cash donations from members. All residents within the physical boundaries of RBNA are automatically members.

Donations (broadly defined) include cash, checks, donation jar (here today and we would welcome your \$\$\$). Also in-kind donations of food/snacks, volunteer labor, tools, plants etc for landscaping projects and special events organized by our Social Committee, and, yes the entertainment provided by our neighbors in the RBNA Band!.

A significant amount of revenue is generated through sales of merchandise donated by our members. We are fortunate to have many talented artists as members and donations of their works to RBNA are an extremely valuable source of the MERCH we have available for purchase. Please check out what we have to offer here today.

We are always seeking new sources of this artistic MERCH so if you would like to donate any of your pieces to RBNA please contact Lindy, me or any of our Board Members. Thank you to all who contribute to our income in this manner.

Please contact us if you have creative suggestions for other ways we can generate revenue for our organization.



Treasurer's Report

Neighborhood
Project Leader: Terry
DeCarolis, Treasurer

Balance reported at 11/16/24 Annual Meeting: \$2,034.70

Income: \$2,087.26

Expenses: \$1,726.36

CURRENT BALANCE: \$2,427.21

ANNUAL MEETING SALES INCOME AFTER THE MEETING:

\$170.00 - Merchandise

\$164.00 - Donation jar

TOTAL MEETING SALES PROCEEDS = \$334.00

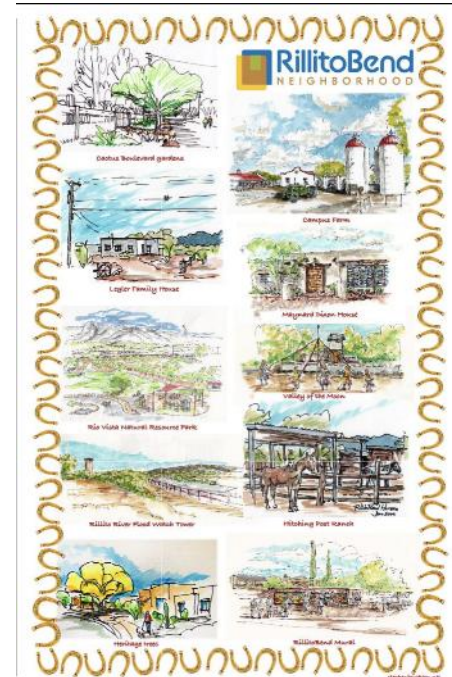
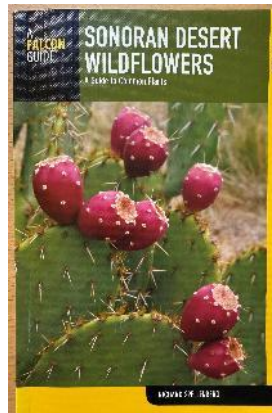
NEW BALANCE: \$2,761.21

IceCream Social

Neighborhood
Project Leader: Sue DeArmond

Saturday, March 7, 2026
2pm – 4pm
Valley of the Moon

In addition to the wonderful **ICECREAM**, we will have our RBNA Merch available.



2025 Spring Arts and Music Festival

Neighborhood
Project Leader: Sue DeArmond

Thank you to all the talented neighbors and friends for our successful 2025 Spring Festival!



Rio Vista Natural Resource Park: Next Steps

Neighborhood
Project Leaders:
Linda Turner/Mary Bird

January 25, 2025: Restoration Celebration

Since the opening, RBNA has:

- Established Rio Vista Stewards, volunteers helping to monitor the park's new planting and irrigation system.
- Adopted Rio Vista Natural Resource Park, shared with The Mattress Firm
- Conducted invasive species removal and planting events, under the direction of Strategic Habitat Enhancements and neighborhood expertise.



Cake cutting,
January 2025

Watering, August
2025

Planting, October
2025

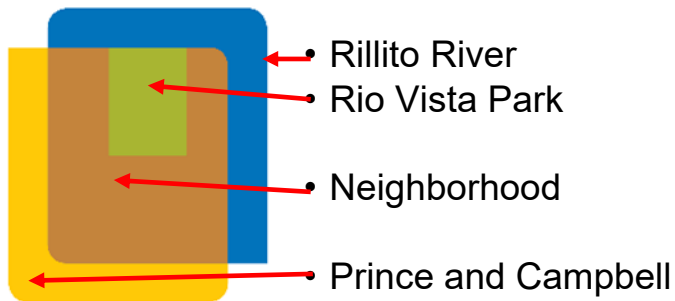




Mary Alice Keller

"Malice" was born in 1944 to Ernesto and Alicia Rueals. She was a proud member of a multigenerational Tucsonan family whose roots trace back to the founding of the Presidio San Agustín in 1775. She carried that deep sense of history and heritage throughout her life. Mary Alice Keller shared 52 wonderful years of marriage with her beloved husband, William Keller. Mary Alice had a distinguished career as a graphic designer, earning numerous awards for her innovative and inspired work. Malice was a woman of many passions—art, history, gardening, birding, world travel, big dogs and our neighborhood. Malice died in July of this year.

She also worked with Murray DeArmond and Steve Brigham to develop our RillitoBend logo which is an abstract map of our neighborhood. We miss Malice.





Chris Tanz

Chris Tanz was a major supporter of our Rio Vista Natural Resource Park. She was also one of our most significant public artists with work that included her popular “Gneiss Benches” in the Park.

Chris was born on in 1944 in a Polish field hospital just outside of Nazi control, under the alias Krystyna Szienczicka. Her family fled with her to France then finally to the United States and became proud citizens of this country. Fifty years ago after earning degrees from Harvard University and her PhD at the University of Chicago, she came to Tucson to become the only female Assistant Professor in the University of Arizona’s Department of Psychology.



Chris on one of her “Gneiss Benches” at Rio Vista Park

In 1994, Chris embarked on a new challenge in public art. Over the next 15 years, she designed some of the most iconic and memorable projects around town, from the grand *Sun Circle and the Gateway to the Catalinas* on the Loop to the understated *A Gneiss Bench to Sit On* in our park. In her later years, she became deeply involved with local Holocaust survivors. She published the story of her parents’ fight for survival in an essay in the book [Born Into a World at War](#).

Chris died in October 2025, leaving a legacy of public art and a continuing inspiration for her work with local issues and her support for Holocaust survivors.

RillitoBend History

Boundaries:

North and East - Rillito River

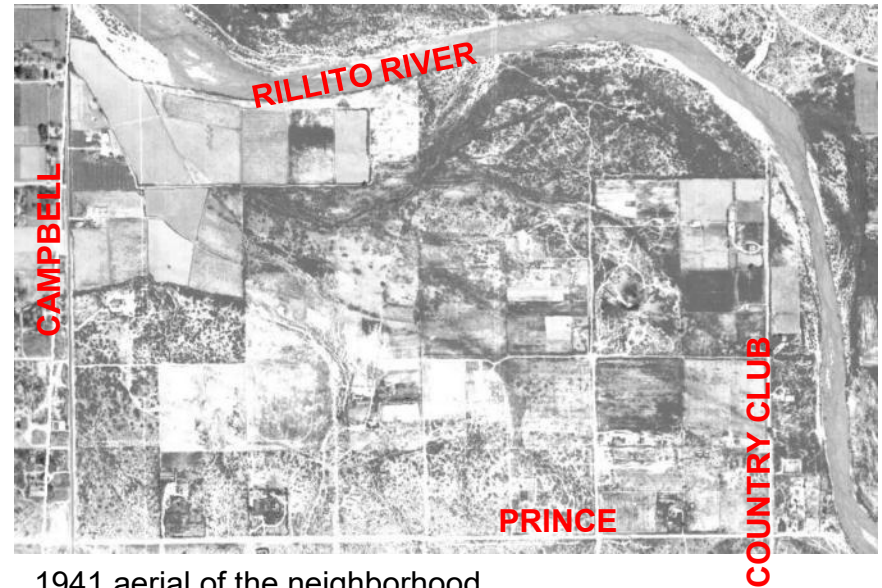
South - Prince Road

West - Campbell Ave

Originally this was mostly ranch and farm land with periodic floods from the Rillito. There is still one of the flood watch towers at the end of Prince Road at the Rillito. The earliest reference to the neighborhood, which was originally called "Prince-Cactus," was on June 30, 1946 when neighbors petitioned the Pima County Board of Supervisors to pave Prince Road between Campbell and Country Club. There were concerns about dust, traffic, and ruts. The petition concluded: *"to this end, the undersigned subscribe the sum of \$3,500 as their share of the cost of such a project."*

As Tucson and Pima County began to grow, this became a blend of artists' homes interspersed with the ranches and farms. For example, Federico J.M. "Fred" Ronstadt and his second wife, Lupe Dalton, bought 80 acres of "remote land" north of Prince around Tucson Blvd which became the ancestral home of Linda Ronstadt and Peter (who served as Tucson's chief of police from 1981 to 1991). The neighborhood was in Pima County until City of Tucson annexation in 1979 when more housing was developed. However, the area remained a relatively isolated peninsula with neighbors protecting the open, rural, desert land in the midst of Tucson. Today, many neighbors and HOA's help protect and enhance the special character of RillitoBend.

The neighborhood name was changed from "Prince-Cactus" to "Prince-Tucson" and finally to "RillitoBend" around 2013 when Rebecca Crocker suggested the name change. Rebecca and her husband Rafe Sagarin, a renown marine ecologist and environmental policy analyst at the University of Arizona, lived at the corner of Clays Alley and Cactus. Rafe was killed on his bicycle by a drunk driver in 2015 – Rebecca and her two daughters then moved away - a great loss for our neighborhood.



1941 aerial of the neighborhood

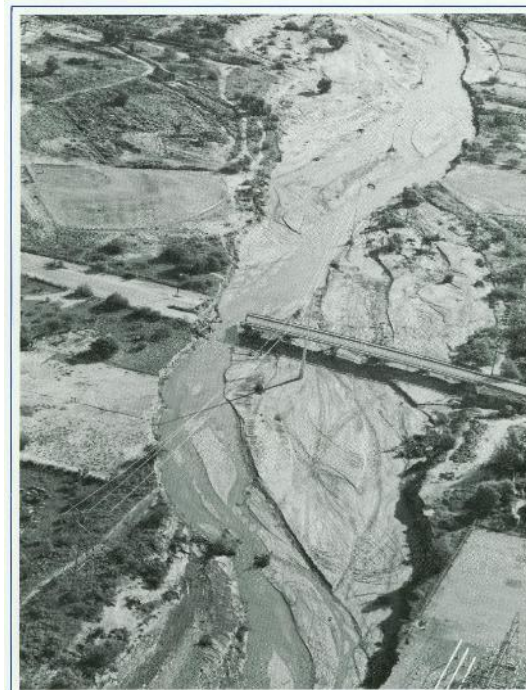


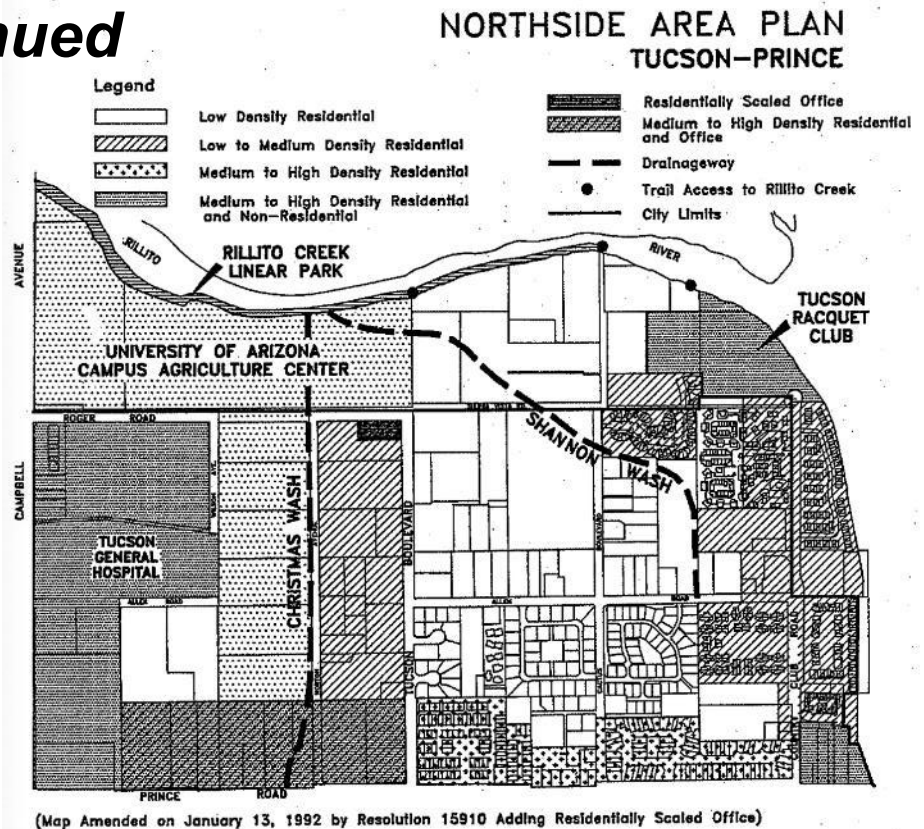
Photo by Peter L. Kresan © 1983.

1983 flood with a bridge over the Rillito washed out

Rillito Bend History - continued

Major milestones:

- Valley for the Moon (VOM), originally opened in 1932. A Life Magazine article (1953) called Legler a philosopher, magician, storyteller, animal trainer, gardener, known in the Fairy Kingdom as the Mountain Gnome. VOM received a Tucson Historic Preservation Foundation award as an Historic Landmark in 2015.
- 1941 – the renown western artist, Maynard Dixon and his wife Edith Hamlin, built a house on the Ronstadt Homestead. He died in the house in 1946. The house remains in our neighborhood on Jackson and Prince.
- Late 70's - Annexed into the City of Tucson and became the Tucson-Prince Neighborhood
- Early 1980's, fought a proposed Rillito Pantano Parkway which would have widened Prince Road for access to the Parkway
- 1983 – Major Tucson flood caused by Tropical Storm Octave, which dropped around seven to eight inches of rain over a few days. The flooding and bank erosion of the Rillito River resulted in Pima County developing soli cement banks to the Rillito with a pedestrian/bicycle path on top of the banks which became the Loop.
- 1987, the City of Tucson developed the "Northside Area Plan" which included the University of Arizona "Campus Agricultural Center" and our "Tucson-Prince" neighborhood.
- 1980's, fought the proposed Rillito-Pantano Parkway designed to be an alternative to I-10, to connect IBM and SE Tucson with the NW through our neighborhood. In 1984, voters rejected the \$15 million bond to fund studies for the proposed 13-mile Parkway although the plans to widen Prince Road to a bridge over the Rillito remained on the City's Transportation Plans for many years.



The watch tower and adjacent building were ravaged by the overflowing Rillito River on Oct. 3, 1983.
Joy Wolf / Arizona Daily Star 1983



RillitoBend History - *continued*

- 1990's, fought to make RioVista Natural Resource Park among the first natural resource parks in the City. Finally in 2018, the City approved Proposition 407 which helped provide funding for an updated master plan based upon RillitoBend input. The planning started in 2022 with a completion celebration in January 2025.
- 2001 – Tucson General Hospital was demolished for University Medical Center to develop the Arizona Cancer Center and to lease land for the development of the Ronald McDonald House. The planning and development were done in concert with neighborhood advisors.
- The RillitoBend Neighborhood Association has continued to enhance public spaces for the benefit of all residents. Volunteer neighbors established a labyrinth in the Park near Cactus Blvd. located on a degraded, abandoned home site. Neighbors also installed benches, castoffs from the City, near the labyrinth so that visitors would have a place to rest and enjoy an amazing view of the Catalina Mountains. An active Enhancement Committee has worked on Park projects as well as establishing the Linear Garden along Cactus, outside the wall of Winterhaven Townhome Village near Prince Rd. A successful grant led to the planting of trees along the north side of Prince Rd. between Country Club and Cactus.
- During recent years, RillitoBend has become a stronger neighborhood through strategic reorganization: Bylaws have recently been revised and approved, a neighborhood Vision Statement adopted, a website developed, and logo approved.



RBNA Roads – Vision/Projects Overview

PRINCE ROAD:

- Sidewalks
- Bus Shelters
- Bicycle paths
- Landscaping
- Utility poles design management
- Reduction of right-of-way

CACTUS BLVD:

- “Zocalet” gathering areas
- Pedestrian safety
- Storm water mitigation
- Traffic calming
- Landscaping infill

ALLEN ROAD:

- Shannon Park Apts parking lot screening/landscape
- Stormwater mitigation
- Complete sidewalks
- Landscaping infill
- Beautification

COUNTRY CLUB:

- Speeding mitigation
- Sidewalks

TUCSON BLVD:

- Speeding mitigation



2015/2016 - Cactus Boulevard:

*“the neighborhood’s
Linear Zócalo where
residents gather, walk,
bike, and drive between
the Rillito River, Prince
Road, and their homes
along the way.*



PLANNING GOALS & GLOSSARY:

GOALS:

- Support the dynamic “Living” street interactions between neighbors.
- Correct deficiencies related to drainage, pavement and rights-of-way conditions.
- Enhance road edge landscaping and aesthetics.

GLOSSARY:

Zócalo: a public square or plaza typically in Mexico which is often the central gathering place of a community.

“Linear Zócalo”: A term developed by the RillitoBend Neighborhood for a central community space that supports safe pedestrian interactions within a livable street framework while managing stormwater toward landscape, detention, and habitat areas.

“Zócalet”: A term invented for the “Linear Zócalo” for specific gathering places along the road - similar to COT “Parklet”.

RBNA Roads – PROJECTS COMPLETED

PRINCE ROAD:

- Tucson Clean & Beautiful Grant - 2015
 - From Country Club to Cactus
 - Trees, Stormwater Check Dams
- UA Landscape Architecture Class – 2022
 - Designs for the future
- City of Tucson – Plan Tucson 2025
 - Importance of aesthetics
 - Utilities collaborative planning
- RBNA Mural and garden - 2024

CACTUS BLVD:

- Cactus & Allen traffic circle – 2010
- Lucie's Garden – 2017
- “Zocalo” Vision Document
- City of Tucson – 3rd Street/Treat Bicycle Boulevard / H.A.W.K. crossing
- Rain Garden Enhancement – COT Transportation – 2021

ALLEN ROAD:

- Meadow View stormwater channeling/landscaping 2020

COUNTRY CLUB:

- No completed projects

TUCSON BLVD:

- City of Tucson – road improvements and sidewalks

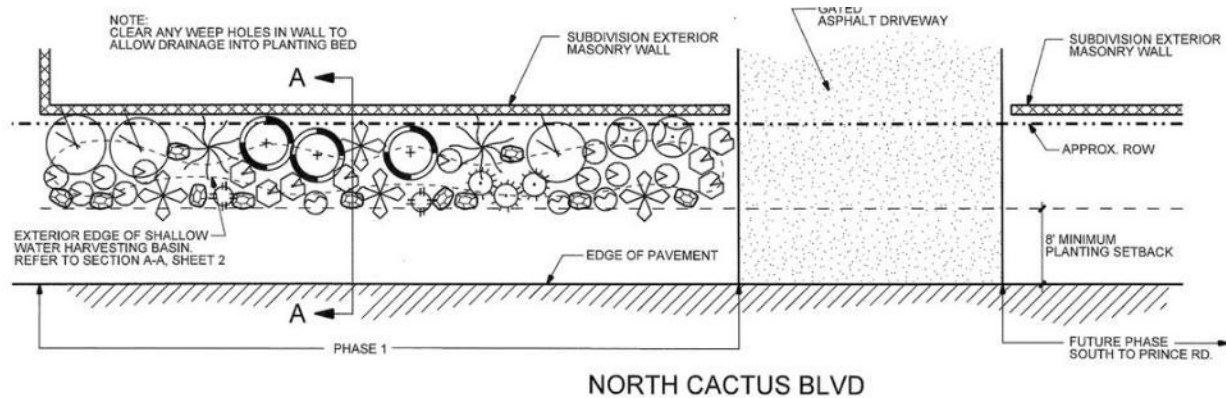
OTHER

- Pima County Bicycle/Pedestrian Loop Mural – 2022
- City of Tucson – Paving 2024

13 Neighborhood Projects Completed!

2017 Cactus Blvd Enhancement Projects

“Lucie’s Garden”, Banner donation, Volunteers, Art Fair



2017/18 Prince Road from Cactus to Country Club

Tucson Clean & Beautiful grant

In 2017, the RillitoBend Neighborhood submitted a grant proposal to Tucson Clean & Beautiful for improvements to the Prince Road right-of-way in front of Winterhaven Village between Country Club and Cactus Boulevard. The proposal was prepared by Steve Brigham and John Kovacik. The proposal was supported by the City's Ward 3 office and Winterhaven Village. The project was funded and partially completed in 2018. The tree planting and stormwater swales portion of the project consumed the project funding so the sidewalks portion of the project did not get funded.

The sidewalks and bus shelter portion of the project are still a priority for RBNA.

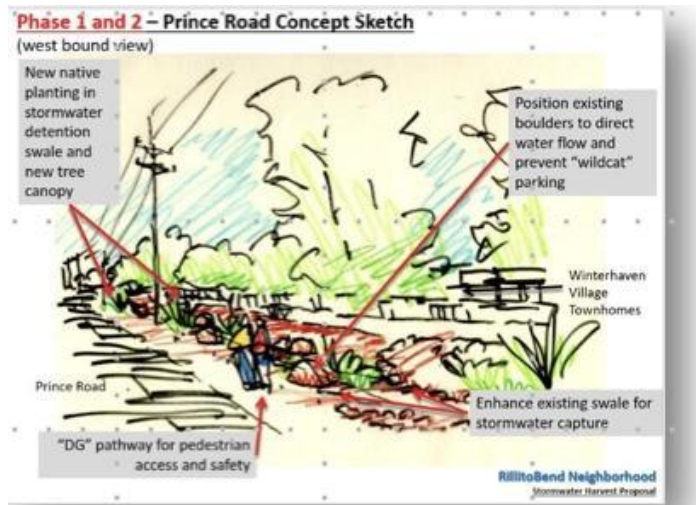


Figure 2- Prince Road scope of work plan

Figure 1-Grant proposal illustration by Steve Brigham

2021 Cactus Blvd

Rain Garden Boulder Project



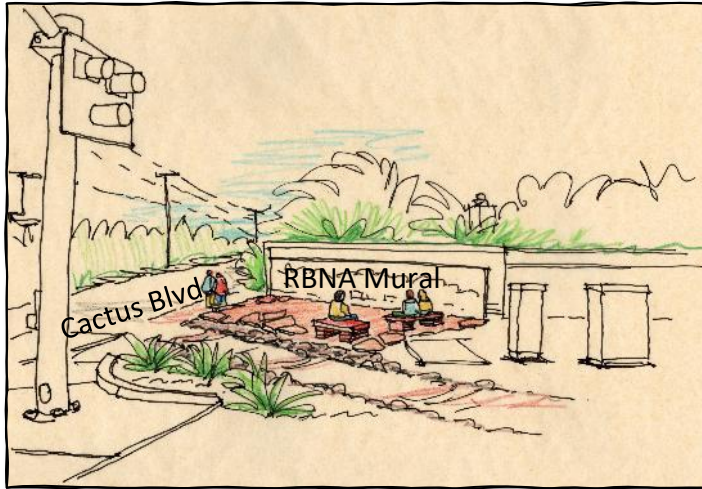
Proposed

Completed: with boulders provided by City of Tucson Transportation Director, Diana Alarcon



2025 Mural Zocalo #1

Part of the Cactus Boulevard “Linear Zócalo” concept



Proposed 2023



Completed 2025

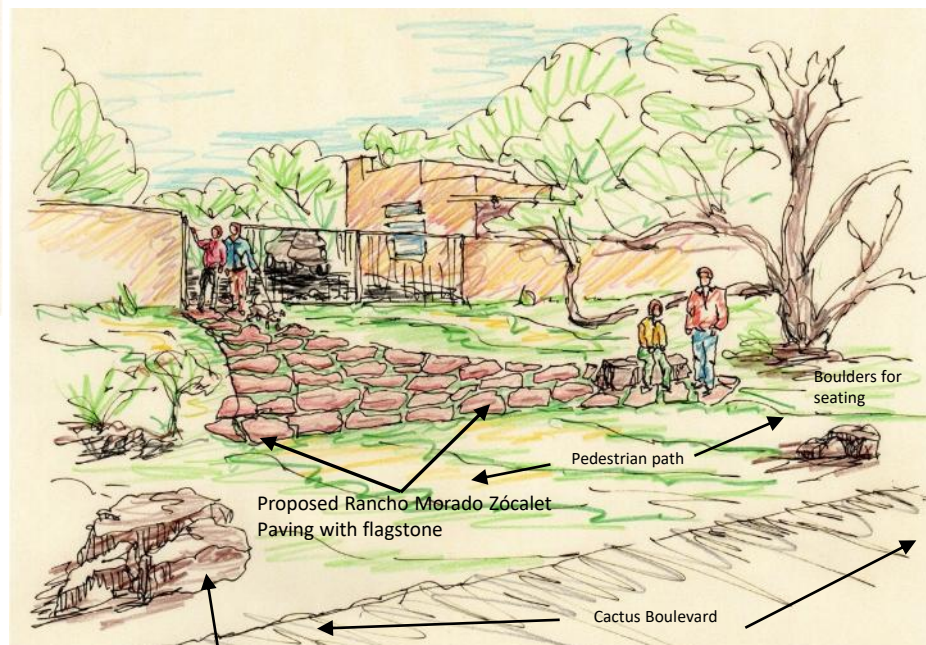


PROPOSED:

Zocalo #3 – RANCHO MORADO Gate A path across the “Rain Garden” grass and a seating area next to the road.



Rancho Morado gate access path with flagstone paving



Existing boulders
Proposed Rancho Morado Zócalet Paving with flagstone
Pedestrian path
Boulders for seating
Cactus Boulevard

NOT FUNDED:



2015 Project Application: Rillito Bend Cactus-Prince stormwater habitat enhancement grant proposal



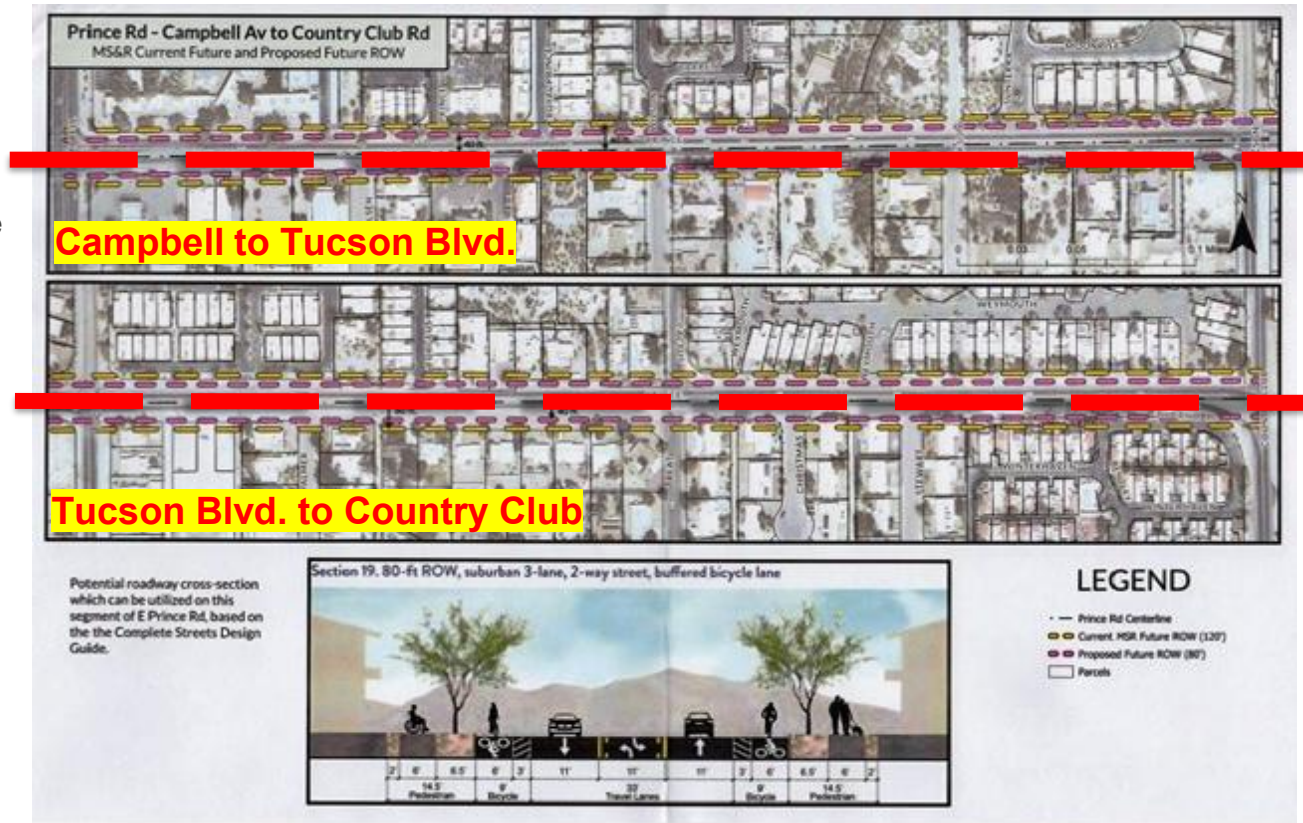
PENDING:

Prince Road Planning

City of Tucson Department of Transportation & Mobility staff met with RBNA leaders to confirm that the 1980s proposal for Prince Road to connect to a freeway on the other side of the Rillito is no longer a plan. Consequently, they propose to reduce the existing 120 foot ROW to 80 feet. There is no funding for the proposal, nor a timeline. Many transportation issues depend upon the outcome of the City and RTA (Regional Transportation Authority) resolving priorities and the City's percentage of participation in the region.

RillitoBend Priorities

- Track long-term planning** for our portion of Prince Road to address landscaping, drainage, median/roadway enhancements, sidewalks, and bus shelters
- Meet with the **“COMPLETE STREETS COORDINATING COUNCIL”** for short-term funding opportunities



Prince Road – Campbell to Country Club

Major Streets & Routes Current **120 foot ROW** and **Proposed 80 foot ROW**

IN PROGRESS:

Plan Tucson – 2025

“Plan Tucson is a long-term plan which guides growth and development in the City by establishing our community’s vision, goals, and policies. The plan’s policies cover a wide range of elements, including environmental planning, cultural heritage, land use, transportation, parks, safety, public services, economic development, water resources, and housing. Plan Tucson is designed with a broad scope to address the diverse needs of the 242-square-mile City and the flexibility to respond to our rapidly changing environment during the document’s 10-year planning horizon.” (See “plantucson.org”)

RillitoBend Priorities

- Aesthetic enhancement** for our streetscapes
- Roadway right-of-ways improvements** for drainage, landscaping, pedestrian-bicycle-equestrian-bus patron safety
- Utility infrastructure and transportation planning** coordination with neighborhoods



Example at Prince Road at Tucson Blvd.

Impacts: aesthetics; scale; lack of landscaping; visibility for vehicles turning; partial ADA access; lack of landscaping; no sidewalk connections; and poor planning coordination for the **six utility poles**



Department of Transportation & Mobility Updates

Rillito Bend Neighborhood Association - Annual Meeting

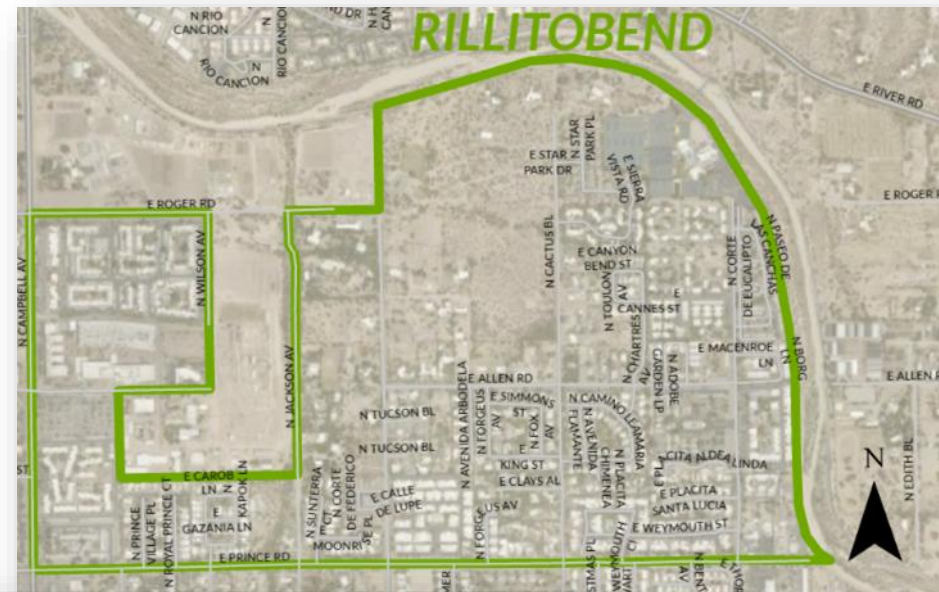
James Castenada, City of Tucson - Senior Project Manager
November 15, 2025



Introduction

Objectives

- Provide an overview of transportation planning and funding mechanisms affecting the neighborhood
- Present current conditions and major planning updates on key corridors
- Outline upcoming opportunities for mobility, safety, drainage, and connectivity improvements
- Establish a shared foundation for neighborhood discussions and questions



Overview of Key Corridor Conditions

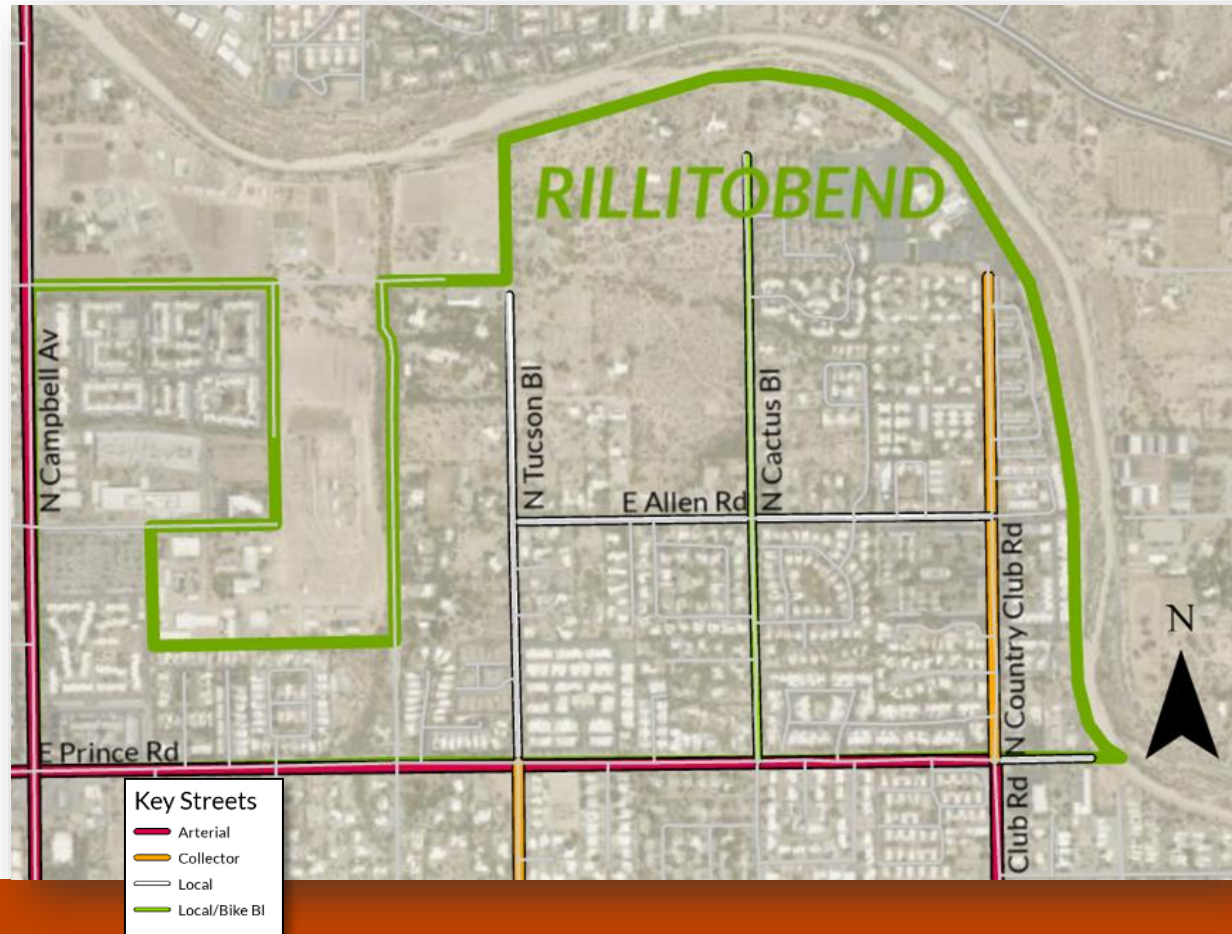
Key roadways within or adjacent to the neighborhood include –

Major Streets:

- **Prince Rd** – Arterial street; potential for modernization with RTA Next
- **Country Club Rd** – Collector street (north of Prince Rd)

Local Streets:

- **Tucson BI** – Local street (north of Prince Rd) connection to Rio Vista Natural Resource Park
- **Allen Rd and Cactus BI** – Local streets providing connectivity through the neighborhood. Cactus BI serves as the northern end of the Treat Av Bicycle BI



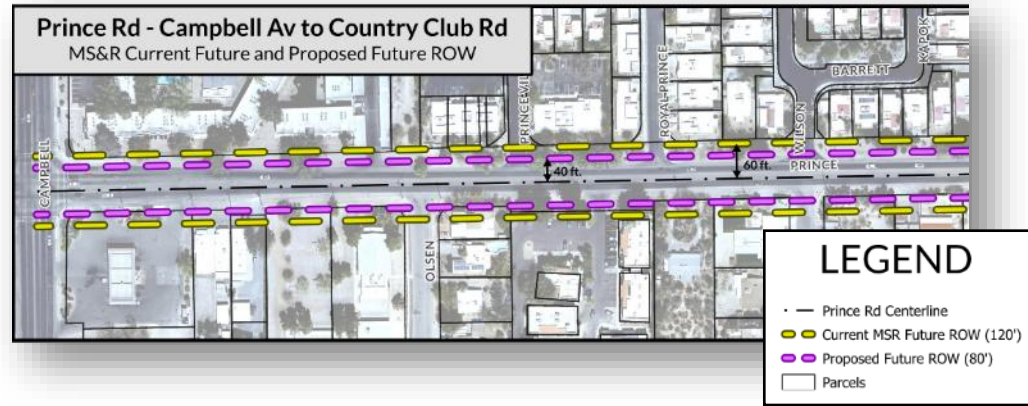
Prince Road: Current Status & Planning Considerations

Present Considerations:

- Historic Prince Road improvement concepts are no longer active
- M&C approved an update to the Major Streets & Routes Plan, reducing future ROW from 120' to 80'
- The previously envisioned Rillito bridge at Prince Rd is no longer planned

Potential Future Improvements (Dependent on RTA Next):

- Modernization of the corridor, from Romero Rd to Country Club Rd, including:
 - Bicycle and pedestrian facilities
 - Pavement reconstruction
 - Lighting upgrades
 - Transit facilities improvements
 - Drainage and intersection upgrades



RTA next RTA Project List in 2026 dollars (constant)

August 25, 2025

IB. New Roadway Projects Subelement (cont.)		RTA Project Budgets (000s)	Committed Non-RTA Dollars (000s) ^o	Construction Start Period [▲]
15.	Prince Road: Romero Road to Country Club Road Modernize existing roadway including bicycle, pedestrian, and associated intersection and drainage improvements	\$77,000	-	2nd Period



Prince Road: Near-Term and Long-Term Opportunities

Interim Walkway Maintenance (Recently Completed)

- Vegetation clearing completed on the north side to maintain a passable path

Near-Term (Quick-Build Project)

- Enhanced bike lane (buffered or protected) connection from The Loop to Treat Av Bicycle BI, with potential extension farther west to Tucson BI or Campbell Av
- Improvements may include striping, flexible bollards, and wayfinding
- Estimated timeline: ~5-9 months

Long-Term Opportunities (Subject to RTA Next Approval):

- Sidewalk and walkway construction
- Transit enhancements
- Potential conversion of buffer areas to landscaped or stormwater features (subject to feasibility)
- Corridor-wide drainage improvements



Example of a Protected Bike Lane on N Silverbell Rd

Recent Investments in Local Streets

City of Tucson Street Improvements under Prop 411, Tucson Delivers: Better Streets (or other programs as noted)

- **Cactus Bl / Treat Avenue Bicycle Boulevard** – Roadway resurfacing completed **Spring 2021 (HURF)**
- **Paseo de las Canchas** – Slurry seal completed **Summer 2025 (Prop 411)**
- **Other City-maintained local streets** – Mill and overlay improvements completed **Summer 2024 (Prop 411)**

Key Benefits

- Improved pavement quality and ride comfort
- Safer conditions for bicycles and pedestrians
- Extended roadway life and reduced maintenance needs

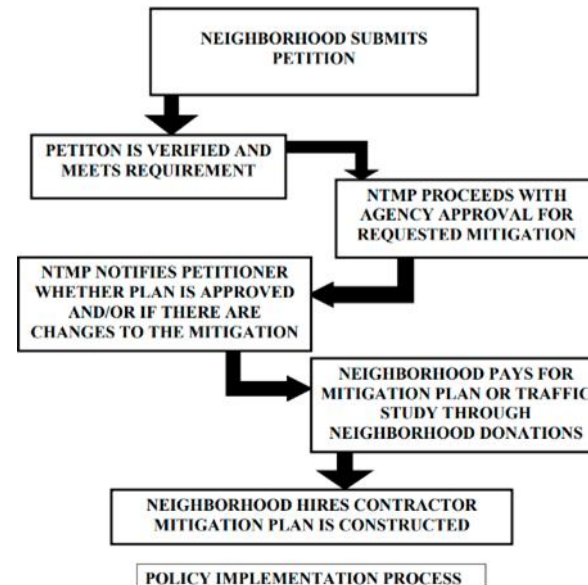


Additional Programs for Local Streets

Safe Streets Mini-Grant (Tucson Delivers: Safe Streets)

- Supports community-led traffic calming projects, with an emphasis on reducing speeding and improving livability, selected through a competitive process
- Project selection prioritizes areas with a history of disinvestment, ensuring that under-resourced neighborhoods have equitable access to safety improvements
- Continues through the remainder of Prop 411 (2032)
- Projects not selected will remain in consideration for up to 2-years, beyond that, applicants will need to reapply

Neighborhood Traffic Management Program (NTMP)



Upcoming Opportunities & Engagement

Funding and Planning Opportunities:

- Quick-build bicycle/pedestrian improvements on Prince Road (*in progress*)
- RTA Next regional funding decision – goes to the ballot March 2026
- Safe Streets Mini-Grant application period open through **Dec 31, 2025** (program continues though 2032)

Ways to Stay Informed:

- City transportation project webpages
- Email and notification lists for Ward 3 updates
- Direct coordination with Ward 3 Council Office and/or DTM staff for future issues or requests



RillitoBend Neighborhood Nominees for 2025 Elections

(bylaws allow for up to 15 board members)

Neighborhood Project Leader:
Mike Shaw

CURRENT BOARD MEMBERS - continuing

Lindy Brigham

Mary Bird

Terry DeCarolis

[Stephen Brigham, Interim Secretary]

John O'Hare

Estelle Stern-Eilers

Vicky Strome

Linda Turner

Pat Mulrow

NEW for 2025 - Voted by Acclamation!

Becky Good – a neighborhood leader who is working on several neighborhood improvement projects, including the advocacy for screening the Shannon Park Apts parking lot on Allen Road. Becky heads the Adobe Loop community HOA.

Noreen Sleator - a native Tucsonan and retired schoolteacher, Noreen has lived in the RillitoBend neighborhood on Cactus Blvd. since 1990 along with her husband Dan.

Stephen Brigham – a retired architect/planner from Banner University Medical Center and former President of the RBNA Board. Currently, the President of the Rancho Morado HOA Board.

ADVISORS (Non-Voting)

Murray DeArmond

Sue DeArmond

Catlow Shipek

Larry Bird

Linda Agen

Matthew Vasquez

Mike Shaw

John Kovacik

Wallace Kinkade

Jim Altenstadter



