October 2005

DUNBAR SPRING NEIGHBORHOOD NEWS

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Dunbar/Spring Neighborhood Association Officers

- Jim Cook, President

  670-1973
- Mike White, Vice President
- Karen Greene, Secretary

  791-0395
- Jennifer Columbus, Treasurer

  Jenc66@yahoo.com
- Susan Hutzler, Parliamentarian

  884-8847

The Dunbar/Spring Neighborhood Association meetings are held on the third Monday of every month at 7pm in the Dunbar Auditorium, located at the northeast corner of 2nd Street and Main Avenue. Please enter on the south side of building from the Holy Family parking lot, pass through the "D" gate; meeting room is on the left.

All neighborhood residents and property owners are encouraged to attend.

Upcoming Meetings:
October 17
November 21
December 19

FREE WORKSHOPS—BICAS & MUSE

Metalworks/Yard Art: BICAS will be holding free metalworks workshops for individuals living in Dunbar Spring and/or any of the Weed & Seed neighborhoods. The workshops will be in design and creation of metal sculptures, mailboxes, whirligigs, weather vanes, bike racks, or whatever else you can imagine for your garden or yard.

Workshops will be held at BICAS (in the basement of the white building at 44 W. 6th St.).

Plant I.D. Tags/Traffic Circle Art: The neighborhood also wants to create ceramic plant I.D. tags for the traffic circles. If you want to get your hands into some clay, join your neighbors at these free workshops.

Following are dates and times for all of the Workshops. (**NOTE**: some of the times have changed from those listed in last month's newsletter):

Workshops being held at BICAS/44 W. 6TH St.

Tuesday, 9/27/05
5:30 - 7:30 p.m.
Metalworks/Yard Art

Tuesday, 10/4/05
5:30 – 7:30 p.m.
Metalworks/Crossroads Signs

Saturday, 10/15/05
11:00 a.m. - 1:00 p.m.
Plant I.D. Tags – combination BICAS/Muse

Workshops being held at Muse Pottery/125 W. 5th St.

Tuesday, 10/25/05
5:30 –7:30 p.m.
Plant I.D. Tags

Saturday, 11/19/05
1:00 – 3:00 p.m.
Glaze Plant I.D. Tags

To RSVP for the Workshops, e-mail Natasha nateroma@juno.com Or call 327-1814.

bicycle

Neighborhood Overlay Planning Subcommittee

An Overlay Subcommittee will be formed following the October DSNA meeting. A preliminary meeting was held in September to gather old information. We likely don't have a consensus for a Historical Overlay for the neighborhood but we might be able to pull a minimum standard together that all can agree on. This would partially serve to make it harder to tear down historic homes and build high-rise cinder block apartment buildings, etc., in our neighborhood. The overlay could apply to lot sizes, rights of way, traffic calming issues, sidewalks, etc. It no doubt could also apply to other things, which I am not even aware of yet, because I haven't seen any of the existing plans. Will it be a "pie in the sky" plan? Probably not. It'll more likely be a "These are the really important basic 'cherries', which we can all agree on" plan. But I do think there are a lot of good cherries we can pick together. This overlay will be in concert with the city and would be official in the future, based on the vote of the neighborhood. I'll be passing around a list to see who wants to help start rolling this ball forward at the next monthly DSNA meeting. Please come and sign up. Realize that the role of the Subcommittee is not to secretly establish an overlay plan, but rather to pull together a standard that the entire neighborhood could potentially agree on, be informed of, and will be voting on, in a future monthly meeting. It would then be approved by the city, etc. Let's roll out the overlay and we'll have a barrel of fun! Please contact me, Deron Beal, directly if you want to be involved in the Subcommittee: deron@freecycle.org (tel: 327-3771). We would especially love to hear from those who have experience with the old neighborhood plans.

Dunbar Spring Neighborhood Association Minutes for 9/19/05

I. Introductions and announcements
- August meeting minutes **approved 9-0**
- Kevin Moore announced tree planting – October 8; $5/tree for your house or right of way; Turn in forms to Kevin or Brad Lancaster; Meet at 9th & Univ. traffic circle at 7 a.m. on the 8th to help out

II. City Repair/Public Art project – Natasha Winnik
- Watched video about City Repair project in Portland, OR
- Funding from PRO neighborhoods to bring this project to Dunbar Spring
- Begin community building process with Free Art Workshops -- Sept. 27 Metal workshop at BICAS, 5:30-7:30; Oct. 4 Metal workshop and crossroads sign design at BICAS, 5:30-7:30; Oct. 15 Design plant ID tags for traffic circles – BICAS & Muse 11-1; Oct. 25 Creating/printing plant ID tags – Muse 5:30-7:30; Nov. 19 Glazing plant ID tags – Muse 11-1
- Work with folks doing chalk festivals to create design for intersection painting
- Put up sign at 9th Ave/University announcing coming events
- Look at cityrepair.org for more ideas

III. Regional Transportation Authority
- $4 billion shortfall on transportation projects
- RTA board – government and citizens
- Goal – decrease traffic congestion, improve safety, provide alternative travel choices, cross-region mobility improvements
- ½ cent sales tax (not groceries, not prescription drugs)
- Final report on projects presented to public this fall – attend a meeting for full plan details and to provide feedback
- Any major changes in the plan will need to be voted upon by the public
- 2 votes needed in May – 1 vote for plan, 1 vote for the sales tax – both need to pass for the plan to be approved

IV. Downtown Links
- Jim Glock, Dept. of Transportation director presented plan
- 4 lane road from Broadway to 6th St.
- Access to 4th Ave, Stone and 6th St.
- Preserve warehouse/arts district
- Improve ped/bike access to downtown on 7th and 9th ave
- 6th St. would go under r.r. tracks at 9th Ave – federal money approved for the planning of this aspect of the project
- Use 22nd st. to go to I-10 from Aviation
- Improve viaduct over 22nd, and improve 22nd from Kino to I-10
- Citizens advisory committee will meet to discuss downtown link aspect of the project – 1st meeting Oct. 12th
- Oct. 19th Open House with ADOT models of project
- Funding for project comes from RTA (assuming it passes next May)
- Official neighborhood position stated in May; were against project as presented @ that time; may revisit position w/new plan
- Concern about 22nd improvements unfounded, plan to go under r.r. tracks funded for planning, but not construction
- $10.4 million for planning under r.r. on 6th st., Grant at I-10, 22nd and Nogales branch; RTA has money for completion of project

V. Greyhound Station
- Temporary relocation south of Congress – must be gone by Feb. 2007
- Permanent move to Toole and 6th Ave.
- Shift Ronstadt Center north to have retail on Congress

VI. Committees/Discussion
- City High School wants to create brochures for walking tour of downtown neighborhoods; conduct research, oral histories, digital photos, etc.; would like contact person from our neighborhood to assist with project; contact Ann Lawrence at 547-3338 ext. 113
- Garden – plots available, new seeds arrived, 1st Sat/3rd Sun. work parties
- Dunbar Coalition – website updated; capacity in auditorium 475 people; Jazz event Oct. 8
- Neighborhood clean-up cancelled
- West Side Hope needs another volunteer for steering committee; starting to provide services to elderly in neighborhood
- Compressed Natural Gas station – not going to happen
- Stone Ave. construction to begin Jan. – lasts for 9 months
- Traffic counters will be installed on Main to look at current flow
- Deron B. starting subcomm. to look @ creating a neighborhood plan, to include historic aspect/meet 9/20, 5:30, 901 N. Perry
- One West letter of neighborhood concerns sent to Mayor/Council and developers
- Nimbus Brewery project – downtown, should present to our neighborhood also

The following letter was submitted on Sept 14 to Mayor/Council regarding the proposed One West Development. A copy was also provided to the developers. After several general membership meetings where input was sought, and communications through the DSNA list serve, a special mailing to each household in the neighborhood, and several meetings and deliberations of the special subcommittee, the board finalized this letter, which states the conditions we would like to see upheld during the One West Development. No response from the developers has been received as of September 25. We will keep the neighborhood up to date with progress reports.

September 14, 2005
Mayor and Council
City of Tucson
PO Box 27210
Tucson, AZ 85726-7210

RE: Dunbar Spring Neighborhood Support for One West Development

Dear Mayor Walkup and City Council:

During the past two months, the Dunbar/Spring Neighborhood Association (DSNA) has met with the One West developers (Developer) on several occasions. We have expressed several concerns about the project and requested some changes in the design, some of which Developer has agreed to. While many details remain to be worked out, DSNA is prepared at this time to offer qualified support for the project with the conditions outlined in this letter. We request that any City action taken in support of this project, including the sale of the City property located on the corner of Speedway Boulevard and Stone Avenue, include, attach and enforce the following conditions as part of that sale:

- Developer shall work cooperatively with the City to relocate the two historic houses on 9th Avenue to city-owned property within in the neighborhood, with preference given to locating them on 11th Avenue as part of the Salvation Army/City of Tucson affordable housing project. DSNA recognizes that these two 1920s-vintage California bungalow style houses are contributing properties to the John Spring National Historic District, that they are part of the architectural fabric and residential scale of the neighborhood, and that they have intrinsic value in and of themselves. DSNA would prefer that these houses be renovated in place, but is willing to support relocation under these terms. Alternatively, if relocating these houses were not possible due to factors beyond the control of Developer, DSNA would accept a contribution from Developer in the amount of $100,000 for neighborhood betterment projects.
- No building shall be taller than three stories along 9th Avenue and Developer and DSNA shall agree upon modifications to the setbacks of the building facade along 9th Avenue. DSNA seeks to ensure that the development is not overbearing in scale to those living across the street from the development along 9th Avenue. To help mitigate the scale of the project, Developer shall provide a rooftop garden on top of the 3rd floor along the 9th Avenue elevation. The remainder of the development shall not exceed 6 stories in height.
- Developer shall design and provide curb extensions to narrow 9th Avenue (north of 1st Street) and 1st Street (between Stone and 9th Avenue) and install any other traffic calming features to discourage pass-through traffic on both streets.
- Though larger in scale, the architectural design and character of the development along 9th Avenue shall be compatible with and related to the historic architectural design and character found within the neighborhood, including California bungalow, Victorian, Sonoran row-house, etc. To ensure compatible design, a representative of DSNA shall work with Developer's design team to provide input throughout the planning, design, rezoning and permitting process. Developer shall report regularly to DSNA, and report immediately on any proposed changes to the concept plans as described and rendered on August 15, 2005.
- To encourage pedestrian activity and neighborhood interaction, Developer shall include front porches in the design of first floor housing units along 9th Avenue. For those units, angled parking, interspersed with native trees, shall be provided along 9th Avenue. There shall be no vehicular access to or from the parking structure or remainder of the development from 9th Avenue.
- To enhance and encourage pedestrian activity, Developer shall provide sidewalks in the public right of way along 9th Avenue with native tree plantings to provide a minimum of 50% shade.
- To enhance and encourage bicycle transportation, Developer shall provide convenient bicycle parking for residential units, for retail customers, and for office tenants.
- To protect adjacent residents from light pollution, all external lighting along 9th Avenue shall be "Dark Sky" compliant and shall be shielded and with no light bulbs visible from off the property.
- As per the guidelines of the Stone Avenue Corridor Plan, Developer shall work with City of Tucson to achieve the goal of 33% affordable residential units.
- To conserve energy and provide a model for future mixed-use development, Developer shall achieve as a minimum LEED ("Green building") certification and set the goal for Silver LEED certification including passive and active solar, water harvesting, desert/native plant landscaping, alternative energy, etc. (See www.USGBC.org for more information).
- Developer shall seek to achieve 80% owner-occupancy and include this goal in the homeowner's association by-laws.
- Developer shall seek to place locally owned commercial retail tenants.

Thank you for your support in your efforts to protect the integrity of our historic neighborhood, while working with proposed developments in these fragile areas. We feel that all of the conditions stated in this letter are reasonable and achievable. The developers for the One West project have been cooperative and we appreciate the way they have been working and responding to our concerns up to this time, and we hope to continue working with them in this manner.

Sincerely,
James E. Cook, President
Dunbar/Spring Neighborhood Association

Department of Neighborhood Resources
P.O. Box 27210
Tucson, AZ 85726-7210

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DUNBAR/SPRING NEIGHBORHOOD

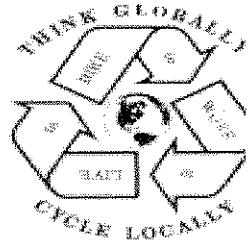
Dated Material

Look Inside!

- Free Workshops
- Neighborhood Overlay Subcommittee
- One West Letter
- Pancake Breakfast
- And More!

E-mail ideas, events, letters, and articles to msparker53@cox.net
Mail or drop off to
Lorraine Stockdale
912 N. Perry Avenue
Tucson, 85705
or call 370-6025 for more information.

BIKE TO WORK



Contribute to your neighborhood Newsletter!

3rd ANNUAL MESQUITE MILLING AND PANCAKE BREAKFAST

9am – 2pm, Saturday, November 12th at our Dunbar/Spring Organic Community Garden

For those who missed the announcement in last month's Newsletter: The mesquite pancake breakfast starts at 9am and keeps going until everyone is full or we run out of batter. Prickly pear, mesquite, and maple syrups will accompany the pancakes. All ingredients will be organic. A $3 donation is requested for the pancake breakfast. Live music will accompany the good food. Recipe books will be on hand for purchase. The hammermill will be available to grind your harvested mesquite pods into delicious, nutritious flour. $3 minimum donation (separate from pancake donation) requested for milling. We could use a donation or use of a large electric appliance to heat water for tea service.

Come on out, enjoy great food, live music, participate in the processing of the harvest, and get to know a great bunch of neighbors and community folk!
If you'd like to help with the event call Brad at 882-9443.

LISTSERVE INFORMATION

Did you know that our neighborhood has an online listserve? It's a great way for everyone to stay in touch with up-to-the-minute meetings, events, and current issues, as well as a chance to voice your own opinions on what's happening right now! All are welcome and encouraged to join in the conversation. It's easy to begin - just follow the instructions at the site below. We hope to hear from you soon!
http://groups.yahoo.com/group/DunbarSpring

2005 at the Dunbar/Spring Organic Community Garden

Congrats to Nichole & Kevin and Chi & Rod who celebrated weddings at the garden this year.

New batch of organic seeds from seeds of change are now available. These seeds are included in the lease fee and plots are available. It is time to plant cool season crops.
REMINDER: Lease fees are due in October. $24 for small and $48 for large plots.

Sat., Oct. 1 and Sun., Oct. 16 are the next work parties. Susan Hutzler will be there from 9am to 11 am. You can contact her at either 884-8847 or susanhutzler@hotmail.com.

Santa Cruz River Farmers' Market

Don't miss the Farmers' Market every Thursday evening from 4:00 p.m. to 7:00 p.m.

Located at the Santa Cruz River Park on the west bank of the Santa Cruz River just South of Speedway Blvd. Free parking on Riverside Drive.