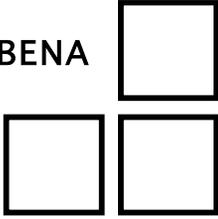


BENA



## The Blenman Elm Neighborhood Association Newsletter

Blenman Elm Neighborhood Association  
P.O. Box 42092, Tucson, Arizona 85733

Fall 2012

All residents of the Blenman Elm Neighborhood are invited to attend:  
**GENERAL MEETING** of the BLENMAN ELM NEIGHBORHOOD ASSOCIATION  
Wednesday November 7, 2012 at 7:00 PM  
Ward 3 Meeting Room  
1510 E. Grant Road (SE Corner Grant and Vine St)  
**Program: PlanTucson, the Update to the City Comprehensive Plan**  
Presented by the PlanTucson team  
Election of BENA Board for 2012-13, Neighborhood issues  
Refreshments and social time

PlanTucson is the ongoing effort to update the City of Tucson Comprehensive Plan that will go to the voters in November of 2013. There have been numerous workshops to develop policies for the State required elements. In addition there are elements that will be added to address issues raised in the meetings. Website: [www.tucsonaz.gov/plantucson](http://www.tucsonaz.gov/plantucson)

**NOMINATIONS to the BENA Board:** If you would like to nominate yourself or another neighbor to be a member of the Board of the Blenman Elm Neighborhood Association, please contact Nominations Chair Kathy Wilson via email at [benapresident@gmail.com](mailto:benapresident@gmail.com). We ask that those volunteering to be members of the BENA Board commit to attending as many of the board meetings as possible, usually held on the second Thursday of the month September through May.

### Household Hazardous Waste Collection Report

We had a most successful Household Hazardous Waste Collection in Himmel Park last April. Due to some unexpected publicity, including mention on TV, there were more people wanting to drop stuff off than our volunteers could handle, especially during the second shift. We know we had folks who gave up and left. So... what did we learn? We will have to have more volunteers next spring. If you have an interest, plan on spending a couple of hours. It is fun, you get to greet people, help them unload stuff and, if you have training, you may work under the canopy where the real sorting of the hazardous materials happens. There were 395 drop offs representing 430 households, the highest numbers we have served. We filled the paint truck. The RISE group's truck was  $\frac{3}{4}$  filled with electronics and computers for recycling. Thank you to all who volunteered: Ronni Kotwica of Palo Verde NA and her group of faithful volunteers, Roland Kotwica, Ruth Reiman, Bill Mizner, Susan Mizner, Bobbi Anglin, Alena Goren, Val Shaeffer. Blenman Elm volunteers: Miriam Pattison, Marylka Pattison, Alan Myklebust, Shirley Pitts, Denise Holzman, Dale Keyes, Kathy Wilson, Alice Roe. Suzy Gershman from El Encanto. And other volunteers: Chuck Vaughn, Lawrence Fahrni, Herb

Wagner, Bob Melzer, and Steven Rice. Remember to save your household hazardous waste for next spring.

RISE accepts electronics at their main location: 1134 S. Park Ave., just north of 22<sup>nd</sup> St. 520-623-7162. There is usually a charge for old TV's and monitors without a computer.

### Public School Tax Credit donations

Blenman Elementary School will be happy to receive your tax credit gift for their programs. When you file your Arizona taxes, you can receive a dollar for dollar tax credit up to \$200 per individual or \$400 per couple for your state income taxes. Please send your check to Blenman Elementary School, 1695 N. Country Club, Tucson AZ 85716. You may designate your gift to support Fine Arts, After School Sports, Tutoring or the Highest Need. Please submit your name, address, zipcode and phone number. A receipt for tax purposes will be sent back to you.

*The City of Tucson, its officers and employees, its Housing and Community Development Department and all other offices neither agrees nor disagrees with the views expressed or implied in this communication or any referenced websites and are not therefore responsible. The distribution requester is solely responsible.*

## History of Our Square Mile

Blenman Elm is representative of much of the development of the City of Tucson, including issues of land speculation and growth, encroaching density, zoning and land use planning.

Blenman Elm Neighborhood is the  $\frac{3}{4}$  square mile bounded by: Speedway, Campbell to Elm west of Tucson Blvd., to Grant east of Tucson Blvd. and Country Club Road.

The neighborhood was cobbled from three distinct quadrants that reflect their separate histories of annexation and land use patterns. The 4<sup>th</sup> quadrant of our square mile is the Catalina Vista Neighborhood.

**The SW quadrant** is the oldest. Originally this quadrant was patented by grant from US Government for cash payment by Andrew Olsen in 1892, for the 160 acres (1/4 sq mi.) Olsen then laid out the streets and lots on a plat in 1903.

The oldest home in this quadrant is at the NE corner of Helen and Plumer. This was the Olsen residence of Olsen Addition. This home was built in the early 1900's, renovated in 1928. The stump of a Eucalyptus planted for the 1928 renovation is still visible in the front yard. There are many homes from the twenties including some designed by architect Josias Joesler. Parts of this quadrant were annexed by the City in 1922 and 1924. For a time the City Limits were at Tucson Blvd. When Isabella Greenway was planning the Arizona Inn, she chose a location within the City limits; she wanted City Water service rather than to maintain wells.

**The SE quadrant** covers Tucson to Country Club, Elm to Speedway. This was homesteaded by Charles Blenman in 1903, the same year that Andrew Olsen platted the Olsen Addition. Charles Blenman was born in England in 1861. He must have been a land speculator extraordinaire. He also owned Nob Hill, SW of Speedway and Campbell. Blenman was a London trained lawyer who arrived in Tucson 1891 and was active in the community until his death in 1936. Blenman School is named for him. The school opened for classes in September 1942. This quadrant consists of Blenman Addition, the area south of Adams St. platted in 1926, annexed by the City in 1948. North of Adams was part of the original Blenman homestead area, and was platted with New Deal Acres (north of Elm) and became City in 1955.

**The NE quadrant** was both patented and sold to Charles Blenman in 1904. The area was platted with New Deal Acres in 1934 after Blenman sold it to J. W. Angle. Charles Blenman and his wife Louise had made a practice of selling off whole blocks of the platted land to a buyer who would then sell off the lots as the buyer wished. Blenman Annex, (north of Elm, east of Treat, south of Seneca) was platted by Angle in 1939. Land use patterns north of Seneca were not separately platted into lots, but instead were sold off to individuals as large blocks, that then individuals subdivided as needed. Again, Angle followed the same pattern of selling off a whole block to a single buyer. The NE quadrant did not become part of the City until the massive annexation of 1959 when the City annexed all the area east of the City to Kolb and north to Roger Road, 45 sq. mi. in all.

**Catalina Vista** did not come into being until 1940. The NW part of our square mile had been homesteaded by Calvert Wilson in 1891 and was sold in 1907 to J W Wheeler for a ranch. Wheeler reportedly built the first swimming pool in Tucson at his ranch. In 1924 the property was purchased by Leighton Kramer of Phila-

delphia. He built the substantial home with the green tile roof called Rancho Santa Catalina. In addition he and his buddies started the Fiesta de los Vaqueros, the Tucson Rodeo on the property. Kramer died in 1930. It took 10 years to settle his estate due to complexities of his will and the number of codicils. In 1940 Dickinson and Sue Potter bought the Rancho Santa Catalina mansion for use for a girls school that they ran until 1953. The Catalina Vista subdivision was part of the City Beautiful movement, curvy streets and minimum sizes and costs for the homes.

**The Arizona Inn:** Isabella Greenway built her house in 1928 (on Olsen at Elm). The Arizona Inn opened in December 1930 and expanded in 1937. There had been talk of the need for tourist accommodations. Leighton Kramer had offered the City Rancho Santa Catalina for a hotel site. The City declined, but private developers then built the El Conquistador Hotel where El Con is now. Mrs. Greenway had been supporting the WWI vets through a furniture making business called The Hut. With the depression, there was no market for the wares. The story is that she built a hotel to use the furniture. The Inn was designed by architect M H Starkweather. In addition he was the architect for El Encanto Estates and other buildings in Tucson. His personal residence was at the NE corner of Adams and Olsen and has quite a distinctive Art Deco facade. Arizona Inn pink, the tale goes, was the color of Mrs. Greenway's rouge in the setting sun. She tapped her cheek and said this is the color.

**Build Out:** Our square mile was pretty much built out by 1960. There have been a few more recent residences, like the town homes on the Elm St. curve and the homes between Mabel and Drachman, Wilson and Plumer. That was a property held by the UA for a potential well sites, but the UA decided in the late 1970's to sell off the scattered lots it had held for wells.

**The Blenman Elm Neighborhood Association** was formed in the mid 1980's with threats of development and increasing traffic catalyzing efforts. With an organization, we worked on a neighborhood plan. Within the plan are policies designed to maintain the generally residential scale of the neighborhood.

The problems of densification are based in history and zoning. Parts of Blenman Elm came into the city at different times. Having been county and partly developed under county regs (or lack thereof), when annexed, an area was given zoning, based on what it looked like it might be. None of these areas are built out to the maximum allowed under the current zoning code. Lot coverage likely averages around 40% max. So when the redevelopment of a lot covers 50% it looks like it is really different from its neighbors. R-1 and R-2 allow up to 70% lot coverage.

Blenman Elm developed as suburbia on the outskirts of the then city. The city then grew extending suburban sprawl to the extent that BE could be considered "inner city" by contrast. The Modern Street Car northern terminus will be just west of Campbell at Helen. When the construction is all done, neighbors will be able to take advantage of this urban amenity for easy access to parts of the UA campus, the Main Gate area, downtown and the Mercado on the west side. There is no doubt that there will continue to be pressures and opportunities for shaping our future. -Alice Roe, information taken from the Blenman Elm National Historic District Nomination, Tucson Post WWII Residential Subdivision Development, personal stories

## Neighborhood Food Production

Many residents in the Blenman Elm Neighborhood and throughout Tucson have been growing fruits and vegetables and keeping small animals for food purposes on their residential properties including chickens, rabbits, and miniature goats. In addition there are community, school and church gardens, and small scale farms within the city limits. Our current community policies do not recognize or support urban agriculture. However, these practices have not generated many nuisance complaints, and the benefits of local food production are great. As interest in urban agriculture grows nation-wide, many communities have adopted policies that support local food production. Here in Tucson, the new General Plan will have a section on urban agriculture. The City of Tucson is currently working on a Sustainable Land Use Code Integration Project that will address urban agriculture. Zoning code changes are being developed to recognize, define and support these practices while maintaining neighborhood character and compatibility. It is expected that these changes will be considered by Mayor and Council sometime next Spring. If anyone has any questions or would like to know more, please contact Blenman Elm residents: Merrill Eisenberg ([Merrill@u.arizona.edu](mailto:Merrill@u.arizona.edu)) or Torey Ligon ([vkligon@gmail.com](mailto:vkligon@gmail.com)).

### Got Fruit? or Excess Urban Agriculture Crop?

The Iskashitaa Refugee group will be delighted to harvest your excess. Iskashitaa's harvesters are an inter-generational group of refugees from Africa, Asia, and the Middle East who partner with local Tucson volunteers to harvest approximately 75,000 lbs. of fruits and vegetables each year from backyards and local farms. These nutritious foods are then redistributed to refugee families from many countries and other Tucson organizations that assist families in need.

The Fruit Donor emails Iskashitaa and provides information on their trees, address, telephone number, and stipulations (locked gate, owner wants be home, dogs).

Harvesters pick up produce and redistribute it. Volunteers preserve excess produce by canning, cooking and drying larger quantities.

Call Barbara Eiswerth (520) 440-0100  
[harvest@fruitmappers.org](mailto:harvest@fruitmappers.org) <http://www.fruitmappers.org>

### Brush and Bulky Pickup

When is our next Brush and Bulky Pickup in 2013? The schedule is to be announced late November or early December. Just call Environmental Services at 791-3171 or go to the website for an interactive tool to look up when this service will occur for your property. <http://cms3.tucsonaz.gov/es> In the meantime, if neighbors wish to schedule a roll off or two between our semi annual brush and bulky pick up, please contact Alice Roe at 795-7310 or email her at [benapresident@gmail.com](mailto:benapresident@gmail.com). As a neighborhood association we can request roll offs for neighborhood cleanups. We will need to have a proposed location for the roll offs.

### Fight back Buffelgrass Day – January 26, 2013

Rid the neighborhood of the scourge of Buffelgrass. If you need information about Buffelgrass, how to identify it, what to do about it, see the website: [www.buffelgrass.org/](http://www.buffelgrass.org/)

## University of Arizona Area Bicycle and Pedestrian Plan

PAG (Pima Association of Governments) completed a huge study of bicycle and pedestrian movements both on the UA campus, in UA area neighborhoods as well as further away in the City. There are some specific recommendations that include some areas in Blenman Elm, primarily in the bicycle and pedestrian crossings of Campbell and of Speedway. The draft document is available:

<http://www.pagnet.org/documents/Bicycle/UA-Plan-2012-06-05-DRAFT.pdf>

Included are recommendations and a timeline for enhancements. Specific enhancements close to BENA in the first phase 2012-2017 include: signalized crossing enhancements at N Campbell/E Elm, E Speedway/N Campbell, E Speedway/N Tucson. These enhancements have modest price tags for possible high visibility crosswalks, pedestrian count down timers where currently there are none, Yield To Pedestrian signage, Leading Pedestrian Intervals, i.e. giving the pedestrian a head start over the vehicles moving in the same direction. At Campbell and Speedway the pedestrian crossing distance is 130-150 feet. Recommendations for 2017-2022 include a pedestrian activated crossing Campbell at Mabel. In the final 10 years, 2022-2032 suggested is the enhancement of the pedestrian crossing of Speedway at Plumer. Bicycle improvements over time include bike lanes, buffered bike lanes, bike routes, bike boulevards, colored bikeways and shared paths for 192 miles of enhancement across Tucson. Of these the map shows some bicycle enhancement along Lester between Tucson and Country Club and a couple of neighborhood streets north of Speedway. The study suggests colored bike lanes on Tucson Blvd. For those who love data, there is an appendix with bicycle and pedestrian traffic counts at various intersections around the UA and City. In addition there are tables identifying funding sources as well as costs for modifications from the fairly modest enhancements for pedestrian safety to signalized intersections to full blown bicycle boulevards. The on campus recommendations are specific by intersections and recognize the bike and pedestrian conflicts on the UA mall.

### What Happens at City Council?

You can stream City Council meetings on the internet, or watch live on Tucson12.TV. Our city council members also have newsletters which have a good variety of interesting information and perspective on the issues before City Council. You can sign up on the ward websites for individual newsletter notices. Of particular interest are our Councilmember Steve Kozachik's Ward 6 Newsletters: <http://cms3.tucsonaz.gov/ward6> and neighboring Ward 3 Councilmember Uhlich's Karin's Notes: <http://cms3.tucsonaz.gov/ward3>

### Reduce, Reuse and Recycle

October 3 to November 2 is the month for Recycling at City Council Offices. There are bins for old blue jeans, bicycle tires and inner tubes, old garden hoses and plastic grocery sacks. Tucson Clean and Beautiful is sponsoring this event: 791-5000 for all your recycling questions. [KnowWhereToThrow.com](http://www.KnowWhereToThrow.com) has a widget for you to find the best place to get rid of your unwanted stuff. There is also a link to the online *Reduce, Reuse, Recycle Directory* maintained by Tucson Clean and Beautiful. By recycling or reusing we save natural resources and landfill space.

## Graffiti – Yes You Can Abate the Blight

There is a Graffiti Action Forum that has been exploring the issue of graffiti in our community, looking for solutions and discovering disconnects. The group has been meeting irregularly this year. Some of the facts are shocking: the average tagger is male, age 18-35. No amount of locking up of spray paints will discourage these professionals. They can order supplies off the internet and tips and hints for “sticking power”. Sooooo what is a good citizen neighbor to do? Abate, abate, abate. If you can, cover, clean it, report it promptly. Unfortunately the City contractor Graffiti Protective Coatings (GPC) is not permitted to clean private property not in the Right of Way. We understand that the average tagger is looking for peer recognition or defining territory. We abate, then we hit the tagger’s pocket book for supplies and time. The goal is to make tags just not stick in our neighborhood. On Rights of Way, reporting works well. But on private property, it is more problematic. The City does not abate in alleys, but a number of neighbor abaters will try to match the color and contact the owner. Recycling barrels and garbage barrels are easily covered with close matching spray paint. The front side of traffic signs are better left to the pros because many solvents will damage the red of the Stop sign or the reflective quality of the surface, creating a real safety hazard.

- Ways to report graffiti: 1. email [graffiti@tucsonaz.gov](mailto:graffiti@tucsonaz.gov)  
 2. TDOT website: <http://cms3.tucsonaz.gov/graffiti/report>  
 3. MyTucson smart phone App  
 4. Call to report: 792-CITY (792-2489)

## Blenman Elm Neighbors Care Alliance - BENCA

Kathy Wilson and a small group are continuing to work with neighbors in need of a little help. There is a new brochure available. Reminder, this neighbors helping neighbors group is active only in our square mile of Blenman Elm and Catalina Vista, i.e. the area between E. Speedway and E. Grant Road, N. Campbell Ave. and N. Country Club Road. Contact Kathy Wilson email: [Kathy.benca@gmail.com](mailto:Kathy.benca@gmail.com) or call 342-9879

## What’s happening with the Grant Road Improvement Project?

The first phase of the project is under construction at Grant and Oracle. The land use planning part of the project was sent back to the consultants to clarify and re-work the overlay concepts after public presentations last spring. Sometime this fall there will be more presentations on the corridor planning and zoning overlay part of the project.

## Blenman Elm Yahoo Group

If you are interested in joining the Blenman Elm Yahoo Group, send an e-mail to Joe Spitale at [jnspitale@yahoo.com](mailto:jnspitale@yahoo.com). Just include Blenman-Elm Group in your subject line and you will be sent an e-mail invitation to join the group.

When posting messages, remember that messages go to everyone in the group. Rants and uncivil messages are not acceptable. Please refrain from political commentary.

## Parkwise and Neighborhood parking permits

There has been no word yet on the revamping of the ParkWise regulations as this newsletter has gone to press. Recently three-hour parking restrictions on Elm Street in the 2100 and 2200 blocks were instituted. As a consequence, our neighbors in Catalina Vista are planning their own parking restrictions.

## Dog Owners, your reminder to scoop

Remember: dogs are to be leashed unless on your own property. And no matter where your dog does his business, you are legally obliged to clean it up. Good reason. Ever noticed what happens with storm water in our neighborhood? All the contamination of the waste from the dogs of irresponsible or unthinking owners washes downstream.

## Welcome Packets

Miriam Pattison has assembled information packets for new residents to welcome them to the neighborhood. If you are new or you know someone who would like a packet, please email [benapresident@gmail.com](mailto:benapresident@gmail.com). Please note whether the packet is for a renter or homeowner. We provide information on living in this area such as garbage and recycling info, the most recent BENA newsletter, Historic District information, useful phone numbers, how to be a good neighbor as it relates to party behavior, Red Tags and other information.

*The Blenman Elm Neighborhood is the area between Campbell and Country Club, Speedway to Elm west of Tucson Blvd., Speedway to Grant east of Tucson Blvd. BENA includes residents on the north side of Elm St. and Potter Place*

## BENA Representatives for 2011-2012

Officers: President	Alice Roe	795-7310
Vice President	Steve Morrison	881-8330
Treasurer	Jane Powers	326-1632
Secretary	Linda Phelan	325-4470
Board Members:		
Judy Calvert	Denise Holzman	Shirley Pitts
Dorsett Edmunds	Alan Myklebust	Joe Spitale
Dave Ewoldt	Miriam Pattison	Kathy Wilson
Steve Farley		

BENA Board Meetings are usually held at 7:00 PM on the 2<sup>nd</sup> Thursday of the month at the Arizona Inn, September to May. Occasionally, the board meeting date and/or place is changed due to scheduling difficulties. Residents are invited to attend. You may reach your board members at BENA, P.O. Box 42092, Tucson AZ 85733, or email [benapresident@gmail.com](mailto:benapresident@gmail.com)

### Want to support your neighborhood association?

Become a member! Send your 2012-2013 membership dues of \$10.00 per household to Treasurer, BENA, P.O. Box 42092, Tucson AZ 85733

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Membership dues ensure that you will receive your newsletter via first class mail.