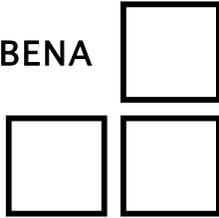


BENA



The Blenman Elm Neighborhood Association Newsletter

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

Fall 2015

All residents of the Blenman Elm Neighborhood are invited to attend:
GENERAL MEETING of the BLENMAN ELM NEIGHBORHOOD ASSOCIATION

Thursday November 12, 2015 at 7:00 PM

Ward 6, Meeting Room

3202 E First Street

Program: Invest in Our Community, Council Member Steve Kozachik

Meet our Environmental Services Drivers

Tucson Clean And Beautiful, Adopt-a-Street Program

Election of BENA Board for 2015-16, Neighborhood issues

Refreshments and social time

Our first 10 minutes or so will be devoted to meeting the fellows from **Environmental Services** who drive the trucks every week to collect our garbage and recycling. Learn from the Pros what goes in your Blue Barrel. See the article on recycling for tips on what goes into those blue barrels, page 4.

Steve Kozachik was first elected to Tucson City Council for Ward 6 in 2009 and re-elected in 2013. Much of the redevelopment activity in the City occurs in Ward 6. We welcome Steve to talk about investing in our community.

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 Assoc., please contact Nominations Chair Kathy Wilson via email at 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 at 7:00 PM on the second Thursday of the month, September through May.

Note from the BENA President

Investing in our Neighborhood is something we do both individually as we care for our homes and yards and collectively as we take ownership of our streets through picking up trash, pulling in our blue and green barrels after they have been emptied by Environmental Services. Every pothole or graffiti reported contributes to the betterment of the neighborhood. Appearances matter. There have been many changes over the years, many for the better as we have evolved from being a mostly starter home neighborhood. Now the greater community recognizes the great benefits of our location close to the UA, the Banner University Health Center, the Modern Streetcar, and downtown. Thank you to all neighbors that have made this happen. Let's continue to Own our Neighborhood. If we do not invest our time and energy in our own neighborhood, nobody else will.

– Alice Roe

Thank you to Ian and Eliza, Teresa and Vince who, as soon as the stump is removed from the island in the 2000 block of E. Elm St. are ready to replace the tree that died.

Want to Adopt a Street, Tucson Blvd?

Through Tucson Clean and Beautiful, we can adopt Tucson Blvd. from Speedway to Grant. What do we have to do? Provide a once per month clean up and survey for issues that need to be reported, such as potholes, overhanging tree limbs, signs in need of repair and graffiti. As many of us do this already, what we need to do is document our hours (guestimate) and make sure that we have done this once a month. For formal clean ups we will have safety vests and extra bags. If we have performed our duties well for 6 months, then we will be rewarded with the sign from Adopt A Street announcing that Blenman Elm Neighborhood has adopted this street segment.

Home Tour 2016

Many will remember our successful Home Tour 2014. Now we are in the planning stages for a home tour next Spring 2016. All we need is a Chair and a few more committee members who would like to work on this fun project. BENA has a long history of home tours since 1987. See the Blenman Elm Neighborhood Association website (info on page 4) to see past home tour brochures and press coverage. Any interest in helping? Please contact Alice Roe, benapresident@gmail.com.

Banner UAMC Merger Update

The Banner University Hospital development plan is progressing. There were meetings in July and September for the neighborhoods surrounding the hospital. The rezoning as a Planned Area Development (PAD) has been submitted to the City. There will be a Zoning Examiner public hearing on October 22. Assuming the Zoning Examiner passes the PAD, the rezoning will go to Mayor and Council for a public hearing and action, likely in December. After the final approval the construction can begin on the site to develop a new hospital tower that will replace much of the aging facilities of the University Hospital.

At the neighborhood meetings, there were questions about bicycle and pedestrian circulation, which were addressed in the application submitted in August. Also there have been questions about whether Banner would honor the Helicopter MOU (memorandum of understanding) between the old University Hospital and the Jefferson Park Neighborhood. That MOU defined the flight path to and from the helicopter landing pad atop of the Diamond Children's Center. Banner has assured neighbors that they will honor the MOU. With the new tower to be constructed west of the Diamond Children's Center, the helicopter pad will be relocated to the new higher tower. This may help with noise issues in the future. For BENA residents if the helicopter routes come north along the Cherry alignment, they will remain farther away from the area east of Campbell and create less disruptive noise.

In addition because the Banner PAD anticipates making Elm Street west from Campbell the main entrance to the hospital complex, Banner has volunteered to add signage or a monument on the east side of Campbell to help identify Elm St. going east as a residential neighborhood. BENA is working with Catalina Vista Neighborhood on a plan for where our two neighborhoods come together on Elm St. Banner has also supported the modest but much appreciated enhancements for the crosswalk at the main entrance to the Arizona Inn. Drivers, especially at night, should be much more aware of the possibility of pedestrians in the cross walk.

Banner Planned Area Development Document:

The PAD document is available at Property Research on Line. <https://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp> In the search dialog, enter 1501 N Campbell and look under the heading, Rezoning Cases. Click on the Associated Documents and Plans to find the file called *Banner – UMC PAD_August 20, 2015*. The PDF document is a mere 352 pages long. In addition there is another PDF with the Traffic Study. To wade through these documents is a study in land uses, and how the Planned Area Development must cover all aspects of this hospital for the 2035 build out of Phase 2. Included are building heights and locations, setbacks, parking, traffic, pedestrian and bicycle circulation. As a private entity Banner UMC will have to abide by City zoning as defined in the PAD. When the parcel was owned by Arizona Board of Regents before the Banner purchase, the State Agency was not required to meet local zoning, which had been mostly R-2 residential with a maximum height of 25 ft.

MapTucson, the new GIS mapping software

The City is using a new GIS (graphical interface system) mapping software that allows the map to be the gateway to a great deal of information. The latest use of the MapTucson software includes linking to all kinds of historic district information as well as what we have come to expect in the way of zoning, permits, measuring tools etc. A click brings up digital links to all the information on the maps from the Blenman Elm National Historic District and includes links to scans of the white inventory sheets. Below is the link to the historic district information. There are two different maps to access. The Single Focus Map has the historic district and historic parcels layers already loaded when you zoom in. The Utility Map requires that you designate the layers you wish to access, such as Historic Preservation. Mac users will want to use the Firefox browser. <https://www.tucsonaz.gov/preservation/online-resources>

Casa Seton Development in Potter Place

The tentative plat for 11 homes on the 3 acre parcel where the old green roofed mansion known Casa Seton or Rancho Santa Catalina, has been submitted to Development Services. The plat is now in its 3rd submittal as the Development Services people request data be entered on the maps. There is an education in reading the comments of the Development Services reviewers that are required to document compliance with the Land Use Code, drainage issues etc. soils reports and so forth. If you want to follow along the progress, use Property Resource Online and search for 1777 N Potter Pl.

<https://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp>

Residential Parking Program

ParkTucson has a task force looking at the current parking programs in the City, including the Residential Parking Permit Program that is available in the BENA southwest quadrant. BENA resident Randy Hotchkiss is BENA's representative on this task force. Randy reports: "We are doing a lot of city comparisons and analysis to determine what works best where. We are also prioritizing permit parking needs within the various Tucson areas where permit parking is currently being used. Our next meeting will consist of considering zone areas for various parking needs... So far the task force work has been productive and hopefully we can improve the system that is currently in place." Please contact Randy if you have issues of parking you think that the task force should consider. Randy Hotchkiss hotchfin@aol.com

Smart Phone Apps for BENA residents:

Check out these with your purveyor of Smart Phone Apps:

MyTucson: report graffiti

MyWaste: Environmental Services: calendar, reminders, where to dispose of what.

TucsonStreetcar: where is the streetcar in real time, includes information about merchants and their locations along the Modern Street Car route.

TransLoc Rider: Cat-Tran locator: See where the Cat-Tran circulator buses are on the UA campus and plan your route.

Wildcat Dumping?

A neighbor reports: We continue to have wildcat dumping in the large alley trash containers. It is in large part the result of landscapers who are working in the area who choose just to fill up our trash containers instead of hauling the stuff to the land fill and paying the dumping fee. Trash containers are for the use of residents who are paying for this service as part of their water bill. Environmental Services also provides the Brush and Bulky Pick Up service twice a year. Please keep items for Brush and Bulky Pick Up on your property. Per City Regs you should not put items out more than 2 weeks in advance. Not only are these piles unsightly but they creates barriers to being able to drive through the alleys and can get in the way of emergency vehicles.

Next year's Brush & Bulky collections are not yet scheduled. Check with Environmental Services in December. 791-3171.

What about Wildcat Dumping.... If you find that your trash barrel is being filled by people who are not your neighbors, get a license plate if you can and report to Environmental Services, 791-3171. These wildcatters are using our garbage space without paying their fair share.

Pothole and Streets Issues Reporting:

Although we have fewer potholes than we did a year ago, please do report potholes to Tucson Dept of Transportation:

Normal priority items can be phoned in to (520) 791-3154, or emailed in to TDOT at TDOTSR@tucsonaz.gov

Pothole Repairs

Paved Surface maintenance

Removal of *non-dangerous* items from roadways or rights-of-way

Alley grading

Tree limbs overhanging streets or sidewalks

Trees and shrubbery in median islands

Reports of street lights that are out (not traffic signal malfunctions)

Landlords Seminar from UA Community Relations

Last summer the UA Office of Community Relations ran a seminar for landlords who rent to students. Part of the takeaway was the services on campus that are available to UA students, from legal help to mental health help and everything in between. When students are in trouble, the Dean of Students Office does its best to help the students make wise choices even when they live off campus. If you would be interested in a future landlord's seminar, please contact Mary Laughbaum, UA Community Relations: marylaughbaum@email.arizona.edu

Bicyclists, no matter where you have come from, please follow our local rules. Just like drivers of cars, you must ride with the traffic. Do not ride on the sidewalk, especially the wrong way to traffic. Be safe. Be aware. Use lights at night. Please stop at Stop Signs.

Weeds All Over?

Get the jump on the people who like to call in Code Enforcement for weeds over 6 inches high. Clean up the weeds from the late summer rains. The Sidewalk Right of Way adjacent to your property is also your responsibility.

Please trim tree branches in the right of way before a neighborhood wildcat tree trimmer feels empowered to do it for you or turns the problem over to the City as a Code Violation.

Here are the rules on Sidewalk Right of Way. Whether there is actually a sidewalk or not, there should be a 4 ft clear way for pedestrians to pass. Just because people chose to walk in the street does not relieve you the property owner of the responsibility to maintain 4 ft. clear.

Want to see a list of Code Violations in BENA?

To see a report on Code Violations in Blenman Elm, check out the link maintained by Donald Ijams of the Neighborhood Support Network: <http://neighsupport.net/codeviol/cezblenman.html>

Click on the link in the column for *Code Enforcement Activity Number* to see the inspection reports etc.

Urban Ag, the Chicken Ordinance

The ordinance to make back yard chickens legal in most residential areas in Tucson passed the Planning Commission. It will now go to Mayor and Council for a Public Hearing and action likely later this year. Here is a link to the documents for the Planning Commission Sept. 16 materials: <https://www.tucsonaz.gov/pdsd/planning-commission>

Urban Wildlife

BENA is located in the middle of Tucson, but we are on some wildlife corridors. With the numbers of prey species like rabbits, rock squirrels and doves, we do expect predators. We have had coyotes in the neighborhood for at least 25 years off and on. Bobcats, javelina, raccoons and gray fox are spotted on occasion. Although the Great Horned Owls did not nest this year in the middle of the neighborhood, the nest was instead occupied by Coopers Hawks. Keep your eyes open and keep your pets under supervision.

PorchFest last spring.

Luis Sanroman organized a fabulous Porch Fest on Sunday March 29, 2015. We had bands in front yards and on porches as well as Food Trucks at Grace St. Paul's. Our neighbors and guests seemed to really enjoy this effort. Thank you to Luis Sanroman for organizing the event and Grace St. Paul's for hosting the Food Trucks. When we want to come together to do this again, though, we will need to find another person to organize the event because Luis has since moved out of town. We miss Luis and his enthusiasm for the project. Go to the PorchFest website to see what neighborhoods in town are participating. <https://www.facebook.com/tucsonporchfest>

Here are your Blue Barrel Guidelines:

Recycle it Right.

NO:

- plastic bags
- Styrofoam™
- yard waste
- food waste
- animal & human waste
- scrap metal
- electronics (cords, cell phones etc.)
- rubber hoses/garden hoses

YES:

- all plastics except film & Styrofoam™
- all paper except tissue & paper towels
- glass bottles & jars
- steel cans/containers
- aluminum cans/containers
- tin cans/containers
- cardboard
- newspapers and magazines
- junk mail

Know Where to Throw, what to do with stuff
<https://tucsoncleanandbeautiful.org/recycling-education/recycling-directory/>

Styrofoam blocks: best in the trash.

Styrofoam peanuts: Find a shipping store close to you.

Blenman Elm Yahoo Group Listserv

Are you interested in joining the Blenman Elm Yahoo Group? Send an e-mail to Joe Spitale at jnspitale@yahoo.com. You will be sent an e-mail invitation to join the group. When posting messages, remember that messages go to all group members. Rants and uncivil messages are not acceptable. Please refrain from political commentary.

Useful Phone Numbers

- Tucson Police Dept.** 911
- Nonemergency 791-4444
- Street Maintenance 791-3154
- Graffiti Removal 792-2489
- Environmental Services 791-3171
- ParkTucson (Parkwise) 791-5071
- Code Enforcement 791-5843
- Abandoned Shopping Carts 791-3171
- SunTran & SunLink 792-9222
- Pima County Vector Control
- Cockroaches 443-6501
- Mosquitos 243-7999
- Pima Animal Care 724-5900
- Party Noise, Party in progress 911
- Ward 6 Office 791-4601

Welcome Packets:

Miriam Pattison has a system for gathering good materials for neighbors new to the neighborhood. Included is a welcoming letter and many informative pamphlets. Jackie Kinman has joined Miriam in getting the packets out. Please email benapresident@gmail.com if you would like a packet or a packet for a neighbor.

Blenman-Elm Neighborhood Website

BENA now has a website:

<https://blenmanelm.wordpress.com>

Many have worked on the content. Margrit McIntosh developed the website, Teresa Vasquez helped enormously. Alice Roe contributed the newspaper clippings. Vince and Teresa Vasquez provided the photos (unless otherwise noted). We are pleased to have this information available for residents and would be residents to be introduced to our community. Note there are various links to other websites. BENA does not endorse these other entities. We welcome suggestions to make the website better. Please use the Contact Menu, submenu Volunteer and you may leave feedback.

Aircraft Noise Complaints

For helicopters headed to the hospital, call Banner UMC Security 694-6533. Remember that the usual flight path may be violated for local wind conditions or the patient's condition.

For military aircraft, call Davis Monthan 228-5091. Check out the D-M Community Initiatives website:

<http://www.dm.af.mil/units/communityliaison.asp>

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 2014-2015

Officers: President	Alice Roe	795-7310
Vice President	Steve Morrison	881-8330
Treasurer	Merrill Eisenberg	
Secretary	Linda Phelan	325-4470
Board Members:		
Steve Farley	Miriam Pattison	Teresa Vasquez
Jackie Kinman	Jenny Phillips	Vince Vasquez
Craig Orozco	Shirley Pitts	Kathy Wilson
Lisa Orozco	Joe Spitale	

BENA Board Meetings are usually held at 7:00 PM on the 2nd 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 at BENA, P.O. Box 42092, Tucson AZ 85733, email benapresident@gmail.com

<p>Want to support your neighborhood association?</p> <p>Become a member! Send your 2015-2016 membership dues -\$10.00 per household to Treasurer, BENA, P.O. Box 42092, Tucson AZ 85733</p> <p>Name _____</p> <p>Address _____</p> <p>Phone _____</p> <p>Email _____</p> <p>Membership dues ensure that you will receive your newsletter via first class mail.</p>
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