

Ward 6 Staff



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Council Member



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Ward 6 – Newsletter

MARCH 30, 2011

A Message from Steve

Ok, let's get this out of the way. The shot looked like it was going down - it didn't - the 'Cats had a great season. I still anguish over the Illinois game from several years ago, so if you see me in public, don't ask about the UConn game.

We have received a multitude of phone calls and emails at the Ward office asking about the Zoning Administrator's Jefferson Park Determination related to "mini-dorm" builder Goodman Development. I don't blame anybody for wondering what the implications of it are. I wrote an op-ed that showed up on The Range, and was quoted in the Arizona Daily Star, and in both cases asked several rhetorical questions that necessarily follow from the Determination. The brief history is that for over a decade, Goodman Development has been building large houses in R-1 zoned neighborhoods and openly leasing them to students from the UA. A recent complaint was filed alleging that several elements of his lease and the students' living arrangements make the homes non-compliant in that zone. The Zoning Administrator agreed.

On the heels of that decision I asked "what has changed?" to cause that result. The City will tell you that it follows a complaint-driven process; i.e. they do not investigate zoning use issues unless and until a complaint has been filed. And yet the truth is that for years these uses have been well known to the City staff, which issues the permits because the neighbors have consistently brought it to their attention. It should not have taken the issuance of a formal complaint a decade into the process to cause a response from the City. They knew what was going on. Staff has participated in innumerable meetings with neighborhood residents and builders where these same issues have been disclosed. The Ward 3 Council Office has been vigilant in pressing the issue. And now, after numerous houses have been demolished, permits have been issued and millions of dollars in investment has been made in these structures, the City has changed the rules of the game. And so, I asked, "what changed?". None of the set of facts surrounding the uses has changed. The clear language in the code has not changed.

The result - there's a process in motion. Goodman Development has 30 days to appeal the Determination to the Board of Adjustment. Following that, there is an appeal option for whichever side loses at the Board to take the matter to Superior Court. The City has no answer for whether or not the ruling is to be applied





Important Phone Numbers

Tucson Police
Department
911 or 791-4444
nonemergency

Mayor & Council
Comment Line
791-4700

Neighborhood
Resources
791-4605

Park Wise
791-5071

Water Issues
791-3242

Pima County Animal
Control
243-5900

Street Maintenance
791-3154

Planning and
Development
Services 791-5550

Southwest Gas
889-1888

Gas Emergency/
Gas Leaks
889-1888

West Nile Virus
Hotline
243-7999

Environment
Service
791-3171

Graffiti Removal
792-2489

AZ Game & Fish
628-5376

Continued: A Message From Steve

prospectively (i.e. existing houses may continue to be used in the "non-compliant" manner - to avoid a massive lawsuit, in my opinion) or if existing houses may simply adjust their lease and living arrangements to comply with the ruling. If making minor changes to leases and living arrangements is the answer, two things are true. First, it will only reignite the passion of the neighbors who have been fighting this battle for a decade, and second, it raises some interesting enforcement challenges that the City has just bought for itself. I don't think there's a widespread sentiment in favor of City code enforcers knocking on peoples' doors asking about Heads of Household, how rooms are keyed, who has access to which parts of the house, and more. Or, if making minor changes in lease and living arrangements is insufficient to make the houses compliant, the result is even more murky. There is a potential Pandora's Box of possibilities for both builders and neighborhoods. The residents in the houses can only sit and watch the process play itself out. The residents in the neighborhood can only do the same. Residents in similarly-situated houses around town can only sit and watch, and wonder. The same is true of other builders and neighborhoods. The developer has the ball in his court and will most certainly begin the appeal process.

So people have asked what I think. What I think is that this decision should have been made years ago if it was going to have been made at all. As I noted above, nothing in the set of facts or the code language has changed. What has changed is that houses have been demolished and millions of dollars have been invested in new structures - and, the voters adopted Proposition 207 which protects private property rights. While the Zoning Administrator has not changed the Land Use Code in a way that devalues private property, the Determination arguably has the same effect. At this point the decision will be made in court and the taxpayers will fund the resolution. All we can hope for at this point is that whatever ruling comes from that process is clear and unambiguous so that at some date in the future we are not confronted with a similar situation.

Brief update on the Gadsden Project—the senior housing development on the west side of Downtown. All parties have obligations that need to be met (City, County, Gadsden, and Senior Housing Group) by various critical path dates between now and May 15th in order for the housing project to remain under the terms of the existing Development Agreement. All are working towards the common goal of a successful project. In addition, there is rework needed to be done on the existing Development Agreement once the dust has settled on this phase of the work. For now, the focus is on the middle of May. At that time we'll know who the players in the subsequent phases of the master plan will be, and the City Manager will know with whom he will be working to draft some much needed clarity into the remaining portions of the Development Agreement.

Now, onto some very good news. Last week, my co-worker in the Ward office, Donovan Durband, represented the City on a trade mission to northwest Mexico as a part of the Metropolitan Tucson Convention & Visitors Bureau's *Vamos a Tucson* program. He, MTCVB staff led by Felipe Garcia, and representatives of several Tucson hotels and retail businesses, visited communities in Sonora to promote commerce and tourism with business people and citizens. Included in the itinerary were trade shows in Hermosillo, Ciudad Obregón and San Carlos/Guaymas, with face-to-face interactions



Important Phone Numbers

with over 2,000 potential visitors to Tucson. Ciudad Obregón is one of Tucson's four Sister Cities in Mexico (along with Puerto Peñasco, Mazatlan, and Guadalajara).

The Tucson office of MTCVB coordinated this annual trip with its *Vamos a Tucson* staff in Hermosillo, where they operate a successful visitor center that promotes Tucson. Last year, the Hermosillo office booked 6,320 room-nights through its direct hotel reservation system linked to Tucson-area hotels.

In parallel with the *Vamos a Tucson* trip, the Caballeros del Sol organization visited Ciudad Obregón, to re-establish relationships and look for opportunities to strengthen economic ties between Tucson and that city. The Caballeros have served as Tucson's ambassadors for decades, and they worked jointly with the MTCVB to connect Tucson with Obregón's leaders of business and government, including Mayor Manolo Barro.

The trip was but one of many very important economic development activities the City embraces through its partnerships with private organizations—in this case, MTCVB. Visitors from Mexico are already responsible for more than 5% of the annual retail sales in the Tucson area, and there is significant potential to build on that figure, particularly from our neighboring state of Sonora. It was important that Donovan represented us throughout the event.

Speedway merchants are joining forces to activate Speedway Blvd. in a campaign we're calling "Sundays on the Strip". This will be a combined effort by the numerous businesses that operate on Speedway - offering discounts, punch cards and cross-promotions once the program gets fully rolled out. Look for more information on this in the days to come. If you own or operate a business on Speedway, come to the Ward 6 office for an organizational meeting on Wednesday, April 6th at 6:00pm to learn how you can become a part of it all.

Finally, winners of the latest round of the Downtown Façade Improvement Program will be announced at a press conference, Friday, April 1st, at 9:00am. Michael Keith, CEO of the Downtown Tucson Partnership, will present the winners at 55 N. 6th Ave. I will be unable to attend the announcement, but my support of the Downtown Façade Improvement Program is unwavering. This program assists in restoring and preserving façades of historical importance to improve streetscapes and to revitalize Downtown. The Program is funded by private donations and is administered by the Downtown Tucson Partnership. Each project will be a 50-50 match. Each of those selected for the money must complete their projects within 6 months. This is a "quick hit"—and a hit that makes a significant impact on the surrounding area. Kudos to the DTP for its administration of the project.

Sincerely,

Steve Kozachik
Council Member, Ward 6
www.tucsonaz.gov/ward6

Senator John
McCain (R)
520-670-6334

Senator Jon Kyl (R)
520-575-8633

Congresswoman
Gabrielle Giffords
(D)
(8th District)
520-881-3588

Congressman
Raul Grijalva (D)
(7th District)
520-622-6788

Governor Janice
Brewer (R)
Governor of Arizona
602-542-4331

Toll free:
1-800-253-0883

State Legislators

Toll Free
Telephone:
1-800-352-8404
Internet:
www.azleg.gov

Mayor Bob Walkup
791-4201

City Infoguide
[http://
cms3.tucsonaz.gov/
infoguide](http://cms3.tucsonaz.gov/infoguide)

The community is cordially invited to a public art reception featuring the works of Tucson Hebrew Academy Students

Wednesday, March 30, 5:00 pm to 8:00 pm at the Ward 6 Council Office, 3202 E. 1st Street. For additional information visit:
<http://cms3.tucsonaz.gov/sites/default/files/ward6/3-23-11%20THA%20flyer.pdf>

Student's artwork will be on display March 30 - May 10



PROPOSED TRANSIT FARE INCREASE PUBLIC MEETINGS

The City of Tucson Department of Transportation will host six open houses for public review and comment on the proposed transit fare increase. Representatives from the City of Tucson, Sun Tran, and Sun Van will be available to answer questions and concerns regarding the proposed increase.

The open houses are scheduled as follows:

- **Wednesday, March 30, 2011 – 1:30 p.m. to 3:00 p.m., TPD westside substation, 1310 W. Miracle Mile**
- **Wednesday, March 30, 2011 – 4:30 p.m. – 6 p.m., Clements Center, 8155 E. Poinciana**
- **Thursday, March 31, 2011 – 5 p.m. to 6:30 p.m., Ward 2 Office, 7575 E. Speedway**

If you need more information and are not able to attend an open house, please contact Public Information Officer, Michael Graham, at 791-4371.

Requests for reasonable accommodation should be made to Jeri Ward at 520-791-4371 at least five days in advance of the meeting. For the hearing impaired, the TDD number is (520) 791-2639.

Transit Task Force

We are looking to fill a vacancy on the Transit Task Force, which is an important advisory body to the City of Tucson. The TTF has provided valuable guidance on the Sun Tran fare structure and other operational aspects of our local transit operations, and will continue to do so as we move into yet another difficult budget year for the City. We are looking for an individual who is fair, thoughtful, and open to seeking solutions to the challenges of running an efficient, user-friendly transit system during a time of great budget stress. The task force meets on the first Wednesday of the month at 5:30 pm Downtown. If you are interested in serving, please contact us at the Ward 6 office with a letter of interest, including some information on your background, and any relevant knowledge or experience you have in this area. Please send your letter of intent to ward6@tucsonaz.gov.

Tucson Clean & Beautiful's 1st Annual *Spring Greening Day*

Tucson Clean and Beautiful is hosting its first annual Spring Greening event, with multiple opportunities for the community to learn about and participate in Tucson Clean & Beautiful environmental efforts including volunteer litter cleanup and buffelgrass removal; tree maintenance demonstrations; recycling education and collection of cell phones, printer cartridges, aluminum cans and # 1 plastic bottles.

Stop by on Sunday, April 3, 2011, from 8:30 a.m. to 12:30 p.m. at Starr Pass Blvd. at Santa Cruz River Park, west of Desert Survivors Nursery 1020 W. Starr Pass Blvd., to volunteer or learn more about Tucson Clean and Beautiful programs. Everyone who participates in this event will be entered to win great raffle prizes including food and drink certificates, landscape materials and more – all donated by local Tucson businesses. This event is free. Food vendors will also be on site with items available for purchase.

An event flyer is available at www.tucsoncleanandbeautiful.org/docs/tcb-spring-greening.pdf and for more information or to RSVP please call Evren Sonmez at (520) 791-3109 or email tcb@tucsonaz.gov

Watershed Management Group just won YouTube's 2011 Nonprofit Video Award for Best Thrifty Video for our tippy tap video "It's in Your Hands"! The video, produced by WMG India staff, was featured on the YouTube homepage and can be viewed here:

<http://www.youtube.com/watch?v=Qd3p3roZjYw>

Tippy taps are a life-saving device. 1,000 children die each day in India because of diarrhea, and nearly half of those deaths can be prevented with hand washing with soap - an option not readily available in many rural communities. Tippy taps are a simple, low-tech device that anyone can assemble. They use hardly any water and help sanitize hands to save lives. To find out more, visit www.tippytap.org.

Garden District BBQ Fund Raiser Event

Saturday April 2, 2011

11 a.m. - 2 p.m.

Location : Sunflower Market

4625 E. Speedway

Tucson

Hamburger or Brat for \$2

Add a soda and chips for a total of \$4

We hope to see you there!

Contact Lois Pawlak

325-7611 with any questions.



4th Avenue Spring Street Fair

April 1, 2, 3, 2011

The Street Fair takes place between Ninth Street and University Blvd. along Fourth Avenue

[http://](http://www.fourthavenue.org/fairs/general-information/)

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