



Department of Neighborhood Resources
 PO Box 27210
 Tucson AZ 85726-7210

DUNBAR/SPRING NEIGHBORHOOD



Special Meeting of the Dunbar/Spring Neighborhood Association

Monday, February 11 – 7 to 9 p.m. – Dunbar School Auditorium, 325 W. 2nd St.

This special neighborhood meeting is being arranged to hear and discuss a renewed proposal regarding the One West development at the southwest corner of Stone and Speedway. This new proposal includes a partnership with the International Sonoran Desert Alliance, developers of the Curley School in Ajo, AZ, which is proposing to develop a significant portion of the proposed structure as affordable housing. PLEASE COME hear this affordable housing presentation as well as a recap on the project itself. Following the presentation, there will be a period for questions and discussion. No decisions will be finalized at this meeting. After further discussion of the issue at the regularly scheduled DSNA meeting on February 18, there will be a vote on how to proceed with this issue. YOUR INPUT IS NEEDED AND VALUED.

Dated Material

- DSNA President:** Evaristo Ramirez
622-7368 ✉ evaristorb@yahoo.com
- Vice President:** Piper Weinberg
624-7007 ✉ piperweinberg@hotmail.com
- Secretary:** Ian Fritz
628-4318 ✉ sprocket@riseup.net
- Treasurer:** Sky Jacobs
791-2913 ✉ skyjacobs@gmail.com
- Parliamentarian:** Jeff Simpson
409-3780
- Newsletter:** Turtle
628-4318 ✉ mydogellen@greenbicycle.net
- Ward One, Councilwoman Regina Romero**
791-4040 ✉ regina.romero@tucsonaz.gov
- Dunbar/Spring Email Listserv:**
groups.yahoo.com/group/DunbarSpring
- Upcoming DSNA Meetings:**
General meetings are held the third Monday of each month from 7-9 p.m. at the Dunbar auditorium (325 W. 2nd St.).
Next meeting: February 18

Board meetings are the first Wednesday of each month from 7-9 p.m. Please contact a board member for location.

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...One West continued from front...

•To conserve energy and provide a model for future mixed-use development, DSNA originally asked One West to achieve basic LEED certification as a minimum and set the goal for Silver LEED certification, including passive and active solar, water harvesting, desert/native plant landscaping, and alternative energy. One West agreed to sign up and participate in the process but cannot guarantee they will achieve LEED certification.

...Downtown Links continued from inside...

Lastly, we request that the meeting minutes from the November 2007 meeting between City of Tucson Department of Transportation and the Union Pacific Railroad be made public and available to not only members of the CAC but also to our neighborhood.

Thank you for considering our requests.
 – DSNA

Stories of Our Streets Youth Video Project

We are six high school students from Barrio Anita and Dunbar/Spring. We are making a video about these historic neighborhoods and how they've changed over time. In the past few months, we've conducted more than 15 interviews with long-term neighborhood residents and are in the process of turning them into a video about where we come from and what our future may hold. You can help us out! Do you have old family photos or pictures of the neighborhood? We would love to include them in our video. Email streetstories@gmail.com or call Piper at 624-7007.

Background:

Stone Corridor Partners approached DSNA during Summer 2005 with plans for a condo/retail development at Speedway and Stone Avenue. The project, known by the site's address of One West, needs neighborhood support to be able to purchase the city-owned corner property. One West would also encompass the area currently occupied by two historic homes on 9th Avenue, which are owned by Stone Corridor Partners. DSNA outlined a dozen conditions that One West needed to incorporate into the project before neighborhood support would be granted. One West immediately agreed to some of these, the then-DSNA board negotiated others, and still others were sticking points One West could not meet.

Original items accepted by One West:

- One West shall design and provide curb extensions to narrow 9th Avenue and 1st Street and shall install any other traffic-calming features to discourage pass-through traffic.
- Along 9th Avenue, One West shall include front porches in the design of first floor housing units and provide angled parking interspersed with native trees. There shall be no vehicular access to or from the parking structure or remainder of the development from 9th Avenue.
- One West shall provide sidewalks along 9th Avenue with native tree plantings to provide a minimum of 50% shade.
- One West shall provide convenient bicycle parking for residential units, retail customers, and office tenants.
- To protect against light pollution, all external lighting along 9th Avenue shall be "Dark Sky" compliant and shielded with no light bulbs visible from off the property.
- One West shall seek to achieve 80% owner-occupancy and include this goal in the homeowner's association by-laws.
- One West shall seek to place locally owned commercial retail tenants.

Items where there was some negotiation, with the specifics listed for each:

- DSNA originally asked for the two historic homes on 9th Avenue to be preserved and relocated. If this preference could not be met and the homes were to be demolished, DSNA would accept \$100,000 for mitigation. One West agreed to give the neighborhood \$50,000 for its use in neighborhood projects at the discretion of DSNA. Due to restrictions imposed by the city, this could only be alluded to in a letter to Mayor and Council, and it would be separately negotiated to ensure DSNA is protected and receives the funds.
- DSNA originally requested that no building be taller than three stories along 9th Avenue to ensure that the development would not be overbearing in scale to those living nearby. DSNA asked that One West provide a rooftop garden on top of the third floor along 9th Avenue and that the remainder of the project not exceed six stories. One West agreed to keep the 9th Avenue side no more than 44 feet in height.
- DSNA originally sought for the architectural design and character of the development along 9th Avenue to be compatible with and related to the historic architectural character found within the neighborhood. To ensure compatible design, a representative of DSNA would work with One West's design team to provide input throughout the planning, design, rezoning, and permitting process. As of 2006, the architectural design was underway and One West had been cooperative in responding to issues and concerns raised by DSNA representatives.
- As per the guidelines of the Stone Avenue Corridor Plan, DSNA originally requested One West to work with the City of Tucson to achieve 33% affordable residential units. One West reported that due to the cost of construction, and other factors, their ability to achieve this goal was impossible.

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MINUTES FROM DSNA GENERAL MEMBERSHIP MEETING OF JANUARY 28, 2008



I. Call to order and introductions – Approx. 25 in attendance

II. Approval of Minutes – Read by Ian

***Motion* to approve minutes.** 13 approve/0 opposed/2 abstain

III. Treasurer’s Report – Sky

\$2,303.48 currently in account. \$700 in expenditures recently approved for crossroads dedication plaque.

IV. Downtown Links/Aviation Parkway – Daniela

At January 14th Citizens Advisory Committee (CAC), “refinements” to existing alignment were proposed, but look more like old rejected alignments. New proposals would knock out Lucky Street Studios, Originate, and other buildings. Also, Natasha has conflict of interest; she needs to be replaced (perhaps only temporarily) or DSNA will not have a vote on the committee. **Proposed position letter opposing new “refinements” read aloud.**

Discussion:

•Who would the letter be sent to? A: Mayor & council, TDOT, surrounding neighborhoods, governor, and county supervisors.

•Vote on alignments has been postponed at least until March.

•Do we need to approve new representative now? A: No, can wait until February.

***Motion* to accept letter as written.** 19 approve/0 opposed/0 abstain

•We should ask city to give presentation of new proposal to our neighborhood since there is no CAC meeting in February.

•Keep in mind for future letters: New proposals wipe out open space in neighborhood for which we have a plan and a commitment for funding (railroad park).

V. Guest Speakers from Weed & Seed law enforcement subcommittee – Officers Coleman and Kasmar

Here to address concerns about how crimes are classified. In December, two burglaries were reported and two criminal damage. In January, one burglary and three criminal damage. Burglary on January 20 where they got good description and DNA. Several criminal damage to vehicles reported. BB-guns being used. Vehicle thefts also reported. TPD recently changed crime classification to comply with nationwide standard. Evidence of entrance into home=burglary. Broken window=can’t prove intent=criminal damage. Burglaries involving less than \$10,000 will be processed by regular officers, not Crime Scene Units. Same amount of processing with criminal damage as with burglaries.

Discussion:

•If car window is broken, is there a paper report only or do you send an officer? A: We send officer if requested.

•Use all types of media to catch criminals or return property.

•Are BB-guns against the law? A: No.

VI. One West Update

Ward One office has met recently with David Ollanik & new partners from International Sonoran Desert Alliance (developers of Curley School in Ajo). Have new proposal that includes 38% affordable housing. Rushed timeline: They need to get approval

from neighborhood by end of February to get zoning in early March and federal grant turned in by March 15. Board has discussed possibility of holding special meeting for a presentation and voting at subsequent regular meeting.

Discussion:

•This has been an important issue. Would be better to have special meeting to give ample time for discussion. Would be hard to do this issue justice at regular meeting.

•Suggestions: Distribute minutes from special meeting to help inform vote. Videotape meeting for public posting for those who can’t attend.

•Would there be time for other presentations about this issue?

•Have a portion of the special meeting w/o presenters present.

•This could be trouble – rushing to decide on an issue that has taken years of debate in the past.

•Unknown where Regina Romero would stand if we failed to decide in time.

•Should give developers a chance to speak, but should be suspicious of rushing things through.

•Discussion should be easier this time around if remainder of proposal is the same.

•Does this conflict with recommendations from process committee?

***Motion* to hold special meeting on February 11.** 17 approve/2 opposed/3 abstain

VII. Guest Speakers from RAPP – Sharon & Chris

Some residents have expressed displeasure with yet another social service agency in the neighborhood. DSNA is more tolerant of homeless than other places. Purpose of project is to keep homeless with mental illness off the street, give them resources, medical, jobs, etc. Moved to new location on Stone due to construction downtown. Want to partner with neighborhood/minimize impact.

Discussion:

•How many people served? A: 1,600 sign-ins monthly at drop-in center (includes duplicates); 50 people through program per month. Six staff members.

•Please let RAPP clients know, garden is labor of love and playground is for children.

•Paul Buckwalter volunteered to be DSNA liaison to RAPP.

VIII. County Reinvestment Grant

Subcommittee has compiled list of projects that fit within survey results. Need a vote to determine if DSNA likes direction the process is taking. Projects will be presented as one big package. Subcommittee will write proposal; cost estimates will be obtained and submitted to county. For traffic circle, speed humps, and maybe other projects, surrounding neighbors will need to approve through petition. If there is something missing from the list, get involved and take it on!

***Motion* to vote to approve the concepts for the project as presented.** 21 approve/0 opposed/0 abstain

***Motion* to table next two items on agenda due to time constraints.** 12 approve/5 opposed/3 abstain

(Items skipped: Process Committee and Stone/Speedway vision)

IX. Block Captains – Piper & Paul

Outreach committee/block captains will help address burglaries, get to know our neighbors, deepen connections, and expedite communication. Need 10 or 12 people interested in being block captains. Coordinator would check in w/ block captains to assess needs/requests of neighbors. Meeting on Tuesday, February 26, at 5 p.m. to get block captains involved and trained.

X. Downtown Security Plan

Proposal for new downtown security plan w/ security cameras came up at DNARC meeting. Downtown Alliance would oversee program. Would use taped footage to prosecute crimes and for deterrent. Seven neighborhoods regularly attend DNARC meetings; many seemed in support of plan; some are not represented. Nina Trasoff wants to hear what neighborhoods are thinking. **Proposed letter opposing security plan read aloud.**

Discussion:

•Already have some cameras downtown.

•Some areas should have cameras and can be effective, should pick out problem areas for cameras.

•Feel strongly if cameras were installed, would avoid the area.

***Motion* to approve position letter as written.** 13 approve/0 opposed/4 abstain

The following letter was approved at the most recent DSNA meeting as a reflection of residents’ urgent concerns with the current direction the Downtown Links roadway project is taking. This letter will be sent to members of the Citizen Advisory Committee (CAC), Mayor and Council, City of Tucson Director of Transportation Jim Glock, Governor Janet Napolitano, representatives of ADOT and TDOT, as well as the West University, Barrio Anita, El Presidio, Iron Horse, and Armory Park neighborhoods. To stay informed about this project and upcoming CAC meetings, visit www.downtownlinks.info.

We, the Dunbar/Spring Neighborhood Association (DSNA), hereby submit our position regarding the latest alignment “refinements” brought forward at the January 14, 2008, Downtown Links Citizen Advisory Committee (CAC) meeting.

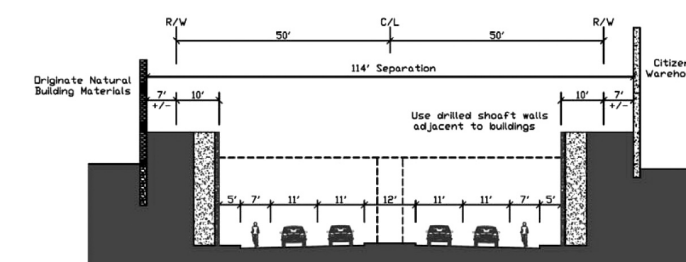
The Dunbar/Spring representative supported the alignment approved in January 2007 instead of the other alignments because it made use of existing roadways, left key warehouse structures intact, and did not reduce connectivity between Dunbar/Spring and downtown.

The three “refinements” brought forward at the January 14, 2008, meeting do not reflect the same goals as the alignment that was voted on by the CAC in January 2007. We strongly oppose these three “refinements” – 3a, 3b, and 3c – which closely resemble previous alignments dated from May 2006, specifically B, D, & T, as well as O-2 from June 2006. The committee in fact voted all of these alignments down. Like many of the previously proposed alignments, the current refinements isolate the Dunbar/Spring neighborhood from downtown and damage important businesses and structures on the south end of our neighborhood. Some of the Dunbar/Spring neighborhood’s greatest assets are the services provided by the artists and businesses within our neighborhood.

We recognize the challenges that the City of Tucson Department of Transportation is facing regarding the requirements set by Union Pacific and the public need for preserving the Steinfeld and Citizens warehouses. Yet, we feel that backpedaling to previously rejected proposals rather than taking a hard look at compromises that could be made in the scope and width of the roadway was the wrong way to go. If the CAC must abandon the January 2007 approved alignment, then let all of the previously considered alignments be discussed. In addition, we feel strongly that traffic study information must be presented for all of the proposed alignments before such alignments come to a vote.

It has come to light that our DSNA Mayor and Council representative has a conflict of interest and cannot vote on any of the proposed alignments. We, as a neighborhood, ask that an alternate for Dunbar/Spring be appointed and approved by Mayor and Council to vote for whatever period is necessary to prevent a lapse in representation to the CAC from our neighborhood.

We feel that another public meeting is necessary to present the revised alignments and discuss the impetus for these changes. The public, affected by the roadway changes, deserves to clearly understand the direction that this process has taken and why things are changing in this direction.



Variation 3a – South Alignment

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