



Department of Neighborhood Resources
 PO Box 27210
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DUNBAR/SPRING NEIGHBORHOOD

March 2008

Dated Material

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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: March 17

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

organic community garden revitalization and celebration!
 saturday, march 8th
 8 a.m. to 1 p.m.

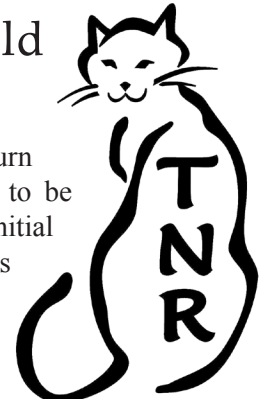


Celebrate our neighborhood garden and playground and revitalize it with some creativity (and a little elbow grease), making it safe, welcoming and inviting for all. This is a time to hang out with neighbors, meet new folks, and be inspired. The Dunbar Spring Community Garden is a “community” garden and thus receives none of the formal maintenance a city park would. This means it is up to us as a neighborhood to care for and preserve this amazing community resource. The space is in turn available as a venue for gatherings/events, local food production, and a variety of other great uses. Many neighbors expressed disappointment that they weren’t able to make it to last October’s “revitalization.” Here is another chance to come out and get in on the action! Planned activities include a sign-painting extravaganza, a general garden/playground clean up, raking, weeding, garbage pick up, bench repair, and anything else people feel inspired to do. There is a variety of work to be done and something for every skill set. Snacks provided. For more information or to take on other activities for the day and help make them happen, please contact Nicole at 982-4103 or email nicole@tfssolar.com.

March planting schedule: Last sowing of carrots, beets, heat-tolerant leaf lettuce. Set out transplants of tomatoes, peppers. Plant basil, squash, sweet corn, lima beans, snap beans, watermelons. After danger of frost, plant chilies, chiltepin, gourds. Mulch trees, shrubs, vegetables. Sow sunflowers on the west side of plots to shade plants from sun.

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Caught between Domestication and the Wild World



Cats live virtually everywhere. We have all seen them – beloved pets, ferals, lost or abandoned strays. They are a part of our urban habitat and community.

Killing feral cats (and “removing” neighbor’s pets) does not reduce cat populations. While this might seem like a quick and easy remedy to handle overpopulation and nuisance behaviors, it is not a long-term solution.

When cats are removed and destroyed, other cats/colonies simply re-establish themselves by repopulating and/or moving into newly available territory. To eradicate every cat from the streets of Dunbar/Spring would simply roll out the red carpet to welcome cats from West University, Barrio Anita, Barrio Blue Moon, and beyond.

Feral cats are the wild offspring of unaltered domesticated cats, and we can start by holding our families, friends, and neighbors accountable for responsibly spaying and neutering their pets.

With ferals, Trap Neuter Return has been proven as the most effective solution to stabilize feral cat populations and put an end to the cycle of breeding and killing. This growing movement is endorsed and promoted by the American Humane Association, Humane Society of the United States, and the Humane Society of Southern Arizona.

TRAP NEUTER RETURN (TNR):

- Breaks the cycle of reproduction and reduces and stabilizes the feral cat population,
- Eliminates nuisance behaviors related to mating and the establishment of territory (fighting, spraying, yowling),
- Improves health,
- More effective and less costly (for taxpayers and local government) than repeated attempts at extermination,
- Dramatically reduces the number of animals housed and put down at pounds and shelters, leaving more room and resources to give adoptable animals a chance, and

•Fosters compassion.

The “R” in TNR stands for return not release. This means cats are to be returned to the site of their initial trapping. Relocating ferals is considered an absolute last resort short of death, and there are specific methods for doing this.

It is to the neighborhood’s benefit to have a comprehensive TNR program. This not only includes spay and neuter, but ongoing care and maintenance for any and all cats/colonies that have come to rely on humans for their survival. There are several Dunbar/Spring residents who already care for ferals in their parts of the neighborhood, but the need still exists in other areas. Feeding sites keep cats from roaming while actually making them less visible, less likely to hunt, and easier to manage.

Several years ago, Dunbar/Spring funded a small TNR program. Only 14 cats were altered in the entire neighborhood; kittens neutered as part of the program are now healthy, vibrant five year olds. Funds donated to match Dunbar/Spring’s initial contribution were returned to the Animal Defense League of Arizona because some intense reactions of a few people depleted the enthusiasm and energy of those involved. Perhaps it is time for neighborhood residents to reinitiate a discussion on TNR?

Addressing the relationships between animals (that includes us) and the environment is a complex thing – and should not be based on or solely viewed as one species against another.

For more information, visit www.alleycat.org and www.spayandneutersolutions.org. *Thanks to Jessica for providing this information.*

ON TUESDAY, MARCH 4TH AT 5:30 P.M., THE MAYOR & COUNCIL WILL VOTE ON A RESOLUTION that seeks approval for the One West project moving forward based on the affordable housing component receiving complete funding. This project was presented to the Dunbar/Spring neighborhood in February. The weekly Mayor & Council meeting takes place in the Council Chambers at City Hall, 255 W. Alameda.



MINUTES FROM DSNA GENERAL MEMBERSHIP MEETING OF FEBRUARY 18, 2008



I. Call to order and introductions

II. Stories from Our Streets, Youth Video Project

•Youth participants introduced themselves and showed a preview of the video they have been working on. They hope to be finished in three weeks. Suggestion to show it at BICAS' bike-in movie.

III. Downtown Links Citizens Advisory Committee – Natasha In January, TDOT put a new alignment on the table that is different from alignment approved one year ago. Union Pacific is requiring underpass to accommodate eventual third rail line, which would deepen grade at 6th & Stone, prompting TDOT to come up with three new alignment proposals. All three push up at least a half-block into Dunbar/Spring and affect private business and ADOT-owned warehouses. Need to appoint temporary replacement for Natasha on CAC. New alignments would demolish Natasha's business, leading to a conflict of interest in the view of the city. Vince and Daniela have volunteered.

Discussion

•Daniela has attended many meetings on this already and represents two demographics (woman, under 50) that are under-represented on CAC.

•Would Daniela have conflict because of BICAS? A: City does not see conflict because she is not business owner or manager.

***Motion* to appoint Daniela Diamente to represent Dunbar/Spring neighborhood on the Downtown Links Citizen Advisory Committee for the duration of time that the current alignments are being considered.** 43 approve/0 opposed/3 abstain

IV. Main Ave. Letter Follow-up

Original Main Ave. vision was received by TDOT and was met with support. They requested that we get Mayor and Council's backing. Matt Webber, who wrote original letter, has drafted a request for support from M&C. Letter read aloud by secretary.

Discussion

•Since Oracle/Drachman straightening, traffic on Main has increased. There is a plan for signal arrows turning left onto Speedway from southbound Main, but not for northbound Main. We should request signal arrows there as well as at St. Mary's

•Sidewalk isn't continuous through RR tracks. Glad there is a plan.

•Support for pedestrian refuge islands either at Univ. or 2nd St.

***Motion* to approve letter with amendment to include turn arrows at Main & Speedway, Main & St. Mary's, and refuge islands on Main.** 47 approve/0 opposed/ 1 abstain

V. Neighborhood Reinvestment Grant Update - Brad

TDOT has agreed to do cost estimates on various proposals. Still need to get cost estimates from artists. Should have estimates by end of month; will make recommendations to neighborhood.

VI. One West

Appeal made to adhere to the process committee's recommendation to require 2/3 vote. Committee was formed because of One West issue and came up with this solution to deal with contentious issues where a majority decision is not clear.

Discussion

•Process committee included people from both sides of the One West issue. Every vote on this issue has been close. We should have a higher standard so that there is a clear majority.

***Motion* to require a two-thirds majority for a decision on the One West issue at this meeting based on the process committee recommendations.**

•Suggest that when people speak, they stand because of the large circle. Process committee decisions have not been passed. We should not make a special case here.

•Passing this motion will make decision more contentious. Wish we had changed bylaws.

•Process committee didn't make deadline of this meeting. Support the idea, but not at this meeting.

•If this is a contentious issue, we should have more of us agree before acting.

•Idea behind Robert's Rules is to avoid the tyranny of the majority and also tyranny of the small minority from stopping things from going forward.

•Process committee was on agenda in the past, but was tabled because of One West issue.

•We should call for a vote on the 2/3 motion so we can begin discussing the proposal.

Vote: 28 approve/25 opposed/2 abstain

Recap of One West project by Colin Reilly and Jim Wilcox. Mixed-use development. 105-110 condos, three stories on 9th Ave., six stories at Speedway & Stone, 30-32 units of affordable housing. Here to ask for neighborhood support. Would be okay with putting affordable units into a land trust if law allows it. Affordable units would be rentals for 15 years, then would come up for sale at affordable rate.

Discussion

•What guarantee do we have that if this goes ahead, it will stay as proposed? A: The city will only rezone the property if we get our financing.

•Ward 1 office wants us to know that we're only voting on the affordable housing component of the project. If ISDA doesn't get their grants, the developer won't have the money to move it forward and there will be another public process.

•We've put a lot of demands to the developers, and they've met those demands. Affordable housing came up, and they've come forward on that issue in good faith. We should approve it.

•This group should be able to agree on this.

***Motion* to just vote on affordability part as a first step.**

•We need more discussion on this issue before a motion is put forward. Request to withdrawal motion.

***Motion* Withdrawn.**

•Numbers are being muddled. We were approached with a new proposal for 38% affordable housing and re-opened the discussion based on that number. Now they're changing it. Of 30 to 32 units, one will be given to property manager, this makes 29 to 31 units. We've heard affordable units are smaller making the square footage relationship 25% of total project. Is this true? A: Yes. Average for affordable units is just short of 1,100 sq. ft. Locked

in by Jim Wilcox. Developers thought number of units was most important. Market rate units are 1,250 sq. ft. on average.

•People came from all over the country for the Curley School, will this be the same? A: We will be marketing first through Pima County Arts Council. After that, anyone who googles affordable artist housing will be able to find us, but we don't market nationally.

•1,000 sq. ft. is big enough for a family with a baby. Sizes are great. Expansive spaces won't be broken up like apartments. Losing artist space to Downtown Links. 30 instead of 35 sounds like a compromise.

•In the past there were six units of affordable housing that would be owned. Could we put this back in addition to rentals? A: The city funds for affordable ownership are being put toward the current proposal, as is the developers' contribution to affordable housing.

•Don't think it's right to separate a vote on affordable housing from the whole project. Catalina mountains view will be blocked. Don't want to support more development at all in Tucson; we are running out of water. Boulder has become a no-growth community; we should look at that.

•We shouldn't pull out any part of a larger project and vote on it out of context.

•How is affordability calculated? Still giving \$50k for historic homes? A: Affordability is based on Area Median Income. Rentals are for those making between 30 and 60 percent of median income. Sale prices are affordable, but calculation is complicated. Yes, \$50k compensation to neighborhood is still the plan.

•Not interested in the square footage of the units. Would like to see a lien on the affordable units so that they are always sold as affordable.

•Issue is with number of rooms. Affordable housing should mitigate displacement of families. This proposal doesn't.

•How will this development affect existing affordable housing in neighborhood? Is there a possibility of rent to own? A: Renters will have right of first refusal. Rent to own increases rents; ISDA will not be turning a profit on the rentals.

•Dunbar/Spring is mixed neighborhood, not all affordable. Infill projects have a different kind of impact than other developments. They prevent sprawl. We had time to come up with a better proposal, but nobody came forward. Concerned that it's late, and there's not enough time to discuss this.

•Councilmember believes this vote is on the affordable housing component. We've raised the bar on affordable housing.

An open letter to DSNA and Councilwoman Regina Romero:

I noted the item on Monday, January 21, 2008 DSNA general meeting agenda regarding "DSNA's Vision for Speedway and Stone" with great interest. The issue was tabled, and therefore not discussed.

The vision for the corner of Speedway and Stone was already created with substantial input from this neighborhood along with other neighborhoods, and articulated in the Stone Avenue Corridor plan, adopted by the Mayor and City Council in 2000. That plan is comprehensive in scope and addresses economic, social, and neighborhood factors. I strongly urge our neighborhood and our elected officials to use the Stone Avenue Corridor Plan as the guiding framework when considering the One West project, or any other proposals that may come along. It would be a shame to see the good work that went into that process be tossed out. Unfortunately, this is an all too common practice in our city; good plans getting shelved and/or forgotten.

I advocate that we all become familiar again with the Stone Avenue Plan, and those of you who are unfamiliar with it, to become so. I believe it is still available on the City's website. I am sure Ward One would be happy to assist anyone who does not have access to the Internet.

•Don't understand this suggestion that the affordable housing part is somehow separate from the development.

•Could we have a neighborhood-wide ballot?

•This project was voted down before, and many of the reasons why have not been discussed tonight.

•Question the ward office's authority to tell us what we're voting on. There is a lot more to say about this project.

•The letter that got sent to Mayor and Council said that we couldn't make up our mind. We haven't yet approved the project in any totality.

•Don't like to be rushed. Maybe we can do a ballot vote?

•Ballot would take a long time and wouldn't meet deadline. Last vote that stands affirmed 33% standard. We would have to rescind the last vote if voting on anything else tonight.

•Ballot idea is great; many people can't come to meetings.

•Agenda says there is going to be a vote on this issue. Are we going to stick to our word? If 2/3 majority is in violation of bylaws, then the simple majority should prevail.

•33% is wishful thinking.

•Number of votes will be recorded regardless of legitimacy. If we have to go back and fix that, we could.

***Motion* to support in principle, the idea of having a project go ahead that would provide at least 29% affordable housing.**

•Request for clarification on the phrase "in principle." A: If at a later time, we decide that the development is not in line with the principle that we agreed to, we can withdraw our support.

•Previous meeting's vote has to be undone; we must first rescind the last vote on this issue.

•In August 2006, we voted to reconsider the 33% standard. Then there was a vote to accept 10 units of affordable housing. Then in September we voted to overturn the One West vote due to violations. This means that the reconsider vote was not overturned.

•Different numbers are being thrown around in regards to this project, what's being approved isn't clear.

***Friendly clarification to Motion* to approve in principle, the idea of having a project go ahead that would provide at least 32 out of 110 units as affordable housing.**

•March 2006 vote of 33% still stands.

•No, voted to overturn acceptance of 10 units, not the reconsideration of the March vote.

•Some confusion on this issue, but the question called to vote.

Vote: 27 approve/26 opposed/3 abstain

– Jim Cook, 747 N. 9th Ave.