



Department of Neighborhood Resources
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DUNBAR/SPRING NEIGHBORHOOD

Dated Material

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Dunbar Coalition: Lisa Scoblink
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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: July 21

City Shuts Down Railroad Park

The city's Environmental Services Department performed an initial soils assessment in June at 515 N. 9th Avenue in the areas of excavation and garden development. Five soil samples were collected from the excavated areas. The lab results from the samples indicate Benzo[a]anthracene and Benzo[a]pyrene (which are compounds formed from combustion), lead, and arsenic above regulatory standards. Based on these results, Environmental Services will be conducting a more thorough environmental investigation to determine the extent of the impacts to soil. For electronic copies of the Soils Investigation, please visit www.tucsonaz.gov/esd/515N9Ave.pdf. If you have questions, contact Lynne Birkinbine at 791-5414.



by Nicole Koch

WHY SOLAR: Did you know that, after home heating and cooling, hot water is typically the largest energy user in the American household? Hot water needs can be one of the main energy consumers in a home, and installing a solar water heater is an easy way to reduce this energy consumption by up to 90 percent. A typical hot water system will produce the equivalent energy of 240 kWh of electricity or eight therms of natural gas every month. If your current water heater is electric, in one month, the amount of solar energy produced will:

- Prevent about 240 pounds of coal from being mined and burned,
- Save more than 120 gallons of water from being used,
- Prevent about 534 pounds of CO₂ emissions, and
- Reduce sulfur and nitrogen emissions, contributors to smog and acid rain.

If your current water heater is natural gas fired, the amount of solar energy produced will, in one month, prevent about 214 pounds of CO₂ emissions.

HOW IT WORKS: All solar hot water heaters fall into one of two categories: open loop or closed loop. Open loop systems heat the water that you actually use, while closed loop systems heat an antifreeze solution or a separate water loop that transfers its heat to the domestic hot water. The most common open loop system is a batch heater. This system stores 40 gallons of water on your roof, which then circulate through your back-up heater and into your house. The water moves through water pressure, and there is no pump involved. Two common types of closed loop systems are drainback systems and glycol systems. Both have a flat plate collector on the roof and a storage tank on the ground. The drainback system also adds a 10-gallon drainback tank with an internal heat exchanger. This allows the water from the collector to drain into the drainback tank at night to prevent freezing. The glycol system has as a freeze protection glycol, which has a lower freeze point than water. Both systems use a pump to circulate the liquid between the collector and the tank below.

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MINUTES FROM DSNA GENERAL MEMBERSHIP MEETING OF JUNE 16, 2008

I. Call to Order and Introductions

•Approval of May Minutes: Brief version read to group. ***Motion* to approve.** 1 abstention; motion carried

II. Announcements

- Update on DSNA board letter to TDOT and Ward 1 regarding Speedway/10th Ave. HAWK crossing. Received response from Jim Glock/TDOT. They will look into using RTA funds. Also received response from Ward 1 acknowledging receipt of the letter. Two adjacent neighborhood associations in favor; one opposed (Barrio Blue Moon) due to additional traffic backing up. Jeff Simpson will respond to Barrio Blue Moon's concern.
- Mark Stegeman, UA professor running for TUSD board.
- Community Forum at El Rio Neighborhood Center on June 28 from 10:30 a.m. to 1:00 p.m. Panel of experts will speak and answer questions about prisoner re-entry. Hosted by Primavera in collaboration with Weed and Seed.
- Process committee: To change bylaws, must obtain 50 signatures approving changes, notify neighborhood that a vote will occur, then 2/3-majority vote required to approve. Ian obtained the 50 signatures. DSNA will vote on changes at the July meeting.
- Block party on October 18. Tables for businesses are welcome. July 2 is their next planning meeting at the Missionary Baptist Church, 11th Ave. and 2nd St. at 6:00 p.m.

III. Soil Sampling at Railroad Garden – Nancy Peterson and Lynne Birkinbine with Environmental Services

- Investigate city properties for safety and environmental conditions. They do environmental enhancement to protect groundwater and the general public.
- They were contacted regarding the change in use of the property located across 9th Ave. from BICAS/Lucky Street Studios. The soil was discolored, so they took samples.
- Want to answer questions regarding results, etc. These types of properties are identified as "Brownfields Properties." Found elevated metals and other compounds. Their goal is to clean the property until it reaches a condition that meets its intended use. Environmental Services has received more than \$1 million in EPA grants for cleanup.
- The property is owned by ADOT, but the city has an easement.
- Assessments not related to 3d alignment.
- Found high levels of poly-aromatic hydrocarbons, a petroleum product. Also found metals, including lead in mid- to high-level concentrations; arsenic also found.
- Public can review their report at www.tucsonaz.gov/esd.
- They spoke with an individual who lived close to the site in the mid-1900s. This individual remembers the site being used as a wood and fuel facility that included aboveground storage tanks.
- Next step is what is called a Phase 1 Environmental Site

Assessment. This takes six to eight weeks and will indicate if any further testing is needed. Looking at the width and depth of the contamination, as well as checking if there were ever any underground tanks on the site. The sampling takes two to three weeks for results.

•Will be installing more permanent fencing and signage to prevent exposure to the contaminants. No more digging, etc. allowed.

IV. Addition of Second Community Bulletin Board

- Suggestion to possibly use the Salvation Army Hospitality House property for placement. Discussion to continue on listserv.
- Deborah showed interest in taking on coordination of project. Requested report from Ian regarding the process, since he coordinated bulletin board located on 9th Ave. and University.

V. City High Mural on Bulletin Board at 9th and University

- May DSNA meeting requested that we obtain a sketch of mural for neighborhood approval. Timing is a problem, as the summer session at City High starts June 16 and runs for a short time.
- Elliot, Dunbar/Spring resident and a teacher at City High, requested that we empower the board to review and decide on sketch. ***Motion* to empower DSNA Board to review/approve sketch.** 1 opposed; 1 abstention; motion carried
- *Motion* on reimbursement to City High for materials not to exceed \$100.** 1 abstention; motion carried

VI. Speedway and 10th Ave. HAWK Crossing

- See announcements above.
- Include a request to widen curb at sidewalk near St. Elizabeth's of Hungary Clinic.

VII. Downtown Links

- 3d alignment most likely to be approved by CAC on June 23.
- Tonight's meeting at TCC was basically the HDR Engineering Firm presenting its disapproval of the alternatives to 3d suggested at the May CAC meeting.
- Suggested we look at the big picture. ADOT doesn't have to work with neighborhoods.
- After last week's CAC meeting, feel the best alternative would be the "sine wave," but 3d will be approved anyway.
- Whatever happens, DSNA needs to ask for some input. Ask for replacement of lost buildings for their current use.
- Concern about condos or other undesirable replacements in areas where buildings will be destroyed as a result of 3d. Ask that we be able to maintain uses that these buildings currently have (i.e., art studios, Originate, Mat Bevel Institute to be rebuilt in the neighborhood).
- Need to be prepared for future city design meetings for 3d. Ask for ideas from neighbors in the newsletter.
- Possibly ask CAC before next week's vote for budget amount adjustment for rebuilding existing buildings in Dunbar/Spring.
- Heard that all neighborhoods effected are receiving compensation for mitigation as a result of 3d. Dunbar/Spring needs to be sure we get mitigation funding also.
- Suggested that DSNA board try to meet with Ward 1 regarding possible options.
- Suggested board send letter to the CAC, Mayor and Council, and TDOT asking for mitigation, regardless of which alignment is chosen.

•Suggested board does another letter regarding our position on 3d and choice of alignment.

***Motion* made for board to write letter regarding mitigation.** carried unanimously

VIII. Committee Reports

- Community Garden:** Possible community garden table at October 18 block party. May have 10-year birthday cake then.
- DNARC:** Fourth Ave. to become paid, back-in parking. Looking into smart/zip cars for use as rentals.
- Dunbar Coalition:** Open House a huge success with large neighborhood turnout. A/C malfunctioned in dance studio. Certificate of Occupancy issued for center section. Dance studio complete. Adding contact information to newsletter.



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REBATES AND TAX CREDITS: Tucson Electric Power offers rebates for solar hot water heating systems beginning June 1, 2008. The rebate offers \$750 plus \$0.25/kWh (annual rating) for SRCC OG-300 rated systems. The rebate will cover a maximum of 85 percent of system cost, including the state and federal tax credits. The federal solar tax credit is a 30 percent credit off income taxes with a cap of \$2,000. The credit is currently set to expire December 31, 2008. This credit can be taken in addition to the federal tax credit for photovoltaic systems. The Arizona state income tax credit is 25 percent and is capped at \$1,000. This credit must be shared with other qualifying solar devices (meaning it has a one time per residence limit). The average professionally installed solar hot water system can have 75 percent of the total system cost covered by rebates and tax credits.

For more information, visit www.tfssolar.com.

Upcoming Vote on Neighborhood Bylaws

The Dunbar/Spring Neighborhood Association is approaching the final step for changing our neighborhood bylaws. At the June DSNA meeting, a suite of proposed changes to the bylaws was presented with endorsements from 50 neighborhood residents. These changes are a product of the labor of a neighborhood "process" committee, which was formed in September 2006 and tasked with looking into ways to improve the decision-making process of the neighborhood association.

After incorporating feedback gathered from neighbors at DSNA meetings, the committee put forward a final set of changes that were individually voted on at the April DSNA meeting. These changes have now been presented to the association, and notice is hereby given to all members that on July 21, at the regular DSNA monthly meeting, a vote will be taken on whether to ratify these new bylaws.

A copy of the proposed changes can be found on the community garden bulletin board at University & 11th Ave. or in the files section of our neighborhood listserv at <http://groups.yahoo.com/group/DunbarSpring/files/Bylaws>.

If you have any questions, please contact Ian Fritz at 628-4318. Thanks to Jim, Barbara, Bill, Marlana, Piper, Sky, Ian, and everyone who participated in the process committee meetings.

