



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

# Dunbar/Spring Neighborhood Association

October 2007

## CHANGES PROPOSED TO NEIGHBORHOOD BYLAWS *Your Input Needed!*

The Dunbar/Spring Neighborhood Association may soon be making changes in the way it does business. More than a year since its formation, the neighborhood's process committee has presented a dozen recommendations intended to make neighborhood decision-making more equitable and transparent. Most of the recommendations include changes to the neighborhood bylaws and will need the signatures of 50 members, notice of a vote sent to all residents, and finally a two-thirds majority vote before going into effect.

Issues addressed in the proposed changes include: a voting registration system, regulations for rescinding votes, advance notice of voting, and meeting facilitation. Discussion on these important issues will begin at the October 15th association meeting and will continue as necessary. All neighbors are encouraged to attend this meeting to express their opinions.

For the full text of the recommendations, visit the community garden bulletin board or go to [www.wildsonora.com/process.html](http://www.wildsonora.com/process.html).



### News from the garden...

The fig and acasia are bouncing back, hopefully the apricot too!

Growing in the community herb plot, lemongrass makes flavorful tea, soups, and stir fry. The garden has two community plots for neighbors to harvest and enjoy. Please do not take from anywhere other than from the two community plots (or your own!).

In October, as cooler temperatures and shorter days encourage garden activity, you can plant anything that can take the cold nights ahead. Cool-season crops for planting include: radishes, carrots, beets, broccoli, cauliflower, cabbage, spinach, lentils, garbanzos, cilantro, peas, garlic, parsley, and parsnip. Now is also the time to sow native wildflowers and plant trees.

Lease fees for plots at the garden are due in October. Please remember to put green and brown matter in the first compost bin (nearest to University) in six-inch or smaller pieces.

Come celebrate and revitalize our garden with some creativity and elbow grease, making it safe and welcoming for all, on Saturday, October 20 from 8 to 11 a.m. Help repaint signs, do weeding and raking, pickup garbage, repair benches, and anything else people feel inspired by. If you have donations of paint (leftovers, half-used, etc.), please drop it off in front of the gate at 828 N. Queen Ave. Contact Nicole for more information at 740-0736 or [nicole@tfssolar.com](mailto:nicole@tfssolar.com).

### Dated Material

#### Additional Contacts:

**TPD, Downtown Division**  
Non-emergency 791-4444  
Anonymous reporting 88-CRIME

**Ward One, Councilman Jose Ibarra**  
791-4040 ~ [jose.ibarra@tucsonaz.gov](mailto:jose.ibarra@tucsonaz.gov)

**Graffiti or Blight Reporting**  
792-2489 ~ [graffiti@tucsonaz.gov](mailto:graffiti@tucsonaz.gov)

**Dunbar/Spring discussion group, calendar, phone book, and classifieds:**

[groups.yahoo.com/group/DunbarSpring](http://groups.yahoo.com/group/DunbarSpring)



### 12th Annual BICAS Art Auction

BICAS is requesting donations of artwork, crafts, jewelry, or anything your incredibly creative mind can come up with that depicts bicycles or cycling in any form. All donations will be silently auctioned at the annual BICAS Art Auction on November 18 and will support your neighborhood bike co-op. BICAS has ample bike parts for use in donated artwork. Free, open art studio time is available to come make stuff, with staff help, on Fridays from 4-7 p.m. Submission deadline is November 15.

*Also, don't forget!* The BICAS bike-in movie is always the last Saturday of the month. On October 27, meet at BICAS at 6:30 for a friendly, community bike ride followed by an outdoor movie screened at 7:30ish. BICAS is located at 44 W. 6th St.

For more information, contact BICAS at 628-7950 or [www.bicas.org](http://www.bicas.org).

**The Red Barn  
String Orchestra**  
Rehearsals every Saturday  
11 a.m. to noon  
948 N. Main Ave.  
For more info., call 622-6973

*Mark your calendars!* for the fifth  
annual Desert Harvesters' Mesquite  
Milling Fiesta and Pancake Breakfast  
Saturday, November 17  
9 a.m. - 2 p.m.  
Dunbar/Spring Community Garden

#### 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: **October 15**

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

#### DSNA Contacts:

**President:** Evaristo Ramirez  
622-7368 ~ [evaristorb@yahoo.com](mailto:evaristorb@yahoo.com)

**Vice President:** Piper Weinberg  
624-7007 ~ [piperweinberg@hotmail.com](mailto:piperweinberg@hotmail.com)

**Secretary:** Ian Fritz  
628-4318 ~ [sprocket@riseup.net](mailto:sprocket@riseup.net)

**Treasurer:** Sky Jacobs  
791-2913 ~ [skyjacobs@gmail.com](mailto:skyjacobs@gmail.com)

**Parliamentarian:** Jeff Simpson  
409-3780

**DSNA Newsletter:** Turtle  
628-4318 ~ [mydogellen@greenbicycle.net](mailto:mydogellen@greenbicycle.net)

### Neighborhood Book Club

If you love to read novels, mysteries, or really just about anything, there's a new book group in the neighborhood where you can share your passion. Bring books that you've recently enjoyed or by your favorite authors, and leave with a great list of titles recommended by your neighbors. No discussion questions; no required reading. Recently discussed books include *The Outside of August*, *Dishwasher: One Man's Quest to Wash Dishes in All 50 States*, *The Night Listener*, and *Unto the Daughters*. The book club meets the second Monday of the month at 7:30 in the community garden. Everyone is welcome. Call Karen for more information at 791-0395.



# MINUTES FROM DSNA GENERAL MEMBERSHIP MEETING OF SEPTEMBER 17, 2007



## I. Call to order and introductions – 27 in attendance

•October agenda items – Doug Hawkins, Dunbar Coalition; Westside Hope; RAPP representative; Prop. 200.

## II. Pilot Overlay Presentation – Jim Mazzocco

•On August 6, M&C directed city staff to proceed with identifying neighborhoods interested in participating in pilot overlay process, which will entail selecting participating neighborhoods, rezoning selected neighborhoods, creating a neighborhood design manual, and reviewing developments for compliance with design manual.  
 •Neighborhoods must follow design manual template approved by M&C focusing on historical content and architecture. The manual must assume underlying zoning standards apply. It may allow more flexible incentives than underlying zoning (i.e. can make things looser but not more restrictive) and guidelines that are more restrictive than underlying zoning. City staff will ultimately approve the manual.  
 •Once manual is established, developments would be reviewed to ensure compliance. Building permits must comply with approved design manual. City's design professional will work with applicant to ensure compliance. Permit approved by director of Development Services. Would include appeal mechanism.  
 •Neighborhoods must submit evidence of interest by October 8.  
 •M&C will hear rezoning to create overlay in May 2008, at which time neighborhoods may begin to develop design manual.

**Discussion** •Is there a parallel track to prepare for possibility that Prop. 207 will be challenged? A: Architectural standards don't come under Prop. 207. Can put in guidelines what neighborhood wants in future. Can also amend design manual.  
 •How does this relate to LEED standards? A: Can suggest it as an option for incentive, not requirement.  
 •How will city staff deal with resolving opposing views within neighborhood? A: City Council members will weigh the positive/negative comments with where they want to line up on the issue.  
 •This is the first round, city will work out kinks to process, then invite more neighborhoods to participate in the future.  
 •What would overlay do in relation to national register and existing historical status? A: Uses it as a touchstone to reflect historical architecture of immediate area (i.e. can be brand new building that meshes with character of area).  
 •If we vote to opt in, can we change our minds later? A: Yes. All this does is give neighborhood the ability to develop a design manual.  
 •Neighborhood vulnerable to changing residential character; edges and internal parcels zoned commercial.  
 •Is there another option if not opting in now? A: Historical preservation zone, which requires 65% of neighborhood to sign petition.  
 •Neighborhoods with historical value have property values that go up faster (on average by 16%).

**\*Motion\* to opt-in to pilot overlay process.** 18 approve/0 opposed/2 abstain.

•How to go about evidence of support? Need board to draft and submit letter to M&C ASAP. Vince has experience and offered to help. Also call attention to issue in next newsletter.

## III. Open Board Positions/Election

•Treasurer: Sky Jacobs is only candidate. He has eight years nonprofit bookkeeping/accounting experience. 17 approved/0 opposed or abstained.  
 •Parliamentarian: Jeff Simpson is only candidate. He is a fan of parliamentary process, involved with many groups that use different processes, and is comfortable navigating those realms. 17 approved/0 opposed or abstained.

## IV. El Mirador/Town West Update – Raul Reyes

•Town West has worked on this development at the Franklin Street Docks for 1½ years. They got involved after hearing that Nimbus had interest in such a project but was having trouble with financing.  
 •Meanwhile, there were difficulties with Steinfeld Warehouse and issues re: affordable housing.  
 •Town West has agreed to contribute \$1.6 million in financing for Steinfeld renovations plus \$300,000 (\$2,000 per unit) to shore up the City of Tucson affordable housing fund.  
 •Willing to provide some unfinished condo units as “white box” that would make them cheaper (40% less than other units).  
 •A local developer (who owns 650 hotel rooms locally) expressed interest in adding hotel component.  
 •Want to use this space as a magnet to create a more vibrant, urban draw to the downtown area.  
 •Project will be mixed use with 150 condos, 200 hotel rooms, brewery, and amphitheater/public space.  
 •Ninth Avenue would be closed and abandoned as an auto route. It would become a pedestrian/bike path.  
 •Site plan designed to include area west of Ninth Avenue with surface parking for Steinfeld residents and commercial/residential units on Church that are stepped back and terraced (five stories total).  
 •Hotel/condos would be on larger parcel, and brewery/restaurant would be the central part of the project.  
 •Project will include five-level (500 car) parking deck with access from Stone/Franklin.  
 •Tallest building will be 15 stories.  
 •Condos will cost \$300,000 to \$350,000 and be 800 to 1,400 sq. ft.  
 •Town West has a commitment to LEED certification.  
 •WAMO has been invited to participate with design elements.  
 •Raul Reyes is more than willing to work with DSNA and invited the neighborhood to *please* participate.

## Decision to form committee to join group from El Presidio neighborhood re: advising/consulting on El Mirador project.

## V. Westside Hope

•Westside Hope helps elders, with an emphasis on neighbors helping neighbors (i.e. yard help, transportation, fun activities).  
 •Looking for steering members to join group, which meets once a month for one hour.  
 •To find out more, get involved, or to receive assistance, contact 628-4700 (office) or 272-1781 (cell).

## VI. Adult Probation Cleanup – Do we want the cleanup again?

•Problems last time with “trimming” trees.

•If cleanup is happening, need to have a coordinator from DSNA.  
 •Some people want the cleanup, some don't.  
 •Unpaved alleys are a disaster right now.  
 •Could they do cleanup but not trim trees? A: If cleanup does not constitute two full days of work, they will go elsewhere.

**\*Motion\* to ask adult probation to do clean up but not trim trees.** 13 approve/0 opposed or abstain.

**\*Motion\* if they refuse previous motion, DSNA will respectfully decline their participation and ask them not to come to neighborhood.** 11 approve/0 opposed or abstain.

## VII. Letter to Social Service Organizations

•Letter drafted after last month's meeting re: organizations re-establishing relationships with neighborhood and “suggestions for ones feeding the homeless” that will be sent to Holy Family Church, Friendship Missionary Baptist Church, Salvation Army, Serving Jesus Christ with Joy, Des Porres Inc., Phillips Chapel, Omega House, and Rapp/La Frontera.

**\*Motion\* to approve letter as written.** 9 approve/0 opposed/3 abstain.

## VIII. Process Committee Recommendations

•DSNA board needs to encourage participation.  
 •Post online with link in newsletter and consider having city send postcard re: discussion at next meeting.

**\*Motion\* to table discussion until next meeting.** 10 in favor.

## IX. Updates

•**Garden:** Need paint donations, artists, musicians, people handy with repair for October 20 celebration. Ramada/basketball lights not working – need to figure out why.  
 •**Dunbar Coalition:** Trying to get ingress with shared lot. Hoping construction will end October 15. Architect will be talking about museum portion of building at next meeting and wants input.  
 •**Neighborhood Reinvestment Grant:** Translation should be finished by September 18, then need to format and print survey. Should be mailed at beginning of next week; residents will have one week to respond. Results will be tallied and ready for October meeting. City says any road improvements won't happen until 2009 because of current backlog.  
 •**Youth Video Project:** Seven to eight youth involved in project. First meeting was September 17. If anyone wants to be involved or interviewed, please contact Piper at 624-0077.

## X. Announcements

•**Primavera Foundation's Prisoner Re-Entry Partnership:** Department of Labor-funded program that works with Weed & Seed communities. 17,000 people were released from Arizona prisons last year, and program is working with their rehabilitation back into the community. Resident-driven community forum being planned for January 2008 re: prisoner re-entry. Contact Joy Wilcox for more information at 622-8900 x.14.  
 •**Board meetings:** Take place the first Wednesday of each month.  
 •**Barrios Unidos:** Meetings to address property tax increases. Contact Varo for more information at 622-7368.  
 •**Informal neighborhood meeting:** Wednesday, September 26 at Community Garden.



## All Souls Procession MASK AND PUPPET-MAKING WORKSHOPS

Every year, Tucson Puppet Works hosts *free* weekly workshops for Dunbar/Spring residents who wish to participate in the All Souls Procession. People are welcome to make a mask, big-head puppet, human-powered float, or art installation for the night of the procession. No experience is required, and all ages are welcome. Kids 14 and younger must be accompanied by an adult.

Workshops are held Tuesdays and Thursdays from 6 to 9 p.m. at Tucson Puppet Works (520 N. 9th Ave.).

Then on November 4, meet at Epic Café (4th Avenue and University) at 5:30 p.m. for the 18th annual All Souls Procession! The procession ends with a grand finale at the Franklin Street Docks (Franklin and Stone).

For more information, visit Tucson Puppet Works at [www.allsoulsprocession.org](http://www.allsoulsprocession.org).



## Pilot Overlay Process

In September, after hearing a presentation by the city's urban planning department, the Dunbar/Spring Neighborhood Association voted to opt-in to the City of Tucson's pilot overlay program. The purpose of the overlay process is to allow participating neighborhoods the opportunity to develop a design manual and preserve their historic character.

The manual will be developed by the neighborhood with help from the city planning department. Once adopted, any new residential construction or building additions of significant size would need to be in compliance with the manual. This fall, the mayor and city council will determine which of the neighborhoods expressing interest will be selected for the program.

If you have questions about the overlay process or are interested in contributing to the creation of the design manual, please contact a member of the neighborhood board. More information is also at [www.tucsonaz.gov/planning/codes/luc/amendments/npz](http://www.tucsonaz.gov/planning/codes/luc/amendments/npz).