

Dunbar/Spring Neighborhood Association & Central Barrio Development

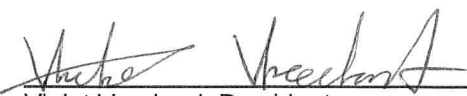
Community Benefits Agreement

In order to build a partnership between business and community, we put forth this agreement to ensure that the proposed development and refurbishment of 941 N. Stone (The Developer) is done with consideration towards the preservation and benefit of the Dunbar/Spring Neighborhood Association (The Association).

The Association agrees to support the application for GPLET incentives by Central Barrio Development and The Developer agrees to the following:

1. Place a local business (coffeeshop or similar) in the current storage space to ensure a local operator is in place rather than a national or franchise tenant. If possible provide meeting space in the building for use by Dunbar/Spring Neighborhood Association for meetings or other community building.
2. Preserve and add other local art to the building. Currently there is a Joe Pagac mural on the property that will be preserved, and other art can be added.
3. Provide bike parking for the community at the location and promote access to public transit.
4. Provide energy efficient units to limit environmental stress created by the property and surrounding areas.
5. Incorporate community input for streetscape and landscape designs to provide cohesion to the area utilizing only Sonoran Desert native plants. Hire a neighborhood consultant, or other local consultant specializing in native species and regionally appropriate landscape design to create a landscape plan.
6. Neighborhood Street Beautification: CBD will plant >20 native trees over 5 years in the neighborhood. This aligns with Mayor Romero's new climate policy. CBD will partner with Trees for Tucson, Tucson Clean & Beautiful, or Dunbar/Spring Neighborhood Foresters and DSNA to plant the trees along the rights of way, where mutually agreed upon.
7. Public accessible water fountain with bottle refill station along Stone Avenue based on Pedestrian Nodes under the Stone Avenue Corridor Study.
8. Promote 2 neighborhood cleanups each year to the tenants in the building to help Dunbar/Spring Neighborhood.
9. Quarterly attend meetings of the Dunbar/Spring Neighborhood during construction and after construction for updates. Make a good-faith effort to resolve any issues The Association identifies.
10. Provide a contact within the development who the neighborhood can reach out to with concerns after construction is complete.
11. Deliver a report 1 year after the completion of construction verifying each point of this agreement has been satisfied.

Agreed to from this date forward by:


Violet Vreeland, President
Dunbar Spring Neighborhood Association


Hector Jimenez, Owner
941 N Stone Ave

6/11/24

06/24/24

Notarial Acknowledgement (Dunbar/Spring Neighborhood Association and Central Barrio Development Community Benefits Agreement) Two pages. Date: 6/11/24

State of Arizona)

County of Pima)

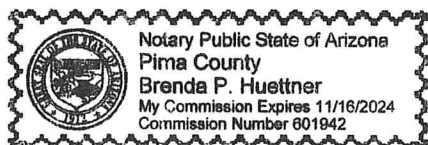
On this 11th day of
June, 2024,
before me personally appeared
Violet Vreeland,

[Name of Signer]

whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)

[Affix Seal Here]



Notary Public [Notary Public Signature]

My Commission Expires

11/16/24

State of Arizona)

County of Pima)

On this 24 day of
June, 2024,

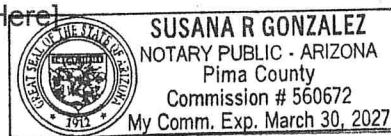
before me personally appeared
 Hector Jimenez,

[Name of Signer]

whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

(seal)

[Affix Seal Here]



Susana R. Gonzalez

Notary Public [Notary Public Signature]

My Commission Expires

March 30, 2027