

# NEWS

Dunbar/Spring  
Neighborhood Association  
June 1996  
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## DSNA MEETINGS

3rd Mondays of Every Month  
June 17, July 15, Aug. 1, Sept. 16  
7 p.m. at the Tucson Urban League  
Business Resource Center  
1039 North Stone @ Speedway

## CITY COUNCIL WARD 1-WESTSIDE

Council Member: JOSE IBARRA  
791-4040 fax: 791-5393  
940 W. Alameda St. Tucson, AZ 85745  
Citizen Comment Line: 791-4700

## DSNA NEWSLETTER TRANSLATORS NEEDED!

The neighborhood association is looking for Spanish/English translators for the Dunbar/Spring newsletter. We would like to start with translations of some of the articles and build from there to a more bilingual newsletter. Call Cheryl Kohout at 623-3604 if you can help.

Cheryl is our newsletter editor. She will collect news items and articles from residents and other interested parties and put together a quarterly newsletter. The Citizen and Neighborhood Services office of the city provides paper, labels, copier, folder and mailing at no cost to the neighborhood, but often we can expedite matters if we do the labor. Anyone interested in helping with the production of the newsletter should call Cheryl at 623-3604.

## NEW DSNA BOARD

PRESIDENT	Brad Lancaster 882-9443
VICE-PRESIDENT	Augustine Goins 623-4486
TREASURER	Nicola Freegard 792-1927
SECRETARY	Cheryl Kohout 623-3604
SERGEANT AT ARMS	Sarah Eldridge 883-5768
CORRESPONDING SECRETARY	Larry B. Walters 882-0767

## DSNA NOMINATING COMMITTEE

A Nominating Committee was formed at the February meeting of the Dunbar/Spring Neighborhood Association. Committee members were Sarah Eldridge, Paul Buckwalter, Cheryl Kohout and Nicola Freegard. The committee met in March and brought a slate of candidates to the April meeting. It was unanimously approved at the May 20 meeting.

## DUNBAR/SPRING NEIGHBORHOOD PLAN UPDATE

Marilyn Robinson  
Tucson Urban League

The Dunbar/Spring Neighborhood Plan was approved with a few changes by the Neighborhood Association at its meeting on February 19, 1996. The revised plan was submitted to the City Planning Dept. for review and to Councilman Jose Ibarra for adoption by Mayor and Council. This item will be on the Mayor and Council agenda on June 10th, according to Councilmember Ibarra.

The proposal submitted by the Neighborhood Association to the City last fall for 1996-97 CDBG funding was selected for partial funding by Mayor and Council in April. The grant will fund the development of a Dunbar/Spring Neighborhood Borders Improvement Project. With the assistance of the Drachman Institute, residents, businesses, property owners, educational institutions, non-profit organizations, and government agencies will be brought together to create a community blueprint for the commercial and physical development of the perimeter of the Dunbar/Spring

The City of Tucson, its officers and employees, its Citizen and Neighborhood Services Office and all other offices neither agree nor disagree with the views expressed or implied in this communication and are not responsible therefor. The distribution requestor is solely responsible.

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## DUNBAR PROJECT UPDATE

**Johnny W. BOWENS**  
President, Dunbar Coalition

The Master Plan for the creation of a Museum and Cultural Center at the Dunbar School is complete. Thank you, neighbors, for your participation and input during the planning process. The Coalition is now beginning the fundraising campaign for the project. The support and participation of Dunbar/Spring residents in the Dunbar Project will be more important than ever in the months ahead!

Each month, one member organization of the Coalition is responsible for picking up trash on the Dunbar School grounds:

June -- Dunbar/Spring Neighborhood Association

July -- Tucson Urban League

August -- Dunbar Alumni Association

September -- Juneteenth Festival Planning Committee

**NEIGHBORS!!!** We will meet 6 a.m. on Saturday, June 8 and Sunday, June 16 to pick up trash. Bring gloves and tools. Trash bags will be provided. See you there!!!

## CALLING ALL YOUTH: BUILD BIKES FOR FREE!

**Brad Lancaster**

Presently any youth in the Dunbar/Spring Neighborhood eighteen years old or younger can participate in a program where they are provided with everything they need to build a bicycle and keep it for FREE. The bike frame, parts, tools (for everyone's use - not ownership), and knowledge are all given free of charge.

David Aguirre of 6th Street Studios on 9th Ave and 6th St. has been very generous in giving us use of a basement for the bicycle building classes. Neighbor Chris Molkentine built an excellent entrance/exit platform out of recycled materials. Best of all, Kim Young of the local non-profit BICAS/Bootstraps to Share is providing all the salvaged bikes, parts, tools, and master mechanical knowledge to make this a success.

If you or any kids you know would like to build your own bike or just learn how to fix one you already have - just show up at the 6th Street Studios at the northeast corner of 9th Ave. and 6th Street every Thursday from 4pm to 6pm. We meet in the basement of the southern warehouse. All are welcome!

If anyone has any old bikes or parts they'd like to donate they'd be greatly appreciated. For more information call me at 882-9443 or show up at our monthly meetings.

Also, any parents or others who'd like to help out with the classes are welcome to do so. That said, park (or sell) the car and ride a bike!

## BARRAZA-AVIATION PARKWAY

**Nicola Fregard**

For the last year, I have been participating, through the Citizen's Advisory Committee, in the design and development of the downtown Segment of the Barraza Aviation Parkway plans on behalf of the Dunbar/Spring Neighborhood Association. A committee of 17 members from many different groups and neighborhoods are involved in this process, known as the Downtown Land Circulation Use Study group (DLUCS), and we meet monthly or bi-monthly to hear and discuss the design plans and their impacts on our community.

The designers of the project, JHK & Associates, and City Department of Transportation staff have presented our committee with many issues this past year. These include adequate drainage, traffic flow, environmental impact (including noise, traffic and light pollution), parking, landscaping, and alternative community-friendly access to downtown—all of which remain unresolved and unclear as to specifics. We have spent many hours browsing over blueprints and have made recommendations. The planners are now building a scale model of the design of the roadway. This will be used to determine such issues as traffic flow, parking, and urban design impact.

One of the many concerns facing our neighborhood is the disconnection and isolation we could experience with the new parkway. With the widening of both Stone Ave. (between 5th and 6th Sts.) and of 6th St., and the separation of 9th Ave. from 6th St., creating a cul-de-sac, there is growing concern about pedestrian and bicycle access. Bicycle and pedestrian paths and crossings are now being included in plans, with crossings at 9th Avenue across 6th Street, Stone at Univeristy, and Main at Estevan Park.

Construction is expected to commence late this year. An application for funding was submitted to the Pima Association of Governments for Barraza-Aviation "improvements," spanning a 10-year period. The funding request ended up at the bottom of the priority list and funding is in question.

Parkway construction is currently divided into two phases, Phase A and Phase B. These phases are as follows:

### PHASE A (1996-2001)

- Arroyo Chico Landscaping
- Construct Broadway Traffic interchange landscaping and bike/ped path and bridge
- Construct Tucson Arroyo improvements
- Design and construct 4th Ave. underpass
- Rehabilitate existing 4th Ave. underpass for pedestrian and bicycle use

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## THE SAHARA MOTOR INN - RECENT CORRESPONDENCE

*Letter from Ted Mehr to Paula Freightman: Feb. 20, 1996*

First let me thank you and your organization for choosing to support the abatement of taxes of the Sahara, and let me promise you that I will, with all due haste, proceed with the renovation and creation of a property and business that would be an asset to your neighborhood.

As you know, I recently organized a limited liability company called TBM Equities, LLC, which purchased the notes secured by the Sahara Motor Inn. TBM has filed a Notice of Trustee Sale, and the foreclosure sale is slated to take place on March 21.

However, I am hoping that I can have the property renovated and operational by the end of this year, so that the hotel can benefit from the 1997 Gem Show business. Under such a tight schedule, considering the amount of work that has to be done, every day is important to the success of the project. Accordingly, I have established another limited liability company called Sahara Motor Inn, LLC. This latter company has obtained an agreement from the current title holders of the property to have title to the Sahara transferred to my second company, Sahara Motor Inn, LLC. I am hoping that this transfer of title to the Sahara Motor Inn, LLC will be recorded today. Sahara Motor Inn, LLC will then, simultaneously with gaining title to the property, submit a formal petition to the Treasurer, which, having previously discussed the matter with Mr. Kirk, I hope will be immediately forwarded to the Board for a vote on the February 27th meeting of the Board of Supervisors. If the Board votes to approve the abatement, my crew will begin cleanup work on the property by the afternoon of the same day.

On the other hand, the foreclosure scheduled for March 21, will be allowed to proceed, so that on March 21, title will pass from Sahara Motor Inn, LLC

*Update of Sahara Motor Inn*

The neighborhood association voted in February to support Mr. Ted Mehr with respect to his petition for abatement of the delinquent taxes of the Sahara Motor Inn.

Since that time, the Board of Supervisors granted Mr. Mehr a partial abatement to \$486,000 following an assesment by the Pima County Assessor's Office. However, Mr. Mehr says the assessor's office failed to take a number of elements into consideration in his efforts to renovate the hotel. Had the office done this, the assessment should have valued the land as currently holding no value.

The board did not give Mr. Mehr a chance to tell his side of the story and approved the \$486,000. TBM Equities LLC, which now owns the property, has since filed bankruptcy, with the taxes being the only debt. Mr. Mehr said he hopes the bankruptcy judge will give him a fair hearing and the county will not contest the issue, enabling the taxes to be fully abated.

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*(AVIATION PARKWAY - Continued from page 2)*

- Signalize 4th Ave/Congress St. intersection
- Extend trolley tracks through underpass
- Construct bike/ped bridge over 4th Ave
- Design and initiate construction of new 6th Ave. underpass.

### PHASE B (2001-2006)

- Construct 6th Ave. underpass and related improvements
- Realign railroad in 6th Ave. vicinity
- Design & construct initial phase of Broadway TI and the Barraza-Aviation Parkway (Broadway Blvd. to 6th Ave.)
- Initiate design, right of way acquisition and utility work for Phase C improvements.

While the majority of the actual work affecting our neighborhood will be happening in Phase B, it is important that we now interact on a participatory level in all phases of design and development. There are still many areas that need clarification, such as a crime/safety study, and how vacant lands around the border of Dunbar/Spring will be affected both during construction and after the parkway is completed. The environmental implications of the proposed parkway are so serious that the CAC has requested that an independent specialist (rather than the consultant hired by JHK & Associates) be brought in to perform noise and pollution impact studies on the project.

There are many aspects to consider when planning a pedestrian- and transit-oriented land use plan that will help to create livable communities. Neighborhood activists are extremely important to the development of such plans, and the more voices that speak, the more our neighborhood needs will be respected. You are welcome to attend these meetings and speak about your concerns. The next meeting will be held on March 21, 1996 at the City Public Works Bldg., 201 N. Stone Ave., lower level conf. room. from 5:00-7:00 pm. If you can't attend, but want to know more, please call me at 623-7188, 10am-7pm Mon-Sat.

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to TBM Equities, LLC. Since both companies are owned by myself, this procedure will allow me to gain title through the first company right away, petition the Board for abatement, and hopefully after obtaining the approval of the Board, begin the renovation work without having to wait another month for the foreclosure to take place. From my point of view, the one month of time so gained is of critical importance for the timely completion of the project.

On the other hand, the foreclosure will transfer "clean title" to TBM Equities and will, without question, eliminate all liens and encumbrances, including some City of Tucson liens, thus allowing title insurance companies to be able to issue insurance policies which will be required by all lenders and equity investors in the project.

I thought you and your members will be interested to the steps which I will be taking from this point on as I proceed with my efforts to renovate the Sahara. I hope that we can continue to maintain our lines of communications throughout this process. You or any of your members may feel free to call me at my office number at any time of the day or evening and I will be glad to provide you with any other information you may require in this connection.

Again, thanks for your support and I hope to see you all at the Grand Opening party at the Sahara for Christmas.

Sincerely, Ted Mehr

1005 W. Emerine Drive Telephone: 544-2364

Tucson, AZ 85704 Fax: 544-2364

E-mail: Tedmehr@ix.netcome.com

## THE NEIGHBORHOOD GETS GREENER

Brad Lancaster

Upon moving to the wonderful Dunbar /Spring neighborhood I started to get to know my neighbors. Every one of them is great, with interesting lives and amazing tales. I'm a sucker for a good story. My favorite yarns usually come from those neighbors that've been here for years. Hearing about the neighborhood's past, one image comes up again and again...trees and greenery in abundance.

Well doggonit, that got me thinking. If we had more trees in the neighborhood, we'd have more summer shade and cooler temperatures, more wildlife, and even a foodsource - with the right tree. It'd be even better if a bunch of us could get together to get to know one another, swap more stories, and plant the trees.

So, I applied for and received a \$1000 grant from PRO-Neighborhoods, all of which went to the purchase of 160 mostly native, drought tolerant trees and mulch. \$1000 was a fantastic gift, but wouldn't have been enough without the help of others.

Some of those that helped were: Desert Survivors nursery which provided the trees at a great price. Doug Koppinger and Trees for Tucson chipped in another \$112 for trees, and helped with the permitting process. Citizen Participation (City of Tucson) mailed my flyers. The Tucson Urban League gave us meeting space, and managed the grant funds. The Girl Scouts helped with planting, food, and beverages. Many neighbors and friends came out to socialize, plant, create water harvesting basins, and mulch. And, of course, Tucson Electric Power Co., along with employees Patti Morris, Betsy Bolding, and Sharon Foltz, provided us with the large equipment and volunteers to dig the majority of the holes and help with the planting. My heartfelt thanks to all who helped out

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## INEXPENSIVE TREES TO PLANT AROUND YOUR HOME

Brad Lancaster

Trees for Tucson and Tucson Electric Power are sponsoring a program that would give interested residents 5 gallon trees at \$3 each to plant on the east and west sides of their homes to save on cooling costs - an excellent idea. They also encourage planting deciduous trees on the south side of the home, which provides shade in the summer, while allowing some passive solar heating in the winter. My feeling, though, is that even deciduous trees may block too much winter sun to be ideal on the south side.

A request for 15-20 trees is needed for the program to go through. We now have the option of planting a variety of native trees and perhaps some edibles such as the black mission fig. I am too overburdened at the moment to take on this particular project, but if anyone else in the neighborhood is interested in organizing it I have all the information you'll need, and am very willing to help. If you're interested call me at 882-9443.

## FREE STREET TREES 1996

Trees for Tucson notified us that we can have 20 more free 5-gallon drought-tolerant trees to plant in our neighborhood this fall. Let's continue what we began in 1995! If you're interested in having trees planted in the city right of way — land between street and property line — by your home, office, church, etc., all you have to do is agree to care for the tree once it is planted. Very simple and cheap — FREE!! If you're interested call me at 882-9443

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## NEED FOOD, SHELTER, OR HELP ON A PROJECT? LOOK NO FURTHER THAN THY NEIGHBOR

**Brad Lancaster**

I'd like to start 3 informal neighborhood banks without money: a skills bank, a food bank, and a materials bank. What they are is just a free listing in the neighborhood newsletter of something you have to offer, be it an interest or skill, excess oranges from your orange tree, or old/new/used building materials you'd like to get rid of. Whether you want to trade, charge a price, or give something away is up to you. My idea is that we should look within our Dunbar/Spring community before going elsewhere when we have a need.

I only have a few listings for this first issue, but I encourage anyone interested in including a listing of their own in the next issue to give me a call at 882-9443. Now for the banks:

**THE SKILLS BANK** - an informal listing of skills, interests, and hobbies available within the neighborhood from your neighbors:

David Colares, a professional painter. I do interior and exterior painting along with prepping, drywall, patching, and texturing. High quality work that always comes recommended. 622-4775

Amanda Mehrer. Gardening, sewing, babysitting, pine needle baskets. 884-8041

Brad Lancaster. Permaculture (self-sustain-able) design, implementation, consultation, and education. Including

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## HOMESAVER APRIL WORKSHOPS

Ingrid Cardon-Downey  
Tucson Urban League

Homesaver workshops can help you lower your utility bills, develop energy efficient techniques, increase your home repair skills, and prevent the need for repairs. The workshops are 1 1/2 hours long with hands-on practice and a friendly atmosphere. Join us for any of the workshops listed below by registering with Alice at 623-5563. Registration is required. Homesaver is a program of the **Tucson Urban League** and is open to all. All workshops will be held at the **Housing Exhibit Center**, 1037 E. 34th St., just east of South Park Avenue.

**Evaporative Cooler Care** Learn why an evaporative cooler keeps you cool and how to keep it working properly. Saturday, June 8 from 9 to 10:30 a.m.

**Plumbing 1: Faucets** Learn how to repair leaking faucets and to save money on your water bill. Wednesday, June 12 from 6:30 to 8 p.m. **OR** Saturday, June 15 from 9 to 10:30 a.m.

**Plumbing 2: Toilets & Drains** Learn how to save water (money!) while keeping your toilet and drains working properly. Thursday, June 20 from 9 to 10:30 a.m.

**Home Inspection** Learn about professional home inspectors and how to conduct your own home maintenance inspections. Saturday, June 22 from 9 to 10:30 a.m. **OR** Wednesday, June 26 from 6:30 to 8 p.m.

**The Home-Buying Process** Learn the steps to buying and how to calculate how much you can afford. Thursday June 27 from 6:30 to 8 p.m. **OR** Saturday, June 29 from 9 to 10:30 a.m.



(GREENER - Continued from page 4)  
and made the project a success.

REMEMBER, those of you that received trees, don't forget to water them. If you're wondering about the green plants that were growing around the trees in the planting basin: they are most likely wheat. The seeds were in the straw we used for mulch. Don't worry about them, they won't hurt the trees at all. In fact, they'll help add to the organic matter and the seeds they're producing are well sought after by song birds. Nonetheless, if for some reason you just can't deal with having that wheat grow around your tree, just pull it up and lay it down in the mulch. This will add to the existing mulch, further increasing the water holding capacity of the soil, while enriching it with organic matter and nutrients. If you pull out the wheat and throw it in the garbage you're robbing the soil and tree of nutrients while needlessly adding to the "waste" in our landfills.

Enough planting tips for now; just think about planting. I'd like to make this an annual event in our neighborhood, albeit at a smaller scale. Thus, if any of you are interested in caring for trees in the right of way by your home, helping organize another tree planting, helping plant, or whatever else please give me a call at 882-9443. Or, better yet, I'll see you at the monthly neighborhood association meetings.

Oh, one final note. I have a few unclaimed shovels from the tree planting. If any of you who participated are missing one get in touch with me and see if we can help these tools get back home.

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such elements as rainwater harvesting and catchment, composting, organic gardening, native plant and edible landscaping, traditional adobe restoration and construction and earth plasters. I also sometimes brew my own beer, install metal roofs, repair old bikes, and do salvage work. 882-9443

Lynn Jacobs. House painting, some masonry and concrete stucco, some plumbing, some other construction, roof repair, odd jobs, manual labor (ditch digging, wood cutting, etc.), landscaping/yard work, gardening, high quality solar ovens, passive solar water heaters, photography, editing, proofreading, environmentalism, and naturalism. WILL TRADE 791-2913

Diana Byrum. House painting, some construction and house repair, odd jobs, yard work, gardening, weaving. 791-2913

**THE FOOD BANK** - this is to notify neighbors of excess food you may have. It could very often be in the form of oranges, dates, peaches, and what-not from a tree or trees on your property. It could also be in the form of produce from your garden or delights from your kitchen such as tamales, preserves, honey, aguas frescas, eggs, or a pie. Hey, let's not limit it to food. If you have seedlings, plants, or seeds let's include them too. For submissions call me at 882-9443.

Brad Lancaster. This summer I ought to have an abundance of pomegranates, but now's a little early. I do now have a few drought tolerant food crop seeds such as peas and Magdalena big cheese squash. Also, I'D LOVE TO HELP YOU PICK/HARVEST your own trees and gardens. 882-9443.

**THE MATERIALS BANK** - one person's junk is another's treasure. If you're thinking of throwing out any building materials, furniture, junk, etc., please list it in the newsletter first. My brother and I are having to redo much of the old wooden floors in our house. We could not have done this if I hadn't gotten old floor boards that neighbor Charlie supplied from his place. Thanks Charlie!

Lynn Jacobs. Small quantities of various lumber, plywood, pipe, and nursery pots.

Brad Lancaster. Old aluminum storm windows, 1/2" copper pipe, used drafting table. An old tin shed will be available in about 6 months, but right now we're still using it. If you're cutting down an old/dying tree such as a tamarisk - call me, I use it for fencing. 882-9443.

## EMF STUDY CONTINUES

Chris Molkestine, with Blueprints for Peace, is conducting an electromagnetic field study for the neighborhood. A file of information is available for review by residents who are interested in EMFs and how they work. No health problems can be directly related to EMFs. However, there is a weak casual link possibly related to EMFs among electrical workers. There is only one case of leukemia reported in the neighborhood in the past 20 years. There were also some unexplainable, momentarily high EMF readings found in the neighborhood. Chris is continuing to research EMFs for this study.

If you have any information to add to the study or want to review the information, call Blueprints for Peace at 629-8899.

## DIALOG BEGINS WITH SALVATION ARMY

Chris Molkestine has begun discussions with Jerry Brillo, manager of the Salvation Army Hospitality House about security concerns in the neighborhood. Mr. Brillo understands the concerns of the neighborhood residents who live close to the shelter. The two have discussed the possibility of developing a code of conduct for homeless people who use the services of the Hospitality House. One idea suggested by Mr. Molkestine is for inappropriate behavior in the neighborhood by clients of the Hospitality House result in the loss of bed rights for a specified period of time. If you are interested in this process, please call Chris at 629-8899.

*(PLAN UPDATE Continued from page 1)*

neighborhood through:

- Joint projects with nearby institutions, (such as Pima College and the University of Arizona) and the City of Tucson that maximize the value of Dunbar/Spring's location for the mutual benefit of all;
- Commercial and physical development of the Dunbar/Spring borders, particularly vacant property, that generates potential jobs for residents, increases the attractive appearance of the neighborhood, and provides goods and services of use to residents.

We are now working with the City to develop the contract for the project. The Neighborhood Borders Improvement Project is a vital next step in the Dunbar/Spring Neighborhood's community development process. Congratulations to all the neighbors who worked to make it happen!