



Poster Frost Mirto
317 N Court Ave
Tucson, AZ 85701

March 21, 2014

RE: Downtown Links Urban Overlay District

Dear Poster Frost Mirto --

The Dunbar/Spring Neighborhood Association voted unanimously in our March 2014 meeting to submit a letter regarding desired language and implementation of the *Downtown Links Urban Overlay District*, of which a portion is in our neighborhood.

We formulated a limited set of points during the meeting itself, so this list represents only items specifically approved at the neighborhood meeting.

We appreciate the ability to influence implementation of this district. Here are our desires.

1. **Heights:** 5 stories max; height stepped down in areas adjacent to residences; preserve *solar rights* for adjacent property owners (both for passive and active solar systems, as well as to preserve growing of food producing and native vegetation)
2. **Architectural:** We prefer architectural continuity; we prefer appropriate scale and style for the neighborhood and on a block by block basis; we prefer an historical style when possible
3. **Landscaping:** Landscaping and set-aside habitat with trees and shrubs highly encouraged; all planting should be native and/or edible species; landscaping should be without irrigation when possible and utilize rainwater harvesting techniques; developments must implement vegetative screening for large parking areas
4. **Use Type:** We strongly prefer mixed use, specifically multi-story with ground-floor business with residences above; we do not want: big box stores, gas stations, convenience stores; we are in a *food desert* and specifically encourage real food stores; other business types encouraged: cafes, galleries, restaurants, day care,

food stores, hardware stores, law offices, local beer establishments, other small business

5. **Traffic:** Ingress/egress for automobiles should not overly impact residences and small neighborhood streets and will ideally link with highly traveled roadways; ingress/egress design must be bike/ped friendly limiting negative interactions; all businesses must provide appropriate scale bike parking; we highly encourage residential units to offer cheaper rent options for car-free residents
6. **Working with the Neighborhood:** Developers within the bounds of our neighborhood must engage with the neighborhood prior to implementation; developers must present plans and receive feedback at a minimum of 2 monthly neighborhood association meetings
7. **Other:** We prefer developments with LEED certification or similar non-certified implementations; absolutely no removal of usable historical buildings; no age-restricted housing; we prefer inclusion of low-income and/or elderly housing

For further reading on our past intent for the corridor, please refer to the 2001 document "*Stone Ave Corridor - Measures for a Livable Corridor*":

<http://dunbarspring.org/content/stone-ave-corridor-measures-livable-corridor>

Thank you for your inclusion of our neighborhood in this process and your work for a better Tucson.

Sincerely,

Sky Jacobs, President
Dunbar/Spring Neighborhood Assoc.

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