



October 10, 2006

Mayor and Council
City of Tucson
PO Box 27210
Tucson, AZ 85726-7210

RE: Dunbar Spring Neighborhood and One West Development Project

Dear Mayor Walkup and City Council:

The board of the Dunbar Spring Neighborhood Association (DSNA) is writing this letter as an update and conditional approval of the One West Development located at the southwest corner of Stone Ave and Speedway.

The following are the terms that the developers and the neighborhood have agreed to:

- 1) Developer shall work cooperatively with the City to relocate the two historic houses on 9th Avenue to city-owned property within in the neighborhood, with preference given to locating them on 11th Avenue as part of the Salvation Army/City of Tucson affordable housing project. DSNA recognizes that these two 1920s-vintage California bungalow style houses are contributing properties to the John Spring National Historic District, that they are part of the architectural fabric and residential scale of the neighborhood, and that they have intrinsic value in and of themselves. DSNA would prefer that these houses be renovated in place, but is willing to support relocation under these terms. Alternatively, if relocating these houses were not possible due to factors beyond the control of Developer, DSNA would accept a contribution from Developer in the amount of \$ 50,000 for neighborhood betterment projects.
- 2) No building shall be taller than three stories, and not exceed 44 feet, along 9th Avenue and Developer and DSNA shall agree upon modifications to the setbacks of the building facade along 9th Avenue. DSNA seeks to ensure that the development is not overbearing in scale to those living across the street from the development along 9th Avenue. To help mitigate the scale of the project, Developer shall provide a rooftop garden on top of the 3rd floor along the 9th

Avenue elevation. The remainder of the development shall not exceed 6 stories in height.

- 3) Developer shall design and provide curb extensions to narrow 9th Avenue (north of 1st Street) and 1st Street (between Stone and 9th Avenue) and install any other traffic calming features to discourage pass-through traffic on both streets.
- 4) Though larger in scale, the architectural design and character of the development along 9th Avenue shall be compatible with and related to the historic architectural design and character found within the neighborhood, including California bungalow, Victorian, Sonoran row-house, etc. To ensure compatible design, a representative of DSNA shall work with Developer's design team to provide input throughout the planning, design, rezoning and permitting process. Developer shall report regularly to DSNA, and report immediately on any proposed changes to the concept plans as described and rendered on August 15, 2005.
- 5) To encourage pedestrian activity and neighborhood interaction, Developer shall include front porches in the design of first floor housing units along 9th Avenue. For those units, angled parking, interspersed with native trees, shall be provided along 9th Avenue. There shall be no vehicular access to or from the parking structure or remainder of the development from 9th Avenue.
- 6) To enhance and encourage pedestrian activity, Developer shall provide sidewalks in the public right of way along 9th Avenue with native tree plantings to provide a minimum of 50% shade.
- 7) To enhance and encourage bicycle transportation, Developer shall provide convenient bicycle parking for residential units, for retail customers, and for office tenants.
- 8) To protect adjacent residents from light pollution, all external lighting along 9th Avenue shall be "Dark Sky" compliant and shall be shielded and with no light bulbs visible from off the property.
- 9) To conserve energy and provide a model for future mixed-use development, Developer shall enroll and participate to achieve as a minimum LEED ("Green building") certification and set the goal for Silver LEED certification including passive and active solar, water harvesting, desert/native plant landscaping, alternative energy, etc. (See www.USGBC.org for more information).
- 10) Developer shall seek to achieve 80% owner-occupancy and include this goal in the homeowner's association by-laws.
- 11) Developer shall seek to place locally owned commercial retail tenants.

There is one major aspect of the proposed development that the neighborhood is unable to agree upon: affordable housing. A number of proposals to include affordable housing have been made by the developers. The last offer made by the developer was to

include 10 units in the overall projected number of units of 110 to be affordable. We understand from the developer that the affordable units would be made available to qualified buyers, and managed through the city's affordable housing programs.

The neighborhood started out the negotiations with the developers with the position that the desired percentage of affordable housing is 33%, consistent with the Stone Avenue Corridor Plan, adopted by Mayor and Council in 2000. The neighborhood evaluated the project based on the goals of this plan, and no less so the issue of affordable housing. There were also earnest attempts working with Councilman Ibarra's office and key city staff to determine what was actually possible using existing resources to maximize the percentage of affordable housing in this project.

Throughout the past 17 months, the board communicated regularly with the members of DSNA through its list-serve, newsletters, and special mailings for meeting notices.

Chronology of DSNA Meetings Discussing One West and Motions/Action Related to the Proposed Development:

May 16, 2005 General Membership Meeting

Motion to empower a sub-group to provide a letter that supports the development in concept.

- **Vote results 22 approved motion; 0 rejected motion**
This letter will include a time frame of support, and indicate the need for the developers to bring some kind of sketch/drawing to the next meeting.

June 20, 2005 General Membership Meeting

No drawing/presentation was made, so discussion is tabled.

July 18, 2005 General Membership Meeting

Motion for a special meeting to be held for the entire neighborhood and developers to discuss this project. The group that attends this meeting will decide on the terms of a draft approval letter on behalf of the neighborhood. This meeting will be held the last Saturday of July, time TBA.

- **Vote results 10 approved motion; 0 rejected motion**

Noted: "If you have concerns about this project and cannot attend the special meeting, please express these concerns to a board member prior to the last Saturday of July."

August 6, 2005

Special Meeting held to discuss the One West development. Approximately 40 attendees.

August 15, 2005 General Membership Meeting

Motion to approve project with conditions to be adopted by the neighborhood association.

- **Vote results 24 approved motion; 7 rejected motion; 1 abstention**

Motion that working committee will make up final list of conditions to forward on to the neighborhood.

- Vote results **18 approved motion; 0 rejected motion**

March 20, 2006 General Membership Meeting

Motion to reject the proposed development in totality

- Vote results **18 approved motion; 20 rejected motion**

Motion to tell developer we reject 6 units at 750 sq. ft.

- Vote results **27 approved motion; 2 rejected motion; 5 abstained**

Motion in favor of development having minimum 33% affordable housing

- Vote results **20 approved motion; 16 rejected motion; 4 abstained**

April 8, 2006

Special mediated meeting was held to discuss affordable housing issue- DSNA members invited. Approximately 40 attendees

April 24, 2006

One West developers hosted an affordable housing meeting at their office. DSNA members invited. Approximately 10 attendees

June 14, 2006

Special meeting focusing on affordable housing. Two experts in affordable housing as guest speakers. DSNA members invited. Approximately 12 attendees.

August 21, 2006 General Membership Meeting

Motion to have discussion of the new proposal from developers (offering 10 affordable units VS the prior proposal of 6 units), and vote at another time

- Vote results **31 approved motion; 73 rejected motion**

Motion to reconsider the March vote (requiring minimum 33% affordable housing)

- Vote results **74 approved motion; 34 rejected motion**

Motion to accept developer's proposal of 10 units of affordable housing and to include letter of recommendation of the project to Mayor and Council

- Vote results **63 approved motion; 40 rejected motion; 7 abstained**

September 2006

After the August meeting questions and concerns about our bylaws and procedures were raised. In response to these concerns, two informal meetings were held in the community garden prior to the regularly scheduled September 18 meeting.

September 18, 2006 General Membership Meeting

Motion to overturn August vote on One West project due to violation of procedure

- Vote results **35 approved motion; 16 rejected motion; 5 abstained**

In the opinion of the DSNA board, there are three general views in the neighborhood that have surfaced during the past 17 months regarding the issue of affordable housing as it relates to the One West project:

1. People who require a minimum of 33% affordable housing in the project.
2. People willing to compromise below 33% but would like more than 10 units of affordable housing.
3. People who accept the project with 10 units of affordable housing.

The DSNA board does not foresee the neighborhood getting any closer to consensus regarding its position concerning the affordable housing issue. The DSNA board does have a general sense that, except for the affordable housing issue, DSNA does approve the One West project with the conditions One through Eleven as stated above.

We thank you for considering this issue and we appreciate the opportunity to participate in this important issue.

Sincerely,

James E. Cook, President

Mike White, Vice President

Larry George, Treasurer

Karen Greene, Secretary

Barbara Bixby, Parliamentarian