

# Dunbar Spring Neighborhood Association Minutes

## January 23, 2012 General Meeting

Meeting called to order 7:12 pm

Sign in and introductions

### Treasurer report

No activity. The balance is \$1451.71.

### Announcements

Natasha Winnik announces that WAMO (Warehouse Arts Management Organization) is having (had) their charette for the Steinfeld Warehouse this Thursday the 26<sup>th</sup> at 7 pm at the Roy Place building at Stone and Pennington. It is the 2<sup>nd</sup> in the series and they want neighborhood input. WAMO purchased the Steinfeld Warehouse from the City of Tucson.

Karen Greene announces that the library will have(had) their seed library and book bike kickoff this Saturday the 28<sup>th</sup> from 10 to 5. Lots of organizations will be present.

Sky Jacobs shares a letter he was mailed about upcoming neighborhood sewer work. There will be an informational meeting on February 8 at Davis School at 6 pm.

Diana Rhoades announces that this weekend will be the second weekend that Tumamoc will be open with music and science, and the buildings will be open for the public to talk to researchers.

Nancy Bender and Carl White introduce themselves as owners of the warehouse at 127 W 5<sup>th</sup> Street. They purchased the warehouse 5 years ago and have been renovating it since then. They have finally found a potential use and tenant: they are looking at renting it to John Adkisson to run a small microbrewery, beer and food establishment, and place for learning about beer and food. John is an experienced brewer and wants to use the space as a place not just to make beer but to teach about beer, and have community activities. He has not applied for a liquor license yet because it is still tentative. Nancy and Carl also mention that they own and have cleaned up the vacant lot next door and they are envisioning it as a permanent place for the food truck roundup.

Turtle says that she'd like to see local, gluten free, and vegan options, and she likes the food part but not necessarily the alcohol. John Adkisson says the liquor license would be applied for later this year, or early next year. His goal is upscale food and beverages with a casual environment. Brad Lancaster says he likes the idea, he suggests rain beer which he can help with, and he would definitely like good food. He wonders about the electrical situation on the food truck lot because generators would be noisy and polluting. Nancy and Carl respond that hopefully they will be able to provide electrical hookups. Brad also mentions that traffic may be an issue for some. Nancy and Carl ask if the neighborhood might provide a letter of support. It will have to be put on the agenda for next meeting.

### Discussion

*Proposed neighborhood coalition* – Bill Ford from Feldman's introduces the idea of a neighborhood coalition. Mike and LuAnn Barr from Sam Hughes are also present to support the idea. Since Feldman's failed to get their Historic Preservation Zone, they have seen steady erosion of their neighborhood. Minidorms have sprouted up, and they've lost almost the entire north half of their neighborhood. There are several things in the works, including the group dwelling amendment that many neighborhoods support, but a neighborhood coalition would serve to unite neighborhoods against common threats and for their common goals. Before 2013, the

date of the referendum for Tucson's general plan, would be preferable. Bill needs a contact from us, and several neighbors volunteer.

*Artists meeting* – Troy Neiman and Zach Lihatsch are the artists assigned to the “historic crossroads” concept at the new traffic circle at 11<sup>th</sup> Avenue and University. They're not going to share what they brought because they're no longer confident about their current designs. The original concept was to have a crossroads sign similar to that at 9<sup>th</sup> and University, and Troy and Zach would hire other artists to create the signs. Cam Juarez, the project coordinator with Pima County, tells us that it will be difficult for the County to pay these other artists directly. Brad says he'd be happy to see Troy and Zach do all the signs themselves, and others seem to agree.

Brad would like to see the artwork highlight the past uses of buildings in the neighborhood, show ecological history, and show that there were once markets on every corner, because these three things show what the neighborhood can strive to be today. Troy shares that their current design is no longer a crossroads with arrows but more of an arch with images on it, like an archway into the neighborhood. Natasha says she needs a visual because a lot of thought went into the original crossroads concept. Brad says he liked the crossroads concept, and doesn't know what to think of the arch yet, but he would be happy to see more about it.

*Neighborhood reinvestment* – Cam Juarez, our project coordinator with Pima County, has met with Sally Krommes from TPAC and Jennifer Donofrio from TDOT, and several issues have arisen that he would like to address. The first is with the crossroads. There has been some confusion and Pima County wants consensus from the neighborhood. Supervisor Elías is willing to pay for a mailing to graphically display the concepts for this project. The consensus seems to be that this should be after the Saturday artists meeting. Before the meeting, Cam is willing to design a smaller flyer to walk door to door that will invite all residents to the Saturday meeting with all the artists to see their designs and give feedback. After the meeting, Supervisor Elías will send out the graphical flyer of the concepts that have come out of that meeting, inviting all residents to come to the next neighborhood association meeting to approve the final designs.

Cam mentions that gift cards can be used as a stipend for the artists that Troy and Zach choose to hire. Turtle believes that the neighborhood is overtaxed and it would be best to just let Troy and Zach do it all. Natasha agrees, and the consensus seems to be in that direction.

Cam then brings up the rain gauge sculpture issues. He has talked with Ray. 10<sup>th</sup> Avenue and 1<sup>st</sup> Street is what he heard we wanted most. The city has an “attractive nuisance” concern with it being in the center of a street – the concern that folks will be attracted by the sound and design and stand around it in the street. However, it is mentioned that this could be a concern with just about any public art in a traffic circle. The question of having it sharing a traffic circle with a previous art project is discussed. The consensus seems to be that it is okay if it is just a small rain gauge, but not if it is something larger, like Ray's current design, that will detract from the other piece. Natasha says that 10<sup>th</sup> and 1<sup>st</sup> is the priority, which the consensus seems to agree with. Cam says okay, he'll make it happen.

Cam's last issue is with rammed earth. One of the benches will not be rammed earth, one may be. Rammed earth should be okay with the city, however, the city has some liability concerns if neighbors wish to participate in the ramming of earth.

Some discussion takes place about scheduling. The street mural needs to take place before it gets too hot, so March would really be best if possible. Karen proposes Saturday, February 11 as the date of the Saturday artists meeting. The consensus seems to be behind this, with February 18 as a backup if not all artists can make it. Cam will print the flyer for this meeting. **Meg Hagyard moves to accept the previously discussed plan to have a Saturday meeting on February 11 or alternatively February 18, to walk flyers before this meeting, to use Elías' mailing to send out graphical representations of the concepts that result from this meeting, to**

**approve the final designs at the next neighborhood association meeting, and to not give stipends to extra sign artists on the Historic Crossroads sign. Claire Zugmeyer seconds. All present are in favor of holding a vote without notification, and the motion carries unanimously.**

The blinking lights question comes up – Cam says that Jim Glock has approved swapping them out with steady ambers, and we are waiting for approval from Jim Glock's successor.

*Speedway and Stone Charrette* – Diana Rhoades introduces Phil Swaim, who will be facilitating the charette. They have put together a working group that will meet once and then have the charette. The working group will include the property owners (the city and the Ollanik brothers) and two neighborhood representatives. Turtle volunteers either herself or Ian, and Jonathan Crowe volunteers. Jonathan mentions that the Stone Avenue Corridor study will be good background information.

*Salvation Army development update* – Phil Swaim also represents the Salvation Army. They're currently looking towards resuming their plans, which the neighborhood approved several years ago. The special exception that the neighborhood approved of still stands. Part of the plan is to demolish the current Hospitality House and rebuild along Main Avenue, which has several advantages, one of which being that they will be able to give a row of properties back to the city along 11<sup>th</sup> Avenue to construct affordable housing. That plan would also involve closing Alder Avenue between Speedway and 1<sup>st</sup> Street. There is some concern that the quality of the affordable homes that might be constructed along 11<sup>th</sup> Avenue might not be so good, as has been the case with other affordable housing projects. Vince Pawlowski mentions that Habitat for Humanity is a good example of how to construct good quality affordable homes.

*Charlie King and Karen Brandow concert* – Harrison Smith relays a message from Ian Fritz that there is an upcoming Charlie King and Karen Brandow Concert to support and share the history of organizing people in the United States. They are seeking sponsorships. Lisa Scoblink mentions that the reason Dunbar Spring has not been able to provide financial support for organizations and events like this is that we don't have an income. No action is taken.

### **Committee Reports**

*Downtown Links* – Natasha Winnik shares that no meetings have taken place, but the drainage construction is ongoing and they've gone way outside their boundaries by closing 4<sup>th</sup> Avenue, etc., when they were never supposed to be working there.

*DNARC* – Karen Greene announces that she is resigning in April, so we will need to elect a new representative along with our board elections in April.

*Garden* – Vince relays Terry Pawlowski's report that there have been no more water bills, but the water has also been shut off because of the rain.

*Dunbar Coalition* – Lisa Scoblink shares that the second floor is complete, the charter school option is moving along and they plan to start in July, the Buffalo Soldiers room will be completed next, and they will be holding elections in February.

**Approval of minutes – Sky moves to approve minutes from December. Vince seconds. Motion carries unanimously.**

**Meeting adjourned 9:45**

*Submitted Tuesday, January 31 by Harrison Smith, secretary*