



Spring 2022 Newsletter

Published for the 2400+ members of the Miramonte Neighborhood Association

Annual Meeting!

Saturday, April 9, 1 - 3 pm

St Mark's Presbyterian Church 3809 E 3rd St – Outdoor Courtyard*

**Social distancing required, masks optional when outside
Light refreshments will be served*

We have a lot going on in the neighborhood to talk about!

Topics include:

- The proposed conversion of 5th St/6th St. to two traffic lanes, with a continuous left turn lane and bike lanes (Tucson Department of Transportation's Ryan Fagan is expected to attend)
- The proposal for rehab of Royal El Con apartments and development of new workforce housing (the development team has been invited)
- Ideas for traffic calming on neighborhood streets, especially Camino Miramonte
- Clean-up and new plantings at the Pocket Park
- Councilman Steve Kozachik is expected to attend to update us on Ward 6 issues.
- Election of board members
- Tucson Police officer familiar with our neighborhood will provide an update and answer questions

Do you have concerns about neighborhood issues? Do you want to get involved to help make positive changes in your neighborhood? Now is the time!

Come to chat with your neighbors and get in touch with what's going on in the Miramonte Neighborhood.

Stay connected with the Miramonte Neighborhood!

MNA-Email - **To subscribe**, simply send an e-mail to:

Miramonte-neighborhood-association+subscribe@googlegroups.com

Online at our Website: <http://miramontena.org/>

Or on Facebook: [Miramonte Neighborhood Association](#)

Bulletin Board: North outside wall of Whole Foods

Board Meetings: 6 p.m., second Wednesday Monthly

(Right now by Zoom. Join the email Google group to receive the link.)

Miramonte Neighborhood Assoc. PO Box 40602 - Tucson, AZ 85717

2021 MNA Board of Directors

President-Ellen Wheeler, **Vice-President**-Joanna Dinan,

Treasurer-Ann Baldwin, **Secretary**-Jan Howard

Board Members-Sam Behrend, Anne Marie Laurian, Richard Webster,
Linda Dobbyn, Adam Lucia, Brenda Kazen, Alecs Sakta & Greg Gibson

TPD Activities in Miramonte Neighborhood

You can check up to 100 of the most recent incidents in our neighborhood that involved the TPD online at:
<http://nsn.soaz.info/incidents/zmiramonte.html>

LETTER FROM THE PRESIDENT

Dear Neighbors,

I think we can all attest to the truth of the saying that “change is the only constant.” In the Miramonte Neighborhood, we continue to see our share of change — some of it clearly good, and some of it more challenging.

For instance, the installation of the public art “Rain and Ridges” in the traffic circle at Camino Miramonte and Third Street, is unquestionably a huge success. Thanks to Ruth Beeker for spearheading this project and shepherding it through the serpentine processes at the city. It is a beautiful addition to the neighborhood!

The pocket park at 3rd and Richey is getting spruced up with the assistance of city Parks and Recreation. As of this writing, dead, overgrown and invasive plants have been cleared out, and the Miramonte Neighborhood Association (MNA) is working with a landscape designer on designs and plant selections for unattractive areas. We hope to have a neighborhood planting day in late March or April — watch for a call for volunteers on the Google email group.

There is also the proposed conversion of 5th Street to two traffic lanes (with a continuous left turn lane and bike lanes). You can give your opinion about this proposal online (see the link in the article in this newsletter).

Another big potential change is the proposal for new workforce housing in conjunction with the Royal El Con apartments. MNA will be involved as this project develops and moves through city processes.

I encourage you to come to the Annual Meeting to learn more about these neighborhood projects and activities. Please consider getting involved in 2022.

Ellen Wheeler, MNA President

Miramonte Women Get It Done – by Ruth Beeker

How fortunate Miramonte Neighborhood Association (MNA) has been to have leadership from its women residents profiled below. As you will see, their contributions have made Miramonte Neighborhood what it is today. Note how different our half-square mile would be without their contributions.

Nancy Kelly Until 1992, we were “the neighborhood east of Sam Hughes.” It was Nancy who decided we needed to form a neighborhood association, went to the City to get permission, chaired an organizational meeting at the Bridge Center (now the Rum Runner) where attendees chose to name our neighborhood after our most prominent street, Camino Miramonte and served as the first Board president. Her biggest challenge came with the years-long, but ultimately successful, effort to install a safe bike crossing at Country Club and 3rd Street.

Mary Ann O’Neil By 1999, Mary Ann had become Board president. During her tenure, she convinced the City to purchase the vacant lot at the NW corner of Richey and Third to develop our only public space. That pocket park became the site of the only annual MNA traditional event: a Halloween party the last Saturday in October. Mary Ann was also tenacious in pursuing another needed surface improvement: she found funding for the 3rd Street/Alvernon bike crossing.

Marilyn Russell From the start, Marilyn was perfect to be our Association Voice; she loves to talk, walk and write. She produced the newsletters, updated mailing addresses, connected with the City services for publication. Early on, the City generously paid for 4/year, later reduced to one/year. Residents would never have known MNA existed without those early mailings. She produced a Business Directory in 2002 and, with Sam Behrend, created a PowerPoint MNA history in honor of MNA’s 25th Anniversary in 2017. She retired from Board secretary and MNA publishing last year, but her mind and cupboards remain the repository for all things MNA.

Ruth Beeker During this century, I have taken an active role in MNA. In 2006 while Board President, I convinced the City to support our neighborhood’s production of a Miramonte Neighborhood Plan. It is posted at miramontena.org. (If you read it, you will note that it needs an update, something the current Board may want help with.) In 2011, I was instrumental in giving MN a visual identity with the design and installation of the brown and blue Miramonte Neighborhood signs on the boundary street poles. Most recently, I enabled the public art, Rain and Ridges, to be added as a feature at the Camino Miramonte/3rd Street traffic circle.

Now, MNA Board has a new president, **Ellen Wheeler**. I am working with her on the renovation of our pocket park. And I can assure you all—**here is the fifth MNA woman who will get it done.**

What's a "Pocket Park"? by Jim McWilliams

Well, it's a small, public park that offers an urban community a bit of green space in which to relax and meet friends, and if you live in Miramonte, it's at the intersection of 3rd and Richey.

If you've seen Miramonte's own pocket park recently, you might have noticed that it's been getting a sprucing up. To find out what's going on and the plans for the future, there is no one better to ask than Ruth Beeker.

As she said in her recent neighborhood web update, the park underwent a major clean out of vegetation the week of Jan. 17. Overgrown plants, invasive species, dead branches, etc. were removed by a team of AZ Conservation Corp workers under the supervision of City Parks and Rec.

Ruth added that this is the first step to a major renovation effort, initiated by the MNA Board, saying, "Those of you who lived here when the park opened in Fall 2004 probably remember it as a neighborhood gem where we preserved as much of the native vegetation as possible and added amenities. Over the years, it has degenerated. The goal now is not to recreate exactly what it was then but to restore it as a 2022 gem. The long-term goal is maintenance of the original amenities, perhaps adding some new ones; thorough trimming to enhance visibility throughout the park; and reviving the irrigation system to enable new arid-friendly plantings to survive."

Since the clean-up, MNA has worked with a landscape architect to identify drought-tolerant plants to enhance the park and the best locations for planting, such as the perimeter and near the various seating areas. One idea is to add more plants that will attract butterflies and other pollinators. The city will ensure the irrigation works, paint the fence and walls, and undertake other heavy jobs. The hope is to have volunteers from the neighborhood pitch in with the planting some weekend this spring.

St Mark's Community Garden

St. Mark's Presbyterian Church is working on cleaning up the property west of the church and preparing a community garden or desert landscaping, or a combination. St. Mark's has received a proposal from a non-profit organization interested in working with St. Mark's on the highest and best use of this area for the entire community. Miramonte neighbors are invited to participate. More information will be forthcoming in March.

Save The Date: St. Mark's is planning a **Work Day, Saturday, April 2, 2022** that will include snacks and lunch. Individuals will be invited to sign up for a two-hour shift (no limit on shifts!) to work in the garden area or the church campus. Tasks may include raking, digging, watering, hauling, planting, rock work and painting.

If you have questions or ideas or if you are interested in volunteering, contact: **Molly McKasson**, co-chair of the Peace Garden Committee at (520) 271-8978 or memckasson@gmail.com. Sign-ups will be available in March.

5th/6th St – Design Change Proposal

The City of Tucson is considering converting 5th Street between Campbell and Wilmot to three traffic lanes, one of which would be a continuous left turn lane, plus bike lanes and sidewalks.

The city says the proposed change will improve safety, traffic operations, walkability, and bikeability, while having a minimal impact on traffic flow. Details of the proposal, including diagrams, traffic counts, and pros and cons, can be found at:

<https://tucsondelivers.tucsonaz.gov/pages/5th6th>

Make your voice heard on this proposal! An online survey is available at the link above. Just scroll down toward the bottom of the page to fill out the survey.

Royal El Con – Proposed “Workforce Housing”

The owners of the Royal El Con apartments at 3660 E. 3rd St. are proposing to build an additional 84 units of “workforce housing” on vacant parcels of land that adjoin the apartment complex. Royal El Con currently has 150 units.

The larger parcel – more than three acres on 4th Street between Richey Boulevard and Dodge Boulevard – has R2 zoning, which the developers say would permit 69 residential units. This parcel includes undeveloped desert and a small existing rental court. The second parcel of about one-third of an acre is zoned R3, which would allow for 15 residential units.

The proposal calls for a five-foot-high wall around the entire perimeter of the existing Royal El Con and the new development, with a single controlled entrance off Dodge and 24-hour security at the entrance.

Greg Stanton, a principal of the LLC that owns Royal El Con, presented the proposal at the MNA meeting in January, along with architects from Lizard Rock Designs. They said the development would serve lower income working people and would address current problems at Royal El Con through traffic flow and noise mitigation, control of light pollution, water retention and harvesting, addressing unsightly trash and improving the quality of the bicycle boulevard. They said there will be open space within the complex, landscaping on the exterior and a small landscaped open area on the 4th Street side. The new units would be in a number of small buildings spread throughout the property.

Miramonte Traffic Calming

The neighborhood association is gathering ideas for traffic calming on Camino Miramonte to take to the City of Tucson. Ideas so far include additional stop signs along Miramonte, marked bike lanes, and adding “rumble strips” or other surface changes, such as marked crosswalks.

If you have any suggestions or would like to participate, please contact MNA president Ellen Wheeler through the association email address: mna@miramontena.org

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Miramonte
Neighborhood
Newsletter

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