

Miramonte

Neighborhood Association



Spring 2023 Newsletter

Published for the 2400+ households of the Miramonte Neighborhood Association

Annual Meeting

Saturday, April 15, 1 – 3 p.m. Ward 6 Office, 3202 East First Street

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

Topics include:

- *Update from the Councilman Steve Kozachik on Ward 6 issues, including City of Tucson’s permanent plastic recycling program
- *Conversion of Fifth St to two traffic lanes, with a continuous left turn lane
- *Tucson Police Department updates
- *Ongoing efforts for traffic calming on neighborhood streets, especially Camino Miramonte
- *Shopping cart removal and other city resources available
- *Miramonte Pocket Park improvements, including shade structure, play equipment and wall art
- *Election of board members

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

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

Street News: Road Diet and Planned Improvements

Fifth Street –

The proposed “road diet” for Fifth Street east of Country Club will become a reality by the end of 2023, at least for a trial period. That means there will be one traffic lane in each direction (instead of the two currently), with a center continuous left-turn lane – similar to Tucson Boulevard or Columbus north of Speedway. The restriping is expected to occur later this year after repaving. Councilman Steve Kozachik said the trial period will evaluate if there are traffic congestion or safety concerns. Sidewalks are also planned for Fifth Street between Country Club and Alvernon, with installation possible in 2024.

Dodge Boulevard –

The City plans major pedestrian improvements for Dodge Boulevard between Fifth Street and Glenn Street with funding from Proposition 407, approved by voters in 2018. The improvements will provide complete and connected sidewalks, safe crossings at major streets, street lighting, and landscaping for shade.

Unfortunately, the Dodge work is in the last phase of funding, with the work occurring between 2026 and 2028.

Letter from the President

Dear Miramonte Neighbors,

I have one message for all of my neighbors this year – GET INVOLVED!

If you love where you live and have no complaints or concerns, then get involved to make sure your slice of heaven stays that way. Or if you have concerns – traffic, pedestrian safety, crime, abandoned shopping carts, whatever – get involved to work with your neighbors to solve those problems.

And be forewarned, nothing happens overnight. Making improvements takes time and consistent focus. But by working together, we can ultimately make changes for the better.

I hope to see you at the Annual Meeting on Saturday, April 15! And after that at the monthly Neighborhood Association meetings and/or the Alvernon/Fifth Street Crime Coalition meetings.



The latest update to the Miramonte Pocket Park:

is the installation of a shade structure over the play area. Thanks go to Ward 6 Councilman Steve Kozachik for providing funding for this and the new drinking fountain. Play equipment will be installed in 2023.

Photo – Shade Structure installation at Miramonte Pocket Park

Get involved with MNA!

About the Miramonte Neighborhood Association (MNA)

The association was founded in 1992 to provide a forum for neighborhood issues. All neighborhood residents are automatically members of MNA. There are no dues.

MNA hosts an annual meeting in April and a Halloween Party with costumes and trick or treating at the Miramonte Pocket Park (generally the Saturday afternoon before Halloween).

To support those events and provide up-to-date information about the neighborhood, a newsletter is produced twice a year and distributed to all households. The fall newsletter is underwritten by advertising.

For rates and production details, email jan.howard3345@gmail.com.

The neighborhood boundaries are Speedway Boulevard to the north, Country Club Road to the west, Fifth Street to the south and Alvernon Way to the east.

The Alvernon-Fifth Crime Coalition

The coalition provides an opportunity to neighbors to talk directly with Tucson Police leadership about specific problems or criminal activity they are seeing near them. Everyone is welcome to participate in person or by Zoom. Meetings are at 6 p.m. on the 4th Wednesday of the month at the Ward 6 office, 3202 E. First Street. A Zoom link is sent out to the Miramonte email group – sign up for that group by sending an email to Miramonte-Neighborhood-Association+subscribe@googlegroups.com

Rancho Center Update



Whole Foods has renewed its lease at Rancho Center for another five years, through the end of 2028, according to Melissa Lal, president of Larsen Baker, which owns the shopping center.

Lal said her firm likely will make some exterior renovations to the Whole Foods building and then re-image the retail area east of it as part of its redevelopment of the Speedway/Camino Miramonte intersection.

After Bookman's leaves Rancho (set for September), Larsen Baker plans to redevelop that building with retail on the ground floor and apartments above. The company is looking at adding structured parking as well. A development plan for the vacant land west of Camino Miramonte (formerly known as the Chroma site, which was to be a mixed-use retail/residential structure) will be a priority for the company this year, Lal said. Her company's goal is similar with the addition of blending the Chroma and Rancho properties for retail/residential construction and revitalizing all the 9.5 acres on both sides of Camino Miramonte.

Larsen Baker, established in 1994, is a Tucson-based company that is now the city's largest commercial property owner/manager. The firm specializes in new development, re-developing existing buildings and the leasing/management of restaurant, retail, office, and industrial properties.

Keep up with the Miramonte Neighborhood Association

MNA meetings are held the second Wednesday monthly (except December and July) at 6 p.m. by Zoom and in person at the Ward 6 office, 3202 E. First Street.

Sign up for enews – E-mail to: Miramonte-Neighborhood-Association+subscribe@googlegroups.com

Website: <http://miramontena.org> **E-mail:** MNA@Miramontena.org

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

2022/2023 MNA Board of Directors

President Ellen Wheeler, **Vice President** Joanna Dinan, **Treasurer** Ann Baldwin, **Secretary** Jan Howard
Board Members Sam Behrend, Anne Marie Laurian, Linda Dobbyn, Richard Webster, Brenda Kazen, Ravi Bewtra & Morris Palter

Helpful information for our Neighborhood

- *Fix Potholes: tdotconcerns@tucsonaz.gov, 520-791-3154
- *Abandoned shopping carts: 520-791-3171 or eshelp@tucsonaz.gov
- *Report code violations, road hazards, graffiti: 520-792-2489
- *Police activity in Miramonte Neighborhood: <https://nsn.soaz.info/incidents/zmiramonte.html>
- *Homeless Encampment or issues: 520-837-7425 or report online at:
<https://www.tucsonaz.gov/manager/homeless-encampment-protocol-reporting-tool>
- *Non-Emergency Police: 520-791-4444 (Emergency is still “911.”)
- *Next Brush & Bulky Pickup: Monday, July 17
- *TEP for Discount Shade Trees: <https://www.tep.com/trees-for-you/>
- *Water Harvesting Workshops: <https://watershedmg.org/>
- *St. Mark’s Church: <https://www.stmarksaz.org>. Second Sunday Suppers (except April when it will be held April 16), 3809 E 3rd St. Stop by at 5 p.m. and bring a covered dish if you’d like, or just bring an appetite and enjoy good food and meet your neighbors.
- *Alvernon/5th Street Crime Coalition Meetings are at 6 p.m. the fourth Wednesday monthly at the Ward 6 office.
- *Pima County Public Library: Free seed contribution or withdrawal at <https://www.library.pima.gov/seedlibrary>

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