

MIRAMONTE NEIGHBORHOOD ASSOCIATION

Board Meeting Minutes
Wednesday, November 8, 2023
Ward 6 office, 3202 East 1st Street

Ellen Wheeler, President, called the meeting to order at 6:00 p.m.

MNA Board members present: Ellen Wheeler, Sam Behrend, Linda Dobbyn, Ann Baldwin, William Kuitert, Betsy Lubis, Ravi Bewtra, Ann-Marie Laurian, Richard Webster, Theresa Webster, Brenda Kazen

absent: Morris Palter, Jan Howard

Guests: Approximately 27 additional Miramonte neighbors; Steve Kozachick and Dora Maldonado, representing the Ward 6 office; City of Tucson Department of Transportation and Mobility representatives, Blake Olofson (Traffic Engineering Administrator) and David Marhefka (landscape architect); Kimley-Horn representatives, Rebecca Field (landscape architect) and Daniel Bacon (engineer); and Nicholas McCullough from the Pima County Board of Supervisors District 5 office

Miramonte chicanes project

Ellen provided an introduction to the chicane project and the neighborhood's past efforts to calm traffic and help with pedestrian and bicycle safety along Camino Miramonte. She reviewed the objectives of the chicane project: to slow traffic, reduce cut through, discourage large commercial truck traffic, discourage new traffic as Rancho Center and Chroma parcels are developed, improve bike and pedestrian safety, and enhance/beautify the route through greenscaping.

Ellen also reviewed the traffic calming mechanisms we *cannot* install:

- Center median/speed humps: not possible, due to the street's inverted crown configuration and its function as a wash
- Sidewalks: likely not possible, due to prohibitive costs and intrusive private property easement requirements.

The chicane installation was proposed in April by Councilman Kozachik, who also offered funding for it, and the neighborhood association has collected the required signatures from 60 percent of the homes along Camino Miramonte. The city approved the project after looking at impacts on utilities, floodplain requirements, etc.

Representatives from the Department of Transportation and Mobility and Kimley-Horn (the City's consulting engineers/landscapers) presented the latest version – and second iteration – of the chicane plan and placements, which was based on comments/suggestions received so far.

A lengthy community discussion ensued. Most of the questions and concerns centered on chicane placement, e.g., spacing well enough apart to mitigate speed at the south and north ends of Camino Miramonte (off 5th St./Speedway), some specific locations where residents object to the chicane location, and how changes in the traffic pattern and driver behavior might *differently* affect bicycle and pedestrian safety. Concerns were expressed about there being enough room for pedestrians and bicyclists if two cars meet at the site of a chicane.

City engineers pointed out that chicanes will slow cars down, which should improve pedestrian and bike safety over the current situation. They also said the 40-foot width of Camino Miramonte provides enough space, and they also would be willing to consider reducing the size of chicanes if necessary.

Rebecca Field and David Marhafka then presented the landscaping plan and plant palette. The plant mix has been chosen with emphasis on heartiness and low/no water requirements; i.e., succulents, desert adapted plants, and proven plant selection for survival/success given the conditions we expect. The focus is for the chicanes to look good year-round, providing color, interest, etc. She also noted there will still be some need for irrigating the plantings until they are established and as may be required during hot, dry periods.

There was general agreement that no chicane would be placed at properties without that homeowner's approval.

Next steps:

Ellen thanked attendees for their participation and proposed we collaborate with the City and Kimley-Horn consultants for another plan revision, looking at each chicane's location/spacing, size/length, etc. and address the concerns brought forth. Homeowners who are directly affected will also be consulted about locations, with the aim to achieve consensus on specific placement and commitment to water/maintain plantings.

She also suggested the Board have another meeting on December 13 to discuss the next version of the plan.

Door Dash

- Ellen reported that the proposed location of a DashMart at Rancho Center is on hold. She explained the DashMart would be like a warehouse or supply center for DoorDash deliveries of various goods, with DoorDash drivers coming and going from the site to make deliveries.

Royal ElCon

- Potential buyer is still conducting due diligence

Miramonte Pocket Park and Upcoming Park Events

- Theresa reported that the Halloween Fun and Parade/Park Ribbon Cutting event was a success.
- The next event, Kids' Playtime at the Park will be on Saturday, November 11, 2023 and another all-community event (Miramonte Meet-up) on Thursday, November 16.
- Volunteers and donors are needed. Whether it is your time or talent – or food, drink, or funds – all donations are welcome.

Treasurer's Report

- Ann reported a beginning balance of \$6,348.33 in the account, with no deposits and expenses of \$194 to the U.S. Post Office. The ending balance, as of November 8, 2023, is \$6,154.33.

Other announcements

- Alvernon 5th crime coalition has been moved to 11/29 at 6:00 due to Thanksgiving holiday
 - If you have crime issues around you, come to the meeting and speak directly with the lieutenant assigned to our area
- 5th/6th Street planned pedestrian improvements, including sidewalks, lighting, landscaping, and HAWK light street crossings
 - The Dept. of Transportation survey is out. Let them know what your thoughts are on proposed lighting at tucson.delivers.tucsonaz.gov/pages/5th6th. **The survey closes on Nov. 19.**
- TEP is having a public meeting re: Midtown Reliability Project, which proposes to run high powered transmission lines along Campbell/Kino, a scenic corridor. The meeting will be held on November 16 from 6:00-8:00 p.m. at the Double Tree (Alvernon & Broadway)
- **Ward 6 updates – read about Ward 6 topics in [Steve's weekly newsletters](#).**

There being no further business, Ellen adjourned the meeting at 7:24 p.m.

The MNA Board will meet at 6 p.m., Wednesday, December 13 at the Ward 6 office, 3202 E. First St. The meeting will also be available via Zoom.

The primary agenda topic will be the proposed chicanes.