



## From the President

Mark your calendar for the Miramonte Annual Meeting on Saturday, April 12, from 1 to 3 p.m.

The meeting will be in person at the Ward 6 City Council office, 3202 E. First Street.

We will have updates on street improvements (such as Fifth Street and the Miramonte-Palo Verde bike boulevard) and the latest information on the City’s Community Corridors Tool (CCT). Next, we expect to have officers from the Police Department available to answer our questions and provide information on addressing neighborhood crime and issues related to drugs and homeless encampments. David Slutes will also attend as our guest to update and answer questions about his new project, the La Rosa Arts Center, in the former Benedictine chapel.

### 2025 Miramonte NA Annual Meeting

**WHEN:**  
Saturday, April 12  
1:00 – 3:00 p.m.

**WHERE:**  
Ward 6 office  
3202 E. 1st Street

Finally, board elections will be held. The following individuals have been nominated for a two-year term: William Kuitert, Betsy Lubis, Ellen Wheeler, Joel Smith, Eric Bergman, and Charles Casey. (Note that there are six additional board members, who still have one year left on their two-year term: Ann Baldwin, Ravi Kumar Bewtra, Anne Marie Laurian, Dave Meko, Morris Palter, and Marc Salerno.

Hope to see you there!

## 5<sup>th</sup> Street Improvements



5th St. & Camino Miramonte looking East

Work will soon be under way on major improvements to 5th Street east of Country Club Road.

First up is water main replacement, a 14-month project that is expected to start by April 1. Then the Pedestrian Safety and Walkability Project – which includes sidewalks, streetlights and pavement rehab from Country Club to Alvernon – is anticipated to start in April and last for 15 months.

The last phase will be pavement rehab from Alvernon to Wilmot, which will likely start in the Fall of 2025 and last for 18 months.

## Bike Boulevard meeting at Miramonte Park, April 19: Free Bike Repair and News About Speedway Crossing

The City of Tucson will offer free bike repairs and snacks at two upcoming informational meetings about the Palo Verde-Miramonte Bicycle Boulevard.

The first will be on April 15 from 5:30 to 7 p.m. at Country Club Annex Park, 2230 S. March Place (just north of Aviation Parkway and west of Palo Verde).

The second will be at Miramonte Park on Saturday, April 19, from 9 to 11 a.m.

Information will include a draft concept prepared for the crossing at Speedway, including improvements and a recommendation on the possible shift in alignment from Howard Avenue to Jones Boulevard.

## Working Together for a Better Miramonte

Miramonte continues to face challenges with homeless encampments, drug-related activities, littering, and unsanitary conditions in our local park and surrounding areas. These issues affect the safety and well-being of our residents and the overall quality of life in our community, and they are of paramount concern to the MNA Board.

Members of the Board and concerned residents have been proactive in addressing these issues by working closely with the Fifth-Alvernon Coalition, Tucson Police, and several City of Tucson departments, including the City Attorney's Office, Housing and Community Development, Ward 6 office staff, and Council Member Karin Uhlich. MNA monthly Board meetings provide a platform for discussing these issues and sharing updates on the progress we are making. Recent progress includes:

- Clean-up and construction work to discourage loitering and illegal drug activity at the Alvernon/Speedway bus stop (SW corner).
- Regular TPD patrols to keep overnight camping out of Miramonte Park and discourage drug-related crime and activity – especially disruptive activity in the heart of the Miramonte neighborhood, along 3<sup>rd</sup> Street, Richey Boulevard, and North Dodge Blvd.

We encourage residents to join our efforts by attending monthly MNA Board meetings and Alvernon-Fifth Coalition meetings.

It is also important to report suspicious activities by dialing 311 and to report blatant illegal or dangerous activity by dialing 911. TPD resources are allocated based on the number of incidents reported. The more incidents reported, the more resources TPD and the City can deploy to address our concerns and resolve issues.

By working together and staying engaged, we can make a significant difference. Thank you for your continued support and involvement.

### Alvernon-Fifth Crime Coalition

This active group of residents meets monthly to discuss and strategize solutions for addressing crime in Miramonte and neighborhoods adjacent to Alvernon and 5th Street. If you have concerns about criminal activity near you, we encourage you to join a meeting, where you can talk directly with Tucson police. Help prevent crime and improve safety in our neighborhood.

#### WHEN:

4th Wednesday every month  
6 p.m.

#### WHERE:

Ward 6, 3202 E. 1st St  
(and online via Teams)

Visit <https://miramontena.org> to verify location.

|                                                                                                                                               |    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Dial</b><br><br>To report a<br>non-emergency<br>problem | OR | <b>Scan</b><br><br>To report a<br>non-emergency problem<br>online or to download<br>the Tucson311 app | <b>Reportable problems include:</b> <ul style="list-style-type: none"> <li>• Graffiti</li> <li>• Damage to park amenities</li> <li>• Irrigation/water leaks</li> <li>• Homeless encampments</li> <li>• Abandoned shopping carts</li> <li>• Other park issues</li> <li>• and more...</li> </ul> |
| <a href="https://www.tucsonaz.gov/Residents/311-Service-Request-Portal">https://www.tucsonaz.gov/Residents/311-Service-Request-Portal</a>     |    |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                |

## La Rosa Arts Center: A New Addition to the Miramonte Neighborhood

The former chapel at the historic Benedictine Monastery in Miramonte is being transformed into La Rosa, a music and arts venue, set to open in October 2025. Spearheaded by long-time Tucsonan, David Slutes, and his business partner, Charlie Levy, La Rosa will host a variety of events, including concerts, exhibitions, and performances, catering to audiences of up to 750 people. An adjacent restaurant, Rosie's Tavern, will offer a variety of food options, adding to the venue's appeal.

The MNA Board recognizes the potential benefits La Rosa could bring to the community. Board members and residents have identified two key concerns: providing adequate on-premise parking for event-goers and keeping traffic to the Speedway/Country Club corridor streets to prevent overflow parking and excess traffic on Miramonte's interior streets. Mr. Slutes has been proactive in addressing these concerns, attending several board meetings to brainstorm solutions that minimize any negative impacts on Miramonte residents. The Board will continue its efforts to achieve a satisfactory outcome.

## MNA Submits Feedback on the Tucson Community Corridors Tool (CCT)

Tucson's Community Corridors Tool (CCT) is an optional zoning overlay designed to allow flexible development and foster high-quality projects along Tucson's arterial and collector streets. For Miramonte, streets subject to the CCT include Speedway, Country Club, Alvernon, and 5th Street. The CCT aims to promote infill development, encouraging pedestrian and bike-friendly environments, mass transit use, green features, reduced urban sprawl, and affordable housing.

While MNA supports these goals, the CCT's implementation has the potential to negatively impact our neighborhood by leading to more on-street parking, increasing non-resident traffic on neighborhood interior streets, and exacerbating ongoing issues with litter and illegal activity in and around bus shelters. In light of these concerns, the Board submitted formal feedback to the Planning Commission, asking them to consider:

- Minimizing parking overflow into neighborhoods by allowing residents to apply for the Parking Permit program at a reduced or free rate and including bike-friendly infrastructure.
- Limiting additional vehicular traffic through measures like exit-only streets or dead ends.
- Addressing issues with bus shelters to minimize debris and illegal activities.

In addition, the Board commented that it is necessary for the Community Corridors Tool to contain a method and a timeframe for evaluating its effectiveness in achieving its stated goals and its impact on neighborhoods where it has been implemented. The evaluation, when made, should be shared with the public. We also commented that neighboring property owners should be notified of proposed developments using the CCT.

As of this writing, the feedback has been received, and the Mayor and Council planned to hold a public hearing on Tuesday, March 18, 2025, at 6 p.m. to discuss (and vote on?) the CCT. For more information and to follow ongoing developments, subscribe to the MNA Google Group (see page #) or visit the CCT website at <https://corridors.tucsonaz.gov>.

### 2024-2025 MNA Board of Directors

**President**-Theresa Webster, **Vice President**-Brenda Kazen, **Treasurer**-Ellen Wheeler, **Secretary**-Dave Meko

**Board Members**-Ann Baldwin, Ravi Bewtra, Jan Howard, William Kuitert, Anne-Marie Laurian, Betsy Lubis, Morris Palte, Marc Salerno, and Richard Webster

Website: <https://miramontena.org/>

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## Miramonte Neighborhood Newsletter

John & Jane Doe  
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## What's Coming Up at Rancho Center

Miramonte, a much-anticipated new restaurant in Rancho Center, is hoping to be open in May or June, according to Rancho Center's management. It will be located just to the west of Whole Foods, in the corner space that once was home to Tucson favorites, Cuvee and Presidio Grill. It will feature a diverse menu of American classics, including sharing plates, salads, and entrees.

Exterior renovations on the western section of the Center also should be completed by May or June; after that, exterior work will begin on the eastern section of the Center. HTeaO, a Texas-born iced tea shop, will open a location at Rancho Center later this year. HTeaO offers a wide range of flavored teas and coffees.

### Stay connected – Join Miramonte Neighborhood's email group, MNA-Email!

MNA-Email is an electronic line of communication for the Miramonte Neighborhood Association. It is the best way to stay informed about what is happening in Miramonte and learning how you can be involved!

To subscribe, scan the QR code at right to automatically initiate an email  
**OR** simply send an e-mail to:  
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