New Mexican plaza to generate jobs, revenue

By LINDA HILL

Plans for a Mexican marketplace which could bring jobs and thousands of dollars to South Tucson now are being finalized, Assistant City Manager Richard E. Kaffenberger said.

The city will lease one block of land at 1600 E. Sixth Ave., for $1 per year to a firm which would build a plaza including restaurants, craft shops and a Spanish-language movie theatre, he said.

“A call for preliminary proposals” will go out to developers in June or July, he said, adding that he hopes the project will be completed in 18 to 20 months.

A plaza with permanent structures and vending booths would be a tourist attraction and capitalize on the unique heritage of South Tucson,” Kaffenberger, who also is the director of community development, said.

“South Tucson’s great hope,” Kaffenberger said, “is to become a focal point for the whole Mexican-American culture of the Tucson area.” The plaza would directly benefit South Tucson residents by providing construction jobs as well as sales jobs. The stores would bring increased tax revenue to the city, he added.

Retail stores that would attract city residents as well as tourists may be included in the plaza. Now, many city residents do their shopping outside South Tucson, Kaffenberger said.

To help finance the plaza, $150,000 in federal money has been requested from the U.S. Department of Housing and Urban Development (HUD). These funds are part of a $350,000 preliminary grant application the city has submitted for next year.

“However, we will definitely go ahead with the plans for the plaza regardless of whether or not we get this sum,” Kaffenberger said.

South Tucson has already received approval for a $76,000 grant from HUD for home improvements in the Yaqui village.

The funds should arrive within three weeks, according to the community development director.

A five-member Citizen’s Grant Review Board will be formed to distribute funds in the form of grants or loans to owners of the 33 homes in the village.

Home owners would use the funds to bring the residences up to building specifications, by improving such things as plumbing and roofing, Kaffenberger said.

Kaffenberger said he is hoping “dramatic improvements” would be seen in the village within a year.

The village is located on 37th, 38th and 39th streets between South 10th and South 12th Avenues.

The $75,000 HUD grant was awarded under the Housing and Community Development Act of 1974.

Kaffenberger said half of the $200,000 requested for building improvements in next year’s grant is designated for a “high need” area.

Please turn to page 3

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‘Desirable place to live’

City’s first zoning ordinance may attract new businesses

By CHUCK WALTON

A proposed zoning ordinance, the first in South Tucson since it was incorporated in 1936, will attract higher quality businesses and make the city more desirable to live in, officials say.

A 16-member land-use committee met April 29 at South Tucson City Hall to review the proposed ordinance and zoning map, presented by Assistant City Manager Richard M. Serrano.

Serrano explained that the proposed ordinance would prohibit businesses which the community feels are undesirable, such as junk yards, mobile home parks, and new businesses from being built in the city.

“At present,” Serrano pointed out, “we have warehouses, bars and junkyards in the middle of residential areas. A zoning ordinance would give the city legal power to prohibit this.”

The ordinance for South Tucson would be designated for specific uses——single-family residences, mobile homes, industrial, and three classes of commercial use.

Serrano described the three commercial zones as:

C-1: Neighborhood commercial

merchandise, grocers, stores, beauty shops, and restaurants.

C-2: Light industry including wholesale warehouses, welding and auto parts shops and light manufacturing.

C-3: Industrial park area similar to C-2, but with higher standards for setback, spacing and landscaping.

Apartment buildings and other multiple-family dwellings might be classified as residential or C-1, Serrano said.

Industrial classification would be for heavy industries which might offend residents with noise, vibrations and pollutants, he said.

Anyone who violates the ordinance may be fined $250 or imprisoned for up to six months under the proposed ordinance.

“Under any zoning ordinance,” Serrano said, “we could not close down any existing business or residence which violated the ordinance unless the property were vacated for 30 days, according to state law.”

Because of this, Serrano said, benefits of the zoning ordinance will not be seen immediately.

“The city hopes to have a final draft of the ordinance ready for a vote by the city council in June or July,” he said.

“Since we saw a problem in 1974, when the city adopted a building code, which stated standards for things like electrical wiring, plumbing, ventilation and structural support,” he said.

“Since we have a plan in place and standards, we can give them a building permit regardless of what kind of business was being opened,” said Serrano, who is the city building official, and issues the building permits.

“A man set up a warehouse in the middle of a residential area, another man opened a junkyard in his back yard,” Serrano said. “We would get a rash of complaints every time a new business opened, and legally there was nothing we could do.”

When the land-use committee was formed in December 1974, it designed a plan which called for a zoning ordinance and a building moratorium on new businesses in the city.

The moratorium is still in effect until a zoning ordinance is approved,” Serrano said.

Wanted: New owner for Pima Hospital

By SUSAN TRYNSKI

and JOHN BULLOCK

Despite a formal request by South Tucson officials to maintain Pima County General Hospital as a medical facility, the Pima County Capital Planning Committee (CPC) is recommending the facility be sold for commercial use.

The old county hospital, 2900 E. Sixth Ave., built in the 1930’s, will be phased out when King Community Hospital opens in October.

James J. Murphy Jr., chairman of CPC and deputy Pima County manager, said the committee could not foresee a need to use the building as a county facility.

The recommendation was made in a CPC report planning nine-year county space needs and five-year capital improvements. The report was forwarded to the Pima County Board of Supervisors for consideration last week.

The supervisors will make the final decision concerning the use or demise of the facility.

The South Tucson mayor and city council had requested the facility be kept open for a 24-

hour out-patient clinic and emergency service facility for South TucSonians unable to reach King, 2800 E. Ajo Way.

Mayor Dan W. Eckstrom said South Tucson can do nothing to fight the CPC’s recommendation since supervisors except “sectors in influence in the form of a request or resolution.”

Board of Supervisors Chairman Joseph A. Castello said the board will begin study sessions concerning the Pima Hospital.

Please turn to page 2

Articulos en Español

Entre los artículos que publica en este número "El Independiente" figuran unas sobre la desegregación, medicina, y la educación de adultos. Están en las páginas 12, 13 y 15.

Hay también un ensayo en fotos y un artículo sobre Ures, Sonora, la nueva ciudad suburbana de South Tucson, que están en las páginas 10 y 11.

Los artículos en idioma español en "El Independiente" sobre temas y asuntos locales.