

CHAPTER VII

ENVIRONMENT

Some environmental issues have already been addressed in other chapters. For instance, Chapter III discusses housing and yard conditions and Chapter IV touches on trash and garbage in public easements. This chapter will examine air quality, stormwater drainage, noise pollution, and hazardous waste.

Air Quality

Air Info Now monitors air pollution in Tucson and is sponsored by the Pima County Department of Environmental Quality, the Pima Association of Governments, and the University of Arizona. The program also coordinates with the U.S. Environmental Protection Agency and maintains 18 monitoring stations throughout the Tucson metropolitan area.

The closest monitoring station to Miracle Manor is located at 2498 N. Geronimo Avenue, one block south of Grant Road and three blocks east of Stone Avenue. This station is located one mile from Miracle Manor. It monitors the level of fine particles (toxic organic compounds and heavy metals) and coarse particles (smoke, dirt, and dust). The closest carbon monoxide monitoring station is located at the intersection of Cherry Street and Glenn Street (approximately two miles from Miracle Manor). The closest ozone monitoring station is in downtown Tucson on Congress Street near Granada Avenue.

In 2005, the average level of both fine and coarse particulate matter measured at the Geronimo Monitoring Site was less in January than it was in July. Air Info Now considers the average levels reported in both those months “good” air quality. Although the Geronimo station is located relatively close to Miracle Manor, it may not measure some pollution that affects the Neighborhood. Miracle Manor is located one mile from Interstate 10, and there are some industrial uses immediately to the west. These potential pollution sources are on

the opposite side of the Neighborhood from the monitoring station and therefore may not be reflected in the Air Info Now data.

Stormwater Drainage

Flooding hazards are low in Miracle Manor. The Neighborhood is not located in any floodplains and although Krueger Wash passes through the Neighborhood, the wash is not considered to carry more than 2000 cubic feet per second. During heavy rains, surface water flows through Miracle Manor from east to west and are heaviest in the easement between Tipton and Jacinto Streets.

Complaints about stormwater drainage on private property should be directed to the City of Tucson's Development Services Department. Complaints about stormwater drainage on public property (streets, easements, parks) should be directed to the Department of Transportation Stormwater Management Section.

Noise Pollution

Miracle Manor residents have not identified noise pollution as an issue of concern. However, the Neighborhood's centralized location may cause noise to be an issue in the future. An increase in traffic or construction on Interstate 10 may have adverse affects on the Neighborhood. Although train tracks pass within a mile of the Neighborhood, the closest at-grade street crossings (where trains are required to blow their whistles to warn approaching traffic) are located over two miles away (at Prince Road and Saint Mary's Road).

Hazardous Wastes

With an industrial area immediately to the west, and industrial zoning along the southern boundary, hazardous wastes may also be an issue of concern for Neighborhood residents. Two Superfund sites are also located within two miles of the Neighborhood, at Silverbell Landfill and on Miracle Mile. The Miracle Mile site is located north of Prince Road and west of Flowing Wells Road.

The Silverbell Landfill is located between Interstate 10 and Silverbell Road, near the western terminus of Prince Road (Arizona Department of Environmental Quality).

Assumptions

- Traffic and construction on Interstate 10 will continue to impact Miracle Manor.
- The presence of industrial and commercial zoning on the edge of the Neighborhood will continue to allow land uses that may contribute to noise and air quality concerns

Goals, Objectives, and Strategies

Goal: Monitor environmental issues in Miracle Manor

Objective: Increase environmental knowledge of residents, Association members, and officers.

Strategies:

- Invite speakers to Neighborhood meetings who can speak on environmental issues such as stormwater drainage, noise pollution, or hazardous wastes.
- Work with the City to identify the hazardous materials used in the surrounding industrial areas.
- Work with the City to identify any Neighborhood areas with inadequate drainage.