



WUNA Newsletter

January 2019

P.O. Box 42825

Tucson, AZ

85733

www.westuniversityneighborhood.org

Message from the President

Judy Rose Sensibar

Even with such a strong core group of board members in place and the support of those who served before me, I encountered a steep learning curve this first year as WUNA President. Just making sense of the acronyms the COT (City of Tucson) is so fond of using (DRC, IPP in the IID, PDS and GPLET, to name a few) took months.

Our main goal, to offer more community-building experiences for the neighborhood, has been our biggest accomplishment. As an antidote to feeling beleaguered by the unending student housing developments, we felt it important to join in activities that focused on what we liked about living in West University. To that end, with the leadership of our vice president, Lenor Glover, we enjoyed a community event almost every month of 2018.



In the works for 2019 are the annual picnic January 20 at 1pm in Catalina Park, a neighborhood-wide yard sale, many more Hey Neighbor Happy Hours, another plant swap, and a tree planting February 16.

We have also come together with other neighborhood associations, Locals First, and area merchants to form a new nonprofit, Historic Fourth Avenue Coalition (HFAC) to better negotiate with developers. Board members Henry Werchan and Lisette DeMars have devoted countless hours to this grassroots organization. WUNA was instrumental in helping to negotiate Arizona's first CBA, or Community Benefits Agreement, with the Union on Sixth developers on the corner of Fourth Avenue and Sixth Street Highlights include leasing commercial space to local businesses, local murals, and street amenities. It's been a long-term goal of WUNA to engage with other community groups and we are proud to connect with local leaders to have a more powerful voice when advocating for smarter infill.

We've also extended support to other neighborhoods and groups to help realize projects:

- Sponsorship towards a map that Dunbar Spring had printed of all 100-year-old buildings in the neighborhood.
- Donation to Living Streets Alliance project on Seventh Street and Sixth Avenue to "activate" this intersection, making it more bike and pedestrian friendly.
- Support to Feldman's Neighborhood to hire legal counsel to combat a student housing development.
- Tips from the 2018 Spring Fourth Avenue Street fair donated to the community food bank. The board moved to donate tips earned from the 2018 winter street fair to our neighborhood TUSD School, Roskrige, for their library and literacy program.

We rely on everyone's involvement to enact positive change. Please consider joining the WUNA Board or a committee to work on a particular area you are passionate about, be it tree planting or to collect signatures for new traffic circles.

Special thanks to John Patterson for his service on the WUNA Board for over two decades and for his unflagging commitment as our CCRC (Campus Community Relations Committee) liaison for as many years.



We are also grateful to have Jim Glock continue as Treasurer, who has eased our transition. Jim also keeps track of our email list and sends out email announcements. Please email contactwuna@gmail.com if you'd like to be added to this list. We are working with parks to have a central bulletin board in Catalina Park.

Other ways to contact WUNA:

- Come to our board meetings, the first Thursday of every month except Jan., June and July: 6:30-8 p.m. in Trinity Church's Fellowship Hall.
- JoinWUNA@yahoo.com
- Check out our website westuniversityneighborhood.org or [Facebook.com/westuniversity](https://www.facebook.com/westuniversity)

Community: a feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.

Lenor Glover, WUNA Vice President

As new board members, we've worked to create a greater sense of community within the West University Neighborhood, a unique space, sharing retail and residential, a university campus and thus an impermanent population. Tucson considers us a destination to experience new, distinctive shops and restaurants. Our neighborhood along with downtown Tucson is full of creative and innovative people and events we can reach simply by walking, riding a bike or hopping on the streetcar. Following is a brief description of events WUNA was able to offer in 2018.

After our annual potluck in Catalina Park, neighbors met for the first annual Plant Swap. This was an opportunity to trim and landscape at home and bring cuttings of cacti, succulents, etc. to share with others. WUNA provided tables, refreshments and many contributed sweet treats, in case you weren't a plant person. We exchanged knowledge about plant names, best locations for successful growth and general support and enthusiasm!



We're happy to be part of the inception of Hey Neighbor Happy Hour, a monthly mixer hosted by EXO Bar and initiated by resident Adam Milnor. December marked the fifth one! The idea is to share hopeful stories about people, places and unique elements that comprise downtown Tucson and surrounding neighborhoods. WUNA sponsored the first edition last April, which featured historic preservation architect Corky Poster, who educated us on the importance and process of restoring and maintaining our many historic buildings.

In May, Jim Glock, WUNA treasurer, led us on an "alley walk." We met at dusk in Catalina Park and set off with the sunset to explore some of the interesting alleys that bisect our neighborhood. We heard stories about the history of various properties and shared surprising details all while getting to know each other. We'll explore more areas in the year to come.

In celebration of the monsoons we scheduled a water-harvesting workshop in August. Board member Richard Fifer of Gentle Ben's provided us a room to convene and offered delicious appetizers. Dr. Joaquin Murrieta Saldivar,

a cultural ecologist from Watershed Management Group, was a wealth of knowledge on how harvesting water can change our landscape and environment.

As much as we've loved planning these events, we need to thank you for participating! WUNA is working with Trees for Tucson with a goal of planting 80 environmentally appropriate trees in our neighborhood February 16. Free to residents, you can choose to have up to two trees planted in the right of way in front of your house. Utility marking, permitting and planting are all provided. Consider being part of this event by helping to canvas the neighborhood with door hangers for the tree orders, or by helping on planting day.

WUNA 2018 Historic Preservation and Development News

Chris Gans

Hello neighbors. As usual there is a lot of news. Development-wise the following projects are ongoing or about to start.

The Trinity three-story office building next to Time Market is under way. The first floor will be occupied by a full service El Rio/TMC health center. As of this time the upper floors are not leased. Expected completion is late fall 2019. The Trinity project has applied for a GPLET (for Government Property Lease Excise Tax, a tax incentive for developers), in this case an eight-year property tax relief plan. We'll all miss the mesquite trees that shaded Time Market.



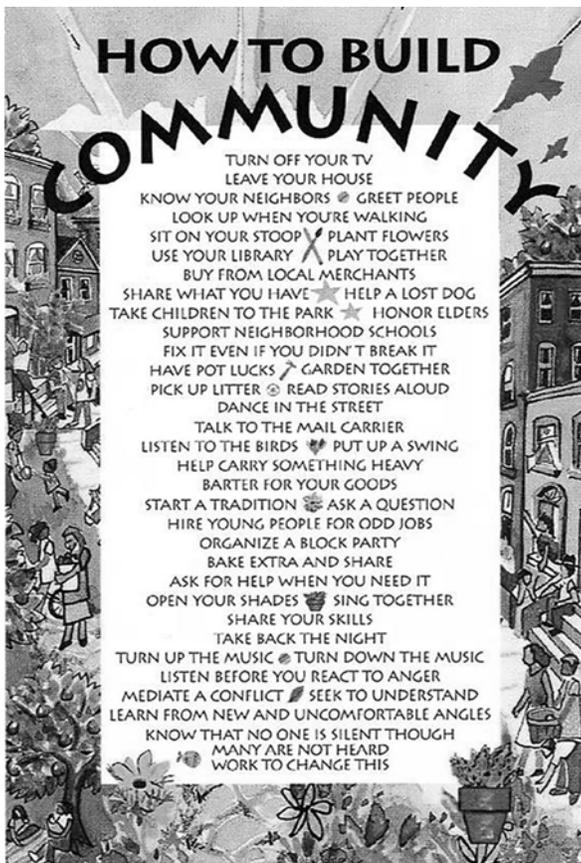
Times Are A' Changing, Once Again: This undated photo of a boarded up Time Market, now a thriving hotspot of WU, was found when Secretary Margaret Bly and President Judy Sensibar led the archiving of the WUNA office in Trinity Church's Education wing. WUNA no longer has an office because this part of the church is going to be torn down for the mixed use buildings described in the article.

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The Seventh Avenue Commons, a 50-unit work-force affordable housing project is open and fully rented. Only 33 of the units are occupied at this time. The other 17 units will be in use by the end of 2018 when work is completed on the east and south retaining walls. Two student housing projects under construction at Main Gate should be completed by the 2019 UA fall semester. And lastly, a Marriott Residence Inn is proposed to be built at Fourth Street and Euclid. Bob Vint is the local designer.

A proposed housing project, The Union, built by student housing developer EdR, at Fourth Avenue and Sixth Street, apparently has applied for a GPLET and their construction plans may depend on whether they receive the eight-year property tax relief.

Historic Preservation – In 2017 the WUNA board voted to provide funds to apply for historic designation for homes on the south side of Fifth Street west of Fourth Avenue. These historic properties were excluded when the original Historic District boundaries were drawn in the late 1970s. WUNA hired a local firm to begin the process which was completed in the summer of 2018. Owner-occupied homes are eligible for the same property tax relief that many of us enjoy in the neighborhood. The eligibility also helps to protect these historic properties from demolition for any development choosing to use a Tucson overlay district such as the IID (the Downtown Area Infill Incentive District).



Cleaning out the WUNA office, we found this poster. Take it to heart!



Brush and Bulky Dates February 25 and September 2

Since we won't be getting door hangers any more, here is the PDF link to the schedule for Brush and Bulky: https://www.tucsonaz.gov/files/es/2019_BrushBulkyAreas11x17_20180807.pdf If you want an EMAIL REMINDER, go to: <https://www.tucsonaz.gov/es/recycle-coachmy-waste>

Brush & Bulky will collect:

- Brush, tree trunks, branches and other green waste (up to five feet long and 24 inches in diameter)
- Lumber (up to five feet long and stacked in a separate pile)
- PVC and metal pipes (up to five feet long)
- Railroad ties (limit five)
- Furniture, carpet, and doors
- Lawn mowers with fuel tank and crankcase removed
- Scrap metal (bicycles, swing sets, etc., broken into five foot lengths)
- Cacti (must be contained - up to 25 lbs.)
- Appliances (remove freezer/refrigerator doors)
- Car tires (limit of five automobile tires)
- Metal drums (empty and cut in half)

Brush and Bulky will NOT collect:

- Any excess over the 10 cubic-yard limit
- Any items other than those listed above, such as
- Stone/bricks/concrete/aggregates
- Construction debris
- Hazardous waste like paint/oil/pesticides/solvents/liquids
- Glass/mirrors
- Television and computer monitors
- Compressed gas/air cylinder(s)
- Vehicle parts
- Commercially generated material

Tucson Clean and Beautiful helped pave the way for the region's curbside recycling program by collecting phone books (remember those?). Recycling education has been a mainstay of our mission ever since. That education work is as important now as it ever was. For many years, the United States exported one-third of its recyclables to China. In January 2018, China stopped accepting 24 recyclable materials, including mixed paper and mixed plastics. China also began limiting contamination of any recyclables to .5 percent. With these restrictions, China is no longer a market for our recyclables.

How do we improve our situation? Let's do a better job curbside. Today about 25% of the material collected curbside is NOT Recyclable. Contamination has been a problem for a long time. It has become a bad habit. (Tucson Clean and Beautiful Newsletter Aug 2018) What is OK to recycle? See https://www.tucsonaz.gov/files/es/DMBE_FlyerENG_web.pdf.

West University Neighborhood Association Memberships for 2019

It's time to send in your \$10 WUNA membership dues. All memberships run from January through December. Dues help pay for the website fees and maintenance, the post office box, and insurance. All members will receive via email our Recommended Vendors List. The vendors have been submitted by your fellow members of West University Neighborhood Association. You can save the \$10 dues many times over by hiring the right person the first time.

MEMBERSHIP APPLICATION: *West University Neighborhood Association*

Three ways to join:

- 1) Fill out this form and mail it with your check for \$10 to: **WUNA, P.O. Box 42825, Tucson, AZ 857332**
- 2) Pay at the annual meeting
- 3) Go to www.westuniversityneighborhood.org and fill out the form and pay by PayPal/credit card

Thank you for your support!

Name(s) _____
Address _____ City _____ State _____ Zip Code _____
Mailing Address (if different) _____
E-mail address _____
Phone _____ New Member _____ Returning Member _____

**West University
Neighborhood**

Dated Material



Planning and Development Services Department
P. O. Box 27210
Tucson, AZ 85726-7210

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**WUNA Annual Meeting
Potluck
Pizza and Drinks Provided
Jan. 20, 2019
1:00 p.m.
Catalina Park**