

Thursday, February 2, 2023-6:30 PM  
West University Neighborhood Association  
February Board Meeting, Trinity Presbyterian Church, 400 E. University Blvd.  
and Via Zoom, <https://us02web.zoom.us/j/84584666599>

I. Call to Order, Roll Call and Welcome

At 6:34 p.m., Betsy Larson called the meeting to order. The following members were present: Lisette DeMars, Chris Gans, Jim Glock, Joel Ireland, Betsy Larson, Rick McDonnell, Andy Pongratz, Shannon Riggs, Judy Sensibar, Erec Toso, Holly Vaden, Willem Van Leeuwen, Henry Werchan, and Dave Zippis. Absent: Brian Kemp, Adam Milnor, Mack Sigmon, and Lex Wilcox.

Also present: Diana Amado (Ward 6), Sam Ireland, Dan Koehler, DeDe Markin (Trinity), Constance Negley (H4AC), Samantha Neville (Pima County District 5), Sally Rusk, Lt. Aaron Wine (TPD), and Carl Zimmerman.

II. Announcements and Call to the Audience

Betsy Larson asked those present to identify what goals they are seeking to advance in 2023. Among the goals stated were constructing the traffic circle at 1st Street & 7th Avenue; revising the neighborhood plan; organizing a block walk; removing invasive plants; installing historical signage; advocating for more affordable housing, traffic safety, and road repair; securing a community benefits agreement with Capstone; getting TEP's Kino-DeMoss-Petrie project in the right place; helping with new t-shirts; having more neighborhood events; preserving the houses in the proposed location of the Capstone project; and addressing crime problems.

Holly Vaden stated that Grace Lutheran will have a booth at the Tucson Festival of Books on March 4-5, 2023. Everyone is welcome to stop by.

III. Consent Agenda: December & January Meeting Minutes; Treasurer's Report.

Jim Glock reported on activity in December 2022 and January 2023. Most of the activity in December was associated with the beer booth. The number of beers WUNA sold in December was only about 20% of the number it sold in the spring; the difference was the location of the booth in December—at the historically slowest location at the fair. This spring, we will be across the street and sales should be a little bit better. The activity in January was principally associated with the annual meeting: dues and picnic expenses.

There being no objections, the minutes for the December 2022 board meeting, the minutes for the January 2023 annual meeting, and the Treasurer's Report for December 2022 and January 2023 were approved pursuant to the terms of the consent agenda.

#### IV. WUNA Budget Proposal for 2023

Betsy Larson identified a number of priorities for 2023 based on projects that are either in progress or have been under discussion: (1) park benches and shade structures at Anza Park to activate use of the park; (2) wheelchair ramps along University and at the corners opposite Catalina Park; (3) the traffic circle at 7th Street & 1st Avenue; and (4) speed mitigation on 3rd Avenue and 4th Street in the blocks near Time Market.

Jim Glock then reviewed the contents of the proposed budget for 2023 that he had circulated by email to board members before the meeting. Jim observed that in addition to the budget for 2023, the document also shows actual expenditures for 2020 and budgeted and actual expenditures for 2021 and 2022. Jim stated there are a bunch of “must pays” like insurance, the PO Box, and the website, and “major spends” like the annual meeting and fees for legal counsel. Jim stated that anticipated projects in the 2023 budget include \$30,000 in unrestricted funds for the Anza shade structures and \$70,000 in City-managed funds for the wheelchair ramps, the traffic circle at 7th & 1st, and the speed humps for 3rd Avenue/Time Market. Jim explained that the budget is a guiding document, but his goal is to get the Board’s approval for expenditures up to the amount listed for each line item without further action of the Board.

Joel Ireland asked why the beer booth figures for 2023 are lower than prior years; Jim explained that he is assuming lower revenue because of anticipated booth locations and higher beer prices. Andy Pongratz stated that he was blown away by the traffic circle pricing; Jim stated that restricted funds must be spent according to the City’s procurement process, which tends to increase costs. Andy suggested that we get one or two more people to have eyes on the process; Judy Sensibar stated that, as a practical matter, this has already occurred because the projects in the budget are an accumulation of many years of priorities.

Joel Ireland then made a motion to accept the proposed 2023 budget, which was seconded by Rick McDonnell. The motion was put to a roll call vote and all present and voting approved, with one abstention (Dave Zipps).

#### V. Proposed Capstone Student Housing Development at Euclid & Speedway

Betsy Larson stated that she, Rick McDonnell, and Judy Sensibar met with Capstone on Monday to see the latest designs. Betsy explained that there are six existing homes that are historic contributing properties in the proposed location of the project, that Capstone is proposing to move five of the six, and that Joel Ireland owns property that can hold five. (Capstone’s engineers are saying they can move five of the six homes successfully, but one would be destroyed.) Last year, Capstone started seeking City approvals, which consists of two parts: historical review and zoning relief. Betsy observed that WUHZAB denied approval of the proposal to move the houses because demolition by neglect sets a bad precedent, while the Tucson-Pima County Historical Commission Plans Review Subcommittee approved the

proposal. Betsy stated that Capstone is in the zoning-relief phase now and is trying to figure out the overlay, which is tricky because this property is supposed to be transitional and there are flooding and noise issues. Betsy stated that Capstone came to WUNA and Ward 6 with proposed architecture and Steve K. told them to come back after they had provided more transition to the neighborhood by stepping down heights along Euclid. Betsy stated that the proposal is for 370 beds in total, with most units having 3-6 bedrooms; there would also be 30 beds for workforce housing.

Rick McDonnell stated that there will be a meeting about the project in Ward 6 in late February that the public can attend. There will be comment collecting in March and a similar process with the CCRC, then a public zoning hearing in late March or early April that will be the start of the process to change the zoning.

Dave Zipps stated that he is discouraged by the proposed rendering of the project. Dave stated that he understands the need for development as universities evolve, but that any development should be consistent with its surroundings and the needs of the community. Dave pointed to the oLiv building as one that is completely out of scale with what is around it and creates unappealing vistas and streetscapes where no one wants to be. Dave believes the building in the rendering suffers from the same problems; rather than continue the reduction in scale that starts with the college housing to the east of the project and continues with the existing houses to effect a transition to the neighborhood, the rendering shows a building going in the opposite direction. Dave observed that vibrant neighborhoods are key to thriving cities and we shouldn't allow development to ruin what makes our neighborhoods great. Dave also observed that allowing these student housing developments is, in effect, a huge wealth transfer to what are traditionally out-of-state developers, and the developer's end of the bargain should be constructing buildings that make our neighborhoods better, not worse.

Judy Sensibar stated that the rendering is very generic and no one is going to sit outside on Speedway or Euclid as the drawing depicts.

Chris Gans observed that the threat from the University to push towards Stone is what led to the creation of the HPZ, but it is now expanding into Main Gate through private developers. Chris observed that there have been huge problems with these buildings; Sol y Luna is an example. Chris also observed that the Mayor and Council overrode the neighborhood to approve the Trinity development and we can't have that happen again. Chris also stated that it would be bad precedent for zoning on the west side of Euclid if the City modifies the zoning on the east. Chris thought we should think bigger than this being just another student housing project in the neighborhood.

Diana Amado stated that Ward 6 will host a meeting on Monday, February 27 at 6:00 p.m. that anyone can attend to give feedback on the project.

Sam Ireland asked if the negotiations with Capstone over the revisions to the neighborhood plan could include a prohibition on development west of Euclid. Betsy Larson stated that the neighborhood plan has no teeth; it is an aspirational document. Rick McDonnell

stated that the overlay is the zoning; that's the law. Joel Ireland stated he thought the talks included a discussion of how to limit development west of Euclid; Betsy Larson stated that we have been throwing out ideas about how to make the boundary impermeable, but the answer about whether that can be done is up in the air. Joel stated that Capstone bearing some or all of the expenses associated with modifications to the neighborhood plan is on the table.

Judy Sensibar asked if we really want to shrink our borders because that doesn't prevent a developer from poking a hole in what remains, which was our experience with Trinity.

Jim Glock stated that Rick McDonnell is coming up with a laundry list of asks in connection with the project. Jim asked people to send ideas to Rick and Betsy. Jim stated that the neighborhood plan was last amended in 2011 to include the main gate overlay; the plan is not too far off from what we believe. Jim observed that Prop 207 prohibits down-zoning and that most zoning on Euclid is HR-3, which is pretty intensive. Jim also observed that four votes are needed from the Mayor and Council to change the zoning; we need to pursue ways to prevent change, but also make sure we pursue our objectives if change is coming.

Joel Ireland stated that his path to this project started when he bought land in the neighborhood to prevent a minidorm developer from getting it. At the time, he was thinking a couple of casitas would go on the land. Subsequently, he was approached by Capstone asking if they could move the houses at Speedway & Euclid to this property. Joel stated that he sees this as an opportunity to save these houses, and that the next person who comes along wanting to develop in this location might not be willing to do that. Thus, he sees Capstone's proposal as a way to save our inventory of historical homes.

#### VI.Pima County District 5 Report: Samantha Neville

Samantha Neville stated that Supervisor Grijalva was elected chair of the Board of Supervisors in January. The Board approved the purchase for conservation of two parcels at Buckelew Farms and approximately 20 acres on the slope of the Santa Catalina Mountains. Samantha stated that applications for the second annual D5 Youth Art Contest are being accepted until February 14, 2023; the theme is "Why do you Love D5?"

#### VII. Committee Reports

##### A. Development Committee

Rick McDonnell stated there is a Ward 6 meeting on the Capstone project on Monday, February 27, and he asked everyone to go. Rick stated that the Mayor and Council have decided to have a public vote on TEP's franchise agreement in mid to late-May that will include a \$0.75 increase to fund undergrounding and climate initiatives. If approved, it puts money aside for 10 years for undergrounding. Rick observed that, one way or another, the franchise agreement has to get approved, and the proposed increase amounts to a monthly increase of \$1 per household. Joel Ireland asked who is against this proposal and Rick identified two constituencies: (1) those who think all of the money should go to climate initiatives, and (2) those who oppose giving TEP any additional money.

## B. Historic Fourth Avenue Coalition

Shannon Riggs stated that H4AC had its Annual Meeting/Mixer on Tuesday January 31. Shannon stated that Judy Sensibar is the WUNA rep and Henry Werchan and Lisette DeMars are also on the Board. Shannon stated that the Made in Tucson market is Sunday, March 19, from 10:00 a.m. to 5:00 p.m. Shannon stated that WUNA is welcome to have a table or booth to sell merchandise or promote the neighborhood association.

## C. CCRC: Campus Community Relations Committee

Henry Werchan stated that he spoke at the last CCRC meeting regarding his students' capstone project; he reported that the group had a lot of interest when they saw what the class had done. Henry stated that he only has a half-year class, but they listed possible projects, and the group was eager to work on it. Henry also stated that there was a presentation regarding the Liveable Communities Initiative, which is a group of campus-area neighborhoods that came up with a list of priorities for the CCRC to promote. One of these is to increase the tree canopy around campus.

## D. Streets Committee

Jim Glock stated the City will have to hire contractors for construction of the projects approved by the Board for 2023 that will use restricted funds. Jim stated that he had received an email from Jesse Soto, who is in the lead selecting contractors, and he will put 7th & 1st on the agenda. Jim stated that we will not be seeing a bike lane between the parked cars and the curb on 6th Avenue. There should be a public meeting this spring at which we will learn the exact configuration. Jim also stated that we will be moving forward with the petition for the 3rd Avenue/Time Market speed humps, which are cheaper and more effective than traffic circles in slowing cars down along streets.

## E. Parks Committee

Lisette DeMars said the Committee is continuing to work on H4AC's master plan for 4th Avenue, which aligns with the objectives of the Committee for our parks. For further discussion of park and park-related activities, see the 2023 budgeting discussion above.

## VIII. Adjournment

There being no other business, the meeting was adjourned at 8:03 p.m.