

**WUNA Board Meeting
Feb. 4, 2016 at Trinity Church Fellowship Hall**

I—Call to Order, Roll Call, and Welcome

- A. At 6:35 PM, Gans calls the meeting to order and welcomes everyone.
- B. Roll Call for board members: Gans (President); Mayers (Vice-President); Glock (Treasurer); Storey (Secretary); Niethammer (Historian); Labate (Area 1); Rusk (Area 3); Proctor (Area 5); Sensibar (Area 6); Agababian (Area 7); Williams (Area 9); McCollum (Area 10); Morse (At Large); Patterson (At Large); Tallis (At Large); Tanzillo (At Large).
- C. Guests: Sheila Sievert, Trinity; Norma Davenport, Rogue Theater/Historic Y; Ruth Whitey; Randy Dorman, R & R Dev; Joanne Small; Alison Miller, Ward 6; Lisette Demars; Mike Tanzillo; Trish Castalia; Bradford Castalia; Ron Shear; Barbara Macri; Stacey Bouffard; Jill Bielawski; Don Bourn; Becky Lovejoy, Trinity; Jack Shomenta; Jim Diller; Connor Williams.

II—Approval of Meeting Minutes and Treasurer’s Report

- A. Approval of meeting minutes for December 2015. *Glock moves to approve the December 2015 meeting minutes. Seconded by Tanzillo. Passed by all attending, with Gans and Mayers abstaining.*
- B. Approval of meeting minutes for January 2016 WUNA Annual meeting. *Glock moves to approve the January 2016 Annual Meeting minutes. Seconded by Tanzillo. Passed by all attending, with Gans and Mayers abstains.*
- C. Treasurer’s report. Glock provides summary of WUNA accounts in writing and summarizes to the meeting. *Labate moves to accept the February 2016 Treasurer’s Report. Seconded by Tanzillo. Passed by all attending, with Gans and mayers abstaining.*

III—Announcement and Call to the Audience

- A. Tallis: 4th Ave Street Fair will be April 1-3.

IV—Trinity Church Development Proposal – Rob Palus

- A. Rob Palus, Randi Dorman, John Bourn, and team presenting new plan.
- B. Dorman: Trinity wants to develop on this site in order to ensure long-term stability of the congregation. Plans have been presented over four years. Want: maximized streetcar access, sustainability, high quality design, respect for historic surrounds, and to support walkability. Past comments from WUNA focused on increased permeability of site, walkability and bikeability, more restaurants and retail, sensitivity to height, avoidance of structured parking, and sensitivity to site. In the past, high costs for construction and specific design parameters prevented a workable design. Now, we have a new design that we are looking for community support to present to the city and overcome hurdles.
- C. Palus: West University has vernacular historic design and vibrant community. Tucson had a thriving downtown through the 1930s, so we are building back to that. Historic proportions will define the new design. Hoping to make site more permeable/accessible to 4th Ave, and open view to the historic building on the site. Hope to move the bungalows that are behind the church to another site in the neighborhood, as they represent local architectural design.

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- D. Dorman: Existing zoning allows 38 feet height, limited set-back, and large building mass.
- E. Palus: We propose a plan with a smaller footprint, but 10 feet higher (48 ft). Overall volume of the proposed, higher buildings would be 2/3 of allowed volume with the lower, broader buildings. Proposal would be mixed use. Could do pocket park at 4th & 4th, diagonal parking, popped out curb, Silver LEED certification, and on-grade parking.
- F. Dorman: City Development Services has given us hurdles. This site is in the IID (Infill Incentive District) and HPZ (Historic Preservation Zone), and with other restrictions.
- G. Palus: There would be 3 floors of residential over retail on the southern section of the site along 4th Ave; the second building (on the lot between the church and Time Market) will be an office building. There will be 25 feet between the historic church building and new, southern site. Along 4th Ave would be an arcade 12 feet deep, so walkway is shaded.
- H. Question from the audience: Will there be balconies? Palus: We are looking at two options for balconies. If they are too small, they aren't used except for storage.
- I. Palus: This is not meant to be student housing, it should be multigenerational. There won't be a pool, for example.
- J. Question: Will there be low-income housing? Dorman: Market-rate housing is what is planned. Palus: There will be smaller units with lower cost.
- K. Question: Will solar energy be incorporated? Palus: We want to.
- L. Question: The church seems to get a little lost within this design, can the spire be raised. Palus: The bell tower is higher than the surrounding area.
- M. Question: How many parking spaces? Palus: 160. There are 120 now.
- N. Question: How many apartment? Dorman: 65-70 apartments.
- O. Question: Will there be ADA compliance with this site? Palus: The new site will be ADA compliant. All street frontage in front of the new development would be ADA compliant.
- P. Gans: Next step might be to meet with the Development Committee from WUNA.
- Q. Question: What is needed to make this design happen? Dorman: We are still trying to figure that out. What we will need is for the allowed height.
- R. Question: What is zoning? Dorman: Historic Commercial (HC3) for one section, and Historic Residential (HR3), which allows multi-family. Middle, northern section would need re-zoning for offices. Trying to figure out if a PHAD is needed for the entire site.
- S. Question: How many stories? Dorman: 4 floor residential/retail bldg, 3 floor office bldg.
- T. Question: What building materials will be used? Palus: Looking at triple-pane windows, or shaded window assembly. Looking at durable materials like a composite plank.
- U. Question: Can we reduce parking, encourage transit? Dorman: We would like less parking, but for apartment rentals parking is a good option. We've calculated one parking spot per unit, plus parking for commercial and retail. The church will use the commercial parking for Sundays and weekday evenings (they need 90 spots for those days).
- V. Question: You want to trade mass for height, and a better site plan, (also I'd like to see less parking). How does that work with historic zoning? Dorman: Might be PAD process, or through neighborhood support and different interpretation of code for this site.
- W. Question: Size of apartment units? Palus: Studios to 2-bed/2-bath. 350 ft² – 1200 ft².

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V—Misc., including: 2016 WUNA sidewalk/alley clean-up; CCRC; 7th Ave Commons; Rincon Heights – Broadway ETC

- A. Gans: Mortarboard group has volunteered to help with our March 5th neighborhood clean-up. We need to reserve dumpsters for that. They will supply volunteers to work on three blocks as part of their community work.
- B. Neithammer: Would this be the clean-up we had planned?
- C. Gans: We could be part of it. Also brush/bulky is coming for most of the neighborhood.
- D. Glock: We can support them with a dumpster request. I did inquire about our ability to trim trees in right of ways; it requires owner approval.
- E. Gans: There is an issue at 5th St and Stone with two large trees that are growing roots into the sewer line. The business there inquired with the city about them, and they said that, as neighborhood trees, they need neighborhood approval to remove them.
- F. Williams: Is it possible to sleeve the sewers? Gans: We can ask about that.
- G. Sensibar: Move to support the Japanese Auto in dealing with the trees, Connor Williams seconds. Passes with Mayers, Williams, and Storey opposing. Gans Abstains. *Upon checking with the treasurer, this proposal was invalidated because the Connor Williams (the second) is not a WUNA dues paying member, nor a board member. Motion invalid.*
- H. Patterson: UA President Hart will now attend April CCRC meeting.
- I. Gans: Towers near university in the news for materials being thrown off of balconies. Some tenants have been evicted. Some balconies have been temporarily closed. Suggestion made that they lease without access to balconies, but building owners refused.
- J. Neithammer: Can residents be charged? Gans: Yes. But if/how can owners be charged?
- K. Allison Miller, Ward 6: Kozachik is in agreement that it is owner's responsibility to ensure safety. The Islamic Center is asking for stronger protection to be built than what was proposed by site owners.
- L. Gans: Street fair update, some funds will go into the neighborhood clean-up. Tips donated to the Community Food Bank. Will contact people for April street fair.

VI—Sr. Jose Women's Center – Discussion

- A. Gans: This process has been started at the city, with a required neighborhood meeting held last month. Next meeting will be a zoning examiner hearing; date is not yet set. When set, the public is encouraged to participate in that hearing. This WUNA meeting is not part of the City's required process; this is just a neighborhood meeting. Please don't interrupt or be disrespectful. By remaining in the room you are agreeing to these ground rules. Each person will have 2.5 minutes to present their opinions on this subject. We will alternate between those opposing and those supporting the shelter.
- B. Opposed to shelter, David Blair, property owner in WUNA: This is about lifestyle, property values, and safety. This would add up to 75 additional homeless women to the neighborhood. Many women have mental issues. More people will be walking up and down the streets and loitering in the neighborhood. Women not able to be housed for nights will be turned away and sleep in alleys nearby. Already have homeless people sleeping on porch and defecating in public spaces.

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- C. Supportive, Suzanne Shaffer: I would be happy to have this organization on my street. Several occupied structures near me are much worse in their impact. Most other permitted uses for this site would draw cars; I am more worried about impacts from cars than from people walking. If this goes to planning commission and is appealed, the mayor and council will decide. They are very supportive of solutions to the challenges of homelessness. It is better for the neighborhood to be supportive of homeless individuals. The closest neighbors to a property shouldn't decide on uses.
- D. Opposed, Brad Castalia: We live immediately north of this site. We aren't opposed to the program, but to the use of that site for this shelter. The activity isn't allowed at this location. This is a question of what kind of neighborhood would we have in this area. This would be a nuisance use of this site. It should be located where there are compatible uses in surrounding area.
- E. Supportive, Barbara Macri: The property is zoned commercial and there could be much worse uses: auto, industrial. There are homeless women in the area already. This shelter would be a beneficial service for homeless women who have significant challenges in their lives. Homeless women I know are very respectful and clean. I would like to see specific plans, conversation on number of women. I would rather see this use than others.
- F. Opposed, Jim Diller: I own apartment buildings in the area, including next to COPE. We have had homeless people defecate and bathe in our yard. I shot a homeless person who tried to rob my wife and me. People are doing drugs in our neighborhood already. People will be hanging out in the alleys around the shelter. This should be located in another area, like Casa Maria. This will not help people; they will be enabled by this shelter.
- G. Supportive, Jill Bielawski: I spent time at Sister Jose Center yesterday, talking with women, volunteers, and the director. I was impressed with the site and how it is run. Women at the shelter were very respectful of each other, and of the shelter rules. The director, has a great deal of experience. They have a lot of volunteers and interns. A neighbor of the existing site said at the January meeting that he has no problem with the shelter. Women at this shelter want to be part of the community as well.
- H. Opposed, Ron Sheer: I own property almost behind site. Site is within 500 feet of residential property. There are several residential units within 500 feet. I don't want a residential care center on this site, as it would make my units harder to rent and there could be risks associated with this use for my tenants. I went to look at the existing site; I saw no one out front, but I saw people nearby on the streets milling around. This use would change the character of our neighborhood to have people milling around. Several times there were drunk people asleep on my property.
- I. Supportive, Lisette Demaris: I am very much in support of this center. Our decision as a neighborhood should be based on facts and not fear. My challenges have always been with students. Having a number to call for management of a shelter would be a very positive thing, as opposed to having to call the city or police. This is part of the kind of neighborhood that I would like to see.
- J. Opposed, Judy Sensibar: I am passing out a letter from Stuart Wolff, a neighbor who couldn't be here tonight. He took photos of feces in alley and people sleeping near the trash cans. When I first heard about this, I was for it. It will be the night that I am worried

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about, when no one is there. A zoning change would be permanent. We in the past wanted the zoning downgraded; we need to ensure the zoning that is there. I hope WUNA would oppose this. The site was earlier a residential shelter, and it was much better.

- K. Gans: The zoning does not change. They are asking for a change of use, which only could be used by a very similar use.
- L. Question: An exact use, like a men's shelter, would not require zoning change?
- M. Mayers: Correct. Zoning Administrator would make that determination on the use clarity.
- N. Mayers: This use remains in place until another use comes. Then another special exception process would follow.
- O. Supportive, Angela Storey: I've been to the shelter and fully support them and their movement into our neighborhood. This shelter would uniquely solve the challenges faced by people experiencing homelessness in West University already, and offer solutions to existing problems.
- P. Connor Williams: I live across from proposed site. I am worried about the men that would also be around the site. How will men following the women be controlled? A guy who lives in the alley behind me makes a lot of mess. I am concerned about the women and the location. Can't another site be found?
- Q. Storey: Based on the existing site, men don't dally and there aren't many women getting turned away and standing outside.
- R. Jack Shomenta: I live nearby. I have conflicting thoughts on this. I have a Realtor's license, and so know that selling properties around the shelter would probably necessitate disclosing the presence of the shelter. Farro alley is a magnet for homeless people already, probably due to access to empty space behind rental homes on 7th Ave that aren't maintained. The owners of rentals need to work to upgrade and maintain their properties.
- S. Gans: Any motions from the board? We can do nothing, we can oppose, we can support, or we can consider other actions. A number of people on the board remember the divisive, charged interaction around Catalina Park renovation. Neighbors were opposed to renovation, and WUNA secured funding. There was a lot of acrimony in the process, but, once the park was upgraded, most neighbors previously opposing the renovation changed their minds.
- T. Tanzillo: How much weight does WUNA action carry? Gans: Individuals can also take action. This action is not part of the political process of the zoning.
- U. Sensibar: I didn't expect a motion, I just wanted the board to hear from people on the immediate street. The park is a bad comparison. I spearheaded that to improve the neighborhood, and this is not an improvement.
- V. Neithammer: I propose that we remain neutral, and urge people with strong feeling to write to the zoning board.
- W. Tanzillo: I agree. I was conflicted, and I have heard valid points on both sides tonight.
- X. Labate: I think we should take no action, as I think it will be divisive and it won't count for much. We can act individually.
- Y. Michael Morse: I am supportive of the center, but I am sympathetic to those opposed.
- Z. Proctor: I think board should represent everyone, and we don't have consensus, so taking no action seems best in this situation. Our action might not mean much.

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- AA. Agababian: What was point? Gans: To see if board wants to take an action.
- BB. Suzanne: Should we decide not to take a take a position.
- CC. Sensibar: I move that WUNA not take action now. Second, Labate.
- DD. Storey: We can decide later to take action
- EE. Sensibar and Labate agree to withdraw motion.
- FF. Neithammer: I am glad to see so many people here to suggest their position, but I am not sure how many of you are members. Membership is only \$10. We would like to have your participation elsewhere in WUNA work during the year.

VII—Adjournment

- A. Gans adjourns the meeting at 8:37 pm.