

Thursday, March 2, 2023-6:30 PM

West University Neighborhood Association

March 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, Judy Sensibar, Erec Toso, Henry Werchan, Lex Wilcox, and Dave Zipps. Absent: Brian Kemp, Adam Milnor, Shannon Riggs, Mack Sigmon, Holly Vaden, and Willem Van Leeuwen.

Also present: Diana Amado (Ward 6), Raul De los Angeles, Dan Koehler (Grace Lutheran), Jan LeBate, Samantha Neville (Pima County District 5), Jose Rincon, and Sally Rusk.

II. Announcements and Call to the Audience

Jim Glock stated that the street fair will be on March 24-26 and WUNA's booth is at the southwest corner of 4th Avenue & 4th Street, a slower location historically. Jim is looking for four volunteers per four hour shift and help with set-up on Friday morning. He will send around a Doodle poll so people can sign up.

Lisette DeMars stated that Made in Tucson will be March 19 from 10:00 to 5:00 on 7th Street south of Antigone Books.

Sally Rusk stated that there will be a yard sale at 1030 4th Avenue from 8:00 to 2:00 on Saturday to benefit Food Share. Betsy Larson stated that food banks anticipate massive need as Covid relief expires and she encouraged people to consider donating.

Andy Pongratz described how neighbors assisted with a recent mental health episode at Catalina Park. He noted that there are awesome people in the neighborhood and we should reach out and bring them in.

Betsy Larson asked if people were interested in doing another Easter egg hunt and brunch like WUNA did last year. Andy Pongratz stated that last year's event was fantastic. Jim Glock stated that he could do set-up and get beverages and a spiral ham, and would also ask around for help. Betsy proposed April 8 as a tentative date.

Judy Sensibar stated that she met with Tucson Clean and Beautiful last week and they are ready to sponsor a cleanup. Judy suggested that we get volunteers from AGR because they always do a great job. Jim Glock stated that he will order a roll off; Betsy Larson stated the tentative date for the cleanup is May 20. Jim Glock stated the whole neighborhood is in play for the cleanup; Eric Toso stated that Ferro Ave. could use some attention. Lex Wilcox stated that he will touch base with the congregation at Vineyard about helping out.

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

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

IV. Pima County District 5 Report: Samantha Neville

Samantha Neville stated that submissions for the D5 Youth Art Contest were double last year's; the theme is "Why do you Love D5?" All of the art has been digitized and is available on the D5 website. Samantha stated D5 is hosting a job fair on March 11 from 10:00 to 1:00 at 320 N. Commerce Loop Park with 40 vendors focusing on summer opportunities for youth.

VII. Committee Reports

A. Development Committee

Rick McDonnell displayed a rendering by Capstone of its proposed student housing project at the southeast corner of Speedway & Euclid. Rick stated that the meeting with Capstone at Ward 6 on February 27 was very well attended; Capstone displayed a number of boards on easels with renderings and project details and their representatives answered questions and took written comments. Rick stated that after the CCRC meeting in March, public meetings will begin in connection with proposed rezoning for the project. Rick stated that it will be extremely important to comment and attend. Rick stated that there are three pieces to the project: (1) the structure itself; (2) the change in zoning needed to build it; and (3) the relocation of the bungalows on the project site to property in the neighborhood owned by Joel Ireland.

Rick stated that the project does not comply with the existing height limitation of 40 feet; Capstone wants to increase the height limit to 56 feet along Euclid and then go up to six stories. Rick stated that he heard several comments at the Ward 6 meeting to the effect that this is a done deal, but this is not true. Rick confirmed that Steve Kozachik has asked for a reduction in massing at the corner of Speedway and Euclid and this is not reflected in the current renderings.

Andy Pongratz stated that he understood the secretary of housing has signed off on moving the bungalows; Rick stated that Capstone went to the State Historic Preservation Office and the National Park Service and got letters of commitment that the homes will retain their historic status if moved.

Rick noted that we should be asking a number of questions as we evaluate the project: Is the change to the zoning okay? Is the proposed building okay? And do we have comments on the design aesthetics? Rick noted that the neighborhood is also going to care about issues like runoff, pedestrian access, and traffic. Andy Pongratz stated that he thinks moving the homes is great and we should give our views and solicit opinions from neighbors. Betsy Larson agreed that moving the houses is a good idea, but we are still waiting to see what Capstone is

proposing in their place. Andy asked if we will take positions at that point; Rick McDonnell stated that we will inform neighbors of the process and provide basic guidance.

B. Historic Fourth Avenue Coalition

Lisette DeMars stated that H4AC had its regular general meeting on March 1. Lisette stated that there is ongoing work on the master plan, including many projects that dovetail with neighborhood priorities.

C. CCRC: Campus Community Relations Committee

Henry Werchan stated that Capstone will be presenting at the next CCRC meeting on March 14. Henry noted that the Living Streets Alliance is holding Cyclovia Tucson on April 16 from 9:00 to 3:00 and there will be events along the route from the Lost Barrio to Himmel Park.

D. Streets Committee

Jim Glock stated the District on 5th made their historic preservation payment plus the two payments that were in arrears for a total of \$7500. They have three more years to make payments per the consent decree. Jim stated that developers have deep pockets and we should not be shy about asking for these payments. Jim reported that he got bids for the ten curb cuts on University and across from Catalina Park and they came in very high, from \$81,600 to \$102,000. Jim stated that ten years ago, we would have paid \$2500 apiece rather than the current \$8-10,000. Jim stated that the current plan is to remove the curb and cut the asphalt; he has followed up with the city to ask if we can saw-cut to reduce the cost. Jim noted that if we can't saw-cut, it may make sense to wait for the City to do prop 411 repaving because they will have to comply with ADA requirements when they do. (Jim reported that the City released its first year of prop 411 projects and we're not on the list.) Jim stated that he has requested bids for the traffic circle at 7th Ave. & 1st Street and we need to brace ourselves, although the circle is smaller than the one at 5th Avenue and 4th Street, so the price could be similar. Jim stated that he got the petition paperwork for the speed hump on 3rd Avenue near Time Market.

E. Parks Committee

Judy Sensibar stated the City came back with a crazy high bid for a shade structure in Anza so she went to a company on Stone and got a bid for \$23,000, which includes a powder-coated bench with back. Judy stated a four-post awning triples the cost so we are going with a single post. Judy said the pad is 16 x 20, the exact width of the cover. Andy Pongratz asked whether we could plant trees as a source for shade and suggested contacting Brad Lancaster; Jim Glock stated that Parks & Rec has stated they can't irrigate immature trees. Betsy Larson noted that there is a sense of urgency with the shade structure at Anza; we need to activate use of the park to make sure it catches on. Judy Sensibar stated the bathrooms are closed because they were vandalized; we need to contact Parks & Rec to get them fixed and opened. Judy suggested contacting Tom Fisher, the project manager on the bathrooms at 520-631-5054.

Lisette DeMars made a motion to include as many benches in the Anza shade structure as the budget for the project allows, with a nameplate on one of them, which Henry Werchan seconded. Following discussion, all present and voting approved, with one abstention (Dave Zipps).

VIII. Adjournment

There being no other business, the meeting was adjourned at 7:43 p.m.