



**West University Neighborhood Association**  
**P.O. Box 3336**  
**Tucson, Arizona 85722**

**01 May 2008 Board Meeting Minutes**

The West University Neighborhood Association (WUNA) Board of Directors met on Thursday, 01 May 2008, at the Trinity Presbyterian Church, 400 E. University Boulevard in Tucson.

Board Members Present: Lori Boston, Gal Witmer, Cheri Wiens, Jenn O'Connor, Carolyn Niethammer, Noah and Judy Sensibar, Dave Boston, Chris and Mary Nichols, Teresa Bommarito, John Patterson and Matt Williams

Board Members Absent: Joe Wasiak, Bridget Werchan, Brian McCarthy, Jan Labate, Dave Knudson, Adrienne Parry, Robert Pitts, Patricia Pinzon-Pitts, Barbara Kennedy, Dave Croteau, Chris Gans, Jerry Juliani and Sandra Morse

Guests: Vince Vasquez, Jill Bielawski, Ford Burkhart, Leslie Tom, Richard Fe Tom, Bernard Buford, Anne Sawyer, Barbara Kittle, Officer Ramirez

1. April meeting minutes were approved with no discussion - motion by Carolyn Niethammer, Cheri Wiens seconded - passed unanimously.
2. April treasurer's report - We have approximately \$11,000. Possible projects were discussed - signage project, Drachman Institute grant printing, doggie doo bag dispensers - Jenn O'Connor motioned at June meeting move forward with a project, Teresa Bommarito seconded - passed unanimously.
3. Announcements - Jenn O'Connor - Neighborhood Revision Plan Group - 75 surveys collected, would like to get to 200. Online version of survey available at survey monkey. Jenn brought up concern that web page is not updated and there is information in the newsletter directing people to the web page for information. Chris Nichols is working on updating the website and should be done soon. In the meantime he will get a link to the survey on the existing website.
4. Call to the Audience - Lori Boston introduced Officer Ramirez from Tucson Police Department. Mary Nichols brought up concern over increased activity at Tucson High due to the school year ending, but reported the patrols have been noticed and there have not been any major issues with the students. Ford Burkhart noted patrols have passed through his area doing a thorough check of the homes and this was impressive.
5. The Community Food Bank is opening a new distribution office next door to the WUNA office a Trinity Church. There is a need for 24 volunteers. There will be 2 food distributions per week. Volunteers are asked to do one two hour shift per month or two. Distribution will start end of May or beginning of June. Contact Margaret Bly, Lori Boston or Jean Fox. There will be more information as it becomes available.

6. Update on Barbara and Bill Kennedy - The Kennedy's bought a home and have moved to Scottsdale. Area 10 rep position is available. There is only one residence besides the Marshall Foundation and UA in area 10. Lori Boston will put out word to businesses, students, etc in Area 10 that position is available. Barbara wanted to pass on that they have always enjoyed living here and will miss the neighborhood. She plans to come back and help with the home tour ticket sales.
7. Imago Dei Middle School - Presentation by Anne Sawyer and the Architecture Company regarding needed variances. Imago Dei has occupied the former Desert Institute at 6<sup>th</sup> Ave. and 4<sup>th</sup> St. Currently in a lease, but wants to acquire the entire property. Site upgrades are required - Drop off zone, loading zone, additional parking and commercial dumpster with access. The architects presented two general concepts composed of four schemes. Concept one proposes the loading and student drop off zones on 4<sup>th</sup> st. with 43 parking spaces on the site including the adjoining vacant lot. This concept provides the City's Land Use Code's required number of parking. Concept two proposes the loading and student drop off zones on 4<sup>th</sup> st. with 29 parking spaces which is the actual number needed by the school. This concept leaves the vacant lot as open play yard space. Concept two is the desired scheme since it provides only the actual number of parking and gains play space. Concern was brought by Noah and Judy Sensibar who live nearby. Currently, the alley behind their home is backed up due to parents waiting for their children. It was discussed this situation may be alleviated by installing one of the new plans. Anne Sawyer stated since they are a private school they could also put rules in affect to keep parents out of the alley. They also would have some of the parking available for waiting parents. Another concern raised is if at a future time WUNA supports the granting of variances at this property and the school leaves would they carry to another owner. It was stated by the Richard Fe Tom of the Architecture Company that if any variances are granted by WUNA they would be for the current user (the Imago Dei school) and would not carry on to another Owner if the property is sold or leased to a different tenant. This presentation was to introduce the issue to WUNA, show the preliminary concepts and ask for a recommendation that the school be granted a provisional certificate of occupancy by the City of Tucson Development Services Department. A motion was made by Jenn O'Connor that WUNA support the D2 concept of the 29 parking spaces with open space with more presentation and discussion required regarding any future variance requests and that a provisional certificate of occupancy be supported at this time. Motion seconded by Teresa Bommarito. 11 votes yea, no votes nay, 1 abstention.
8. Trinity Church - WUNA/UA workshop - Presentation by Bill Voight of Trinity Church requesting WUNA's joint sponsorship of Saturday Sept. 6<sup>th</sup> workshop inviting faculty and staff from Pima Community College and University of Arizona. Speakers to talk about political and cultural life of Tucson and about what is unique to Tucson. Fourth Avenue Merchants Association and the Marshall Foundation are involved. It was suggested possibly WUNA host a panel discussion.
9. New Residence Halls at UA - John Patterson reported on recent CPAC meeting at UA. The residence halls have been changed to two instead of three components. One at Highland and 6<sup>th</sup> st.(six stories, open 1/2011) and one at Euclid and 6<sup>th</sup> st. (four stories, open fall/2010). 20 million dollars was value engineered out of the project by going to two buildings. The building will be LEED certified. Will utilize green roofs and water harvesting. Buildings will be UA red brick. The setback on Euclid will be 38 feet and the buildings will be the height of Tucson High. There will be one more meeting before construction. Rincon Heights and Ironhorse also had representatives at the meeting.

10. Proposed and possible upcoming events - On June 4<sup>th</sup> from 7 - 9 WUNA will hold an ice cream social at Trinity Church next to the WUNA office; Trinity Church would like to host an upcoming movie night in Fellowship Hall; A chili cook off was proposed for the end of July; the possibility of WUNA joining Ironhorse for their 4<sup>th</sup> of July celebration; Our August potluck in Catalina Park will be held on national night out; and the possibility of having an event to invite the students who live in the neighborhood (possibly in the fall) was proposed.
11. Grant Update - WUNA intends to continue with the signage application submitted last year to Back to Basics for this year's Back to Basics application. Ward 6 suggested last year if we got the outstanding information together we should do better on this year's cycle. It was proposed we apply to PRO neighborhoods. Jenn O'Connor and Teresa Bommarito gave an update on the Drachman Institute Grant the neighborhood plan revision group is working on for submittal in early May. This grant is for updated data collection support for our neighborhood plan revision, streetscape ideas especially due to the future street car impact, and signage opportunities. Judy Sensibar reported on Catalina Park Improvement Grant that it is in intergovernmental agreement stage (moving through County Supervisors, etc.)
12. Downtown Links - Richard Mayer spoke of the letter he drafted per last meetings motion. There was some discussion of the content and whether the letter needs to be more regarding WUNA's position, possibly stronger?? Richard reported he attended a meeting with Dunbar Springs representatives with Council woman Regina Romero. The feeling is the current alignment will not be approved by Mayor and Council due to the amount of citizen concern. Matt Williams reported of a walking tour being organized on 5/10 of the alignments and asked if WUNA would like to help? There was support for our help although no definitive plan. Richard mentioned he may have an opportunity to meet with our council representative - Nina Trasoff - it was suggested possibly other WUNA member invited to attend that meeting if feasible. A motion was made by Noah Sensibar that Richard's letter be sent as written with the addition that no movement is to be taken by the Downtown Links Citizen Advisory Committee at their 5/12 meeting. Seconded by Cheri Wiens - vote was unanimous in favor.
13. Home Tour 2009 - Carolyn Niethammer suggested we pick a date for Hometour and get started with the planning. March 30, 2009 was suggested due to how beautifully yards are in bloom at that time of year.
14. John Patterson asked about the status of the street closings around Tucson High - weren't they supposed to be temporary? Chris Nichols will be attending the upcoming Tucson High Summit meeting and will look into.
15. Matt Williams reported he can be a contact for any issue relating to Dunbar Spring.

Respectfully submitted,

Gal Witmer  
Vice-President