

Thursday, May 4, 2023-6:30 PM
West University Neighborhood Association
May 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, Henry Werchan, and Dave Zipps. Absent: Brian Kemp, Adam Milnor, Judy Sensibar, Mack Sigmon, Erec Toso, Holly Vaden, Willem Van Leeuwen, and Lex Wilcox.

Also present: Diana Amado (Ward 6), Raul de los Angeles, Jan La Bate, Samantha Neville (Pima County District 5), Sally Rusk, and Victoria Sisk.

II. Announcements and Call to the Audience

Sally Rusk stated that she had a petition for Pima County Justice for All, which will provide legal support for the undocumented community. She asked everyone to sign.

Jim Glock stated that he ordered a roll off for the neighborhood clean up from May 19 to May 23. Jim stated that Environmental Services is also requiring dates for the fall and he will check the U of A calendar and also check with the faith communities before picking those dates.

Henry Werchan stated that H4AC is having a meeting on May 11 from 6:00 to 8:00. Lisette DeMars stated that there will be a welcome party in the new 311 space and they are looking for insights on community use of the space.

III. Consent Agenda: April Meeting Minutes; Treasurer's Report.

Jim Glock stated he sent checks for \$697 to Roskruger and Trinity for their share of the beer booth tips and he thanked everyone for volunteering at the booth.

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

IV. Pima County District 5 Update

Samantha Neville stated that the District Office is hosting the third annual Period Poverty Awareness drive. She asked anyone interested in hosting a donation box or donation site to reach out to the office.

V. Committee Reports

A. Development Committee

Rick McDonnell stated that conversations are ongoing with Capstone to try to find common ground on what the neighborhoods and Capstone want in connection with Capstone's proposed student housing project, including efforts to reach agreements on traffic mitigation, pedestrian access, water mitigation, and the implications of development in what was intended to be a transition zone to buffer the neighborhood. Rick observed that the design of the buildings hasn't changed in the course of the meetings with the neighborhood, the CCRC, and Ward 6; he also stated that Capstone is consolidating comments from the three meetings and will share them with the neighborhoods and the ward. (Diana Amado confirmed the ward has not yet received the consolidated comments.) Rick stated that there will be another public meeting in which Capstone will participate and respond to the comments. Rick stated this meeting is not scheduled but will occur well in advance of the Zoning Examiner's hearing. Diana Amato stated she would check the earliest date when Capstone can get in front of the Zoning Examiner; Rick stated it is likely in the fall and that Capstone has a strong desire to move this as quickly as possible. Andy Pongratz stated that issues like these are the reasons WUNA exists and we should have a written dialogue with our neighbors to show we're fighting for the neighborhood.

Betsy Larson stated that First Christian Church has expressed interest in taking the two remaining bungalows at Speedway & Euclid; if that happens, Capstone would be able to reduce the mass of the building at the intersection. Rick raised another issue at this location: water flow, both stormwater flow and dry flow (water flowing when it is not raining). Rick observed that all towers have water-based fire suppression systems that are drained every six months. In addition, the pools are drained and there is a lot of power washing. Right now, the existing towers do nothing to capture this water. Rick stated that Capstone recognizes that this is an issue, it doesn't want to make it worse, and it will try to make it better even if it can't solve the problem. Rick stated we have been in conversations with the City for two years regarding a system to filter this water and the City is looking into a basin and filter system.

Jim Glock stated that the student housing in the proposed building is two to four bedrooms with two to four baths. The workforce housing is either studios or one bedrooms with one bath. Anyone can rent a room in the student housing for \$1000 per month, although studios are \$1500 per month, and there is no affordable housing. Jim stated that Capstone is developing a security plan that it will clear with TPD and that will run with the property so that any future owner will be obligated to comply with it. Jim said the Capstone intends to get the U of A involved so that penalties in the plan can include the loss of privileges at the U of A.

B. Historic Fourth Avenue Coalition

Shannon Riggs stated that H4AC has a lot of availability for events in the new space at 311 E. 7th Street. The location has 2600 square feet of indoor space as well as a fenced-in outdoor parking lot that can be used if more space is needed. Shannon stated that at its last

meeting H4AC funded \$5000 for its streetscape matching improvement program. She also stated that Judy Sensibar and the Arts Committee are working with the Arts Foundation to paint or wrap electrical boxes on 4th Avenue.

C. CCRC: Campus Community Relations Committee

Jim Glock stated that he received an email with the agenda for the CCRC's meeting on May 9, which includes presentations by the ASU president, a U of A doctor, and Henry Werchan's Capstone students discussing their virtual tour of historic properties, as well as a neighborhood roundtable.

D. Streets Committee

Jim Glock stated he recently went through the Blue Moon neighborhood and saw a painted traffic circle. Given the spiraling costs for traffic circles, Jim approached the City to see if we can do a painted traffic circle at 7th Avenue and 1st Street with the goal of using Prop 411 money for the real thing once the City repaves the neighborhood. Jim noted that we already have bollards we could use for the traffic circle and we could paint the neighborhood logo on the road. Jim reported that he has submitted the petition for the 3rd Avenue speed hump to the City and there will be no loss of parking when it is installed.

E. Parks Committee

Betsy Besenik stated that we have gotten approval to install a cantilevered umbrella at Anza Park, with instructions to stick to neutral tones. Betsy stated that the hope is to have the umbrella installed by the end of the year. Betsy also reported that Judy Sensibar is working with Tucson Clean & Beautiful and the Green Stormwater Infrastructure folks to get the sediment cleaned out of the collection basins around Catalina Park.

VIII. Adjournment

There being no other business, the meeting was adjourned at 7:40 p.m.