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West University Neighborhood Association

P.O. Box 3336
Tucson, Arizona 85722

May 6, 2010 REGULAR Neighborhood Meeting Minutes

The West University Neighborhood Association (WUNA) Board of Directors met on Thursday May 6, 2010, at the Trinity Presbyterian Church, 400 E. University Boulevard in Tucson.

IV. Call to Order, Roll Call and Welcome

President Chris Gans calls the meeting to order at 6:33 p.m. Secretary Teresa Vasquez calls roll.

The following board members are present: Chris Gans, Richard Mayers, Cheri Wiens, Lori Boston, Jan Labate, Gal Witmer, Jenn O'Connor, Carolyn Niethammer/Ford Burkhart, Brian McCarthy, Noah Sensibar, Dave Boston, Patricia/Robert Pitts, Jane McCollum, Jerry Juliani, Sandra Morse, John Patterson, Kurt Tallis, Teresa Vasquez, Roger Wiens, Matt Williams, Anne Sawyer.

The following **Residents** are in attendance:
Jill Bielawsk.

Guests:

Donovan Durband, **City of Tucson, Ward 6**

David Blatt, **Mr. Heads Art Bar**

Micah Blatt, **Mr. Heads Art Bar**

Mike Noonan, **Seven 14**

Bob Vint, **Seven 14 architect**

II. Approval of Meeting Minutes and Treasurer's Report

Brian McCarthy moves to approve the April meeting minutes. Richard Mayers seconds. Minutes are approved with two Board attendee changes.

Jenn O'Connor moves to approve the April Treasurer's Report. Brian McCarthy seconds. Report is approved as submitted.

Board discusses the historic sign allocation of \$5,000. Ward 6 is looking for private funding sources for the signs.

III. Announcements

Kurt: met with Jeannette from Ben's Bells and there will be a mosaic mural at Winset Stage on 4th Avenue. A grand opening celebration will be on May 28th.

Brian: Cele Peterson died today. She was 101.

Carolyn: there was a party on May 5th at the Aggie House; it was red tagged and fined \$100. Call the police when you hear loud parties.

Teresa: neighborhood Ice Cream Social is Sunday, June 27th from 4-6pm at Geronimo Plaza.

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Carolyn: we should donate half of beer booth tips to the Historic Trolley. Richard Mayers moves to approve donation. Jan Lebate seconds. Motion passes 11-1-6.

IV. Call to the Audience

No one speaks.

V. Mr. Head's Bar – Micah Blatt

Micah and David present bar/gallery/lounge/patio concept for space on 4th Avenue, just north of Dairy Queen. Want to focus on "art" of various medias; provide diverse food from several surrounding restaurants.

Propose: no stage, jazz/blues music on patio; 230 total capacity; open 11am or 12pm and close at 2am; sound insulation within building; if no liquor license approval project won't happen; more risky if just art gallery space; will have two bar managers; 15 year lease; own a Series 6 license – going through a location transfer; Yellow Cab discount cards will be available for customers.

Brian McCarthy moves that WUNA oppose the transfer of the Series 6 license at this time and at this location. Sandra Morse seconds.

Board discussion.

Motion passes 11-5-5.

VI. Memorial Complex – Mike Noonan and Bob Vint

Bob Vint reviews the concerns/issues that the neighborhood has questioned. He met 2 weeks ago with us and was asked if he could change his concept to sacrifice the historic buildings and reduce the height of the 12-story tower – yes. Now we are shown 2 concepts: a) 1910 and b) 2010.

Shade: images shown of both project concepts; show summer and winter solstices; winter early morning has most shade on neighborhood; less shade with the 2010 concept.

Height: 1910 concept is keeping historic structures with 140 foot tower; 2010 concept is no historic structures with 120 foot tower; with 4-story along Euclid Ave.

Traffic: project parking changed in 2010 concept to only enter on 4th Street and exit into alley – right turn only onto Euclid. City will not allow HAWK at 4th Street because too close to University light.

Project: pool on roof; residential office, lobby, courtyard, 2010 design lost a few bed rooms; Bob Vint will be a design consultant through the completion of project; Bob will continue to work with WUNA on final design/details; Historic Bed tax will be paid to WUNA annually to preserve interior homes (value approximately \$15-20,000/year).

Are we okay with eliminating the historic buildings? Board discussion ensues.

Robert Pitts moves not to support the project because there is not enough justification to build at this time. John Patterson seconds. Discussion. Motion withdrawn.

Straw poll taken – four (4) votes for no project/do nothing; zero (0) votes for 1910/save historic buildings; thirteen (13) votes for 2010/no historic buildings project.

Robert Pitts moves not to support project. John Patterson seconds. Motion fails 4-11-3.

Jenn O'Connor moves that WUNA write a letter of support for the revised project – lower height – with five (5) conditions in writing and emailed to Chris to be circulated to the Board by email. The Board will give/deny support for project at that time. The conditions include LEED, bed tax, performance bond, building height not to exceed 120 feet, and a specific parking plan.

Seconded by Noah Sensibar.

Discussion ensues. Area 9 Representatives present the concerns of the entire area.

Motion passes 12-4-5.

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VII. Board Discussion: Area Rep and Member-at-Large job descriptions

This item was postponed until the June meeting.

VIII. Committee Reports

- a. **CCRC** – John: no report.
- b. **Park** – Gal: plan was approved at Historical Commission 3-2; architects are finishing drawings; hope to have permit in 30 days; will come back after bidding process; a 3-D view is available.
- c. **Planning** – Jill: a charrette/interactive learning workshop – will be May 22 from 912pm; to work with architects; purpose is to plan the neighborhood prior to modern streetcar.
- d. **Parking** – Richard: ParkWise Commission approved residential parking rate increase; will start August 1st; want/need to meet with Chris Leighton – maybe Thursday, May 13th.
- e. **Traffic** – meeting Thursday, May 13th at 6:30pm.

IX. Adjourn

The meeting was adjourned at 8:45 p.m.

Respectfully submitted
Teresa Vasquez
Secretary