

WUNA Board Meeting Minutes

June 4, 2015

I—Call to Order, Roll Call and Welcome

- A. Gans calls the meeting to order at 6:15 pm.
- B. Roll Call for board members. Attending: Gans (President), Mayers (Vice President), Glock (Treasurer), Storey (Secretary), Labate (Area 1), Chaffee (Area 3), Marsh (Area 4), Alboy (Area 5), Agababian (Area 7), McCollum (Area 10), Morse (At Large), Patterson (At Large) Tallis (At Large), Niethammer (At Large), Tanzillo (At Large)
- C. Guests: Alison Miller & Steve Kozachick (Ward 6); Mark Ostrand & Stephen Brigham & Kip Edwards (Banner Health); Elaine Penman (District on 5th); Donna DiFiore (Delectables); Jordan S.; David Aldecoa & George Alvarez (Gasoline Taco Station); Stacey Bouffard; Jim Porter (Banner/Projects Int'l.); Keri Silvyn (Banner/LSB); Michael Matz & Staci Martin (residents); Mike Rankin (City Attorney); James Graves & Dan Bustamante & Brad Clark (Tucson Police Department); Micah Blatt (Mr Head's); Robert (AZ Party Bike)

II—Approval of Meeting Minutes and Treasurer's Report

- A. *McCollum moves to approve April 2015 meeting minutes, seconded by Niethammer. Mayers notes need to make change on SunTran comment on transfers. Passed as amended by all attending, with Mayers and Gans abstaining.*
- B. Treasurer's report delivered by Glock. Glock notes will be paying rent soon. Clarification questions. *McCollum moves to approve June 2015 Treasurer's Report, seconded Storey. Passed by all attending, with Mayers and Gans abstaining.*

III—Announcements and Call to the Audience

- A. Gans: June 11 is the neighborhood meeting for Tucson Blue (formerly Tucson Blueprint), for proposed bakery and restaurant and development.
- B. McCollum: Friday night jazz concerts underway at Main Gate Square. Events are free.
- C. Tallis, FAMA: Quiet sign stickers are up on the pavement on 4th Ave.
- D. Gans: Notes that David Aldecoa and George Alvarez are taking over the gas station at University and 4th Ave to develop a Mexican restaurant and are present tonight. A neighborhood meeting will be set for discussion of the development plans. Will retain historic structure. Will try to be neighborhood friendly and green.
- E. Storey: I will be out of town for Sept and Oct. Glock volunteers to take minutes then.

IV—Banner University Medical Center PAD

- A. In attendance are a number of Banner Health staff: Kip Edwards (VP), Rory Juneman, Stephen Brigham, Mark Ostrum, Jim Portner, Keri Silvyn.
- B. Edwards: We are visiting neighborhood association to discuss development plans. Banner is now the largest employer in the state, with 28 medical centers. Merger with UA Health Network is about addressing the needs of academic medicine, including educational efforts. Their goal: to create a state-wide top tier academic health sciences center.

- C. Edwards: Commit to investing \$500M in facilities and capital, and \$3M in academics. We have wanted to move into the Tucson market for a while. The academic affiliation is key, and it includes other medical training facilities outside of Tucson.
- D. Edwards: Outlines plans for UMC site, with new hospital facility. Long-time plan by UA. Will re-orient the front entrance on Elm Street to the north, change traffic on Campbell to improve efficiency and turning, and expand green detention space. Several old buildings will remain but uses will shift. There will also be further development phases.
- E. Audience question: Do you address sustainability issues like energy and water? Edwards: Yes. We are active in energy conservation because of high energy bills.
- F. Audience: Will you follow LEED standards? Edwards: We don't LEED certify, but we try to mirror LEED standards because it is an expensive process and sometimes you make decisions to act based on getting LEED points and not for site salience.
- G. Audience: How will you accommodate the streetcar extension? Edwards: We reserve frontage on Campbell for the extension of the streetcar.
- H. Audience: How will you connect with existing streetcar stop, which is fairly far? Edwards: Not sure, but we use golf cart shuttles often, so that might be an option.
- I. Edwards: new hospital building is 11-story (203 feet to very top). Doesn't much increase bed number, but has some potential for increased capacity in future. Some clinics will move then to the Banner North campus up Campbell. Health care building standards are much larger than in the past, which accounts for the larger new building. For example, operating rooms at existing building are 350 square feet, while new ones must be 700 square feet. We also will have more space for family within new rooms.
- J. Edwards: A clearer public access is part of the design. Navigating the space is challenging as the structure is set-up; this will be changed within the new design. Exterior design is not finalized. Will continue to comply with the neighborhood MOUs for the helicopter flight paths; heli landing pad will be on top of new building. New design will mitigate more storm water. Light emissions will be reduced to comply with Tucson light ordinances, to the extent possible. The 24/7 nature of the hospital does mitigate some lighting restrictions per security and comfort for access. Working on parking issues. We will use the Catalina Theater throughout the design process, but there aren't planned uses after the construction so we will offer that structure for sale afterwards.
- K. Audience: Tucson is trying to create a walkable, bikeable, transit-friendly center, so it is disappointing that some clinics are moving much further north. Edwards: It is only a couple of miles. Some clinics will stay on site. It is difficult to come to a big medical center for a small clinic. We are trying to make a more simplified patient experience.
- L. Audience: Will there be a shuttle? Edwards: I don't know. Probably will be necessary.
- M. Edwards: We are now going through the zoning process for the site (PAD: Planned Area Development). Medical Centers don't fit within existing planning categories, so we have created an entire plan following prior medical centers.
- N. Mayers: Bike parking plans? Edwards: We have to re-work it, but I'm not sure how.
- O. Edwards: The first draft of the PAD was submitted to City Review on March 18. Now we have been presenting to neighborhoods. There will be formal public meetings in July and

September for public input. Final PAD will be filed in August, then hearing, and then possibly city vote in November or December.

- P. Audience: Will there be a new cancer center? Edwards: Yes, some clinics will move.
- Q. Audience: What will happen with the South Campus facility? Edwards: Clinics there will remain. Some may be added. It will operate as is. Some improvements will be planned.
- R. Audience: Will trauma center services remain here? Edwards: Yes.
- S. Audience: What clinical research plans do you have with new academic affiliation? Edwards: I can't name specific ones, but there will be significant clinical research.
- T. Audience: 11 stories doesn't bother me, but having good design is important. What are responses of neighborhoods directly around center? Edwards: I can't speak for them, but we have been meeting with them and the reaction seems positive. Storm water, traffic, and other items have been their concerns, which we are addressing.
- U. Audience: UMC hasn't publicized transit availability. Edwards: We do with our staff. We should with patients and visitors also. We will have a subsidy program for transit passes for staff, but I don't know what it is or how it compares to the existing one.

VI—West University – 4th Ave Noise and Activity Issues discussion

- A. Gans: On-going issue of livability in the neighborhood related to noise.
- B. Kozachik: Noise from 4th Ave has been an issue again recently. We have TPD reps and also the City Mayor here to explain the city code and their proactive approaches.
- C. Michael Matz and Staci Martin: homeowners on 5th St. near 4th Ave. In the last 18 months we've experienced increased noise. Conversations with individual business owners, some good and some bad. This lead to us complaining about noise to TPD.
- D. Mike Rankin, City Attorney: Several city codes supplement state regulations. City has specific noise regulations, provision that regulates noise as measured at specific decibels with ranges for home or commercial, and related to time of day. Another provision is a catch-all that doesn't require specific decibels, but includes unreasonable noise such as amplified music for more than 15 minutes that disturb the area. We aren't always able to get out to measure decibel levels, so the general provision is usually what is used for noise violations. We also have red tags that we can use for residential or commercial properties, but we have rarely red tagged a business but the courts haven't been that receptive if the noise is the kind that you would expect from a commercial property. The catch-all 'disturbing the peace' provision is what is most effective.
- E. Audience: Can the 15 minute of noise be total but intermittent? Renken: Total.
- F. Audience: TPD can be maxed, especially on weekend nights. How do we get TPD to reply when you have more important responses? Captain Graves, TPD: TPD is trying to keep the peace, but with downtown revitalization there is more commercial activity. There is an education process with businesses. To measure decibels we have to acquire new equipment with good calibration, used by trained offices, so it stands up in court.
- G. Kozachik: This is about relationships. Instead of changing the code, let's find ways to live with each other.
- H. TPD officer: We need to create long-term resolutions, not just to fix individual problems.

- I. Audience: People screaming on the street and patios is what is also annoying, also car stereos and loud motorcycles. What are you doing about that? Captain Graves: That is a maintenance issue which requires long-term conversations. That does require 911 calls, gets in the system so we can record and discuss it. That is reactive, but it allows for us to identify problems and create maintenance. We can work at getting people redeployed.
- J. Donna DiFiore, Delectables restaurant owner from 4th Ave: We've made changes to address noise. The motorcycles and bars letting out are loud, but we have to make it also. We measure noises and try to shut-down loud music.
- K. Resident: Delectables is really loud. DiFiore: We think we are controlling the volume.
- L. Resident: We wouldn't call if it wasn't loud. DiFiore: This is the nature of having a bar.
- M. Gans: most of your guests don't come from our neighborhood, so they don't get what impact there is of their personal noise. We are losing residents now.
- N. Resident: We've lived here since 1995 and 4th Ave has changed dramatically since then.
- O. Micah Blatt, Mr. Head's Bar: People who are loud are the folks who don't have connection to the area. We need to work together as a community. We measure our own decibels, but also there is significant ambient noise. You can email me if you have any troubles with noise. But we also need our business to be profitable.
- P. Staci Martin, resident: Noise has been very impactful. We've put in double-paned windows, but noise persists. Should we call 911 or non-emergency numbers? Captain Graves: Call 911. It is hard to get somewhere fast enough, and business and resident concerns can conflict. We will need to work over a longer period of time, but do call 911.
- Q. Audience: Does downtown funding cover security and are they beneficial? Captain Graves: Yes, they try to resolve issues at their level before it gets to TPD.
- R. Audience: There are expanded impacts, what voluntary actions can business owners take to mitigate problems?
- S. Audience: We've been working on signage for 4th Ave customers to encourage quiet, but can we get funding to do some sound-proofing to help homes or businesses?
- T. Resident: Our neighbors put in triple-paned windows, at their own expense (\$14,000), but the noise was still too much and they moved away.
- U. Gans: Playground manager said that being loud draws customers.
- V. Audience: It seems like if one bar is loud then another nearby gets louder. The best conflict resolution was through conversations with business owners, we are trying to build relationships and find solutions.
- W. Mayers: The motorcycle noise is a separate issue from bar noise. As one place gets louder, it makes it permissible to be louder and louder. This isn't just about enforcement, but about allowing the creation of an environment on 4th Ave that is loud.
- X. Blatt, Mr Head's: Revitalization of cities often relies upon restaurants and bars. Communication is key to resolution on noise issues with the community.
- Y. Audience: Persistent sounds like sub-woofers are the most frustrating.
- Z. DiFiore: We aren't doing drums anymore, we are keeping volume down.
- AA. Audience: If TPD can monitor constantly with decibel meters, that would create a threshold for all bars and prevent the need for residents to call. Captain Graves: We can't

always be there. We will get decibel meters. Being more proactive is a good idea, but it won't resolve all of the issues. Better design can also help with this, provide mitigation.

BB. Audience: It isn't just music. It is also bar patrons leaving, being loud outside the bars. Can neighborhood associations work together on solutions, maybe more security?

CC. Gans: I like having businesses around, but we are trying to build a stable neighborhood and some of the business' actions destabilize the neighborhood. If the area is destabilized, you will lose that community around you.

DD. DiFiore: We want the area stable as well, but the businesses aren't doing that well on 4th as downtown has drawn away a lot of our customer base.

EE. Gans: Can Ward 6th facilitate a conversation between residents and business owners?

Kozachik: Yes, that is why we are here, to help build relationships.

FF. Audience: Are formal facilitators possible? Kozachik: Yes.

GG. Resident: There have been some differences in how the sound ordinances are read. Officer: The decibel levels have to be measured at the property line of the property receiving the noise (the person making the complaint).

HH. Audience: There are some party houses nearby. What's the best way to deal with that? Can I refuse to give my name to 911, as I'm worried about retaliation? Captain

Graves: Call 911. You can choose not give your name. Party houses can get red tags.

Kozachik: We can also meet with the property owner involved in order to get them

involved in solutions. Captain Graves: If someone refuses to give their name, we might

have a lower priority to that call, as we have a victim. But it is still on the record if you

call and complain, even if you don't give your name. All we need is the complaint.

V—West University IID Representative

A. (Occurred after Item IV at the meeting in order to accommodate attendees)

B. Gans: IID has a design review committee, including community members (Gans is one). We will have some overlay in our neighborhood, and we need a neighborhood representative to be at these meetings. I'd like WUNA to appoint me as the neighborhood representative and then I'll look for someone to do it in the long-term for WUNA, or at least be an alternate.

C. Glock: You are doing so much. I agree, it would be nice if it was someone who could come and report to us on the board.

D. *Glock moves to authorize Gans to represent WUNA on IID on an interim basis and to seek a replacement, seconded by McCollum. Passed by all attending, Mayers and Gans abstaining.*

E. Gans: There is potentially another review coming up at Main Gate. I'd like one of our alternates to be an architect. I'd like the authority to talk with a few architects to locate someone who can be an alternate.

F. Glock: It might be hard to find an architect.

G. *Glock moves to authorize Gans to locate a design professional to serve at WUNA alternate on IID, seconded by Morse. Passed by all attending, Gans and Mayers abstaining.*

VII—Updates – IID, CCRC, and Misc

- A. Patterson, CCRC: President Hart was present but it was a disappointing presentation. Half of her presentation wasn't about the neighborhood, and the chair cut of conversation that she didn't think was germane.
- B. Patterson: On the design review committee, I think we are getting questionable outcomes from those reviews. The new building still has a pool on the roof, for example. The committee still seems biased towards development, and the residents seem out of luck.
- C. Gans: There are plan revisions happening on the 5-year university area plan.
- D. Gans: June 11, 6:00 pm, Tucson Blueprint meeting about development plans at 6th Ave and 5th St. There will be a bakery, a restaurant, an entertainment/activity area, and office space. Meeting will be at the site.
- E. Gans: Will coordinate with restaurant developers for gas station at 4th Ave and University.
- F. Glock: Downtown Links open house is also next Thursday, June 11, evening.
- G. Mayers: Some hope for bicycle and pedestrian access through Downtown Links.
- H. Glock: City has rights to put a pedestrian and bike bridge.
- I. Glock: On behalf of Main Gate merchants, I want to bring thank-yous to the President and VP of WUNA.
- J. Albo: Goodness, at towers, closed for business suddenly.

VIII—Adjournment

- A. Meeting adjourned at 8:18 pm by Gans.