

Thursday, September 2, 2021-6:30 PM
West University Neighborhood Association
September Board Meeting, Via Zoom <https://arizona.zoom.us/j/87152096098>

I. Call to Order, Roll Call and Welcome

At 6:35 p.m., Judy Sensibar called the meeting to order. The following members were present: Betsy Besenik-Larson, Lisette DeMars, Brian Chanecka, Cindy Doklan, Jim Glock, Rick McDonnell, Shannon Riggs, Judy Sensibar, Willem Van Leeuwen, Henry Werchan, and Dave Zipp. Absent: Richard Fifer, Jane McCollum, Rev. Mack Sigmon, Larrie Warren, and Lex Wilcox.

Also present: Diana Amado (Ward 6), Ben Elias, Kat & Scott Henderson, Chad Kouts, Brenda Neufeld, Samantha Neville (District 5), Sally Rusk, and Holly Vaden.

II. Consent Agenda Approval of Meeting Minutes and Treasurer's Report

There being no objections or corrections, both the Treasurer's Report and the August 2021 Minutes were approved in accordance with the provisions of the consent agenda.

III. Committee Reports

A. Streets Committee

Ben Elias reported that he had turned in signatures from homes within a block of the proposed traffic circle at Fourth Street and Fifth Avenue, and we are just two signatures shy. He has received a mix of both digital and physical signatures.

Judy Sensibar noted the impact of street closures related to the Downtown Links project. She observed that with Stone now open and Sixth Street closed, it's tough on the neighborhood and tough on 4th Avenue. She reported that we're asking the City for more signage to mitigate the problems. Betsy Besenik suggested signage on Speedway westbound near 6th Avenue directing people to Stone. Judy stated that she would like a speed trailer at the north end of 6th Avenue near Speedway and a sign stating "Local Traffic Only" and perhaps detour signage at 5th Street. Jim Glock suggested that we ask the City for signage at Speedway and 6th directing traffic to 6th Avenue for businesses and to Stone to get downtown. Ben Elias stated that he has worked with two people at Transportation & Mobility who control speed trailers and he will reach out to them; Betsy also suggested Blake Olafson as a contact for this.

Judy raised the issue of the bike lanes but noted she did not want to belabor it. Jim observed they are social engineering that doesn't fit the bill: people don't understand them, they're not working, and the City should go back as soon as possible to avoid further embarrassment. Jim noted the City has something similar at 12th and Ajo and it is not working there. Willem Van Leeuwen agreed that the current situation is not a good layout.

Jim raised the issue of impact fees and noted that the City had done a study on the impact of development and concluded that developers should pay for investment in the transportation necessary to accommodate their projects. Jim noted that we were hoping that the impact fees from the student housing at Speedway and Park would go to neighborhood infrastructure, but the City reminded us that the benefit area for impact fees generated from

those projects extends to a quarter of the city. Jim stated that we can sit down with the City to see if we have any impact-eligible projects, but we also need to ask for conditions benefiting the neighborhood when the Mayor and Council attach conditions to the approval of any development, including conditions addressing repaving, sidewalks, curb cuts and storm water runoff. Judy agreed that conditions should be in kind, not just money. Betsy stated we should share this information with other neighborhoods; Jefferson Park will be going through a rezoning and they could really benefit going forward.

B. Parks Committee

Judy Sensibar noted that Anza Park is opening with a ribbon cutting on Friday, September 10 at 10:00 a.m. and that she would be there with her dog; all are invited to attend. Judy stated that Ward 6, TPD, and neighbors will be there, and Channel 4 wants another update. She also noted that the design for the restroom has been approved but a plumbing permit is still needed.

C. CCRC: Campus Community Relations Committee

Henry Werchan stated that the committee will be meeting on the second Tuesday of each month, and the next meeting is September 14. He requested that people contact him with anything he should bring up.

D. Development Committee

Rick McDonnell stated that Capstone has reengaged with paperwork for the proposed student housing complex at Speedway and Euclid. Given this activity, Rick felt we should lobby the wards and the Mayor to oppose it. Rick observed that there are six bungalows at the corner and Capstone is proposing to move five of them and demolish the sixth. Rick noted that this would be contrary to the Main Gate Overlay, which contemplates that these structures will serve as a buffer for and a transition to the neighborhood from the student housing. Rick thought the neighborhood and Ward 6 should start a campaign to ensure that nothing happens at the intersection without Mayor and Council approval, and that we should engage the City and Historic Preservation to protest the demolition and construction that Capstone is proposing. Rick noted that the City would be renegeing on a contract with the neighborhood if it allowed these houses to be moved/demolished. Judy Sensibar noted that Steve Kozackik called a meeting with Planning and Development Services to express his opposition to the project and Demion Clinco from the Tucson Historic Preservation Foundation wrote a letter to the Mayor and Council, the Pima County Historical Commission, and West University Historic Preservation Advisory Board to the same effect. She also observed that WUNA should adopt a formal statement of its position as part of the campaign against the project, at which point there was a discussion of a statement drafted by Rick and Henry Werchan. Following this discussion, Henry moved that the Board adopt the following statement:

In 2011, WUNA reluctantly agreed with the city to the Main Gate District Urban Overlay which preserved the historic bungalows at the southeast corner of Speedway and Euclid. WUNA demands that M&C stand by that decision and not take any action to change the overlay and detriment the local community.

The motion was seconded by Jim Glock and then put to a vote with all present approving except Judy Sensibar, who abstained.

Rick then gave an update on TEP's Kino to DeMoss-Petrie project, in which TEP seeks to install a new substation next to Banner University Medical Center and connect it to existing substations at Kino & I-10 and Ruthrauff & I-10 using transmission lines along city streets installed on 70-110 foot utility poles. Rick noted that, in its application filed with the ACC Line Siting Committee on August 10, 2021, TEP identified Route 1B as its preferred route, which has a lengthy north-south segment on Campbell, but it also included Route 5A in its application, which has a north-south segment on Euclid. (Route 5A was a last-minute addition; TEP had previously rejected it during a two-year study for various reasons associated with cost and constructability.) On September 1, 2021, TEP amended its application, claiming that the City had reversed its position on whether TEP's transmission lines would need to be placed underground if installed on Route 1B, and, as a result, Route 5A is now its preferred route. Rick stated that, following an executive session last night, the Mayor and Council appeared annoyed with this change and took the position that Route 5A must be removed from the application, the transmission lines must go underground, and the City must be a participant in the public discourse. (The City has also asked the City Attorney whether it is an "interested party" in the review of the application to be conducted by the Line Siting Committee.) Rick also noted that the Line Siting Committee will be conducting a public hearing on the project on September 13, and there will be a public comment period starting at 5:30. Rick asked Diana Amado if she could get information on how best to present our position and how we can coordinate with Jefferson Park and Feldman's to increase our impact. Betsy Besenik stated that our representative should appear in person so they can look the committee members in the eye. She also noted that for \$30 to \$40 over the next 10-12 days, we could contact upwards of 5000 people to notify them of the hearing. Jim Glock stated that we had \$100 in the budget for this and that Betsy could proceed with her proposal.

V. H4AC

Lisette DeMars stated there is a need for public restrooms and H4AC is working on this in connection with efforts to create a cooling corridor on 4th Avenue and to create connectivity of cooling corridors.

Shannon Riggs stated that H4AC is working on an update to its 4th Avenue Map poster that also includes the neighborhood. Shannon stated that she was not sure what is going on with Made in Tucson, but Judy Sensibar stated that they are hoping to have it on November 28 to follow Black Friday and Small Business Saturday. Diana Amado stated that it will probably happen, but it has not yet been confirmed.

VI. District 5

Samantha Neville from Adelita Grijalva's office gave a brief presentation regarding Covid numbers, a recap of the August 16 Board of Supervisors meeting, and an explanation of what the office does and how it can help with issues of County responsibility. More information can be found on the Pima County District 5 website.

VII. Adjournment

There being no other business, the meeting was adjourned at 8:10.

Respectfully submitted,
Dave Zipps

