



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

04 September 2008 Board Meeting Minutes

The West University Neighborhood Association (WUNA) Board of Directors met on Thursday, 04 September 2008, at the Trinity Presbyterian Church, 400 E. University Boulevard in Tucson.

President, Lori Boston, called the meeting to order at 6:35 p.m. and Secretary, Joe Wasiak, called roll. The following board members were present: Lori Boston, Gal Witmer, Joe Wasiak, Cheri Wiens, Brian McCarthy, Dave Knudsen, Jan Labate, Adrienne Parry, Jenn O'Connor, Carolyn Niethammer, Noah Sensibar, Jane McCollum, Teresa Bommarito, Dave Croteau, Chris Gans, Patricia Pinzon-Pitts, Sandra Morse, and John Patterson. The following were also in attendance: Tucson City Council Member Nina Trasoff, Patrol Officer Morin, Jay Sexton, Mike Marks, Bill Viner, Scott Rebmann, Dave Devine, Ford Burkhardt, Roger Wiens, Paul Buckwalter, Roger Carillo, Marvin Schaffer, Holly McIntyre, Mindy Bernstein, Paul Wilzbach and Richard Mayers.

MOTION: Accept the WUNA June 2008 Board Meeting Minutes with corrections (correct dates of approved meeting minutes and treasurer's report, change 'near' to 'within' for the CCRC motion). Accept WUNA June 28, 2008 and August 7, 2008 Special Board Meeting Minutes. Motion passed unanimously.

MOTION: Accept the WUNA June 2008, July 2008, and August 2008 Treasurer's Reports with correction (delete \$0 income line on August 2008 Treasurer's Report). Motion passed unanimously.

During the Call to the Audience the following announcements surfaced:

- Officer Morin fielded questions about recent tire slashings and knew TPD has taken a report, stated some taggers were recently caught and jailed, and provided the City of Tucson Noise Ordinance Numbers 16-31 and 16-32 e & f (available online).
- Dave Wasserman, Trinity Presbyterian Church Pastor, announced the Welcome to Tucson event to be held on September 6. He also invited WUNA board members to discuss how things were working out as tenants during the Trinity Presbyterian Church Session Meeting scheduled for September 16.
- Marvin Shaffer invited everyone to the Warehouse Arts Management Organization (WAMO) Open House on Wednesday, September 10, to discuss happenings in the Warehouse Arts District along Toole Avenue.
- Dave Knudsen announced a vacancy on the West University Historic Zoning Advisory Board. Anyone interested should contact Dave or Jim Bly.
- Carolyn Niethammer passed around a West University Welcome Packet developed by Cheri Wiens and Carolyn. Anyone can pick one up at the WUNA Office to share with new neighbors they meet. It was suggested religious organizations be added to the info in the packet.
- Jane McCollum announced that the weekly UofA Farmers Market had moved to Main Gate. UofA Farmers Market is held Fridays from 10 AM – 2 PM.

Mike Marks presented a concept for development near the northwest corner of Tyndall Avenue and 1st Street. Currently, the property nearest the corner houses a fraternity and the adjoining property to the north is leased from the City by Direct Center. The property owner and developer have been in talks for about a year and are beginning to meet with organizations in the area (West University Neighborhood Association, Drachman Foundation, Islamic Center, Marshall Foundation, UofA Housing, and the WUNA Planning Committee). Mike emphasized everything is preliminary and nothing is official yet. The developer is exploring plan amendments to the mixed-use residential/commercial zoning to increase density and height for the proposed project.

Mike covered the governing principals selected for the project. These included providing infill within an urban setting, compact development emphasizing height over sprawl, being a destination/activity center of mixed use (residential, commercial, and parking), and thinking from a transportation orientation. He stated the proposed site is in a transition zone between the UofA and a primarily residential area that is very much already mixed use. The owner and developer see their concept as well suited to the area.

The development concept calls for a 12 story complex with the ground floor commercial, four floors of parking (commercial patron parking, residential parking, and City run general parking), and seven floors of condos. Mike described 20 feet setbacks from the street with 12 feet of shaded overhang, plus 10 feet of landscaping right-of-way. The project is not targeted to any particular buyers, but it is anticipated to appeal to professors, staff, maybe students, maybe retirees, basically anyone desiring an urban setting. No specific pricing set yet, though prices are expected to be market rate for high quality environment with no plan for affordable housing at this time.

Mike stated that there have been discussions with the City about obtaining the Direct Center property and City cooperation in the general parking portion of the facility.

Those present raised several concerns:

- Seems like excessive amount of parking. Mike explained that the commercial patron parking and residential parking was in accordance with City code and 68 spaces were being provided for City-run general parking, which he said the City liked.
- What are the plans for noise abatement of adjoining single-family residential property owners?
- Some felt 12 stories seemed out of scale and would not fit in to the neighborhood.
- One person called the project irresponsible and questioned the sincerity of the developer.

Jenn O'Connor quickly summarized the WUNA Planning Committee meeting in July with the developer, referring to detailed minutes sent out to the WUNA Board of Directors.

John Patterson reported on recent CCRC meeting, focused on the 6th Street/Euclid Ave Residence Hall project. He stated that the project is on the fast track with development slated to start in November 2008 and completed by September 2010. He felt the associated CPAC meetings had been one-way, with the university telling neighborhoods what was going to happen. John explained that the new residence halls were within the UofA planning boundary, but also within the West University neighborhood. The latest plans call for 4-6 story, tiered building housing 690 students. John also reported no response to previously expressed WUNA concern about the projects height and density.

Nina Trasoff, City of Tucson Council Member for Ward VI, discussed community concerns during a question and answer session. She talked about the following:

The City is working to adjust parking code for the inner city. A one-size-fits-all, suburban parking code is not working when there is significantly different parking demands in the inner city versus areas like the Houghton Road corridor.

There is some concern about the ability of the Modern Streetcar to live up to the bicycle safe expectation.

Stone and 6th Avenue were recently converted back to 2-way streets south of Broadway. Nina anticipated 6th Avenue and Stone returning to 2-way streets north of Broadway as part of the Downtown Links project.

Nina was animated that neighborhoods would have a major voice in planning the use of reclaimed land when the Downtown Links project vacates portions of 6th Street.

Nina reported the MOU between City of Tucson and Pima County for the Catalina Park Splash Pad project passed on the September 16th consent agenda, clearing the way for the project to commence.

Nina explained that the City is looking at development issues along major transportation corridors of the City core, which includes surrounding neighborhoods and ours. She emphasized that she did not support plans to force existing owners to give up their properties, but that some relaxation for growth on those properties would be allowed.

Before adjourning, Lori reminded everyone of the Pie Allen, Iron Horse, and West University sponsored Chili Cook-Off and Pie Contest on Sunday, October 25, to benefit Tucson High Magnet School. She also pushed for those interested in development issues to participate in the Neighborhood Planning Committee meetings.

The meeting adjourned at 8:22 p.m.

Respectfully Submitted,

Joe Wasiak
Secretary