



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

04 October 2007 Board Meeting Minutes

The West University Neighborhood Association (WUNA) Board of Directors met Thursday, 04 October 2007, at the Postal History Foundation, 920 N. First Avenue 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, Cheri Wiens, Joe Wasiak, Jan Labate, Carolyn Niethammer, Judy Sensibar, Dave Boston, Chris and Mary Nichols, Patricia Pinzon-Pitts, Barbara Kennedy, Chris Gans, Jenn O'Connor, and John Patterson. The following were also in attendance: Roger Carrillo, Jim Bly, Margaret Bly, Teresa Bommarito, Patrol Officer Stephenson, Raul Reyes, and Roy Nogle.

MOTION: Accept the WUNA September 2007 Board Meeting Minutes.
Motion passed unanimously.

MOTION: Accept the WUNA September 2007 Treasurer's Reports.
Motion passed unanimously.

Lori Boston made the following announcements:

- No President's Report e-mails sent out this month, but Lori promised they would resume shortly.
- There is a farmer's market set up on the UofA Mall every Friday through December 7 from 9 AM – 1 PM.
- A Downtown Links meeting is scheduled 6 – 8 PM, Wednesday, October 10, in the Dunbar Auditorium, 325 W. 2nd Street. This is the final integrated area meeting of the urban design component of the Downtown Links project. Preliminary recommendations for the urban design and planning of districts adjoining the Downtown Links roadway (West University is one of the districts) will be presented.
- A meeting about Transit Oriented Development is called for 5:30 – 7:30 PM, Tuesday, October 23, at the University Services Annex, 220 W. 6th Street. Aspects of the Modern Streetcar will be discussed.
- The WUNA Home Tour is Sunday, October 14 from 12 – 5 PM. A few home sitters are still needed. Posters and tickets are available after the Board Meeting. The City Ticket bus will provide transportation along the tour route. Carolyn Niethammer walked the route and placed notes on residences adjacent to the tour homes, reminding those residents to keep the area tidy for the tour.
- The WUNA Business Committee will meet in November to formulate a 2008 WUNA budget.

Roger Carrillo distributed refrigerator magnets, courtesy of Ward VI Council Office, listing commonly called numbers to obtain City services.

Judy Sensibar announced that the WUNA Park Improvement Proposal comes up for review before the County Grant Committee at their 8:15 AM, October 26 meeting. She will publish the meeting location once it is announced so interested WUNA supporters may attend. She was also pleased to announce Ward VI Council Office and The Mayor's Office pledged \$25,000 toward funding the project.

Lori stated that our Back to Basics Grant proposal for historic signage was not selected. We were encouraged to develop additional details and resubmit next year. Roger Carrillo mentioned that Ward VI Back to Basics money was applied toward WUNA's County Grant proposal.

Lori requested an additional item added to the agenda: WUNA Office and Meeting Room. Board members agreed to add the item to the agenda.

Barbara Kennedy, WUNA representative to the Downtown Advisory Group, spoke during the Call to the Audience. She mentioned the group is looking for citizen input on the types of businesses they would like to see downtown. The City wants to recruit businesses downtown that interest its citizens. Anyone may submit ideas to Barbara and she will bring them up at the next Downtown Advisory Group meeting.

Tucson Police Department Patrol Officer Stephenson introduced herself to the audience, offered a few comments, and fielded questions. In response to concerns raised about after-hours issues near North on Fourth Avenue, she stated that two foot patrol officers are assigned to Fourth Avenue after midnight and several patrol cars begin working the area at 1:40 AM, just prior to bar closings.

Gal Witmer provided a brief history of the Neighborhood Preservation Zone (NPZ) activity started last year to discourage the building of mini-dorms in residential neighborhoods surrounding the University of Arizona. She described how after much input from developers, residents, and Prop 207 interpreters, the Mayor and Council directed the Department of Urban Planning and Design to initiate the University of Arizona Environs Pilot Overlay process (also called Historic Overlay Zone Pilot Program by some). At this point the West University Neighborhood is among the 22 neighborhoods being offered an opportunity to opt-in the program and the WUNA Board needs to provide the City a decision by October 8. Lori Boston stated a meeting was held for our neighborhood to receive information about this process and discuss the possibility of opting-in. She also stated that several West University property owners outside the existing Historic Preservation Zone were queried for their opinions. Thus far, there was no clear majority opinion. Roger Carrillo provided some additional background on how Neighborhood Design Manuals (a creation of this process) might be used in the building permit process. He also attempted to clarify questions about zoning and permits.

<p>MOTION: West University Neighborhood opt-in for UA Environs Pilot Overlay (Historic Overlay Zone) process. Motion passed.</p>

Raul Reyes and Roy Nogle spoke to the board and fielded questions about their project, El Mirador, destined for the property northwest of Stone and Franklin. The project incorporates a brewery/restaurant, a hotel, condos, an art gallery, parking, and outdoor art walk. Based on suggestions from Dunbar Spring and El Presidio neighborhoods, the proposed design includes abandonment of Ninth Avenue south of 6th Street to Franklin. The project goes before the Zoning Examiner at 7:30 PM, October 11, with a request to rezone the property from industrial (I-1) and commercial (C-3) to mixed-use (OCR-2) and industrial (I-2).

Several Board members have been discussing the idea of holding a WUNA Volunteer Appreciation Dinner in conjunction with the association's annual meeting. They would like to recognize the efforts of all the volunteer work accomplished in the past year. They are looking into a dinner at Gentle Ben's (\$14-\$15 per person) or catering the event from El Molinito (\$6 per person) at Roskrige School.

MOTION: WUNA hold a Volunteer Appreciation Dinner in conjunction with Annual Meeting.
Motion passed.

Lori Boston provided details for a design charrette addressing development in our neighborhood. Several architects and planners will work together with neighbors to examine our infrastructure and create a vision and values to guide inevitable, future development within the neighborhood. The output feeds into a revised Neighborhood Plan and possibly a Design Manual for the Historic Overlay Zone Pilot Program. The design charrette is scheduled from 9 AM – 1 PM, Saturday, October 27.

John Patterson reported his attendance at the September 11 CCRC meeting. He was very impressed by presentations from 11 student groups about their ideas for the Arts Annex near Mabel and Park. He announced that several CPACs were active around the new dorms and the Student Athletics facility expansion. He announced that the recently completed projects at the UA Visitors Center would be featured during Campus Sustainability Day.

Lori Boston made an additional pitch for WUNA Home Tour house sitters. She acknowledged receipt of several donations from area businesses and announced the after-tour party would be at Jim and Margaret Bly's home. Carolyn Niethammer suggested a raffle be included as part of the event. Cheri Wiens volunteered to approach B-Line for a donation of a dinner certificate. Lori Boston brought up the cost of running the Ticket Bus along the tour route would be \$325.

MOTION: Appropriate \$325 for Ticket Bus during WUNA Home Tour.
Motion passed unanimously.

Trinity Presbyterian Church has approached WUNA with a relocation opportunity. The church is offering WUNA a small office space and two meeting rooms for \$50/month rent. WUNA would also have access to their hall for larger events as needed. Cheri Wiens reported that WUNA spent \$578 YTD on meeting space rental and phone answering service. Relatively few calls are received on the WUNA phone line, a majority relate to West University Historic Zoning Advisory Board (WUHZAB). A move to Trinity Presbyterian Church would give WUNA a physical presence in the neighborhood.

MOTION: Negotiate a lease with Trinity Presbyterian Church, not to exceed \$50/month.
Motion passed unanimously.

MOTION: Cancel existing phone answering service.
Motion passed.

The City now requires 18 days lead time for publication and distribution of neighborhood newsletters. The Board was asked to consider a bi-monthly newsletter, allowing the option of quicker turn-around mailings (postcard announcements) on alternate months.

MOTION: Change WUNA Newsletter to a bi-monthly publication schedule.
Motion passed unanimously.

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Joe Wasiak
Secretary