

**WUNA Monthly Board Meeting  
Thursday, Oct. 6, 2011**

**1. Call to Order. Roll Call.**

The meeting was called to order at 6:45 p.m. at Trinity Presbyterian Church, Room 205, by Wuna President Chris Gans.

Present: Chris Gans, President; Richard Mayers, Vice President; Cheri Wiens, Treasurer; Ford Burkhart, Secretary; Carolyn Niethammer, Historian. Janet Pitts Labate, Area 1; Kate Ervin, Area 2; Carolyn Niethammer, Area 4; Brian McCarthy, Area 5; Dave Boston, Area 7; Richard Mayers, Area 8; Robert Pitts, Area 9; Tom Warne, Area 10.

Members at large: Jerry Juliani, Cathy Morrison, Michael Morse, John Patterson, Matt Williams.

Others: Jill Bielawski, Tom and Patty Brown, 520 E. 4<sup>th</sup> St.; June Maker, 503 E. 2<sup>nd</sup> St.; Noah Sensibar; Officer Jobe Dickinson; Jim Glock, TDOT; Jesse Soto, TDOT.

**II. Minutes/Treasurer Report:** August minutes were approved, unanimously with one abstention, and Treasurer's report was accepted, unanimously with two abstentions.

**III. Announcements:** John Patterson reported that the historic trolley in its last months of operation. Sad to see it go, for a variety of reasons, mainly economic but also related to the coming of the modern streetcar project.

**IV. Call to Audience:** Officer Jobe Dickson reported on 911 calls for service. He said there were: 9 burglaries in July, 8 in September; larceny from a vehicle -- 14 in August, 7 in September; stolen vehicles -- 3 August, 5 in September; arson -- 1 July, 1 August; criminal Damage --10 in August, 9 in September; graffiti -- 4 reports in July, 2 in September.

He said one case of a young person doing tagging in our area was linked to \$1,000 damage on south side; there was a felony arrest, and the city is going after restitution.

Jim Glock noted increase speeding by shuttle buses for student in distant housing units. Dickson said he would look into it.

**V. Traffic Mitigation.**

Chris Gans reported the history of ongoing TUSD traffic problems as parents dropped off/picked up students and with bus traffic. Barriers on 1st. Ave.were erected but just pushed the problems to other areas. TUSD officials have met with Wuna representatives, who proposed removing the barriers. The goal is to take pressure off of Jacobus Avenue and slow down the traffic generally. People are reported speeding on 3<sup>rd</sup> Avenue toward University Boulevard. It has been suggested that a traffic circle on 3<sup>rd</sup> Avenue might slow down cars.

Jim Glock encouraged the board to move ahead quickly since some funds are now available and they will be lost if not put to a project. He said having a traffic circle on 3<sup>rd</sup> Avenue north of University Blvd. would be a great addition, and might help calm traffic throughout the neighborhood. Glock is seeking the OK of residents along 3<sup>rd</sup> Avenue for a traffic circle and removal of the current speed hump.

Matt said there was a problem that manhole covers are in the way of proposed traffic circles and would interfere with building circles. Matt urged that the traffic circle should be nearest to Sixth Street. "Chicanes" are traffic calming devices along curbs that can slow traffic.

A Motion was made by Matt and seconded and passed unanimously as follows:  
Wuna wishes to consider installing chicanes and speed bumps in lieu of traffic circles on 1st.

ave.; Wuna urges the allocation of funds from the city for traffic speed mitigation devices. Matt said the motion should say that Jesse Soto and Jim Glock of TDOT work with neighbors on plans for a traffic circle on 3<sup>rd</sup> Avenue, either at 1<sup>st</sup> St. or 2<sup>nd</sup> st., and Wuna will fund the balance beyond what is left of the city project funding.

Noah suggested that we set a limit for Wuna funds, and Cheri Wiens supported the idea: the overall cost is \$11,000. Matt suggested a cap of \$5,000 of Wuna funds for paying the difference between costs and available city funds.

Removal of the steel barriers and putting in speed humps and chicanes is a package deal. Matt Williams and Chris Gans will serve as liaison as needed for this project.

**VI. Graffiti abatement:** Richard Mayers said that a downtown partnership spinoff unit is working on graffiti abatement. They will document and try to remove tags immediately. They have proposed a graffiti workshop, but Richard says there has been little response in Wuna to the idea of a workshop.

Carolyn Niethammer asked why we needed a meeting. Richard Mayers said a meeting would help because the issues are more complex than those outlined here; legal issues involve enforcement of various laws, when a pattern of graffiti by one person rises to the level of a felony. Michael Morse said we should take more interest in this; he said that in NYC getting rid of graffiti has made crime levels drop in the immediate area.

**VII. Elections.** Chris Gans said we need to create committee on nominations for Wuna posts for the election in January. He said we need to get new candidates to be on the board, and we need a chair of a nominating committee. There were no names put forward; the issue was tabled for now.

**VIII. Neighborhood Signs.** There was discussion of a previous project to have West University Neighborhood signs posted. A motion was made and seconded to move \$5,000 from funds restricted to the signage project to the general fund for other uses. The motion was withdrawn.

There was more discussion of a past vote in favor of erecting signs. It was thought we would get city funds for the project through a city council member. That money went instead to fix potholes. Teresa Vasquez had designed a sign but there were objections from the Wuna board and it went nowhere. Now we have no approved design.

Cathy asked if the \$5,000 available is adequate for the work. Chris Gans noted that Wuna has limited resources, with the next 4<sup>th</sup> Avenue Street Fair being the last one for a while, and perhaps we should not spend these funds. Matt noted that Wuna has money allocated for the signs; we just need approval to spend it. Cathy Morrison said she would take control of getting the signs up, if funding is allocated.

#### **IX. Development Updates:**

**714 Memorial Complex Student Housing:** Chris said a student housing project formally known as the Memorial Complex (a former project at the site was called the 714 Complex) is before the City Planning Commission. He said the City is moving ahead with a Neighborhood plan amendment for the area of WUN called the transition zone. The Planning Commission voted recently to move it to a public hearing on November 2.

Chris said he wants to have a late October neighborhood meeting, before the Planning Commission meets, to go over the proposed Neighborhood Plan Amendment.

Mike Noonan indicated at an Oct. 5 Planning Commission meeting that he had the “full support” of the Wuna board, which was not true. Gans let the Planning Commission know that Wuna’s “conditional” support, in a vote on May 6, 2010, had been rescinded when

the former project was abandoned by a Chicago-based developer, Campus Acquisitions, pulled out and a partnership with Mike Noonan was dissolved. Gans said Wuna will post the details about the project on the Wuna forum and web site.

**Transition Area:** At a WUNA special meeting on Tuesday, Oct. 4, city staff said they are looking into the Transition Area, between Euclid and Park. The area has been divided into sub-areas for various height limits. At the Tuesday meeting, William Hubbard who owns land on Speedway and Euclid, said he sees the site as a gateway to the university itself, not Wuna. He said he would like to build something “gateway like.”

The Planning Commission said it wants to be inclusive and asked all sides to bring ideas to city staff. They decided to move it to formal hearing at next Planning Commission meeting.

Patterson said Wuna should not give up two blocks of our Wuna area to be marked as the Gateway to the U of Az. He opposed the plan to have gateway signage.

Gans said we need to call an informational meeting for the whole neighborhood before the next Commission meeting. Gans said a major reason Wuna was formed was neighborhood preservation.

Richard Mayers said that the Nov. 2 City Planning Commission Public Hearing meeting is our last meeting on this before the actual process begins.

Michael Morse moved, with second, that we authorize a mailing to advise Wuna area residents of the public meeting on Nov. 2, and invite people for an informational meeting in advance of that date. The date Oct. 26 was selected for the informational meeting. The motion passed unanimously.

Richard Mayers moved that Wuna send a letter to the Planning Commission advocating Option 1 of the options put forth this week. The motion passed unanimously.

#### **Other Development Updates.**

= Gans announced that the Baptist Church is on the market as is the building across the street to the south. The Church has H zoning, in the overlay area.

= The Infill Incentive District, of IID, was discussed at a meeting with city officials. Gans reported that Councilman Kozachik said the city will follow a “form base code” approach in the IID as a priority starting in January, which will be helpful. (A check of Wikipedia says: A **form-based code** (FBC) is a means of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on [land use](#), through city or county regulations. Form-based codes are a new response to the modern challenges of urban sprawl, deterioration of historic neighborhoods, and neglect of pedestrian safety in new development. Tradition has declined as a guide to development patterns, and the widespread adoption by cities of single-use [zoning](#) regulations has discouraged compact, walkable urbanism. Form-based codes are a tool to address these deficiencies, and to provide local governments the regulatory means to achieve development objectives with greater certainty.) Form-base code involves greater neighborhood input.

#### **X. Committee Updates.**

= A. John Patterson said shuttles at the main gate are a growing problem, with the proliferation of big buses, with gaudy signage. They idle at the main gate and speed through stoplights. Wuna is asking UA to coordinate regulation of them. They have been seen running red lights at Speedway and Stone, and running through stop signs. Patterson has exchanged emails with the UA parking officials on this.

= B. A new bar at 4<sup>th</sup> Ave. and 9<sup>th</sup> Street called "American Junkie" was proposed. Mayers said it has been withdrawn.

= C. Gans says the architecture firm Shepley -Bullfinch has suggested that WUN let them know things we want to see incorporated in plans for the transition zone, like grocery stores, etc.

= E. Gans said Dave Croteau has missed the last four meetings of the board . As per the WUNA bylaws Dave is considered to have resigned his seat. Gans will notify Croteau.

= F. Gans said he and Jill are moving temporarily to Blenman Elm Neighborhood and plans to stay active in Wuna, where they continue to own property.

= G. Re: Catalina Park. Gans said the city has said that permits have been issued; they want all materials on site so it can move ahead without delay.

= H. Chris said Jeff would again coordinate the beer booth for the Street Fair.

**XI. Meeting adjourned.** At 8.20 p.m.