

Thursday, October 6, 2022-6:30 PM
West University Neighborhood Association
October Board Meeting, Trinity Presbyterian Church, 400 E. University Blvd. and
Via Zoom <https://us02web.zoom.us/j/84584666599>

I. Call to Order, Roll Call and Welcome

At 6:32 p.m., Judy Sensibar called the meeting to order. The following members were present: Betsy Besenik-Larson, Lisette DeMars, Jim Glock, Rick McDonnell, Andy Pongratz, Shannon Riggs, Judy Sensibar, Holly Vaden, Henry Werchan, Lex Wilcox and Dave Zipp. Absent: Jane McCollum, Erec Toso, and Willem Van Leeuwen. Also present: Diana Amado (Ward 6), Garrett Brownell (AGR), Nick Bruno, Samantha Neville (Pima County District 5), Luis Spetnagle, Peter Weinman, and Wesley Weston (AGR).

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

Jim Glock observed that the two principal expenses for the month were for plants at the new traffic circle at 5th Avenue and 4th Street and website support. Jim noted that the City is holding \$21,000 for us in developer payments that we could not accept because of 501(c)(3) limits, and about \$50,000 from the residential permit parking program.

There being no objections or corrections, both the Treasurer's Report and the September 2022 Minutes were approved in accordance with the provisions of the consent agenda.

III. Announcements and Call to the Audience

Jim Glock stated that he is involved with the Warehouse Arts Management Organization, a group that seeks to preserve, protect and promote the Tucson Historic Warehouse Arts District. The occupants of the Citizens Warehouse on Sixth Street northeast of the railroad tracks had to vacate their building in connection with the Downtown Links project; the building is owned by the Arizona Department of Transportation, which had leased it to the City of Tucson, which had subleased it to WAMO, but the lease was not renewed in 2020. Jim stated that the City found new space at Grant and Alvernon, and WAMO is doing a fundraiser at 3778 E. Grant Road on October 22 from 5:00 p.m. to 10:00 p.m. with dinner, comedians, and musicians to raise money for those who had to move. Tickets are \$85 for dinner and the performances, and \$25 for the performances only. (See <https://www.wamotucson.org/cirquedumasquerade>.)

Holly Vaden stated that Grace Lutheran Church will be having a pig roast on October 22 from 3:00 p.m. to 7:00 p.m. and neighbors are invited. The church is located at 830 N. 1st Avenue.

Peter Weinman stated that he lives on 3rd Avenue just south of Time Market and he has seen higher traffic volumes and increasing speeds on that stretch, which he attributes to cars cutting the corner at University and 4th to beat the streetcar. Peter suggested that we try to use

Prop 400 money to install speed humps on 3rd Avenue (between University and 4th) and 4th Street (between 3rd and 4th) and possibly a traffic circle at 3rd Avenue and 4th Street to slow cars down. Jim Glock stated that we could not take up this issue at the Board meeting, but he would call a Traffic Committee meeting to discuss the proposal. Jim also observed that speed humps are cheaper than traffic circles, easier to approve via the petition process, and more effective at slowing cars down along streets. Nick Bruno said that we should consider a high intensity pedestrian crosswalk at Euclid and 2nd, as he has seen collisions and pedestrians struck in this intersection.

IV. Pima County District 5 Report: Samantha Neville

Samantha Neville stated that Supervisor Grijalva was appointed to the Board of Health by a 4-0 vote and she recently spoke at the Latino Heritage Month Forum. Samantha stated the Board collected 372 diapers during the drive for the Diaper Bank and that Old Tucson donated 400 tickets to District 5 schools for the Nightfall Dress Rehearsal. The next Board meeting is October 18.

VI. Committee Reports

A. Historic Fourth Avenue Coalition

Shannon Riggs stated that H4AC had a meeting two weeks ago that was attended by Judy Sensibar, Henry Werchan, and Lisette DeMars. The owner of the restaurant that will occupy the first-floor space at the Union also attended the meeting. Henry stated that the owner was very positive and optimistic about the business model. Shannon stated that it is a good business and the owner is in it for the long haul. She also stated that, if not for the rent control we negotiated, the restaurant would not have been able to move in. (Judy Sensibar stated the rent is \$18 per square foot, quite a bit lower than space on the downtown end of the 4th Avenue tunnel, where rent is \$30-40 per square foot.) Shannon stated that the Union building is looking better, except for the water fountain. The trash in the alley has been addressed and the new manager is way more responsive.

Shannon also stated that Made in Tucson is November 27, the Sunday after Thanksgiving. Shannon stated that the goal for November is to double the footprint; they are still waiting for the City to approve the permit.

B. CCRC: Campus Community Relations Committee

Henry Werchan stated he is following up with the City about the lighted sign on Zeta Psi but everyone is passing the buck. Henry stated that multiple signs and lighted signs are not permitted in an historic neighborhood.

Henry also stated that he is meeting with a student group on October 7 at 10:00 a.m. to come up with 12 properties to be included in the historical database they will develop. Henry will also be going to the Arizona History Museum to see what records they have that the students can use.

Henry stated there is a meeting on October 10 with the student teams who will be doing the cleanups at Catalina and Anza Parks on October 21. Judy Sensibar stated that the retention basins at Catalina Park have to be a priority. AGR stated that they could get some people to assist; Judy Sensibar stated that AGR could help with a clean up at a property at Jacobus & 5th Street.

C. Streets Committee

Jim Glock stated that he and Betsy Besenik walked various streets in the neighborhood to identify locations where sidewalk ramps are needed. He noted that Catalina Park has ramps at its corners, but there are none on the opposite sides of the intersections around the park. Ten locations were identified for ramps, four around Catalina Park (2nd Street and 5th Avenue, northwest corner; 2nd Street and 4th Avenue, northeast corner; 1st Street and 5th Avenue, southwest corner; and 1st Street and 4th Avenue, southeast corner); five on University Boulevard (on the south side at the intersections of Echols Avenue, west side; 7th Avenue, east side; 7th Avenue, west side; Ferro Avenue, east side; and 5th Avenue, west side); and one at Jacobus Avenue and 5th Street, northwest side. Judy Sensibar noted that when the ramps go in, we will have to save any historic markers in the existing sidewalks.

Jim stated that he will host a Streets Committee meeting before the next board meeting with a neighborhood-wide invite.

D. Parks Committee

Judy Sensibar stated the Dog Show is scheduled for October 26 at Anza Park. Jim Glock stated that he has an MC and asked if he had a budget. Following a discussion of possible food options, Henry Werchan made a motion to budget up to \$500 for the event, which Rick McDonnell seconded. All present and voting on the merits approved, with one abstention.

E. Development Committee

Rick McDonnell observed that, as reported at our last meeting, Capstone came to WUHZAB with a proposal to demo the houses on the southeast corner of Speedway and Euclid as part of its student housing project and WUHZAB turned them down. Rick stated that permitting the Capstone project requires decisions on three things: (1) a Yes/No on demo; (2) a Yes/No on revising the Main Gate Urban Overlay District; and (3) a review of the construction plans themselves. The City has guidelines for demolition of historic buildings and WUHZAB concluded that Capstone did not meet those criteria. Capstone will now go to the Tucson-Pima County Historical Commission Plans Review Subcommittee, and then to the Director of Planning & Development Services, who will determine whether the project goes to the Mayor and the City Council. Rick believes it will go to the Mayor and Council, and once that is scheduled, we will need to speak. Rick observed that Ward 6 is against this, so Capstone will need four wards to overrule its position because the project is located in Ward 6. He also noted that Capstone is not allowed to do any demo work until the project is fully approved, which will

require review by the zoning examiner and a public hearing, all things we need to keep our eyes on.

Rick observed that before the pandemic shut everything down, we had started a process to update our Neighborhood Plan, which was last updated in 2011. Rick noted that the Main Gate Overlay was created after the Neighborhood Plan and there are some conflicts between the Plan and the Overlay. Rick stated we need to resurrect this project, which will require a public meeting and a redline to show the changes. Jim Glock stated that this is a project where we can use restricted historic preservation funds. Judy Sensibar stated that the Board passed a motion a couple of years ago to budget funds for the project and we had a person lined up to take the lead, but we can no longer locate her. Rick noted that there are 20 pages of text in the Plan and Capstone has been referencing the existing document, which is out of date, which confirms that we should move on this sooner rather than later.

Rick stated that he could not find the permit for the demolition of the bathroom at Anza Park. Judy Sensibar stated the Parks people are saying we need a demo permit and that she will call the project manager and ask what the status of the permit is.

VI. Adjournment

There being no other business, the meeting was adjourned at 7:54.