

## WILLO NEIGHBORHOOD ASSOCIATION

### Minutes

February 5, 2019

**Call to Order:** The meeting was called to order at 6:36 p.m.

**Introductions:** All those present introduced themselves.

**Absentee(s):** Opal Wagner

**Approval of Minutes:** A motion was made by Brad Brauer to approve the minutes as presented. The motion was seconded by Jeremy Schachter. The motion passed.

**Financial Report:** Linda Doescher presented the financial report. The Balance Sheet is our net worth. The Profit and Lost show monthly and year to date operating income and expenses. We will continue to operate in the red until after the Home Tour. Our net income month to date is \$(284.22). The year to date net income is \$(14,629.04). A motion by Brad Brauer moved to approve the financial report. A second to the motion was given by Patrice Wappel. The motion passed.

**Home Tour Report:** Anna Lauri and Samantha Keating reported on the progress of the tour. The Twilight Tour has sold out. Additional ads have been placed in local newspapers such as Sun City and the New Times. Rock the Block is Saturday from 6:00 – 9:30pm. There are over 100 vendors for the Street Fair. Volunteer participation is encouraged.

**Guest Speakers:** Paul Benjamin introduced Terry Goddard former Mayor and Attorney General who will be speaking on behalf of the Kate Gallego who could not attend but sends her apologies. Kate Gallego supports issues such as providing for the homeless, improving public safety through uses of technology.

Jeremy Schachter introduced Danny Valenzuela, Mayoral Candidate, who spoke to issues such as the need to fully staff the police, fire department and emphasis on public safety.

Mr. Valenzuela has committed to supporting the efforts of the Willo to improve and maintain safety and supports the plans presented by Willo to the City for Vision 3.5. Mr. Goddard mentioned that Kate Gallego has written to the Board that she also supports the 3<sup>rd</sup> and 5<sup>th</sup> plan that Willo has brought forward.

There were questions regarding the traffic issues on 3<sup>rd</sup> and 5<sup>th</sup> Avenues and commitment to the safety needs of Willo, the shortfall in the numbers of the police force

**1<sup>st</sup> Ave/Virginia – Cambridge Development:** Tom Doescher introduced the development team. Alan Boduin spoke to the site plan. All access to the community will be off 1<sup>st</sup> Avenue and a creation of two private lanes to accommodate the community. All garages will be facing private residences and not facing perimeters of the property. The private lanes were also utilized for the services for the new homes, e.g., water and sewer lines which feed into the alley line. A neighborhood meeting was held at Burton Barr library which yielded positive comments. Alan addressed the potential guest parking for the community. The homes that front on Cambridge and Virginia would expect the guests to park on the adjacent local streets as they would be approaching any house in the neighborhood and then access a walkway and front door. Those guest visiting homes located in the inner court portion of the property

would be expected to park on 1<sup>st</sup> Avenue as a pedestrian court has been provided for access to those homes.

The feedback from the neighborhood meeting January 16<sup>th</sup> yielded a significant comment from a neighbor (Howard Meyer) who would be directly affected by refuse collection. The team met with the deputy director of public works department. A viable option for collection would be to have the refuse serviced off the alley with dumpster type, wheeled bins that would be contained behind gates and in an enclosure. This will be discussed with Mr. Meyer.

John Glenn, CCBG Architects presented and explained proposed designs which included front porches that would face Cambridge and Virginia. The interior units would reflect a more modern prototype that would incorporate building materials such as brick and stone facias that would reflect those homes facing the perimeters.

**Q & A:** Is there any access to the community from the alley? No. Private lanes will have gates. This will be an HOA property, how will it be zoned. PUD. They are single family homes with private lots and single family attached which will be treated as single family homes. Will there be provisions for recycling and solar panels. Yes. When will development start? How many units and at what price? If all goes well plans are to break ground in the Fall of 2020. There will be 28 units with a price range from \$598,000 to \$600,000

Tom Doescher requested that the Board support the development through a motion and a letter from Dr. Cannon issued in support of the plan.

**Motion:** A motion was made by Linda Doescher That the Willo Board of Directors support the plans that have been submitted and to support this going forward and that Dr. Cannon compose a letter. The motion was seconded. Paul Benjamin abstained from voting as he will be hearing this on the Village Planning Committee. The motion passed.

**Vision 3.5:** David Longoria updated the Board on the progress of Vision 3.5. The vision is supported by the Council and the project is moving forward as if this project is going through. Councilman Laura Pastor has made it clear that this project should go forward as envisioned by the neighborhood and that staff is doing what they can within the current budgets to move forward with figuring out how the configuration is going to work, how it is going to seamlessly connect at 3<sup>rd</sup> and McDowell and to go forward with that. It is moving slow and we are still trying to find out how to get it funded. We appreciate the patience of all the neighbors.

Questions and discussion centered around timelines and expectation for funding. The best case scenario is that it would be programmed (means that it is in the hopper and on schedule to be funded within the 5-year budget) 2021. The realistic scenario is that it may be programmed for 2022.

Is there a possibility that we could be notified about the meetings/hearings? The City Manager's Trial Budget is passed by the City Council, there is a month of budget meetings across the city. We try to equalize them across the council districts. However, one may attend any budget hearing at any time. They are usually held the latter part of March and into April. You may attend one of these meetings and speak on any project. That is sometimes the best way to get some of the projects funded.

The Roosevelt Project is still delayed. The new streets person is Kenny Knudson and we would like to make him aware that the transitions zone which may take place between Almeria and McDowell is addressed. David Longoria will reiterate this information to him.

The project south of McDowell has been approved but nothing has been started. When is it going to begin? We are waiting on final design and hopefully we will see “shovel to the ground” this Fall.

Lisa Helm conveyed that the next Vision 3.5 Committee meeting will be Tuesday, February 12<sup>th</sup> at 5:30 pm at Lara’s or Lisa’s house. The Agenda includes discussion of the update and the 3<sup>rd</sup> Avenue Pilot Project. A notice will be sent out. The Walkuary’s have been successful.

**Zoning:** Opal Wagner was unable to attend this evening and has provided the following information given by Ann Bommersbach: 1) A variance to allow an over-height wall at 102 W. Granada was approved on January 17<sup>th</sup> which matches the adjacent wall that borders 1<sup>st</sup> Ave, 2) The variance to allow an 15’ accessory structure for 533 W. Palm Lane was approved on January 24<sup>th</sup>. The structure meets historic preservation guidelines as it is set back from the historic home and has a lower roofline, and 3) The variance to allow alcohol service at outdoor dining patio at Inperetto Gelato, 1616 N. Central Ave was approved on January 31, 2019 at 9:00 a.m.

A pending hearing scheduled for February 14, 2019 at 1:30 p.m., City Hall, First Floor Assembly Room C for a variance filed by Smithcraft Signs for an increase in height for a wall sign from 12 to 14 inches at 2333 N. Central Ave for DWL Architects (ZA-12-19) will be attended by one or more of the Willo Zoning Committee members.

**Board Election:** The Board election is next month. There will be one position open and the officers are unopposed. The candidates have all been emailed and requested to provide a short bio and a photo. The prior/current Board members can to use previous year’s information. Brad Brauer as Vice President has the duty of overseeing the election. If he is unable to do so, the duty passes to the Treasurer.

**Inside Willo:** Nikki reported that the February copy is out. There is plenty of copy for the March issue.

**Phoenix Murals:** The Board asked the City to Provide a statement of the best practices. This was provided and is on the website and in Inside Willo. The City is now asking all the “stakeholders” involved for feedback on the Best Practices. Bob emailed the Board the language of the Willo Plan which applied to this issue, e.g., characteristics, integrity and preservation. This was not considered in the Best Practices. As President it is his responsibility to see that it is stated publicly but this must be authorized by the Board.

**Anne Bommersbach motioned:** We move to authorize the Willo Board President to send a letter requesting that the City of Phoenix provide a response to our letter of July 2<sup>nd</sup>, 2018 and directly address our question about the compatibility of murals with historic preservation mandates and goals, and the Willo Conservation Plan, which mandates preserving the unique character of the neighborhood. Brad Brauer seconded and the motion carried with a vote of 6 yes, and 5 no.

**Old Business:** There was no old business.

**New Business:** Susan Benjamin serves as a member of the governing board for the Phoenix Elementary School District. She would like to give an update of the new strategic plan and has provided copies which, is an overview of the school district. Under the strategic plan we have something called the curriculum audit. Staff has been working hard to implement the changes of the audit. The great news out of Phoenix Elementary is that the AZ Department of Education says that we will have grades for each of our schools. This year our schools are C or better. Susan thanked the neighborhood for their support.

We need volunteers for greeters for a home on Cypress for the Home Tour.

The Social Committee Chairman resigned, and Nikki Armstrong has agreed to be the new Chair. Happy Hour is moving to the 3<sup>rd</sup> Friday of the month for February at Jack and Adrian's.

Patrice Wappel requested confirmation April 13<sup>th</sup>? The yard sale will be April 13<sup>th</sup>.

**Motion to Adjourn:** Brad Brauer motioned to adjourn. Jeremy Schacter seconded the motion and the meeting was adjourned at 8:30 p.m.