

From: Glenn Fournie
To: rob@risley.net
CC: Ramona Williams
Date: 07/28/2015 2:35 PM
Subject: Downtown Motor Hotel

Dear Mr. Risley,
thank you for your comment. All comment received by August 19th 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new> . All comments received become part of the Environmental Review Record.

Sincerely,
Glenn

Glenn Fournie
Project Coordinator
Housing & Community Development
City of Tucson
520-837-5408 phone
520-576-8016 cell
520-791-2529 fax
glenn.fournie@tucsonaz.gov

"No one that has served their country should be without a safe and secure Home"
<http://www.51homes.net/>

>>> Rob Risley <rob@risley.net> 7/25/2015 11:11 AM >>>
Dear Mr. Patch,

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I respect your opinion regarding the redesign. You are an architect & understand much more about design than i do. My home in the Barrio Libre won't be nearly as affected by this development as homes in Armory Park.

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I'll be happy to join you in the next fight against egregious redevelopment, but I'm retiring from this battle.

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Very truly yours,
Rob

From: Glenn Fournie
To: mlheuett@gmail.com
CC: Ramona Williams
Date: 07/28/2015 2:27 PM
Subject: Fwd: Re: Downtown Motor Hotel Information

Dear Ms. Heuett,
thank you for your comment. All comment received by August 19th 2015 will reviewed and posted on our website at <http://www.tucsonaz.gov/hcd/whats-new>

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>>> Ramona Williams 7/22/2015 8:05 AM >>>
FYI

>>> On 07/21/2015 at 1:38 PM, in message
<CAMRRLj0b6=FzDAdu37tLa_SYFfNeaU=H0jnEZd8sZmSEEHtsuA@mail.gmail.com>, Mary Lou
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> aMs, Williams,
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> This is an adverse effect to the people (human environment) who have
> to live and work around this 4 story cracker box. I will bet even money
> neither the mayor the the council people would put up with this in their
> neighborhoods. The City and its crony developers are greedy and continue to
> not meet the needs of the people who really work and live in the downtown.
> The document you sent for Ms. Strang confirms the bad faith by your
> department, the City of Tucson and the AZSHPO..
>
> Mary Lou Heuett, Property owner
> 417-419 So. Stone Ave.
> Tucson , AZ 85701
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> On Tue, Jul 21, 2015 at 12:24 PM, Ramona Williams <
> Ramona.Williams@tucsonaz.gov> wrote:
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>> On or about August 19, 2015 the City of Tucson Housing and Community
>> Development Department will submit a request to the U.S. Department of
>> Housing and Urban Development (HUD) for the release of funds to undertake
>> the project known as the Downtown Motor Lodge Apartments, 383 S. Stone
>> Avenue, Tucson, Pima County, Arizona 85701. The vacant and deteriorating

>> Downtown Motor Lodge is proposed for partial demolition, new construction
>> and rehabilitation into the Downtown Motor Apartments. The project will
>> consist of 35 one-bedroom and 9 two-bedroom units of affordable housing
>> with associated amenities and common areas. Twenty-five of the units are
>> being set aside specifically for veterans. Seven units will be handicap
>> accessible. The project will retain and rehabilitate portions of the 2
>> buildings fronting on Stone Avenue for use as offices and community space
>> and restore the existing historic sign. Requested funding from the HOME
>> program through the City of Tucson Housing and Community Development
>> Department is \$600,000.00. The total estimated project cost from all
>> sources is \$10,604,000.00, with additional funding provided by ADOH Housing
>> Trust Fund, AZ Low Income Housing Tax Credit equity, and the Federal Home
>> Loan Bank.

>>

>> The Environmental Review Record (ERR) that documents the environmental
>> determinations for this project is available at
>> <http://www.tucsonaz.gov/hcd/whats-new> and on file at City of Tucson
>> Housing and Community Development Department, 310 S. Commerce Park Loop,
>> Tucson, Pima County Arizona 85745 and may be examined weekdays 7:00 a.m. to
>> 3:00 p.m. Copies may be requested at \$.25 per page.

>>

>> Any individual, group, or agency may submit written or email comments on
>> the ERR to Glenn Fournie, City of Tucson Housing and Community Development
>> Department, 310 N. Commerce Park Loop Tucson AZ 85745
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>> funds. Comments should specify which Notice they are addressing. Comments
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>> You can also view the reports there.

>> The Section 106 process information can be viewed at:
>> <http://www.tucsonaz.gov/hcd/downtown-motor-hotel-section-106-process>

>>

>> A copy of the advertisement is attached. if you have any questions or
>> comment please contact me at glenn.fournie@tucsonaz.gov.

>>

>> Thank you,
>> Ramona

>>

>>

>>

From: Glenn Fournie
To: Dan Starr
CC: Ramona Williams
Date: 07/28/2015 2:26 PM
Subject: Re: Downtown Motor Hotel Information: Comment

Mr. Star.

Thank you for your comment. The \$ 10,604,000.00 funding for the Downtown Motor Apartments is coming from multiple sources, including the \$600,000.00 (5.7%) in HOME funds from the City of Tucson. The final amounts may change slightly due to interest rates and other variables:

Arizona Department of Housing (ADOH) Housing Trust Fund	\$	750,000.00	
Low Income Housing Tax Credit Equity		\$ 8,779,120.00	
Federal Home Loan Bank			\$ 360,000.00
City of Tucson HOME Funds		\$ 600,000.00	
Compass Affordable Housing/Bethel Development			\$ 114,880.00

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>>> Dan Starr <danstarrorg410@gmail.com> 7/21/2015 3:48 PM >>>
From the info: "...with additional funding provided by..." I notice that you don't say how much funding. his, to me, is a huge red flag.

--
Dan Starr, keyboardist

From: Sally Stang
To: Glenn Fournie; Ramona Williams
Date: 07/27/2015 10:13 AM
Subject: Fwd: Re: Downtown Motor Hotel

Sally Stang, Director
Housing & Community
Development Department
City of Tucson

310 North Commerce Park Loop
Santa Rita Building
520.791.4171 office
520.837.5395 direct

>>> Gary Patch <standuptall@gmail.com> 7/27/2015 9:53 AM >>>
Dear Rob,

Thanks for your comments.

Unfortunately, opposition to this development has not brought about a redesign or resulted in a better project. When Section 106 mitigation began - over 8 months ago now - the developer presented their plan. Since then, not a single change has been made to mitigate the height, scale or mass of this awful design.

Many people in the surrounding neighborhoods would gladly welcome this development if it were in scale and complimented the area in terms of materials, scale and quality of life for those living there. Personally, I love change - but it needs to be done with innovation, forethought and good design. Instead, this building uses the cheapest materials, skimps on the most basic elements to a healthy environment (no windows in the living areas, dark, double loaded corridors, no green space or balconies, limited parking) and imposes itself in an area where there is nothing to match it in height, scale or sheer banality. More egregious - it is our tax dollars paying for this imposition.

We should demand better from ourselves and our elected officials.

So - the results of mitigation? \$8,000 to the Armory Park Neighborhood and a few thousand dollars to fix sidewalks there. Apparently, a \$14,000 payoff [can we use the B word here?] can buy a developer a \$10.5 million project. People, history and properties surrounding these ill-planned projects be damned.

I would love it if our mayor stepped up to the plate and questioned the impact of these out-of-town opportunists. He should champion the people of his city who elected him AND historic preservation, not development at the cost of quality of life in our lovely town.

I'm sure you saw the NYT's article a few weeks ago lauding the great mid-Century modern architecture in our city? How ironic that we are now on the verge of tearing down a mid-Century modern building designed by Tucson's most preeminent architect, Josias Joesler. The collusive actions of the COT various departments [including the Tucson Preservation Office!] have brought this about.

Once again, they should all be ashamed.

Sincerely,
Gary Patch

On Sat, Jul 25, 2015 at 11:11 AM, Rob Risley <rob@risley.net> wrote:

Dear Mr. Patch,

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I respect your opinion regarding the redesign. You are an architect & understand much more about design than I do. My home in the Barrio Libre won't be nearly as affected by this development as homes in Armory Park.

I'm probably flaunting my ignorance, but I'm ok with the redesign. I believe it provides a streetscape compatible with surrounding buildings & future development to the north.

I'm also concerned that passionate opposition to change can result in prolonged urban blight.

I'll be happy to join you in the next fight against egregious redevelopment, but I'm retiring from this battle.

Thank you for your efforts. It has resulted in a better project. It may not be the best that I could hope for, but I don't have the money to buy the developer out. And, if I did, I would worry that it would be hard for me to get a return on my investment in the face of neighborhood activism.

Very truly yours,
Rob

On Friday, July 24, 2015, Gary Patch <standuptall@gmail.com> wrote:

Ms. Stang,

Will you please send me and those CC'd here the EXACT dates / timeframes that people of Armory Park Historic District and Barrio Libre Historic District have to object to the hideous Bethel development and destruction of the Downtown Motor Hotel.

Are there two objection periods - one with the COT and one with HUD?

What are the EXACT dates for each objection period?

Who do we address our objections to?

Once again the public has been left in the dark as to any time periods of formal objections to the destruction of this historic, Joesler designed building.

Once again, no one within direct sight of or directly effected by this junk development has received any formal, mailed notice as to how this will impact their property and the two historic zones that it will forever adversely effect.

Once again, over 150 people asked to be included in the Section 106 process and were made to feel invisible and given no voice in the process.

Once again, over the objections of hundreds of neighborhood residents, you and others in the COT have refused to hold current, up to date public meetings and to hear the voices of those whose lives will be most impacted by this poorly designed/planned building. Because you, Ms. Stang, failed to control past meetings is no excuse to silence and excise the voices of hundreds of people who want to be heard through public participation. The actions of your office have been undemocratic and borderline

tyrannical at best.

Once again, on-line, under-the-radar postings do not a well informed public make. It is simply a method used by your office to undermine public awareness and still meet your self-determined criteria of an "informed public".

Once again, a Memorandum of Agreement signed only by a select few, chosen by you, does not a public supported agreement make.

Once again, shame on you. Shame on you and all of those who have worked against community sentiment, have worked to degrade historic preservation, to introduce ill-designed, cheaply built - and let's be honest here - ugly buildings into our oldest and most historic neighborhoods.

Once again, we ask that the Downtown Motor Hotel be saved and repurposed for low-income housing that is affordable and fits into the fabric of these historic and important places.

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rob@risley.net

From: Sally Stang
To: Glenn Fournie; Ramona Williams
Date: 07/27/2015 9:12 AM
Subject: Fwd: Re: Downtown Motor Hotel

Sally Stang, Director
Housing & Community
Development Department
City of Tucson

310 North Commerce Park Loop
Santa Rita Building
520.791.4171 office
520.837.5395 direct

>>> "Mary Perillo" <m_perillo@Centuryele.com> 7/25/2015 11:59 AM >>>

What do you consider urban blight? Old buildings can be brought up to (renovated) "beautiful" structures and still keep the integrity of the neighborhood.

We are too quick to tear down buildings to modernize our world. There are many places in the world that would be lost historically if we took that approach everywhere. One of the reasons I purchased a home in the historic district is because I loved the quaint surroundings. If I wanted to be surrounded by modern structures, I could have purchased anywhere.

Change is good, progress is healthy, but greed is never good nor healthy. Money should not be a consideration when making a decision on a treasured neighborhood. I am certain the developers could make money purchasing buildings elsewhere. Do they care about the historical integrity of our special little neighborhood? Probably not.

Yes, opposition is necessary. Apologies if it makes developers uncomfortable.

Mary E. Perillo
Armory Park District homeowner

Sent from my iPad

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