

From: Glenn Fournie
To: Mary Perillo
CC: Ramona Williams
Date: 07/30/2015 3:06 PM
Subject: RE: Downtown Motor Hotel

Dear Ms. Perillo,

Thank you for your comments. While the City of Tucson Housing and Community Development Department has determined that the undertaking will adversely affect the historic property at 383 South Stone Avenue, the City has obtained the concurrence of the Arizona State Historic Preservation Officer (SHPO) pursuant to Section 106 of the National Historic Preservation Act 36 CFR Part 800, to resolve the adverse effects with the stipulations of a Memorandum of Agreement (MOA) by the City of Tucson, SHPO, the Developer and the Advisory Council on Historic Preservation (ACHP) in consultation with concurring parties. A copy of the executed MOA and the documentation of the Section 106 process, including public participation is available in the Environmental Review Record (ERR) and online at our website http://www.tucsonaz.gov/files/hcd/7-29-2015_Comments_Environmental_Assessment.pdf

The City of Tucson Housing and Community Development Department has determined that the project will have no significant impact on the human environment and is proceeding with the Request for Release of Funds to start the project. All comments will be reviewed and considered, posted on our website and become part of the environmental review that is submitted to HUD.

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/>

>>> "Mary Perillo" <m_perillo@Centuryele.com> 7/30/2015 9:58 AM >>>

Ms. Stang:

I do believe I was one of the 500 people that received something from your office. However, that stated that the decision is being considered in favor of the developer and you have heard our argument against and find it has no merit. I would like to know if in fact, the developer is moving forward – if yes, what are we protesting?

Excuse me for being somewhat vague, I will have to go through my files on this issue and find the letter so I can be more specific.

If you have any questions or comments, please do not hesitate to contact me.
Best Regards,

Mary E. Vialpando-Perillo
Perillo Industries, Inc.

dba Century Electronics
2150 Anchor Ct.
Newbury Park, CA 91320
W: 805-498-9838 X102
H: 805-497-4679
C: 818-399-9437

Please visit our website at: www.centuryele.com

"It's unwise to pay too much, but, it's worse to pay too little. When you pay too much you lose a little money, that's all. When you pay too little, you sometimes lose everything, because the thing you bought is incapable of doing what it was bought to do.

The common law of business balance prohibits paying a little and getting a lot. It can't be done. If you deal with the lowest bidder it is well to add something for the risk you run. And if you do that you will have to pay enough for something better.

There is hardly anything in the world that someone can't make a little worse and sell a little cheaper--- and people who consider price alone are this man's prey."

John Ruskin (1819 - 1900)

Proudly designed and manufactured in the USA. AS9100 registered, 100% Woman Owned
Disadvantaged Small Business

From: Glenn Fournie
To: Patti Caldwell
CC: Ramona Williams
Date: 08/03/2015 7:20 AM
Subject: Re: Downtown Motor Lodge project

Dear Ms. Caldwell,
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> , and included in the Environmental Review Record submitted to HUD.

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/>

>>> Patti Caldwell <pcaldwell@ourfamilyservices.org> 7/31/2015 10:26 AM >>>
Mr. Fournie,

I'm writing to encourage funding and support for the Downtown Motor Lodge project as it is conceptualized and proposed now. I have observed the controversy and feel that the developer has responded appropriately and that the redevelopment will be a clear asset to the neighborhood, the city and to the people it will house. Like Compass Affordable Housing, we are a local nonprofit that has built and owned affordable housing for more than 15 years. The need for safe, secure, healthy affordable housing for people with limited means is acute and I applaud Compass Affordable Housing for their vision and their plans.

Please let me know if there is any additional information that would be helpful. Thank you.

Patti Caldwell, MSW

Chief Executive Officer
Our Family Services
2590 N. Alvernon Way
Tucson, AZ 85712
Work: (520) 323-1708 x 413
Cell: (520) 237-1406
www.ourfamilyservices.org

Like us on Facebook!

From: Glenn Fournie
To: Andrea Ibanez
CC: Ramona Williams
Date: 08/07/2015 8:24 AM
Subject: Downtown Motor Lodge Apartments

Ms. Ibanez,
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 become a part of the permanent Environmental Review Record files and are made available to HUD.

Thank you for your support,
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/>

>>> "Andrea Ibanez" <aibanez@mail.com> 8/6/2015 11:43 AM >>>
On behalf of the Board of Pima Community Land Trust, I would like to express support for the Dometown Motor Lodge Apartments that will provide additional affordable housing including veterans. Having worked with Compass Affordable Housing and Mary Ann Beerling in the past, I know that she has done a thorough job of working with the surrounding neighborhood to retain important historical elements while making the project viable.
Thank you.
Andrea Ibanez
President, Pima Community Land Trust

August 7, 2015

Glenn Fournie
City of Tucson Housing and Community Development

Re: Downtown Motor Lodge Apartments
383 S. Stone
Tucson AZ 85701

Dear Mr. Fournie:

I understand that you are considering the merits of the proposed Downtown Motor Lodge Apartments during this 30 day comment period. I want to register my whole-hearted endorsement of the proposal. I have studied the drawings and renderings, and this is a good proposal on every level. It serves a population that is completely underserved, it turns a vacant and blighted property into a vital and energized property, and the location works for the people that will live there.

I am a local downtown architect and have lived at 922 S. 7th Avenue, which is about 5 blocks south of the site, since 1988. I'm a neighbor. I have passed by the property (in a car, on a bicycle, or on foot) almost every day for 27 years, and I can tell you that the property has been a blight for the entire time. Also, I am an architect that believes in historic preservation, and in fact historic preservation has been a significant part of my work for my entire career. So I don't take a project that calls for the demolition of most of a historic Joessler building lightly. In this case, the existing buildings are so completely deteriorated that a proposal such as this one is the only type of project that actually makes sense.

Some people seem to be opposing the project. The arguments that they are making regarding this project hold no water. As I understand it, those arguments consist of the following:

1. **"The project is too large, the scale is wrong for the location."** This is just myopic. Immediately south of the site is the Twin Palms apartment building, a 30 foot tall structure (I know, I drew the architectural preservation drawings for that restoration back in the '90's). Immediately to the rear is a four story masonry dormitory building that formerly served the adjacent former convent. That project has been converted into condominiums. Just north of the property is Casa Vicente, a large commercial building, and just north of that is the backside of the Temple of Music and Art, a massive structure. There is the police station. There will be the large apartment complexes a bit further

north on Stone. The context is varied, it is not just a bunch of Armory Park Victorian homes. In fact there are no adjacent Armory Park Victorian homes.

2. **“The project is not historically compatible.”** Admittedly this is Armory Park. But South Stone Avenue is a multi-family and commercial part of Armory Park. The proposal calls for salvaging the front offices, which will serve to hold on to some of the existing character of the site. Furthermore, to achieve historic compatibility one does not need to just slavishly copy what already exists. Even the Secretary of the Interior Standards for Historic Preservation state this clearly.
3. **“I can’t believe they are going to demolish a Joessler building. Why don’t they just preserve the building?”** This is a false choice that opponents of projects such as this one often suggest. It does not pencil out to just restore the existing structure. If a critic wanted the structure preserved, then he or she should have bought it when it was for sale for all those years and done the restoration that they claim they want. You can bet that if it made economic sense to restore the property and re-open it as a restored motor lodge, it would have already been done. The real choice is between doing a project such as this, or doing nothing at all and leaving the property vacant and blighted as it has been for years. I’ll take the new proposal every time myself.
4. **“There are already too many social services in this area.”** That comment, which I’ve heard directed at this project and from critics of other downtown projects, is just Nimbyism at its absolute worst.

I realize that there is opposition to this project. Please don’t let it get in the way of making the right decision. This project will be a net plus for downtown (and for 44 new tenants) in every way, in spite of what a very vocal minority has to say about it.

Thanks for your consideration. If you want to follow up, I can be reached at 792-0265. My email is bob@lanningarchitecture.com.

Sincerely,

Bob Lanning