

**Downtown Motor Hotel Project
Stakeholder Meeting
City Hall, 1st Floor
Friday, April 11, 2014 / 3:00 – 5:00 p.m.**

MEETING SUMMARY

Prepared by Office of Integrated Planning, City of Tucson

Participants

City Staff: Rebecca Ruopp, Nicole Ewing Gavin, Jonathan Mabry, Rebecca Ruopp, Becky Flores, Office of Integrated Planning / Roslyn Wells and Patricia Gehlen, Planning and Development Services

Participants: Twenty (20) people signed in (see Attachment A). This excludes City staff; they are named above.

Agenda:

- **Welcome & Introductions** – *Nicole Ewing Gavin, Rebecca Ruopp*
- **Project Background** – *Project Team*
- **Proposed Project** – *Project Team*
PowerPoint presentation
- **City Project Review Process & Status**
- **Planning & Development Services** - *Russlyn Wells & Patricia Gehlen*
- **City Historic Preservation Office** - *Jonathan Mabry*
- **Neighborhood Considerations** - *John Burr*
- **Discussion** - *Rebecca Ruopp to facilitate*
- **Next Steps** - *Nicole Ewing Gavin, Rebecca Ruopp*

Meeting Conduct

This public meeting was organized by the City of Tucson's Office of Integrated Planning to bring both involved and interested parties (i.e., stakeholders) together to hear about the project process and design and discuss related issues. Participants included the development team for the proposed project; City staff involved in development review and permitting; representatives of the Armory Park Neighborhood Association; other interested residents; Ward Office VI representatives; members of several historic preservation bodies; and others. City staff provided an update on the project review, including permitting and historic preservation considerations; the development team gave an illustrated presentation regarding the project, addressing the property condition, the proposed project, and the effort to preserve the neon sign and street face portions of the building; and a member of the Armory Park Neighborhood Association shared some concerns about the limited outreach to the neighborhood, about the compatibility with the adjacent historic neighborhood, and about the City's notification process for the Independent Parking Permit. This was followed by an open discussion, which was primarily focused on process concerns. Flipchart notes taken by staff during the discussion follow.

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Staff Notes Taken During Question & Answer Period

- Get all stakeholders together earlier in the process
- Neighborhood wants to have a voice in process prior to application.
- Neighborhood felt it didn't receive communication.
- City notification to surrounding properties is not currently required for Independent Parking Permit (IPP).
- Conversion of Land Use Code to Unified Development Code: silent on "H" zoning. IIP didn't require notification. Clarification needed.
- Transition to adjacent historic structures. Zero setback required on north/south.
- Historic Advisory Committee listened to courtesy presentation by developer. Did not approve or disapprove as it was a courtesy presentation.
- Compass Affordable Housing did not receive letter that neighborhood sent.
- "H" trumps "IID" – What does this mean?
- UDC is a suburban code
- Provisions in overlays regarding appropriate development.
- City making exceptions (e.g., IPP) that allow this type of development.
- City's unwillingness to pursue owners' of decaying properties such as the Downtown Motor Hotel leads to this sort of situation. ["Demolition by neglect"]
- IID changes – will not allow delisting
- IID sunseting and the IID changes won't have been made
- When does property owner get notified of historic status – i.e., National Register?
Response: In case of National Register District, nominations may be made without receiving consent from owner; whereas for a Local Historic District, 51% of property owners must approve designation of properties as historic.
- Zoning map – shows C-3 zoning; this went through CDRC review process.
- Need more clarification to property owners regarding IID requirements.
- City staff asked if developer were pursuing federal funds; said "no" initially. Later developer applied for federal funds, but City Historic Preservation Officer didn't know or would have made it clear that SHPO would have to approve proposal.

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ATTACHMENT A

Meeting Participants who signed in and their affiliations

(This does not include City staff; they are named on first page of meeting summary.)

	Name	Affiliation
1	Kegan Tom	The Architecture Company
2	Richard Fe Tom	The Architecture Company
3	John Burr	Armory Park Neighborhood Association
4	Richard Mayers	West University Neighborhood Association, Core-Banc
5	Diana Amado	Ward 6
6	Steve Kozachik	Ward 6
7	Les Pierce	Arroyo Chico Neighborhood Association, Core-Banc
8	Molly Thrasher	Ward 6
9	Darren Da Ronco	Arizona Daily Star
10	Lynn Wilson	Compass Affordable Housing
11	Mark Crum	Tax payer
12	Richard Studwell	Self
13	Chris Gans	West University Neighborhood Association
14	Demion Clinco	Tucson Historic
15	Jack McLain	Armory Park Historic Zone Advisory Board Chair
16	Grant Wille	Armory Park Neighborhood Association, President
17	Mark Shoemaker	Bethel Development
18	Arthur Stables	Tucson-Pima Historic Commission
19	Bill Schlesinger	Compass Affordable Housing
20	Maryann Beerling	Compass Affordable Housing