

From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; Victor Silver
Date: 08/17/2018 9:20 AM
Subject: Re: I Support the Union on 6th Project

Mr. Silver,

Thank you for your comments. They will be attached to the record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Victor Silver <victor@arizonarental.net> 08/17/2018 9:20 AM >>>

Dear M<<mailto:scott.clark@tucsonaz.gov>>r. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso,

I am writing to you to register my strong support for this project and the current design being proposed.

There are several specific reasons for my support:

1. When the United States Department of Transportation and Federal Transit Administration delivered \$83M to jumpstart the ~\$200M Sunlinks Trolley Project in 2014, the explicit understanding was that the City of Tucson would do everything in its power to promote and encourage residential and commercial infill density along the streetcar line. Any effort to oppose this project, (which is a model for smart infill directly on the Streetcar line) would be a breach of that commitment. Supporting this type of project is exactly the right thing to do for the City of Tucson in 2018.
2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.
3. This project will accomplish several goals which support both the streetcar and the local business community. Approximately 400 graduate students and professionals who currently live elsewhere would live right at the intersection of 4th Avenue and 6th Street with all of the spending power that will bring to the district. It will also increase ridership on the Trolley significantly.
4. All of the lots between 6th Street and 7th Street will be transformed from vacant "party parking lots" where Tucson Police have always had drug, alcohol, and other more serious problems into high-quality housing and retail with a professional property management team that understands how to manage this type of building in an urban setting.
5. 7500 square feet of the first new high-quality retail space in decades will attract new businesses to 4th Avenue and assuming rising tides float all boats, this should help the overall business community. Alleys and common spaces that have been dark and lifeless for decades will be lit and energized for pedestrian and bike traffic.
6. The 300,000 square foot project will bring a substantial amount of construction jobs, fee revenue and

ongoing property taxes to the City of Tucson, which badly needs the money.

Finally, due to restrictive zoning that is already in place, it is likely that this will be one of the last substantial projects on 4th Avenue. It will complement the older buildings and businesses in a way similar to Portland, San Diego and most urban college towns all over the United States. It works everywhere else and there is no reason to believe it wouldn't help to jumpstart 4th Avenue.

This is a wonderful opportunity to embrace thoughtful, smart development. I hope you will approve this project. If you would like to call me further to discuss please feel free to reach me at 949 606-4570

Thank you,
Victor Silver

[signature 1]

From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; Jarrett Reidhead
CC: Scott Clark
Date: 08/17/2018 9:21 AM
Subject: Re: Support for project including property at 316 East 6th Street

Jarrett,

You comments have been add to the public record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Jarrett Reidhead <jarrett15@gmail.com> 08/17/2018 9:21 AM >>>
Dear M <scott.clark@tucsonaz.gov>r. Clark, Ms. Laurie, Ms. Hines and Ms.
Gayosso,

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There are several specific reasons for my support:

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This is a wonderful opportunity to embrace thoughtful, smart development. I

hope you will approve this project.

--

Best Regards,
Jarrett Reidhead, CCIM, DB
Tucson Integrity Realty LLC
[www.T <http://www.PrestigiousUofArentals.com>](http://www.PrestigiousUofArentals.com) IRentals.com
7526 N La Cholla Blvd
Tucson, AZ 85741
520.331.8050 Cell
520.838.9876 Fax
Jarrett15@Gmail.com

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From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; Roman Sainz
Date: 08/17/2018 9:30 AM
Subject: Re: Union on 6th Project

Mr. Sainz~

You comments have been add to the public record.

Thank you,

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Roman Sainz <romanarizona@yahoo.com> 08/17/2018 9:30 AM >>>
Dear Mr. Clark, Ms. Laurie, Ms. Hines and Ms.Gayosso,

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There are several specific reasons for my support:

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This is a wonderful opportunity to embrace thoughtful, smart development. I hope you will approve this project.

Sincerely,

Roman G Sainz
Tierra Antigua Realty
RomanArizona@Yahoo.com
(Cell) 520-270-3312

From: Carolyn Laurie
To: Christina Wilcox Kelley
Date: 08/17/2018 9:37 AM
Subject: Re: Union & 6th Project

Christina,

You comments have been add to the public record.

Thank you~

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Christina Wilcox Kelley <beechnut13@gmail.com> 08/17/2018 9:37 AM >>>
Dear Ms. Laurie:

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Sincerely,

Christina Wilcox-Kelley

From: Carolyn Laurie
To: Jim Bradley
CC: Maria Gayosso; Alexandra Hines
Date: 08/17/2018 9:45 AM
Subject: Re: 4th Ave and 6th Street project

Jim,

Thank you for comments. Your comments have been added to the public record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Jim Bradley <Jim@axiaappraisers.com> 08/17/2018 9:45 AM >>>
August 17, 2018

Good Morning,

I am in favor of the project that is proposed for this location. I do a lot of commercial appraisals along 4th Avenue. My observations are that without new investment in this area, it will continue to be essentially a "poor" economic area in Tucson. The overall quality and ability of the tenants in this area currently to be able to afford reasonable rental rates has resulted in the maintenance of most of the existing facilities to deteriorate. The landlords cannot afford to maintain let alone modernize their properties and then the market will not pay sufficient rents. And it is a downward cycle that only with new investment and an increasing resident population can you change this downward cycle. With the Trinity project on the north end of 4th Avenue and the other proposed project on the south end of 4th (Wreck & Maloney's site), a new project like is proposed for this site will anchor the middle of the resurgence of 4th Avenue. New customers will bring new money into the area, which will then allow the commercial tenants to be able to afford higher rents and then the landlords will have the money to reinvestment in their properties, ending this downward cycle. I appreciate your consideration of my opinion on this matter.

Respectfully submitted,

James S. Bradley, MAI, AI-GRS, CCIM
President, Axia Real Estate Appraisers
3320 North Country Club Road #230
Tucson, Arizona 85716
520-545-0000
jim@axiaappraisers.com <<mailto:jim@axiaappraisers.com>>

From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; Jade
Date: 08/17/2018 10:09 AM
Subject: Re: Union on 6th Project

Jade,

Thank you for your thoughtful email below. Your comments have been added to the public record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Jade <tucsonrealestate@mindspring.com> 08/17/2018 10:09 AM >>>
Re: Union on 6th Project

Dear Mr. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso,

I am writing to you to register my strong support for this project and the current design being proposed. I am a longtime Tucsonian, with wonderful memories of 4th Avenue. When I was in high school, I started shopping at Value Village and buying my clothes at How Sweet It Was. I celebrated my 21st birthday at Delectables. When I married my 1st husband, I bought my wedding dress at Creations. I have dined monthly for decades at Athens on 4th, with a dear lifetime friend. My current husband and I went on our first date to Caruso's and he purchased my engagement/wedding ring at the 4th Avenue Street Fair over 21 years ago. Such wonderful memories!

I also have a brother, who worked as a dishwasher at Caruso's, during his high school years. He regularly attends his junior high and high school reunions in Tucson and I am encouraging him to retire here. He thinks it is shameful how the city fathers have allowed the central city to decay. In his opinion, much of central Tucson looks like a 3rd world country. I agree with him, that if buildings are functionally obsolete and are not going to be restored, they need to be torn down. It does not say much for our community, that a local jewel such as 4th Avenue, can be mistaken for a crime ridden urban renewal area, to visitors from out of town.

There are several specific reasons for my support:

1. When the United States Department of Transportation and Federal Transit Administration delivered \$83M to jumpstart the ~\$200M Sunlinks Trolley Project in 2014, the explicit understanding was that the City of Tucson would do everything in its power to promote and encourage residential and commercial infill density along the streetcar line. Any effort to oppose this project, (which is a model for smart infill directly on the Streetcar line) would be a breach of that commitment. Supporting this type of project is exactly the right thing to do for the City of Tucson in 2018.

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Finally, due to restrictive zoning that is already in place, it is likely that this will be one of the the last substantial projects on 4th Avenue. It will complement the older buildings and businesses in a way similar to Portland, San Diego and most urban college towns all over the United States. It works everywhere else and there is no reason to believe it wouldn't help to jumpstart 4th Avenue.

This is a wonderful opportunity to embrace thoughtful, smart development. I hope you will approve this project.

Respectfully,

Jade Bossert
bossert@mindspring.com

From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; adam@jaknappagency.com
Date: 08/17/2018 10:15 AM
Subject: Re: I Support the Union on 6th Project

Adam,

Thank you for your thoughtful email below.

Your comments have been add to the public record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> <adam@jaknappagency.com> 08/17/2018 10:15 AM >>>

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This is a wonderful opportunity to embrace thoughtful, smart development. I hope you will approve this project.

Thank you,

Sincerely,

Adam Griggs
VP JA KNAPP

520/299-3720 Office
520/299-8019 fax

www.jaknapp.com

From: Carolyn Laurie
To: Maria Gayosso; Alexandra Hines; Heidi Baldwin
Date: 08/17/2018 11:30 AM
Subject: Re: [POSSIBLE Malware MESSAGE] 4th Ave proposed plan

Heidi,

Thank you for your feedback and your comments will be added to the record.

Carolyn Laurie
Principal Planner
Special Districts Manager
Planning & Development Services
City of Tucson
520.837.4953

>>> Heidi Baldwin <heidihacienda@gmail.com> 08/17/2018 11:30 AM >>>

WARNING: Your email security system has determined the message below may be a potential threat.

It may trick victims into clicking a link and downloading malware. Do not open suspicious links.

If you do not know the sender or cannot verify the integrity of the message, please do not respond or click on links in the message. Depending on the security settings, clickable URLs may have been modified to provide additional security.

----- Suspicious threat disclaimer ends here -----

Dear M <scott.clark@tucsonaz.gov>r. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso,

As a Tucson Native, I am writing to you to register my strong support for this project and the current design being proposed.

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This is a wonderful opportunity to embrace thoughtful, smart development. I hope you will approve this project.

Thank you,

Sincerely,

Heidi Baldwin

--

Heidi Baldwin

Vice President Executive Council

Long Realty Company - A Berkshire Hathaway Affiliate

heidihacienda@gmail.com <heidihacienda@gmail.com>

*cell: 520.907.9682web: HeidiBaldwin.LongRealty.com
<http://secure-web.cisco.com/1sOVWygZoGkHZ0ZkvPSfVYCHZ2pSQUTnWc_Wdp-HR5bH3DEJM-Jd45v_CN2bpxuY2jortClrRPjtG6wx-YQbZBo8lhJGk30PiXqimB_nMbS0M-ymf7S7fgfDgEAZiujjHroDhCXASA2jWWaheingBfkou-y8Dr0MmUW1q8zN4WN8qrhKymwVeeYV6VDmNQdqIYwKpw88jwPNFam8Rj3Jh9ATrNaSkYW6IAU4ymtTHTGLg-zw3R_cWTN40rSdUoitoKNlZrJ6yRU-zER7Hg9CMr6Mn_B9Vet1yDQgo2o1vUYFLaQwQOShgeoMk40clE8kwbQrX1bq3lYsfzXZAzq0FG7Q_s8q_WKXT6KPWWpjRPego-Ata8sdEG5t11McARR7py1qdvFZBiWEMp2mcMLdg/http%3A%2F%2FHeidiBaldwin.LongRealty.com>*

<http://secure-web.cisco.com/1kJpXpVxdxgtRQqgVuFYw1g-gWnykgAlr2q9YKlrxNfkAGbmNg_KH1E_6xmxEtPA1Je3aTW5z17KSOGOJAYtafiOIXQpvX4hYKwsqEgd6bUDBQjEvKRVNmw_y56EltYwQPELomwTX_l-mjCY_nzaChqr2WMIsgZEyFnn3ifn6i3s57WPpa_rpvAE3-Z9YqEC-6U3gVbGP9lqD7yLeGulim9mmXzS_nf7MdCMn8O1cloa7h9agW93OlV68Eui0kXYSslpyWPFcPvSz3EGZBvmofTmSpy3B_Xzx07lITJe-cGxjLbZ5guk0g6ENUN5UxzeM_aHMLhTfDbiYpHWJM1L9emzBiWnE_8yncN6Gjp_ylkWiSvtZ6Xswp5GclZ-2h2SToXzTw4qldjRRtPGak7w/http%3A%2F%2Flongrealtyapp.com%2Fheidibaldwin>

****PLEASE BE AWARE - WIRE FRAUD IS ON THE RISE - *

*LONG REALTY & OUR AFFILIATED SERVICES WILL NEVER ASK YOU TO WIRE MONEY VIA EMAIL. *

ALWAYS CONFIRM BY TELEPHONE DIRECTLY WITH YOUR ESCROW AGENT ANY WIRE REQUESTS OR INSTRUCTIONS YOU RECEIVE.