

**From:** Eric Christensen <eric.j.christensen@gmail.com>  
**To:** <Carolyn.Laurie@tucsonaz.gov>  
**CC:** Stephen Mike Rebro <mikerebro@yahoo.com>  
**Date:** 12/02/2014 5:10 PM  
**Subject:** Downtown IID - El Presidio neighborhood

Carolyn:

I have reviewed the proposed IID plan linked from <  
<http://pdsd.tucsonaz.gov/pdsd/planning-commission-infill-incentive-district-subcommittee>>,  
and would like to express the following concerns.

I am a resident of the El Presidio neighborhood, and have been a property owner here since 2004, when I was able to purchase my first home in the Meyer/Court infill project spearheaded by the City of Tucson. This has been a great blessing to myself and my family, and I am supportive of the effort to encourage additional infill in the El Presidio neighborhood and surrounding properties.

However, I have some significant concerns about the proposed zoning allowances, especially in the Block 175 / El Charro lot parcel. This property is surrounded on 4 sides by historic, 100-year old structures, yet is being proposed to be zoned for high-rise structures on a portion of the lot. I cannot fathom how this makes any kind of sense, when viewed from the site's context in the historic neighborhood. Not only would a 14-story (or 10-story, or 8-story) structure completely dominate the site and the historic buildings around it (including the Presidio reconstruction recently completed by CoT), it would bring significant parking and congestion problems to the neighborhood. My home is located a block north of this site, and I already have to take extra care with myself and my 3-year old daughter to be watchful of cars speeding around the Meyer/Court loop, looking for a shortcut out of the neighborhood. I shudder to think what a high-rise, high-density development would do to this already dangerous situation.

My concerns are somewhat less when applied to "the Docks" property at Stone/Franklin/6th Street, but I still believe that high-rise, high-density development is incongruous with and inappropriate for the neighborhood. Given that nearly the only type of high-density residential development that has been built in the downtown and University area for the past few years is rental student housing, I fear what kinds of developments could be built in what is until now a relatively safe, quiet neighborhood, given its proximity to downtown. I do not know how many residents the El Presidio neighborhood has (a few hundred?), but the current population could potentially be dwarfed by filling up a student housing tower or two.

Thank you for hearing my concerns, and please forward them to the appropriate authorities. I love living downtown with my family, and look forward to continued \*appropriate\* development within the El Presidio neighborhood district. I hope the historic nature of one of Tucson's first neighborhoods will be respected, preserved, and cherished as Tucson becomes a 21st century city.

Regards,

Eric J. Christensen