

June 13, 2018

Dear Neighbor:

You are invited to attend a neighborhood meeting regarding two proposed plan amendments for the Benedictine Monastery property on the east side of North Country Club Road between 2<sup>nd</sup> and 3<sup>rd</sup> Streets. The property is subject to both the Alvernon-Broadway Area Plan and the Miramonte Neighborhood Plan. Both plans require amendments. Specific requests are:

- 1) Amend the Alvernon-Broadway Area Plan Conceptual Land Use Map (p. 21 of the Alvernon-Broadway Area Plan) and the Miramonte Neighborhood Conceptual Land Use Map (p. 16, Exhibit 2 of the Miramonte Neighborhood Plan) from the current designations of **Office/High Density Residential** and **Low Density Residential** to a single designation of **Commercial/Office/High Density Residential**. This amendment will better reflect the current R-3 and O-3 zoning which already allow high density residential and office uses. It will also add the ability for a future rezoning request that would allow for commercial adaptive reuse opportunities for the existing Monastery buildings.
- 2) Add a section to the Miramonte Neighborhood Plan that describes the current land use proposal for the redevelopment of the property, which will include potential reuse, preservation and protection of the Monastery.

Poster Frost Mirto will host a meeting to discuss the proposed plan amendments, give an overview of the process, and address any questions or comments you may have. Please join us:

**Thursday, June 28, 2018 at 6:30 pm**  
**Benedictine Monastery Chapel**  
**800 North Country Club Road.**

Comments on the proposed plan amendments may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Planning Commission public hearing to be announced.

If you cannot attend the meeting or have questions prior to the meeting, please contact Corky Poster ([cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)) or Liz Farkas ([Efarkas@posterfrostmirto.com](mailto:Efarkas@posterfrostmirto.com)) or call 520 822-6310.



12502015A  
APOSTLE MATTHEW LLC  
3161 E TERRA ALTA BLVD  
TUCSON AZ 85716-4515

125020720  
GOORDMAN JOHN MICHAEL  
3014 E 1ST ST  
TUCSON AZ 85716-4107

125130480  
ALCALDE PROPERTIES LLC  
3150 E CERRADA LOS PALITOS  
TUCSON AZ 85718-4244

12502014A  
KNIGHT AMY P  
3045 E 1ST ST  
TUCSON AZ 85716-4106

12513027B  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130250  
AGARE LLC 3/7 INT & TACC INC  
1/7TH & BRICKMAN FRED E & ROCH  
PO BOX 30512  
TUCSON AZ 85751-0512

125130470  
CITY OF TUCSON .

125130290  
BRICKMAN FRED E & ROCHELLE H  
TR  
3720 N ALLWOOD PL  
TUCSON AZ 85750-2303

125130320  
TACC INC  
1002 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125130240  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130420  
CHAI RICHARD & CHAI GABRIELA  
JT/RS  
3219 E 2ND ST  
TUCSON AZ 85716-4211

125130330  
TACC INC  
8414 E CAMBRIA DR  
TUCSON AZ 85730-2614

125130280  
QWEST CORP  
ATTN: AMY BRILEY  
- PROP TAX DEPT  
PO BOX 2599  
OLATHE KS 66063-2599

125130300  
GAILLEE INVESTMENT CO INC  
ATTN: MARTIN SCHULTZ  
1010 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125020800  
DELAIR JOHN R & O REILLY-DELA  
IR MAUREEN REVOC TR  
1225 E SUNSET DR STE 145 PMB  
538  
BELLINGHAM WA 98226-3554

125020670  
SUMMIT RENTALS LLC  
243 S CALLE DE MADRID  
TUCSON AZ 85711-4132

125130310  
RRN INC  
746 N COUNTRY CLUB RD  
TUCSON AZ 85716-4506

125020790  
GOODHART DONNA BETH  
3029 E 2ND ST  
TUCSON AZ 85716-4112

125020680  
MORGAN MICHAEL D  
2509 N CAMPBELL AVE PMB 118  
TUCSON AZ 85719-3304

125130450  
HARD PROPERTY MANAGEMENT LLC  
2231 E CALLE LUSTRE  
TUCSON AZ 85718-4926

125020780  
BLACKWELL JOHN L & BLAKE DENI  
CE A TR  
3025 E 2ND ST  
TUCSON AZ 85716-4112

125020690  
CARO ERIC  
3034 E 1ST ST  
TUCSON AZ 85716-4107

12513027A  
KBS LLC  
ATTN: MARTIN LEE SHU  
LTZ MD  
1010 N COUNTRY CLUB RD  
TUCSON AZ 85716-4239

125020770  
GOULDEN EDWARD J & MARILYN J  
TR  
ATTN: GMAC MTG CORP OF PA T  
PO BOX 963  
HORSHAM PA 19044-2251

125020700  
MUELLER FAMILY TR  
ATTN: PHIL  
IP G & CYNTHIA R MUELLER TR  
3028 E 1ST ST  
TUCSON AZ 85716-4107

125130460  
3207 EAST SECOND STREET LLC  
1861 N KOLB RD  
TUCSON AZ 85715-4900

125020760  
KORN JANE BYEFF  
5414 S SAYBROOK LN  
SPOKANE WA 99223-9123

125020710  
FIRST STREET PROPERTY LLC  
20 CARMEL HTS  
WAPPINGERS FALLS NY 12590-3415

125130230  
AGARE LLC  
PO BOX 30512  
TUCSON AZ 85751-0512

12513054A  
ZAWADA SEBASTIAN LIVING TR  
3334 E POPINAC LOOP  
TUCSON AZ 85716-0000

12513055A  
SANDNER RICHARD  
3220 E 2ND ST  
TUCSON AZ 85716-4212

12502082A  
BECHERER MICHAEL E & ELAINE W  
CP/RS  
3028 E 2ND ST  
TUCSON AZ 85716-4113

125130640  
SHELTON W DANIEL & TANA CP/RS  
5420 N CALLE LA CIMA  
TUCSON AZ 85718-4922

12513058A  
SANDNER RICHARD JAMES LIVING  
TR  
3220 E 2ND ST  
TUCSON AZ 85716-4212

12502083A  
HERZOG STEVEN P  
3024 E 2ND ST  
TUCSON AZ 85716-4113

12513068A  
TUCSON MONASTERY LLC  
5669 E FORT LOWELL RD  
TUCSON AZ 85712-5212

12513065A  
CHAPEL HOLDINGS LLC  
PO BOX 40070  
TUCSON AZ 85717-0070

12502084A  
GORDON JENNIFER ROTH & DEREK  
ROTH CP/RS  
3020 E 2ND ST  
TUCSON AZ 85716-4113

125020910  
RICKEL CATHY R & DEL CP/RS  
3051 E HAWTHORNE ST  
TUCSON AZ 85716-4135

12513059A  
WHEELER DANIEL G & CARMEN H C  
P/RS  
3212 E 2ND ST  
TUCSON AZ 85716-4212

12502085A  
ALBRECHT HELMUT HEINRICH & W  
OOD-ALBRECHT GAY A  
3008 E 2ND ST  
TUCSON AZ 85716-4113

125020900  
ROMEO ANGELO M & KEWITZ VERON  
ICA R CP/RS  
3039 E HAWTHORNE ST  
TUCSON AZ 85716-4135

12513062A  
AREVALO CLAUDIA  
3210 E 2ND ST  
TUCSON AZ 85716-4212

125130900  
CHAPEL HOLDINGS LLC  
PO BOX 40070  
TUCSON AZ 85717-0070

125020890  
STEPHENS JACOB H  
3033 E HAWTHORNE ST  
TUCSON AZ 85716-4135

125130630  
KOSKY VITOTAUS J & DOLORES K  
TR  
3202 E 2ND ST  
TUCSON AZ 85716-4212

125130530  
DE LUCA VINCENT J & DANESE C  
REVOC TR  
3231 E HAWTHORNE ST  
TUCSON AZ 85716-4222

125020880  
SCHELBLE JAMES M & MARION S J  
T/RS  
3025 E HAWTHORNE ST  
TUCSON AZ 85716-4135

125130690  
HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
TUCSON AZ 85702-0000

12513056B  
VAUGHN CHRISTIE & VAUGHN ARLE  
NE F JT/RS  
2601A DOVE CREEK LN  
PASADENA CA 91107-1454

12502087C  
COOK FAMILY TR ATTN: CHARLES  
R & ELIZABETH G COOK TR  
1305 S GERTRUDA AVE  
REDONDO BEACH CA 90277-5127

125130700  
HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
TUCSON AZ 85702-0000

12513057B  
FRANKS ROSS L & KROHN BETTINA  
A CP/RS  
PO BOX 3893  
RANCHO SANTA FE CA 92067-3893

12502087D  
HORGAN TR ATTN: DIANNE D & T  
ERENCE E HORGAN TR  
940 N BENTLEY AVE  
TUCSON AZ 85716-4199

125130710  
HOMESITES INC RILEY JOSEPH  
H  
PO BOX 1642  
TUCSON AZ 85702-0000

125130600  
CORNEY LOREN D & ANN BROOKS C  
P/RS  
3213 E HAWTHORNE ST  
TUCSON AZ 85716-4222

125130780  
H E ASSET MANAGEMENT LLC  
1311 E CONDESA SEGUNDA  
TUCSON AZ 85718-5704

125020810  
O NEIL ROBERT E & KATHLEEN S  
Y STORE  
3030 E 2ND ST  
TUCSON AZ 85716-4113

125130610  
BERGMAN ERIC J & FOX CATHERIN  
E L JT/RS  
814 S 3RD AVE  
TUCSON AZ 85701-3202

125130790  
LA PORTE GAYLE R  
3226 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125130810  
DANIELS TIMOTHY J  
3220 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125021240  
EVANS GALEN C  
3050 E HAWTHORNE ST  
TUCSON AZ 85716-4136

125100660  
TUCSON MONASTERY LLC  
5669 E FORT LOWELL RD  
TUCSON AZ 85712-5212

125130820  
MONKS TERRENCE J & LAU SERRIN  
E S & MONKS SARAH L ALL JT/RS  
4951 N AVENIDA DE VIZCAYA  
TUCSON AZ 85718-6083

125021250  
RILEY JOSEPH H JR & KATHLEEN  
A JT/RS  
3042 E HAWTHORNE ST  
TUCSON AZ 85716-4136

125101340  
CASA LA PAZ CONDOMINIUMS (FOR  
GIS PURPOSES ONLY)

12513085B  
WEBSTER RICHARD C JR & THERES  
A M CP/RS  
3208 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125021260  
THOMPSON MARY K  
3034 E HAWTHORNE ST  
TUCSON AZ 85716-4136

12503118A  
LEONARD DANIEL MATTHEW & HOLL  
Y JENNIFER CP/RS  
7942 N BLAKEY LN  
TUCSON AZ 85743-7322

12513085A  
GIBSON CARA M & BISSELL JACK  
S CP/RS  
3202 E HAWTHORNE ST  
TUCSON AZ 85716-4223

125021270  
GROVER JANE MASON TR  
3026 E HAWTHORNE ST  
TUCSON AZ 85716-4136

125031160  
HILLIARD JOSEPHINE 5% & GENDA  
NEAL 95%  
3033 E 3RD ST  
TUCSON AZ 85716-4124

12502086A  
BARTZ ERIKA J  
5131 N SOLEDAD PRIMERA  
TUCSON AZ 85718-4822

125021280  
JOHNSON NANCY J  
3255 N STEWART AVE  
TUCSON AZ 85716-1221

125031140  
RITCHIE DENNIS C & AMANDA ROS  
S REVOC LIVING TR  
3015 E 3RD ST  
TUCSON AZ 85716-4124

125130770  
CUMMINGS SCOTT J  
323 E 8TH ST # 230  
TUCSON AZ 85705-8512

125130880  
THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

125031130  
BRODERICK TRUST  
ATTN: JAMES  
WILLIAM & CYNTHIA SCHMALZ  
BROD  
3003 E 3RD ST  
TUCSON AZ 85716-4124

125130890  
THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

125130870  
THIRD STREET INVESTORS LLC  
ATTN: ROBERT DAVIS  
3211 E 3RD ST  
TUCSON AZ 85716-4215

125031110  
BRODERICK TR  
ATTN: JAMES W &  
CYNTHIA S BRODERICK TR  
3003 E 3RD ST  
TUCSON AZ 85716-4124

125130830  
HUBMAN DONALD G  
3217 E 3RD ST  
TUCSON AZ 85716-4215

125021310  
CITY OF TUCSON .

125101040  
CHANDLER JOHN CHRISTOPHER  
3228 E 3RD ST  
TUCSON AZ 85716-4234

125130840  
DAVIS ROBERT  
3211 E 3RD ST  
TUCSON AZ 85716-4215

125031100  
CITY OF TUCSON .

125101020  
FINK BETTY M & WILLIAM CP/RS  
3224 E 3RD ST  
TUCSON AZ 85716-4234

125130860  
BEHREND SAMUEL H & O NEIL MAR  
Y ANN JT/RS  
3205 E 3RD ST  
TUCSON AZ 85716-4215

125031090  
RILEY JOSEPH JR & KATHLEEN A  
JT/RS  
3042 E HAWTHORNE ST  
TUCSON AZ 85716-4136

125101000  
COSTELLO HEIDI BETH & WILSON  
STEVEN BENNETT  
3220 E 3RD ST  
TUCSON AZ 85716-4233

125100980  
GIFFORD CAROL A TR  
3216 E 3RD ST  
TUCSON AZ 85716-4233

125100950  
DEHART ROBERT A & GEORGIA L T  
RUSTEES  
3210 E 3RD ST  
TUCSON AZ 85716-4232

12503127B  
PALMOUR ROBERT E & KELLY E CP  
/RS  
9005 E BEAR CREEK DR  
TUCSON AZ 85749-9642

125101030  
SURVIVORS TR UNDER JELKS J R  
UKIN JR & CAROLYN G FAMILY TR  
131 LYLE CANYON RD  
ELGIN AZ 85611-8704

12510053A  
GUADALUPE LAND & INVESTMENT C  
O  
ATTN: SAGEWOOD PROPERTIES LL  
3901 E BROADWAY BLVD  
TUCSON AZ 85711-3452

125140850  
HILL MICHAEL D  
300 W CHIHUAHUA ST  
SILVER CITY NM 88061-4819

125101010  
LEEDY SHERRY L  
2004 BALTIMORE AVE  
KANSAS CITY MO 64108-1914

125100600  
762 COUNTRY CLUB LLC  
6510 E MIRAMAR DR  
TUCSON AZ 85715-3119

12514013A  
3160 FOURTH STREET LLC  
412 N 6TH AVE  
TUCSON AZ 85705-8327

125100990  
JELINEK FAMILY TRUST  
ATTN: A  
RTHUR J JELINEK TR  
3218 E 3RD ST  
TUCSON AZ 85716-4233

125100650  
PATCH FAMILY TR  
ATTN: JEFFRE  
Y C & ROBIN R PATCH TR  
6571 E PLACITA ELEVADA  
TUCSON AZ 85750-1200

125140120  
PUEBLO CAPITAL LLC  
2011 S HOWARD STRA  
TUCSON AZ 85713-1442

125100970  
FOGELSONG JEAN M SURVIVORS TR  
3214 E 3RD ST  
TUCSON AZ 85716-4233

12503119A  
NUNEZ KIMBERLY A  
799 N COUNTRY CLUB RD  
TUCSON AZ 85716-4505

12514010A  
BEAU SOLEIL PROPERTIES LLC  
3360 W MONTGOMERY ST  
TUCSON AZ 85742-9751

125100910  
WHITE HARRISON C & COOPER LYN  
N A JT/RS  
3202 E 3RD ST  
TUCSON AZ 85716-4232

12503121A  
WEHLE BONNIE  
3030 E 3RD ST  
TUCSON AZ 85716-4125

125140680  
LA QUERENCIA HOMEOWNERS ASSN

125100920  
KEAN FAMILY LIVING TR  
ATTN:  
LARRY K & KIMBERLY D KEAN TR  
3204 E 3RD ST  
TUCSON AZ 85716-4232

125031220  
KREAG JASON & BUCH VANESSA CP  
/RS  
3020 E 3RD ST  
TUCSON AZ 85716-4125

125140010  
RODGERS INVESTMENT FUND I LTD  
PARTNERSHIP  
ATTN: RICHARD RO  
746 N COUNTRY CLUB RD  
TUCSON AZ 85716-4506

125100960  
THOMAS BONNIE L  
51 ARGUELLO BLVD APT 5  
SAN FRANCISCO CA 94118-1445

12503126A  
JOHNSON DEBRA ANN 1/3 & BRADL  
EY DAVID K & PATRICIA L TR 1/3  
3008 E 3RD ST  
TUCSON AZ 85716-4125

125140640  
A JUICY TR  
ATTN: C J VOHS TR  
3114 E 4TH ST  
TUCSON AZ 85716-4508

125100940  
VAN OSTRAND TIMOTHY  
3208 E 3RD ST  
TUCSON AZ 85716-4232

125100640  
762 COUNTRY CLUB LLC  
6510 E MIRAMAR DR  
TUCSON AZ 85715-3119

125140600  
MARTIN CHRISTEN H & PERONA BR  
IAN JOHN JT/RS  
401 CHAPALA ST APT 111  
SANTA BARBARA CA 93101-3496

125100930  
BEATRICE MASON  
1665 E 18TH ST STE 122  
TUCSON AZ 85719-6800

125031300  
D ANTONIO JAMES  
751 N COUNTRY CLUB RD  
TUCSON AZ 85716-4505

125031310  
FUENTEVILLA MIGUEL & SOTINSKY  
SONYA CP/RS  
2810 E 4TH ST  
TUCSON AZ 85716-4422

Jonathan Rothschild  
Mayor  
255 W. Alameda ST  
Tucson, AZ 85701

Les Pierce  
N.A.-Arroyo Chico  
2727 E. Beverly Drive  
Tucson, AZ 85716

Les Pierce  
N.A.-Arroyo Chico  
2727 E. Beverly Drive  
Tucson, AZ 85716

Alice Roe  
N.A.-Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

Leonora B Burkhart  
N.A.-Blenman-Elm  
P.O. Box 42092  
Tucson, AZ 85733

Steve Morrison  
N.A.-Blenman-Elm  
Tucson, AZ

Michael Weingarten  
N.A.-Broadmoor-Broadway  
2702 E Arroyo Chico  
Tucson, AZ 85716

David L Holder (1st VP)  
N.A.-Broadmoor-Broadway  
2617 E Croyden St  
Tucson, AZ 85716

Barbara Becker  
N.A.-Broadmoor-Broadway  
2694 E Stratford Dr  
Tucson, AZ 85716

Alison H. Jones  
N.A.-Catalina Vista  
300 N Sierra Vista Dr  
Tucson, AZ 85719

Alison M. Hughes  
N.A.-Catalina Vista  
2223 E Edison St  
Tucson, AZ 85719

Dan Schnoll  
N.A.-Catalina Vista  
2215 E Edison St.  
Tucson, AZ 85719

Nicole Gerhart  
N.A.-El Conquistador  
3515 E. Calle Del Prado  
Tucson, AZ 85716

Margot Garcia  
N.A.-El Encanto Estates  
3100 E Calle Portal  
Tucson, AZ 85716

Sarah Schram  
N.A.-El Encanto Estates  
3100 E Calle Portal  
Tucson, AZ 85716

Patricia Morales  
N.A.-El Encanto Estates  
3100 E Calle Portal  
Tucson, AZ 85716

Cyndi Amundson  
N.A.-El Montevideo  
Tucson, AZ

Wayne Sunne  
N.A.-El Montevideo  
3838 E. Calle Barcelona  
Tucson, AZ 85716

Celeste Blackwell  
N.A.-El Montevideo  
Tucson, AZ 85716

Kristine Yarter  
N.A.-Garden District  
P.O. Box 32384  
Tucson, AZ 85751

Lois Pawlak  
N.A.-Garden District  
PO Box 32384  
Tucson, AZ 85751

Meg Johnson  
N.A.-Garden District  
PO Box 32384  
Tucson, AZ 85751

Terry Borg  
N.A.-Miramonte  
3579 E 3rd St  
Tucson, AZ 85716

Sam Behrend  
N.A.-Miramonte  
3205 E 3rd St  
Tucson, AZ 85716

David Raichlen  
N.A.-Miramonte  
PO Box 40602  
Tucson, AZ 85717

Ronni Kotwica  
N.A.-Palo Verde  
3230 E Seneca  
Tucson, AZ 85716

Steve Poe  
N.A.-Palo Verde  
Tucson, AZ

Candice Filipek  
N.A.-Palo Verde  
Tucson, AZ

Dr. Margaret Drugay  
N.A.-Peter Howell  
P.O. Box 13314  
Tucson, AZ 85732

Suzanne Oviedo  
N.A.-Peter Howell  
Tucson, AZ

125031320  
MARTIN MAXWELL E G  
3039 E 4TH ST  
TUCSON AZ 85716-4425

125031330  
NORTH WILLIAM E & JOYCE C  
3031 E 4TH ST  
TUCSON AZ 85716-4425

125140610  
J & G INVESTMENT LIMITED PART  
NERSHIPnATTN: JOSEPH W & GWYNN  
2872 PALMER DR  
SIERRA VISTA AZ 85650-5264

125140650  
FOSTYK MICHAEL J  
204 WOODRIDGE CT  
CANONSBURG PA 15317-9500

Expires 7/22/18

Oweta Josleyn  
N.A.-Peter Howell  
P.O. Box 13314  
Tucson, AZ 85732

Rick Bell  
N.A.-Sam Hughes  
PO Box 42931  
Tucson, AZ 85733

John S O'Dowd  
N.A.-Sam Hughes  
2819 E. Lisbon Pl  
Tucson, AZ 85716

Richard Fimbres  
Ward 5  
4300 S. Park Av  
Tucson, AZ 85714

Steve Kozachik  
Ward 6  
3202 E. 1st St  
Tucson, AZ 85716

Expires 7/22/18

DATE: 6/15/18

City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T18PR20059

PROJECT LOCATION: 800 N. COUNTRY CLUB RD

This serves to place on record the fact that on 6/15/18, Emily Cathey,  
(date) (name)  
mailed notice of the 6/28/18 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature: Emily Cathey Date: 6/15/18

Attachment: copy of mailing labels

**To:** benapresident@gmail.com; phnaemail@gmail.com; waynesunni@netscape.net;  
paloverdena@gmail.com  
**Cc:** Ross Rulney; John Beall  
**Subject:** Benedictine Monastery Neighborhood Meeting.  
**Attachments:** plan amend invite ltr.pdf

Friends:

As you may know, there is a meeting on the Benedictine Monastery tomorrow night June 28 at 6:30 PM at the Monastery Chapel. Letters mailed to you using the City of Tucson mailing labels bounced back to me, so I am being diligent in making sure that you have been notified about the meeting. See attached invitation.

**Corky Poster**

Architect / Planner/ Principal

**POSTER FROST MIRTO, INC.**

ARCHITECTURE | PLANNING | PRESERVATION

317 North Court Avenue  
Tucson, Arizona 85701  
P 520.882.6310  
C 520.861.6320  
[www.posterfrostmirto.com](http://www.posterfrostmirto.com)

Good Afternoon,

Here is all the contact information that I was able to find for you.

Blenman-Elm- Steve Morrison

Contact: Alice Roe (President), [benapresident@gmail.com](mailto:benapresident@gmail.com)

Peter Howell- Suzanne Oviedo

Contact: [phnaemail@gmail.com](mailto:phnaemail@gmail.com)

El Montevideo- Cyndi Amundson, Celeste Blackwell

Contact: Wayne Sunne (President), [waynesunni@netscape.net](mailto:waynesunni@netscape.net)

Palo Verde- Candice Filipek, Steve Poe

Contact: [paloverdena@gmail.com](mailto:paloverdena@gmail.com)

at Mirto  
Court Avenue  
zona 85701

PHOENIX  
AZ 852  
15 JUN '18  
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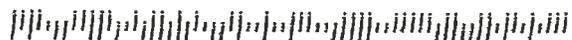
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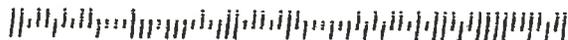
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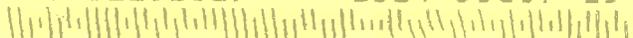
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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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| & Leon Du Plessis |                                       |                           |
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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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Shari Murphy 1411 N. Conilla 85216 326-5915

Dr H.K. Devich 11030 N 96 ST Sects. 85240 214-934-8893





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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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| Joe Audino      | 2714 E. Winchester Vis | joe@save4th.com                      |
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| Charles Casey   | 3910 E. Hawthorne      | casjc12@gmail.com                    |
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|                 |                        |                                      |
|                 |                        |                                      |



**Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel**

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| Jana Segal         | 4743 E. Mabel St.      | Jana.Segal@aol.com      |
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| Mark Raven         | 2802 E. 9th St.        | mraven@ravlaw.com       |
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|                    |                        |                         |

Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

| Name                  | Address                    | Email or Phone           |
|-----------------------|----------------------------|--------------------------|
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| Matt Hanson           | 3236 E Hawthorne           | (520) 349-5065           |
| Kyle Pecker           | 1127 E Adelante Dr         |                          |
| Molly McKasson        | 2888 E. 4 <sup>th</sup> St | memckasson@gmail.com     |
| Chris Kraft           | 3341 E. 3rd                | chkraft@gmail.com        |
| Helen + John Erickson | 4012 E Poe St              | hbe@email.arizona.edu    |
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| JACKIE KAIN           | 2348 E 4 <sup>th</sup> ST  | jacquelinekain@gmail.com |
| Susan Silverman       | 2833 E Arroyo Chico 85716  |                          |
|                       |                            |                          |
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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

| <u>Name</u>          | <u>Address</u>                 | <u>Email or Phone</u>    |
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| MICHAEL GINSBURG     | 2845 E. Helen St. (16)         | MG@BUILDCOACH.BIZ        |
| Richard Roati        | 2833 E. Arroyo Chico 85716     | RJROATI@HOTMAIL.COM      |
| SUSANA ALMUIÑA       | 15 E. CALLE BELLEZA TUCSON, AZ | SALMUIÑA@icloud.com      |
| Cheryl Hunter Houser |                                |                          |
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| Ellen Shenkarow      | 2802 E. 9TH ST                 | shenkare6@gmail.com      |





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| FRANK FRISWA               |                                         | 327-3252 / 365-0454                 |
| Martha Ortiz               | 2302 E. 9th ST.                         | augustomartha@q.com 623-9351        |
| Quintin Ortiz              | "                                       |                                     |
| Ken Plattner               | 3149 E Linden St 85716                  | 268-0120<br>520 <del>608-0120</del> |
| Mary Sheridan              | 3322 E. 2 <sup>nd</sup> 85716           | 520-389-4508                        |
| Marianne Bernsen           | 2941 E. Toledo Pl. 85716                | 520.881.6460                        |
| Hugh Wilson                | 15 E. Calle Bella                       |                                     |
| Art Cash                   | 3002 E. Bellevue                        | 85716                               |
| MARTIN L. DRESNER MD, FACS | 2902 E. MABEL ST.<br>TUCSON, 85716-3848 | martin@dresner.name                 |



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Neighborhood Meeting, Plans Amendments for Benedictine Monastery Project, June 28, 2018, Monastery Chapel

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MEETING NOTES  
BENEDICTINE MONASTERY  
PLANS AMENDMENTS NEIGHBORHOOD MEETING

JUNE 28, 2018  
6:30 PM  
BENEDICTINE CHAPEL

---

**Attendees:**

Refer to attached sign-in sheets for attending members of the public.

**Purpose of meeting:**

The owner of the site is seeking a Plan Amendment to the Miramonte Neighborhood Plan and the Alvernon-Broadway Area Plan. This meeting is a preliminary step to a Plan Amendment application.

**Description of Plan Amendment request:**

The Amendment would include map revisions and policy changes. Map revisions would change the maps to list the conceptual land uses for the site as "Commercial – Neighborhood Level/Office/High Density Residential." Policy changes would include: a policy to preserve and reuse the Benedictine Monastery site as a Historic Landmark and promote appropriate adaptive reuse opportunities for it; set new height limits within defined zones around the Monastery, new limits on number of new residential units, and language about compatible architecture.

The requested map and policy changes reflect feedback incorporated from an informal public meeting held in March as represented by lowering the proposed new construction heights and unit counts. It was noted that the property immediately north of the site (currently housing a dilapidated structure) could potentially become part of the site, although this very recent possibility has not yet been incorporated into any plans.

If the Plan Amendment is approved by Mayor and Council, the development team will proceed with a Planned Area Development (PAD) process that involves additional community and neighborhood participation to further define the characteristics of new development on the site.

**Presentation by Corky Poster (attached).**

**Questions, concerns, and comments by members of the audience:**

**Traffic**

Several area residents expressed concern about increased traffic on Country Club, referencing the congestion on Tucson Blvd. and traffic accidents on Country Club, particularly those involving bicyclists.

Requests were made for comprehensive traffic studies.

One resident mentioned considering additional entrances other than Country Club.

**Parking**

Several participants expressed concern about ensuring that enough parking is provided on site (for residents, their guests, and any commercial users) both to conform to current per-unit parking requirements and to prevent spill-over parking within the neighborhoods.

One resident asked if the proposed 222 new units would fit within the current zoning restrictions relative to setbacks, parking, and height limits.

Another resident noted that Group Dwelling (allowed use in current zoning) potentially has a lower parking requirement than what is proposed.

One resident encouraged considering additional structured parking, perhaps on the new corner parcel.

**Sustainability**

One resident urged the crowd to “think beyond the car” and encourage other modes of transit, noting the site’s proximity to bike and public transit routes.

One resident questioned the proximity of solar-panel covered parking to trees/landscaping.

One resident inquired about the capacity of existing public utilities (water, sewer) to accommodate the new development.

**Preservation**

One resident applauded efforts to preserve the monastery and would like to see significant landscape elements (avocado tree, pomegranate, orchards) preserved to create a visitor attraction.

One resident urged confining all development to within the existing building itself, leaving the rest of the site vacant.

Another resident encouraged using the Monastery for housing in lieu of additional new construction height.

A question was asked about setbacks and whether the new building would extend west of the face of the existing Monastery building.

One resident expressed belief that developer does wish to preserve the building, but noted the City Council initiated the Historic Landmark designation. It was asked why the Owner did not initiate the HL.

A suggestion was made that a future meeting include discussion of the Secretary of the Interior’s Standards for Historic Preservation to increase awareness about appropriate preservation approaches.

**Tenants**

One resident noted that one goal of the Miramonte neighborhood plan is to encourage 2-story owner-occupied development. That same resident asked why the content of the Miramonte Neighborhood Plan was OK when it was written, but not OK now?

There are concerns about students renting these units.

**Height and Density**

One resident objected to the scale of the proposal as inappropriate for the location and cautioned about it setting a new height precedent for the area that would affect view corridors.

One resident suggested using wood construction to lower construction costs and require fewer units/less height.

**Amenities**

One resident noted they were not interested in any amenities and reminded the attendees that those would not likely be free.

Another resident noted that a free, open property would not be viable to maintain.

**Next steps**

One resident noted that if the Plan Amendment is approved, the zoning changes would be permanent but the architecture is not guaranteed.

Another resident noted that they trust the development team’s intent and credentials. This resident and others expressed desire to continue a collaborative effort that allows public input.

To: Corky Poster

From: Ruth Beeker

Re: Request for Simplification of Plan Amendment: Benedictine Monastery

Thank you for sending me the pdf of your Pre-Application Neighborhood Meeting presentation made June 28, 2018. As president of the Miramonte Neighborhood Association Board when the Miramonte Neighborhood Plan (MNP) was written a decade ago, I am aware that our plan is primarily a values and vision document.

An exception is the Conceptual Land Use Map which was imported by staff from the earlier Alvernon-Broadway Area Plan. Its specificity must be amended for you to proceed in the development of your parcel. I find the designation you propose to be appropriate.

I most definitely believe that there should be NO height limitations put into the MNP. Currently there are none; ergo, there are no numbers to amend. Even the zoning category parameters are irrelevant since you make clear that you wish to use a Planned Area Development (PAD). During that process will be the time for height to be determined. To place any restrictions in the MNP would reduce the options I would hope will be considered during the "interactive design process." Finding the building design and site utilization which will best serve the interests of those of us who live in the immediate area requires we keep that flexibility.

I also do not see any reason that you need address the designation of the Benedictine building as Historic Landmark (HL) during this plan amendment process. There is no text in the MNP which would preclude that action; I know of no requirement that HL's be added to neighborhood plans.

Please confine your amendment request to that which is necessary to progress to the next step of the process. There is a long way to go!!



**BENEDICTINE SISTERS OF PERPETUAL ADORATION**  
31970 STATE HIGHWAY P • CLYDE MO 64432-8100 • PH: 660 - 944 - 2221

July 6, 2018

Mr. Corky Poster  
Poster Frost Mirto, Architects

This is a letter of support for the Plan Amendments to the Tucson Monastery, 800 N County Club Rd. submitted by Ross Rulney of Tucson Monastery, LLC and your firm. I was the final Superior of the Monastery and handled details of the search for a buyer 2016-2018. From 2008 on, I was supervisor for maintenance and operation of the building, quite familiar with its gifts and limitations. In the last few days, I reviewed the 58-slide presentation shown June 28, 2018 at a public meeting.

In deciding to sell to Mr. Rulney, we did so understanding that he has a basic love for and commitment to preserving the large Monastery structure that was placed on the National Register of Historic Places in 1994. Our understanding was that, given that designation, any future owners would be required to preserve the look of the exterior and that they would not be granted permission by the City permit department to take down part or all of the building.

Once we exhausted all avenues then available to us to sell it to a religious user, we entertained several offers for purchase and selected Mr. Rulney in the Fall of 2017, signing an Agreement to Sell, effective February 2018. We did not have any illusions that the extensive open spaces would be preserved in a 'park-like' atmosphere under his use. We understood that anyone who paid market cost for the 6+ acre property plus the cost for planning renovations, basic modernization [sorely needed], and required Code upgrades to the interior [not required of us; our occupancy pre-dated modern Codes], would need to generate significant income using the vacant three acres. What the details of those costs and economic feasibility numbers are we do not know, but we:

- Favor high quality housing that will benefit a center city area; we prefer that instead of large-scale student housing.
- Appreciate that Mr. Rulney, despite having another architect from prior projects, decided to hire and rely on the good advice of Mr. Corky Poster, well respected by our neighbors and throughout the City as the architect who upgraded more buildings designed by Roy Place than anyone else.
- Appreciate that Mr. Rulney has lowered proposed heights of the buildings, though they are still above current height limitations.
- Expect that the design of housing will complement the existing monastery and believe that Mr. Poster and his firm can best accomplish that, given his experience.
- Our sisters collectively have seen lots of change to the surrounding neighborhood since 1940. Country Club Road is no longer a dirt road; it is a major and noisy thoroughfare. Change is not always easy; what is initially opposed needs to sometimes be accepted over time.
- Have been most happy to be a part of a growing, vibrant Tucson from 1935-2018, rendering service to the people of southern Arizona by our life of prayer and hospitality.

Sincerely,

*Sr Joan Ridley, OSB*

**From:** Margot W Garcia <mgarcia@vcu.edu>  
**Sent:** Friday, June 29, 2018 9:46 AM  
**To:** Corky Poster  
**Subject:** Benedictine Monastery

Corky,

You did a masterful job at the meeting last night. I thought you starting out with the 5 points you wanted to correct was very powerful and encouraged trust in what you had to say. You weren't afraid to answer the tough questions and you did it with a level voice and even emotion.

I thought the statement that the O3 would end right about here, in the middle of the Chapel was very telling. It showed how crazy the current zoning is.

I wish you could teach/coach department heads at the city on how you design/handle this type of potentially contentious public meeting. If they would adopt your style we might be able to collaborate on issues of road design and land use.

Thanks again and congratulations on a job well done.  
Margot

Sent from my iPhone

Begin forwarded message:

**From:** "Nix, David H - (nix)" <[nix@email.arizona.edu](mailto:nix@email.arizona.edu)>  
**Date:** July 9, 2018 at 2:56:21 PM MST  
**To:** "[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)" <[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)>  
**Cc:** Ross Rulney <[rossrulney@gmail.com](mailto:rossrulney@gmail.com)>  
**Subject:** **Benedictine Convent project**

Hi, Corky -- I had to leave the recent public presentation and am overdue in communicating, but I want to tell you how impressed I was with your presentation -- particularly the preface about the false narrative. I strongly support the plan with the revised heights. Please let me know when and where to send supporting letters, etc.

If you don't mind unsolicited ideas from a minimally-experienced outsider, I thought the presentation might be strengthened by (1) examples of comparable massing in or adjoining residential areas (Doubletree comes to mind -- also Redondo Tower, though that's a less residential district) and (2) a clearer explanation of what "unbundling" of parking is, and if there is any research quantifying its effect on space demand and trip generation.

(Feel free to ignore the foregoing -- you know your business way better than I do.)

Best regards --

DHN  
[nix@email.arizona.edu](mailto:nix@email.arizona.edu)



Dianne Moore Bret Harte

You're friends on Facebook

Former Executive Director at Southwestern Foundation for Education and Historical Preservation  
Lives in Tucson, Arizona

---

THU 7:47PM

Corky, had the initial meeting been as well planned as tonight's there would not have been as negative reaction. I think Ross's defensiveness drew a line in the sand. Adelante.



THU 8:53PM

Thank you. Your opinion means lot to me.



**From:** Janasegal <janasegal@aol.com>  
**Sent:** Wednesday, June 27, 2018 2:39 PM  
**To:** cposter@posterfrostmirto.com  
**Subject:** positive solution for the Benedictine Sanctuary development

June 27, 2018

Hi, Corky

I have been wanting to meet with you to discuss a positive solution for Benedictine Sanctuary development that would benefit you, the developer, the neighbors, and the entire Tucson community.

As a member of Sustainable Tucson's core team, I am excited about the possibilities that the Benedictine Sanctuary development offers. What a great opportunity to build green apartments that include livable streets and sustainable infrastructure like water harvesting! These high-end apartments would attract tenants committed to living a healthy, sustainable life-style. That lifestyle includes less driving and more bike riding. And there just happens to be a major bike route that goes right by the sanctuary! As members of this sustainable community, the tenants would agree to get by with one parking space instead of the 1 1/2 required by the city and use the bike route or nearby public transportation. The developer would save money on parking spaces and the buildings wouldn't need to be so tall. That would offset some of the parking and traffic concerns of the neighbors. That's a win-win for everyone!

Having a lovely view of the orchard out of arched Spanish style windows would attract the high-end tenants you seek. Which brings me to the orchard...

Sustainable Tucson would like to see the orchard included as part of the historic designation. A portion of the sanctuary could be renovated into a museum that would include the orchard and a botanical garden. Including the historic orchard would help develop Tucson as a tourist destination for visitors drawn here by our City of Gastronomy designation. Plaques could highlight the diverse produce grown in our desert and stories of how the sisters used the orchard bounty to feed the Tucson community. This new attraction would be a great addition to City of Gastronomy and "foodie" tours along with other sites like Mission Garden. That would bring more visitors to Tucson. The sanctuary building could still be used as a boutique hotel (as you suggested) with restaurants, gift shops and art galleries for the tenants, tourists and hotel guests.

The orchard could also be used as community gathering place with a much needed centrally located farmers market and neighborhood garden. All of that would be attractive to those interested in a sustainable lifestyle. And it would benefit the neighborhood as well.

Michael Peel from Local First is gathering data that shows how the place-making Benedictine Sanctuary Museum and Orchard, along with a high-end green apartment complex, could make the

developer money.

Please, let me know how I can help you make this vision a reality. Members of our team from Sustainable Tucson and a representative from Local First would be happy to present this plan to the neighborhood associations.

Best,  
Jana Segal  
Core Group, Sustainable Tucson

**efarkas@posterfrostmirto.com**

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**From:** T K <tk.stuff@yahoo.com>  
**Sent:** Thursday, June 28, 2018 9:47 AM  
**To:** Efarkas@posterfrostmirto.com  
**Subject:** Opposed to Rezoning Density Designation of the Monastery Property

Dear Ms. Farkas,

I am opposed to increasing the density and, for that matter, any request to increase the allowable height limit for this property. It is disappointing that the owner is not more civically minded and has chosen to hold the Monastery hostage in an effort to overbuild the property thus diminishing both the neighborhood and iconic status (and stature) of this beautiful building.

Sincerely,

Tina Krohn

Miramonte neighbor

**From:** Christine W. Dawdy <azartist@cox.net>  
**Sent:** Friday, June 22, 2018 10:27 AM  
**To:** Corky Poster  
**Subject:** Re: Benedictine Monastary meeting

OOP! sorry. Obviously I'm distracted. I'll put it on the calendar.  
Chris

On Jun 22, 2018, at 10:24 AM, Corky Poster <[cposter@posterfrostmirto.com](mailto:cposter@posterfrostmirto.com)> wrote:

Thank you. The meeting is actually next Thursday June 28, not last night. So if your husband's illness improves, you would be very welcome to attend.

On Fri, Jun 22, 2018, 1:00 PM Christine W. Dawdy <[azartist@cox.net](mailto:azartist@cox.net)> wrote:

If your have minutes of last night's meeting will you please email them to me? My husband is ill so we did not attend.

I think it would be an ideal facility to house immigrant refugees. Apparently these facilities are making money per a NYT article. Maybe the article was in The Washington Post.

Thank you,  
Christine Dawdy

**cposter@posterfrostmirto.com**

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**From:** Clotilde Rickelman <crickelman1717@gmail.com>  
**Sent:** Monday, June 18, 2018 6:12 PM  
**To:** cposter@posterfrostmirto.com  
**Subject:** benedictine monastery

I am very interested in this development since I live in the neighborhood. A high rise residential would be totally devastating and County Club cannot handle such traffic in the first place. Unfortunately, I cannot make the meeting as I will be in San Diego but do count my voice.

thank you,  
clotilde rickelman  
5 E. Calle De Felicidad Tucson, AZ 85716=



Corky Poster  
 c/o Poster Frost Mirto  
 317 N Court Ave,  
 Tucson, Az. 85701

Dear Corky,

June 29, 2018

*Great job on your presentation of the Benedictine Monastery last night. As I'd expressed to you personally, before the whole shebang got going, I truly do believe there is no one more capable and committed to getting this entire project done correctly and maintaining the essence of this historic structure than you. Keep up your dedication!*

*I do realize that it's going to be a while before final plans are all drawn up, presented, and then to see ground broken there. I may have previously contacted your office via phone and/or with a note following the very first contentious community meeting that took place with this suggestion, but let me make it*

*again ~~~~> I truly do feel that, in addition to the fewer stories and the step-backs from Country Club that you've amended to your initial design, I have to believe that you would appease a great many more of your contestants if you capped each of the pitched roofs off with Spanish-mission tiles that would be seen as keeping the entire decor "more uniform and "less jarring to the eye". I appreciate this might not be the most up-to-date structural implement to utilize in a new building, but if folks are going to kvetch about the historic nature of the structure, you could take it back to something of what Place did, without having*

*to go all the way back to the Hohokam. 😊 Just a thought..... And I'm not seeking credit for this recommendation. 😊 Thank you for all you're doing!*

*True, I don't live in the Miramonte nor the Sam Hughes neighborhoods, but I'm also **not** really upset (*very much*) that "you didn't mention the Sam Hughes*

*Neighborhood until..." much later in your presentation either.*



Take care!  
 Naturally,

*J*

Jefferson J. Stensrud      jeffstensrud@gmail.com  
 1621 W. Montenegro Drive (the hamlet of Montenegro)  
 Pima County, Arizona 85704  
 Too-Sun, Arid-zone-aaaaaahhh  
 Sonoran Desert



**Benedictine Monastery:**  
**Plan Amendments, Pre-Application Neighborhood Meeting**

*June 28, 2018*





Before we  
get started  
on tonight's  
meeting, let's  
talk about  
Preservation

What I have learned after 45 years of work as a preservation architect is that saving buildings is the easier part of preservation.

Finding contemporary sustainable economic uses is the hard part.

# MOUNTAIN VIEW OFFICERS CLUB

**LET'S MAKE THE HISTORIC MOUNTAIN VIEW OFFICERS CLUB ONCE AGAIN A MEANINGFUL AND USEFUL PART OF THE LIFE OF FORT HUACHUCA**

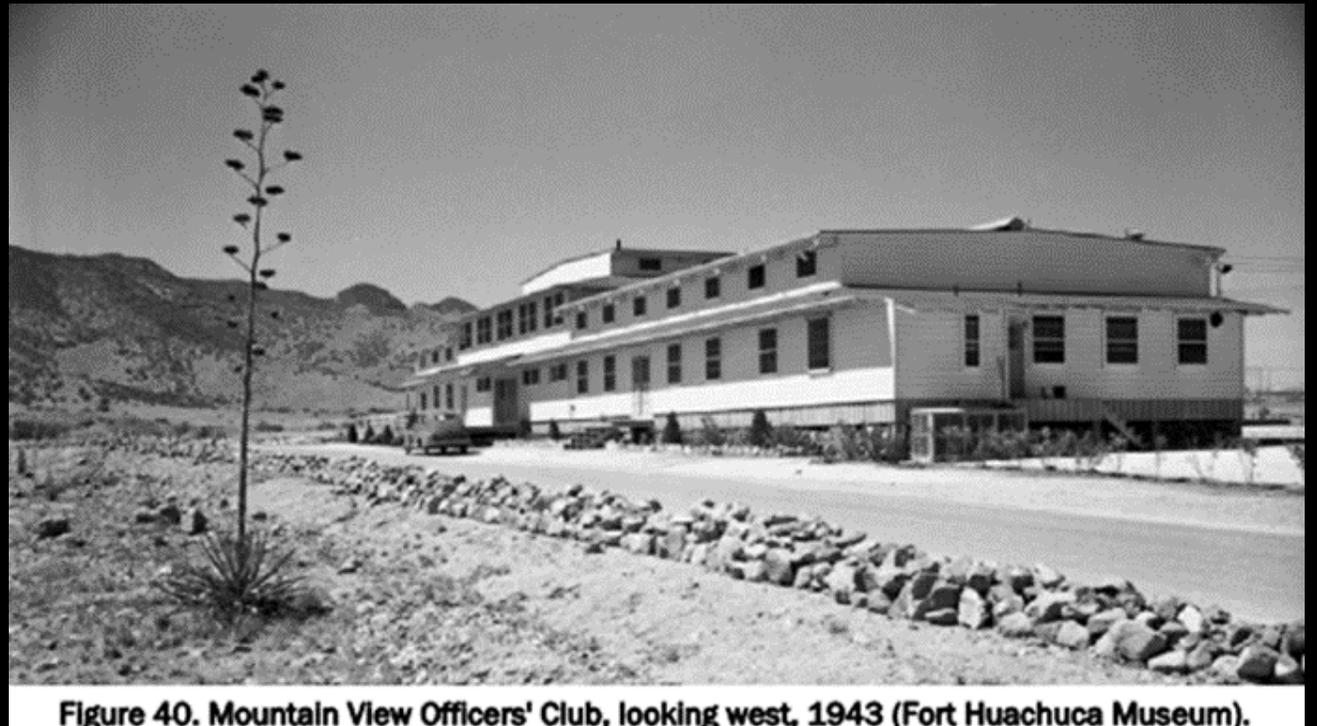


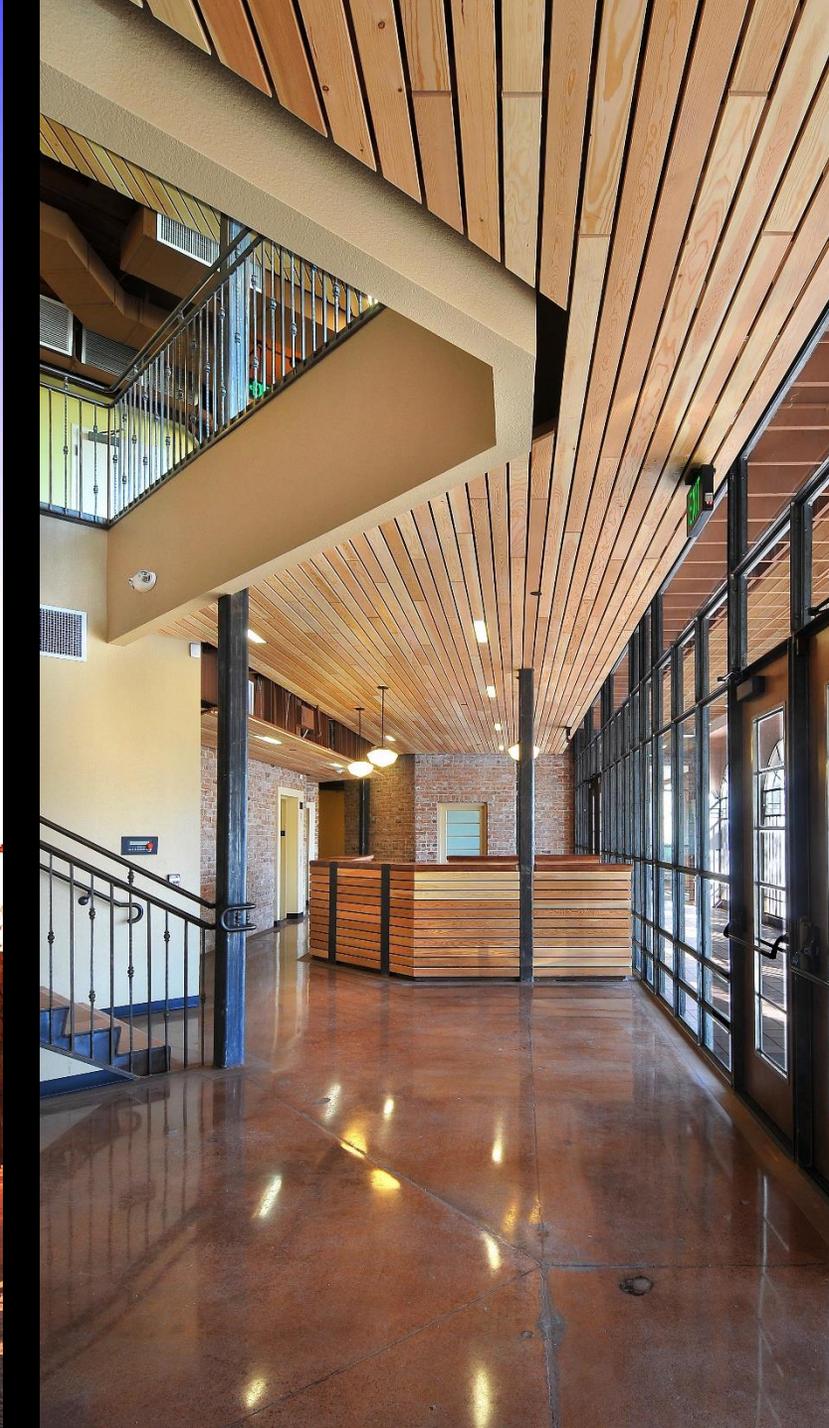
Figure 40. Mountain View Officers' Club, looking west, 1943 (Fort Huachuca Museum).



*Historic Train Depot*



*MacArthur/Madden Media*



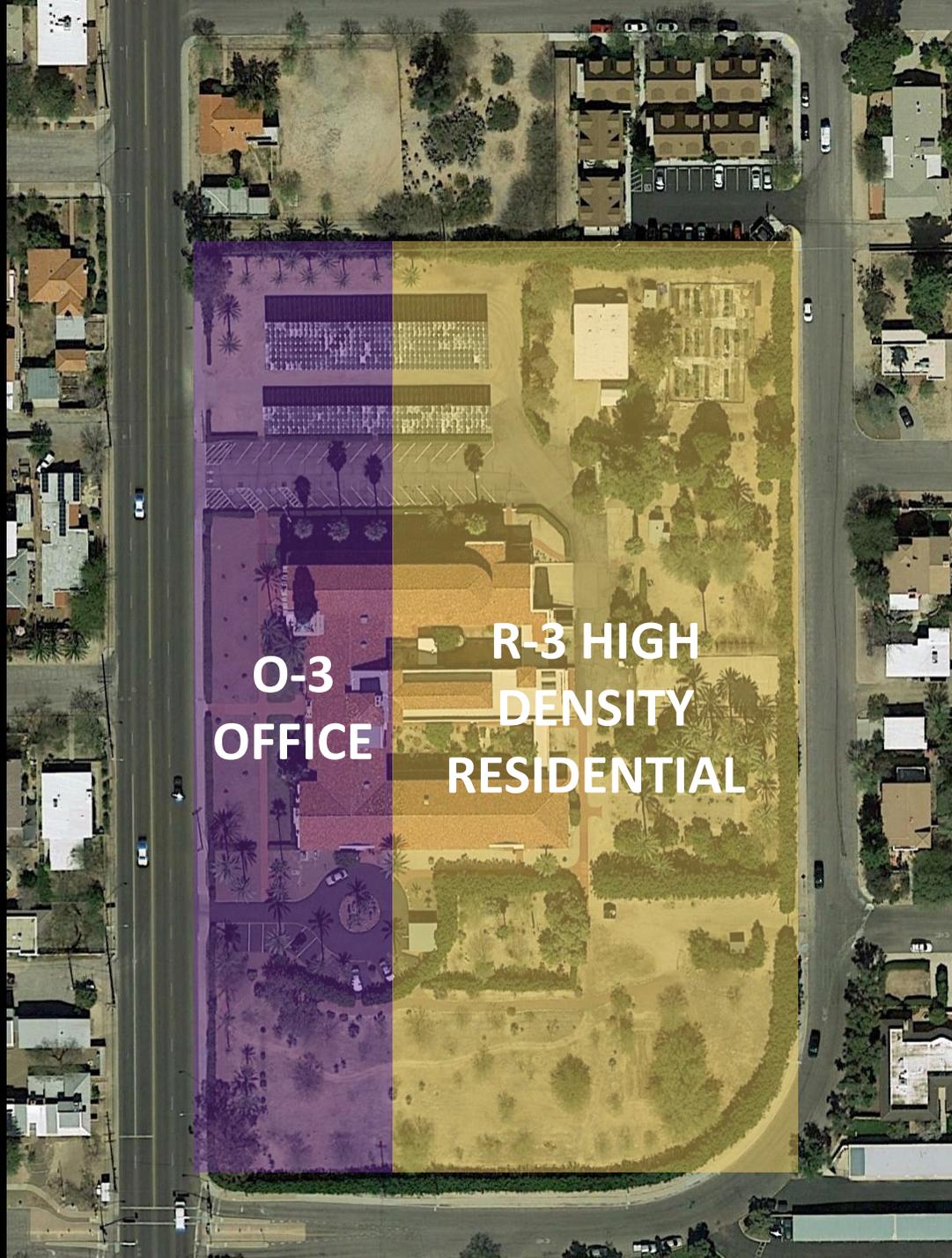


*Performing Arts Center*



*Marist College and new housing (in construction)*

With that in mind, we are here to meet to begin a complex process of Plan Amendments to the *Miramonte Neighborhood Plan* and the *Alvernon-Broadway Area Plan* as a required preliminary step in a PAD rezoning.



O-3  
OFFICE

R-3 HIGH  
DENSITY  
RESIDENTIAL

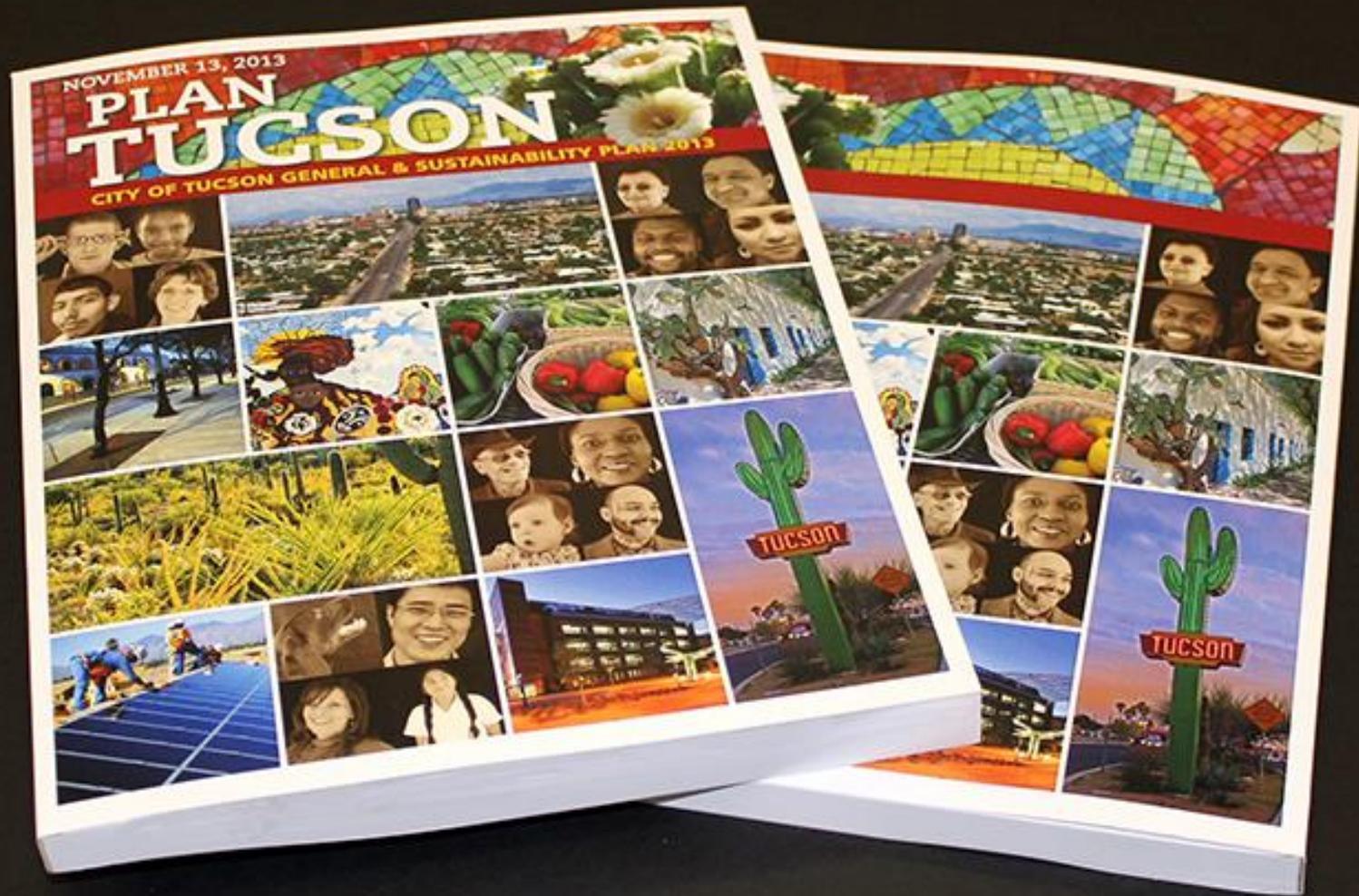
EXISTING  
COT  
ZONING

To do the quality project we envision,  
we have chosen to prepare a PAD to  
make modest changes to the existing  
zoning.

To evaluate proposed PAD rezonings, COT staff consults the Area and Neighborhood Plans, especially the maps. They also refer to *Plan Tucson*, Tucson's General Plan.

We formally proposed our project to COT staff and they have determined that we are required to make changes to the Neighborhood and Area Plans before we can move forward to a PAD.

That is why we are here tonight; to take the Plan Amendment first step. If that is approved by Mayor and Council in the next 4-5 months, then we can proceed to a PAD, which also requires Mayor & Council approval.



**23** A community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals.

**25** An urban form that conserves natural resources, improves and builds on existing public infrastructure and facilities, and provides an interconnected multi-modal transportation system to enhance the mobility of people and goods.

**HP1** Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.

**RR7** Undertake an inclusive community participation process in redevelopment and revitalization efforts.

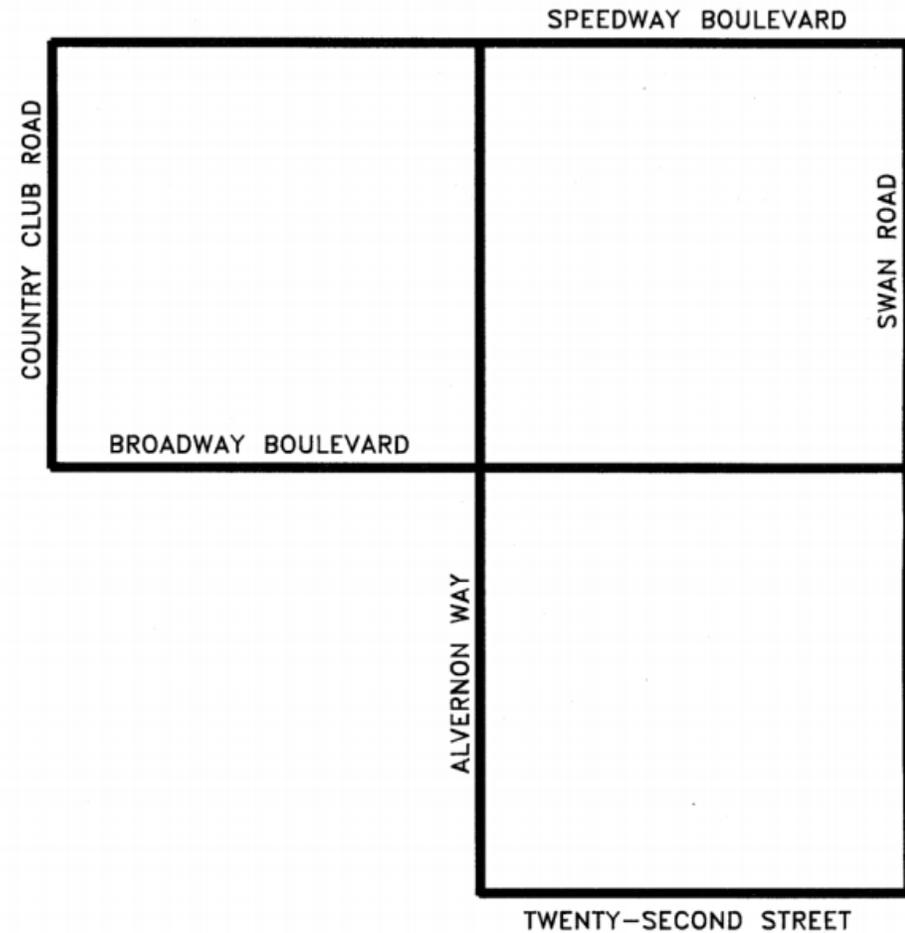
**1** A mix of well-maintained, energy-efficient housing options with multi-modal access to basic goods and services, recognizing the important role of homeownership to neighborhood stability.

June 17, 2008

# Miramonte Neighborhood Plan



*Adopted by the Mayor and Council, June 17, 2008  
Resolution No. 20984*



## ALVERNON-BROADWAY AREA PLAN

Adopted by Mayor and Council  
February 27, 1995  
Resolution #16833  
and subsequently amended

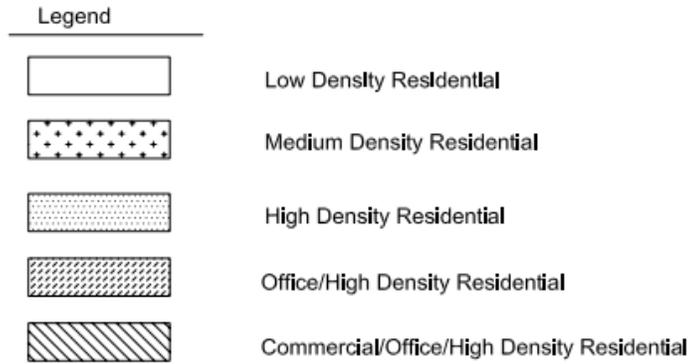
last updated June 2007

**Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map**

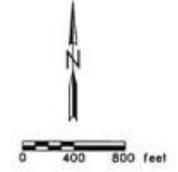
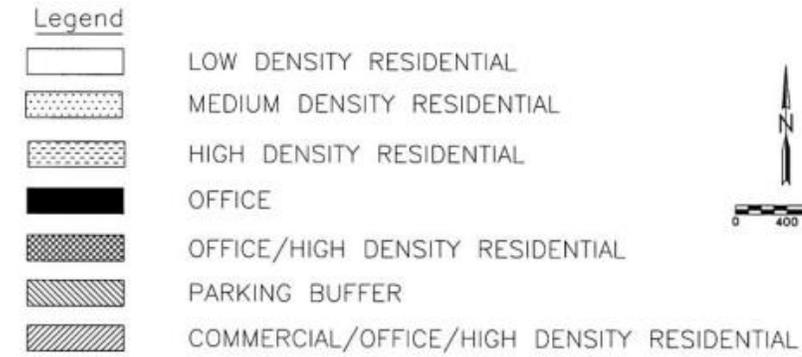
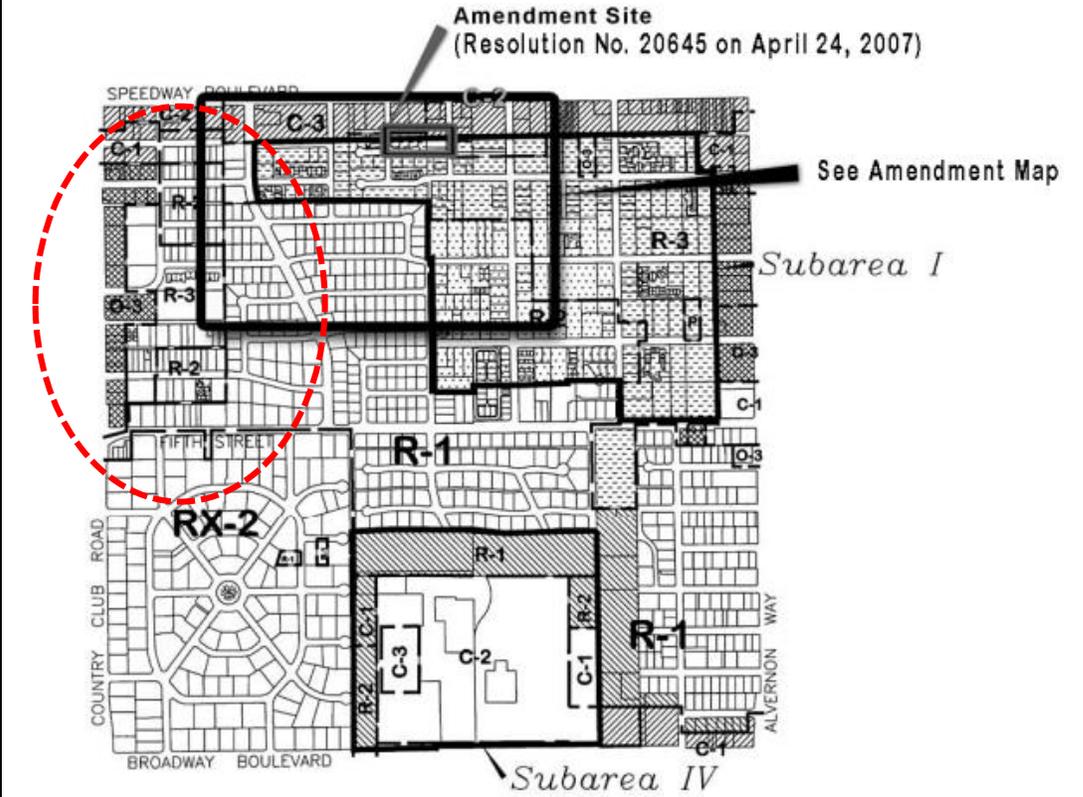
**Note:** This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



Miramonte Neighborhood  
Conceptual Land Use



**ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP**



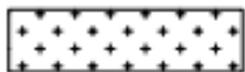


Miramonte Neighborhood  
Conceptual Land Use

Legend



Low Density Residential



Medium Density Residential



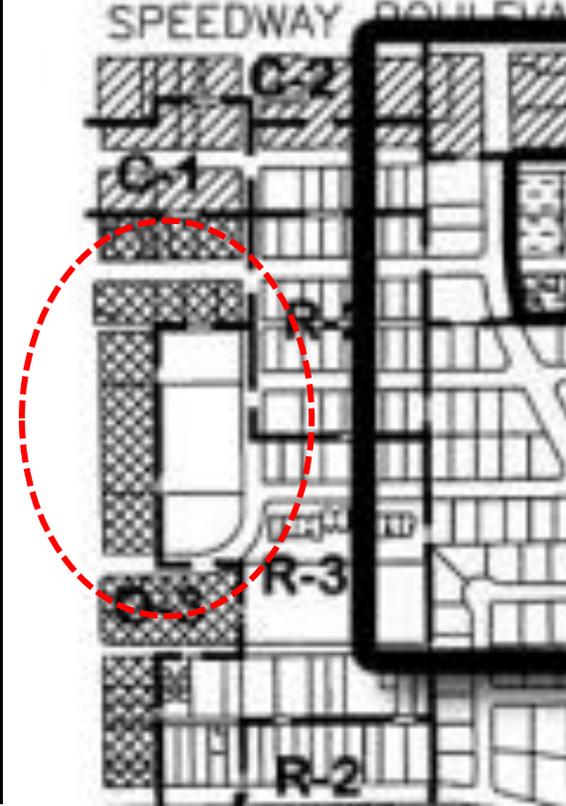
High Density Residential



Office/High Density Residential

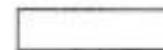


Commercial/Office/High Density Residential



ALVERNON-BROADWAY AREA PLAN  
CONCEPTUAL LAND USE MAP

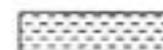
Legend



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGH DENSITY RESIDENTIAL



OFFICE



OFFICE/HIGH DENSITY RESIDENTIAL



PARKING BUFFER

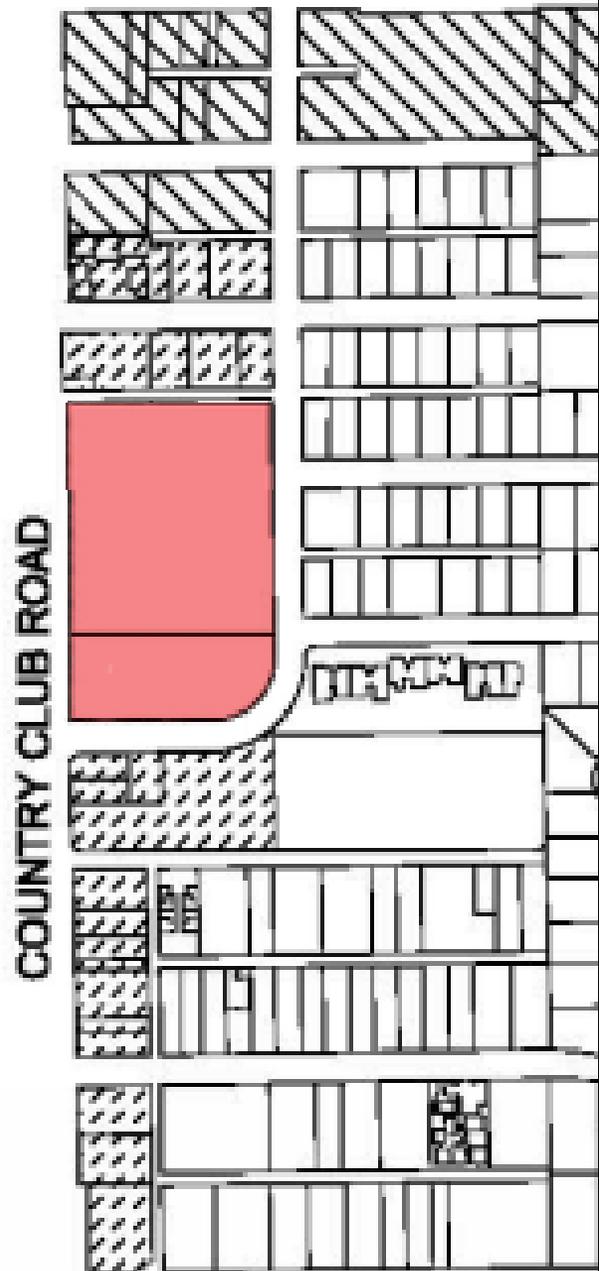


COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL



Proposed map revisions.

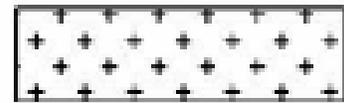
# Miramonte Neighborhood Conceptual Land Use



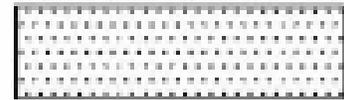
## Legend



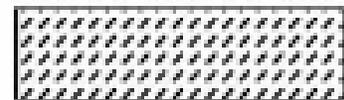
**Low Density Residential**



**Medium Density Residential**



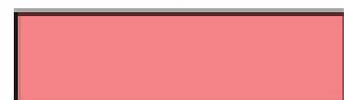
**High Density Residential**



**Office/High Density Residential**



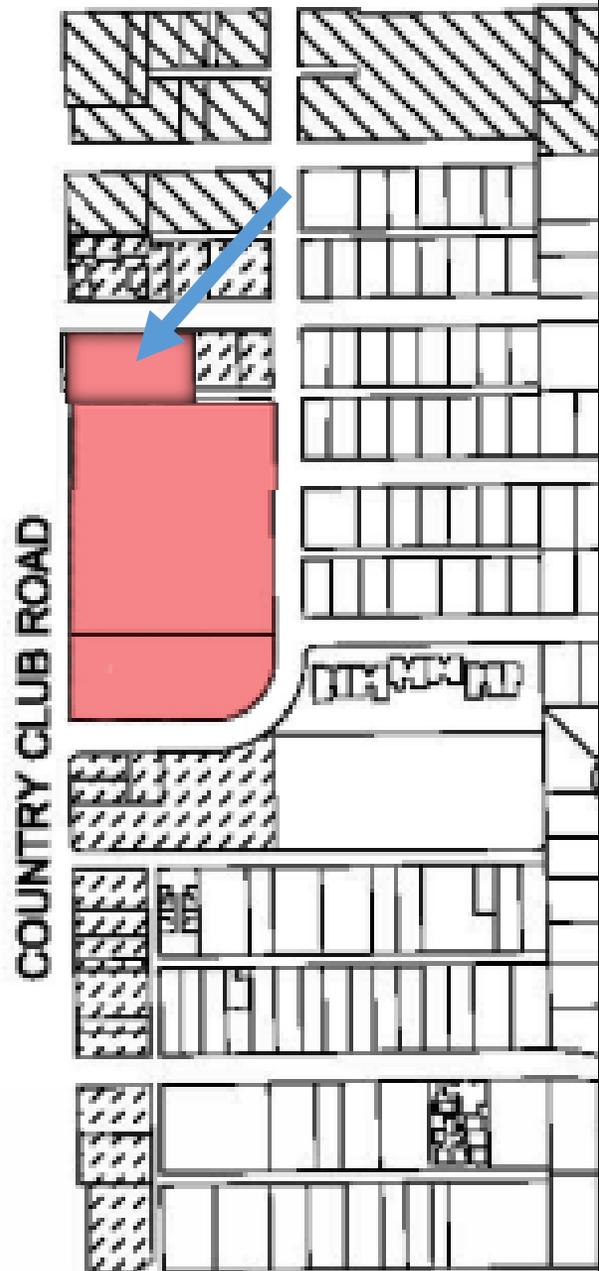
**Commercial/Office/High Density Residential**



**Commercial - Neighborhood Level/Office/High Density Residential**



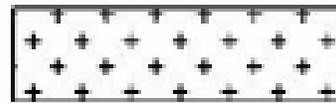
# Miramonte Neighborhood Conceptual Land Use



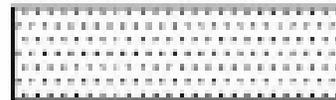
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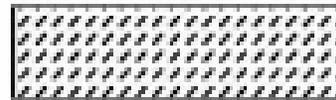
**Low Density Residential**



**Medium Density Residential**



**High Density Residential**



**Office/High Density Residential**



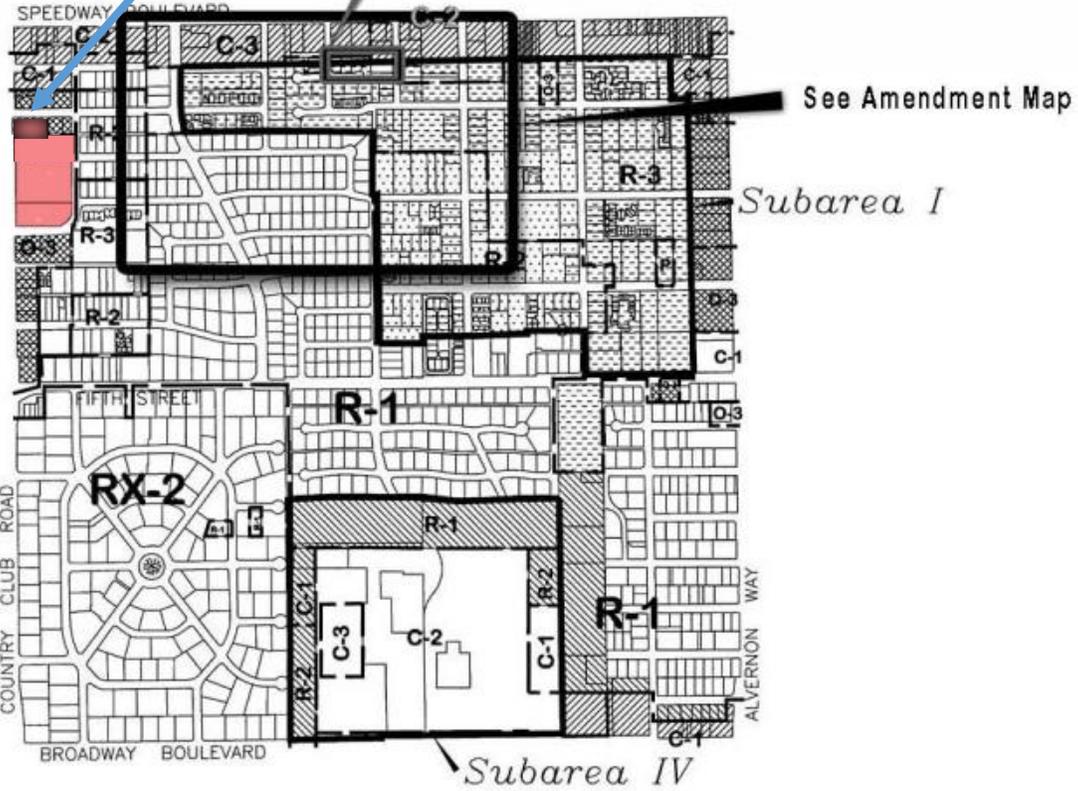
**Commercial/Office/High Density Residential**



**Commercial - Neighborhood Level/Office/High Density Residential**



**Amendment Site**  
(Resolution No. 20645 on April 24, 2007)



**Legend**

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  OFFICE
-  OFFICE /HIGH DENSITY RESIDENTIAL
-  PARKING BUFFER
-  COMMERCIAL/OFFICE/HIGH DENSITY RESIDENTIAL
-  COMMERCIAL - NEIGHBORHOOD LEVEL/OFFICE/HIGH DENSITY RESIDENTIAL

# ALVERNON-BROADWAY AREA PLAN CONCEPTUAL LAND USE MAP

Proposed policy changes.

## **Policy 2.4:**

*Preservation and Reuse of Benedictine  
Monastery Site*

**Strategies: 2.4.1 – Encourage  
preservation of the Monastery building  
as an Historic Landmark.**

## **Policy 2.4:**

### *Preservation and Reuse of Benedictine Monastery Site*

#### **Strategies:**

**2.4.3** – Limit new construction residential development to no more than six stories north and south of the Monastery, and no more than four stories east of the Monastery. Architectural style of new development shall be compatible with the Monastery and the overall design character of the neighborhood. The site should be limited to no more than 222 new construction residential units.



**O-3  
OFFICE**

**R-3 HIGH  
DENSITY  
RESIDENTIAL**

**EXISTING  
COT ZONING  
222 UNITS ALLOWED**

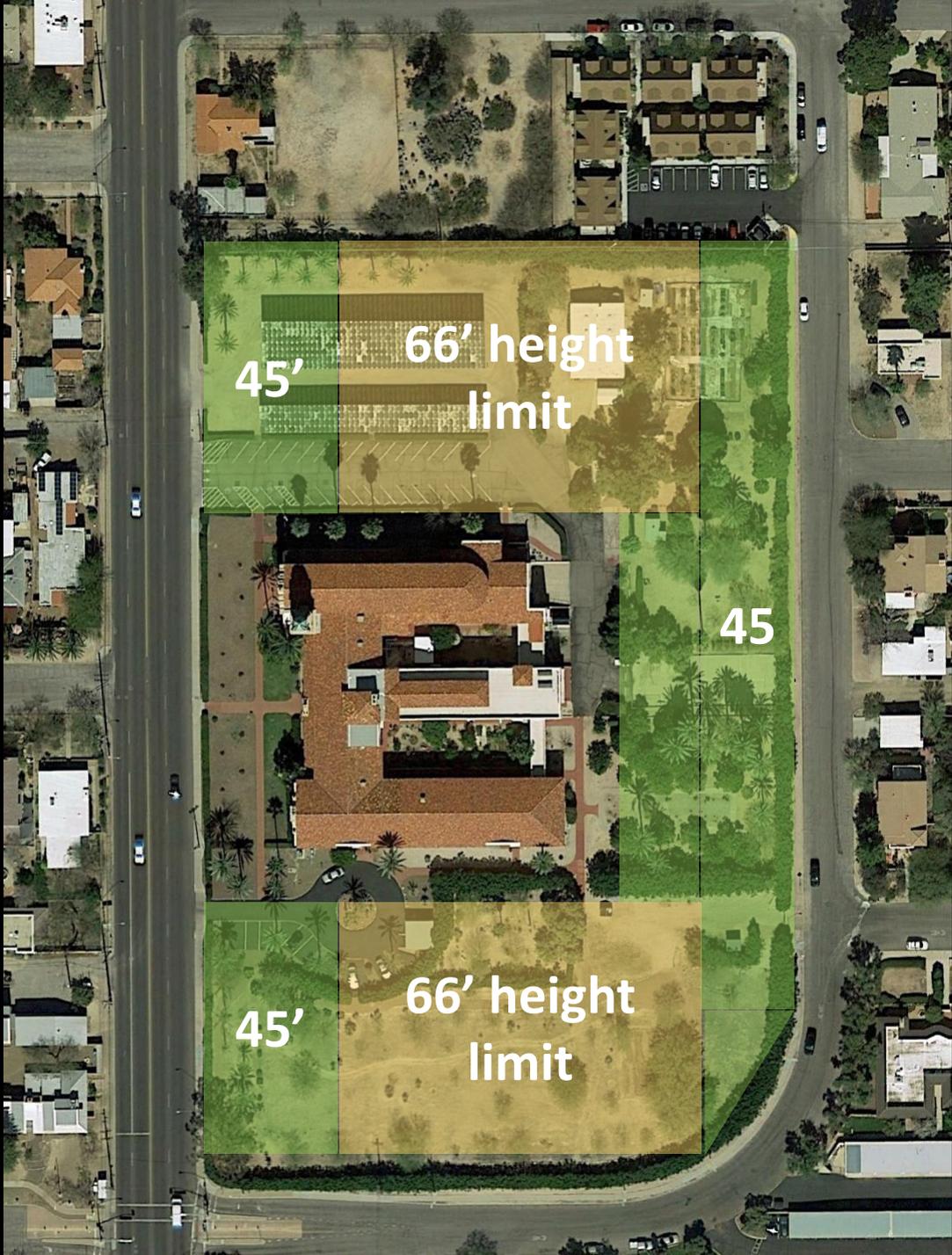


40' height limit

40'  
height  
limit

40' height limit

**EXISTING  
COT ZONING  
ALLOWABLE HEIGHT**



45' 66' height limit

45

45' 66' height limit

**PROPOSED PLAN  
LANGUAGE  
ALLOWABLE HEIGHT**



**PROPOSED PLAN  
LANGUAGE  
MONASTERY USES**

## **Policy 2.4:**

### *Preservation and Reuse of Benedictine Monastery Site*

**Strategies: 2.4.2** – Promote appropriate adaptive reuse opportunities for the Monastery building, including neighborhood level commercial, office or high density residential uses.



# POSSIBLE ADAPTIVE RE-USE USES:

- **Residential** (allowed now)
- **Office use** (allowed now at west side)
- **Restaurant/Café**
- **Boutique Hotel**
- **Community Wellness Spa/Fitness Center**
- **Community Health Clinic**
- **Ensemble/Choral Music Venue**
- **Others?**



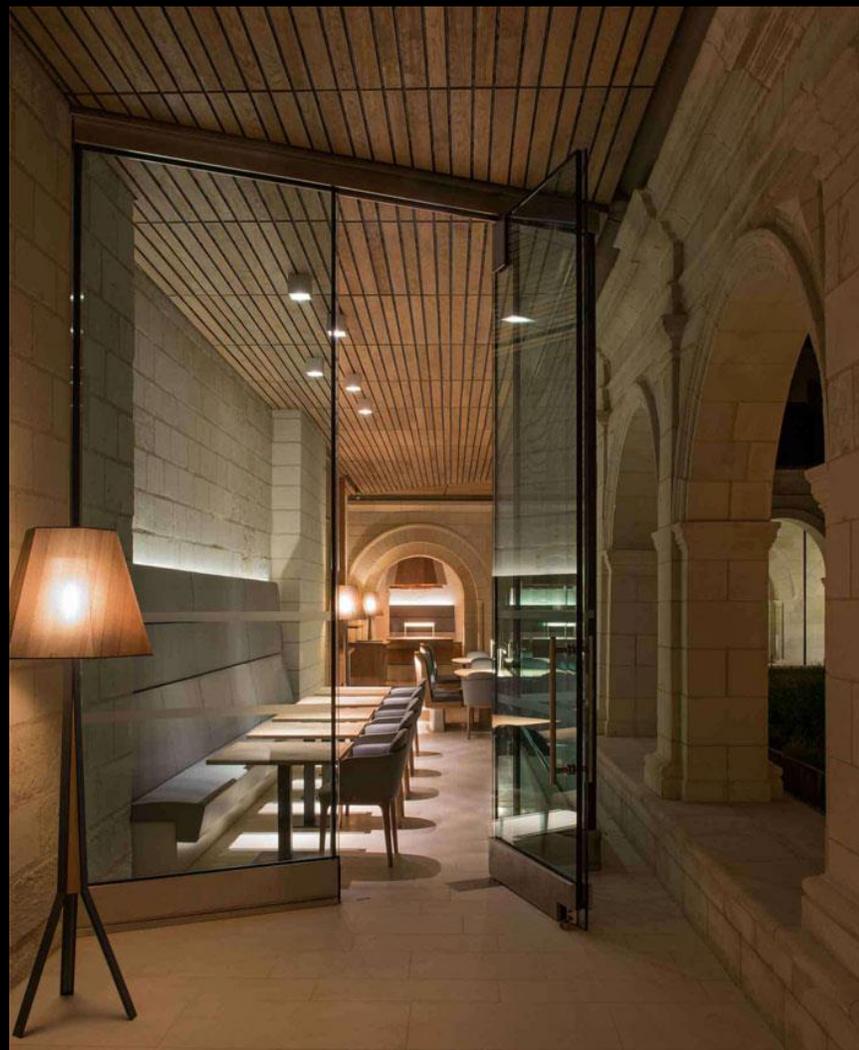






Bis de bwaerts water drinken  
Licht in d'hemel sloot Pico  
Van de baai is dat voor een  
Alstevap met paicrs  
Pintje binken. pintje drinken  
Jongens wat een z...

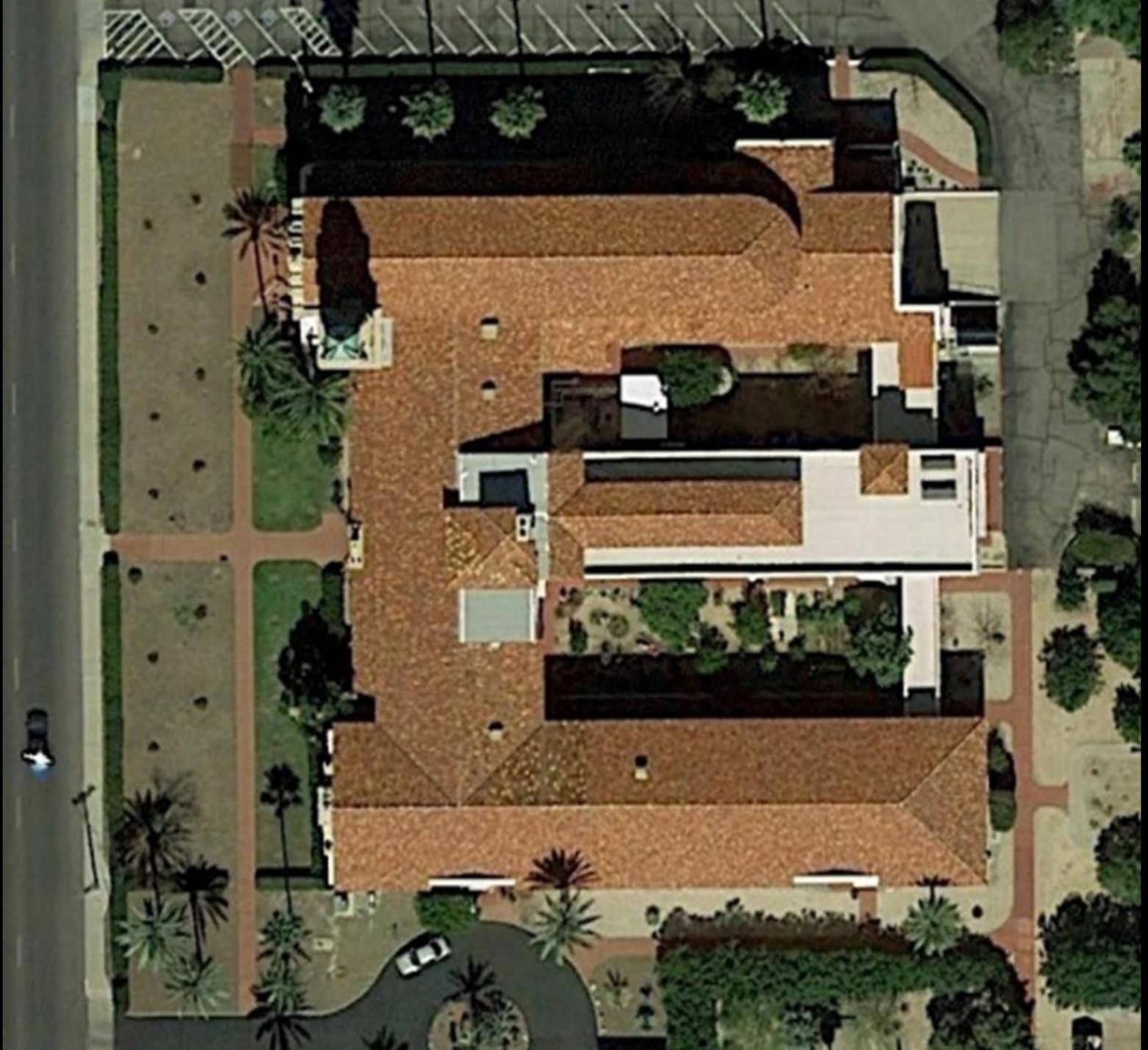
Barbar  
er bok





**These will be issues that will be the  
topic of conversation during the PAD.**

**No commercial tenants are likely to make a serious commitment until the Plan Amendments are approved.**



**During the PAD we will want you to  
tell us what uses you do not want in  
the Monastery.**

**So, what are we proposing for  
the Benedictine Monastery site?**

**This is very preliminary. We cannot proceed to design until we have approval of the Plan Amendments. At that point, we want an interactive design process as we work on the PAD, but here is where we are now.**

Height = 47'  
Elevation = 149 '  
FFE = 106  
Ground = 102

Height = 86'  
Elevation = 188 +  
FFE = 106  
Ground = 102

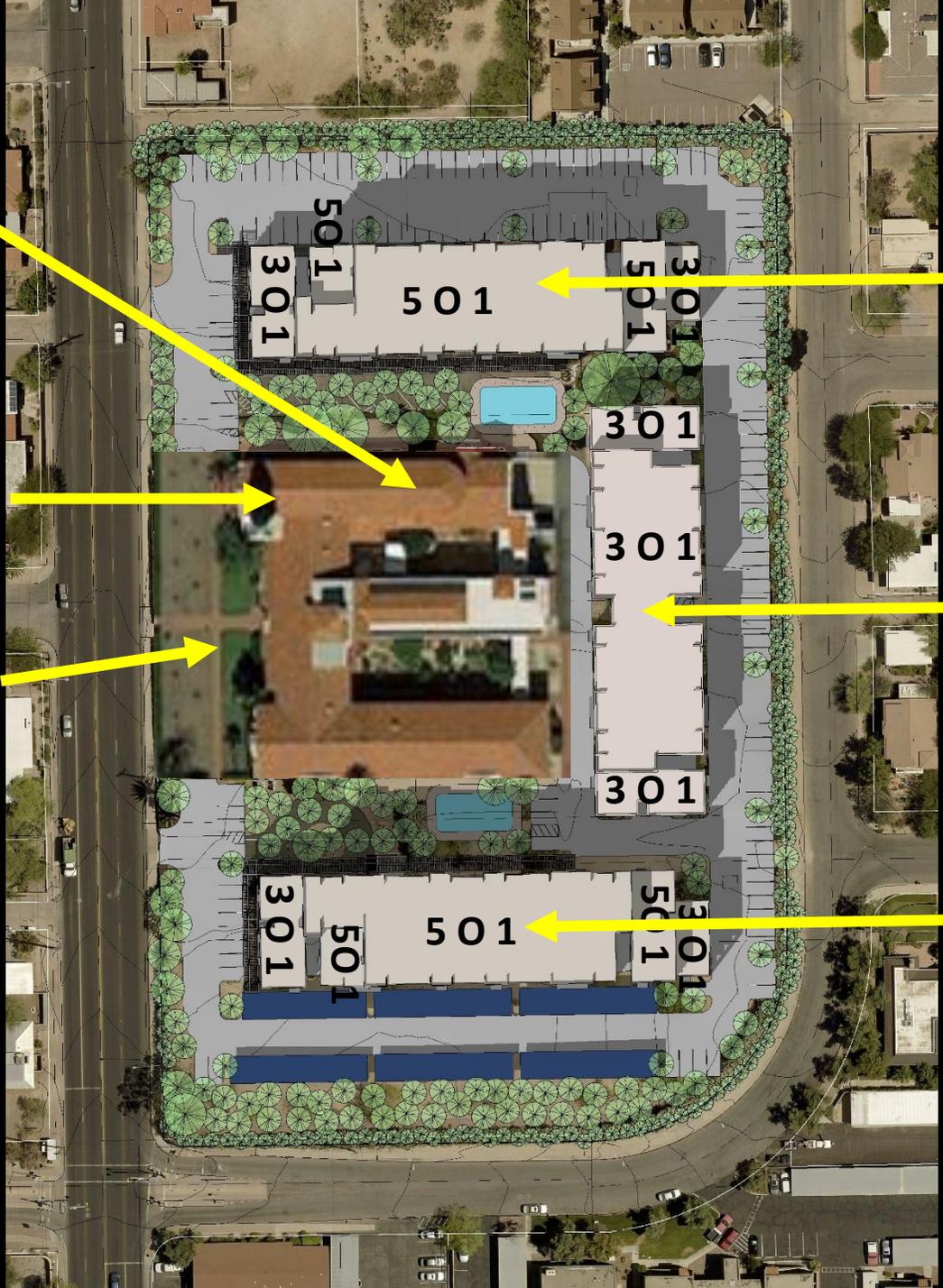
Ground = 104

Height = 66'  
Elevation = 160  
Ground = 94

Height = 45'  
Elevation = 149  
Ground = 104

Height = 66'  
Elevation = 172  
Ground = 106

**222** 1 & 2 BR units  
**331** parking spaces  
A mix of **4** and **6**  
stories stepping  
down east & west





**March 2018**



**June 2018**



**March 2018**



June 2018



**March 2018**



**June 2018**

# Characteristics of the existing zoning:

- No current historic guidelines for Monastery (*COT has initiated HL designation*)
- “Group dwelling” (student housing) is an allowable use on the whole site.
- Only residential uses allowed in Monastery
- No neighborhood participation or design review. Only Building Code/UDC required.
- 40’ maximum height.
- 222 units allowed regardless of unit size & BR

# Characteristics of Future PAD:

- Partners with COT on historic protection
- Prohibits “Group dwelling” (student housing)
- Has full public design review and conditions, 5 formal public reviews after today. More informal reviews, working together.
- Asks for heights greater than 40’ (45’ & 66’)
- Asks for 222\* units, same as current zoning.
- Asks for local commercial Monastery uses.

So our goal is to go forward **together**, first through the Plan Amendment and later through a PAD, **working collaboratively** and making this project and site something **we will all be proud of.**

*Notes from today's meeting will be compiled and become part of our official Plan Amendment Application.*

*The next (tentative) dates are:*

*August 15: Planning Commission Study Session*  
*September 12: Planning Commission Public Hearing*

**We are open for questions and comments.**