



**APPROVAL / PROTEST  
CALCULATION & COMMENTS  
C9-16-13 Trinity Presbyterian Church PAD – University  
Boulevard**

<b>Z.E. 12/1/16</b>			
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<b>Total</b>	<b>Approvals</b>	16			
	<b>Protests</b>	11			

Owner	Approvals	16			
	Protests	11			

Non-owner	Approvals	0			
	Protests	0			

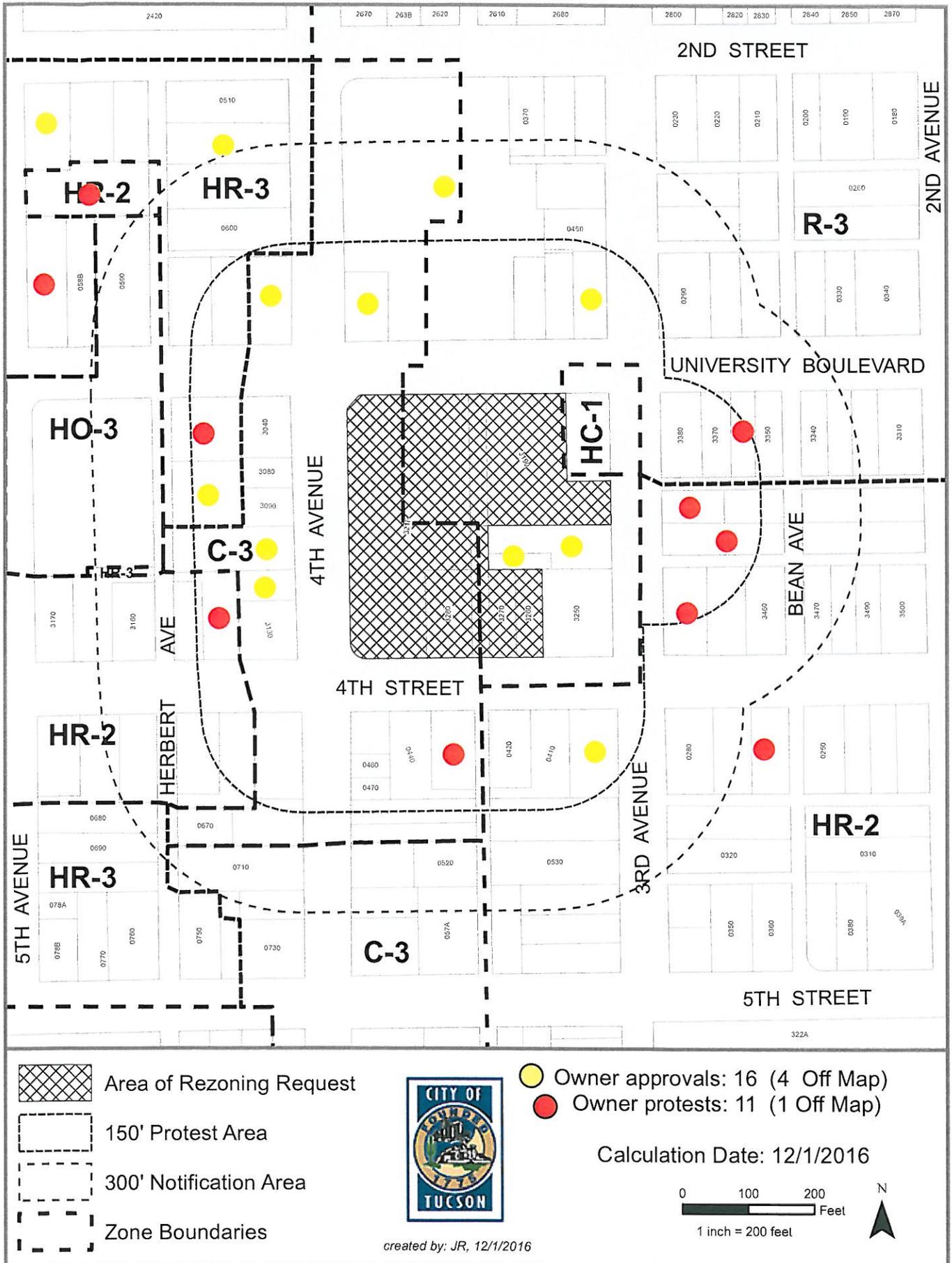
Protests by area	W/in 150'	7			
	Out 150'	4			

<b>Protests by %</b>	<b>North</b>	0%			
	<b>South</b>	12.3%			
	<b>East</b>	19.6%			
	<b>West</b>	21.0%			

COMMENTS: Received letter of protest from West University N.A.

# C9-16-13 Trinity Presbyterian Church PAD - University Boulevard

## Rezoning Request: from R-3.C-3 to PAD-H



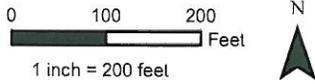
-  Area of Rezoning Request
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



created by: JR, 12/1/2016

-  Owner approvals: 16 (4 Off Map)
-  Owner protests: 11 (1 Off Map)

Calculation Date: 12/1/2016



## John Beall - Trinity development plan

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**From:** Matthew Williams <stcksandstns@yahoo.com>  
**To:** <John.Beall@tucsonaz.gov>  
**Date:** 12/01/2016 1:21 PM  
**Subject:** Trinity development plan

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To Whom It May Concern,

I am listing my positions for a variety of elements associated with the proposed Trinity development plan below:

- I don't support the PAD(H) as a method to achieve this project.
- I support the height of the building that replaces the education wing. I support the suggestion made by other neighbors that the university office building height be lowered to better match the context of University blvd. This is also more in line with the existing development criteria. If this process moves forward, the height increase allowance should only be for the exception of the one building that replaces the ed-wing and not a blanket allowance for all new buildings on the site. The office building is also just a concept for a second phase of construction in the future and should carry the existing contextual requirements for the height as set out in the existing historic protection ordinance.
- I would like the setback from 4th Ave to match the existing church face, not protrude past it. The historic guidelines are clear and to protrude past the line of the historic item that is to be preserved breaks the entire rhythm of the historic setbacks of 4th Ave. with a very eclectic modern element. I have made this argument at every meeting that I have attended including the plans committee meetings with the developers.
- Overall, I support the project itself, but this approach to accomplish it potentially compromises the historic overlay protections for other parts of the neighborhood and would need to be vetted as a legitimate process separate from any development that might be tied to it before employing it

as an actual method that could be used again and again to push through projects that otherwise don't meet historic guideline criteria.

Thank you for your review of these comments

Matt Williams

November 28, 2016

The Honorable Mayor & Council  
CITY OF TUCSON  
255 W. Alameda, 10th Floor  
Tucson, AZ 85701

RE: Trinity Boundary Amendment #C9-16-12 and Rezoning #C9-16-13 PAD(H)

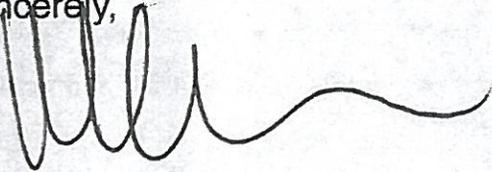
AGM

To the Honorable Mayor and Council,

I am writing this letter to enthusiastically support the Trinity Boundary Amendment and PAD (H) rezoning application by R+R Develop to create a mixed use project at 400 E University Blvd.

As a merchant at address along 4th Avenue, I greatly value the addition of high quality retail, new housing and office space that the project will provide. This type of project will enhance the 4th Avenue experience and activate an underutilized property with new vitality that builds on the positive momentum already in place along the Avenue.

Sincerely,



Title:

MONICA COSTA / OWNER

Business Name:

RUSTIC CANDLE COMPANY

Address:

324 N. 4th AVENUE

Phone:

(520) 623-2880



### Approval – Protest Form

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If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of 3/4 of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

ALISON BOELTS

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

*YES!*

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Alison C Boelts	345 E. University			

Owner's Signature: \_\_\_\_\_

Date 11-18-16



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**Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)**

Stephen Peter Carlet  
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

**Reason:**

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
	635 N. 3rd Ave.			

Owner’s Signature: Stephen Peter Carlet Date 11-17-2016



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**Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)**

(Ward 6)

COPPER UNIVERSITY LLC  
D. KEITH McELROY  
MARIA ELENA McELROY

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

**Reason:**

PRESERVE THE HISTORICAL INTEGRITY OF THE  
NEIGHBORHOOD.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
D. KEITH McELROY	2709 E 8TH TUCSON		43	4-5
MARIA ELENA McELROY	2709 E 8TH TUCSON			

Owner's Signature: D Keith McElroy Date 11-19-16



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Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

JERRY EDWARDS  
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

**Reason:**

THE REASON TO OPPOSE THE PROPOSED CHANGE IS FAIRLY OBVIOUS BY REVIEWING THE AERIAL INSERT. THE CHANGE WOULD INITIATE THE USE OF "ISLANDS" OF EXCEPTIONS TO NEIGHBORHOODS THAT HAVE HISTORIC DESIGNATIONS. THE REAL REASON, IT SEEMS, FOR THE REQUEST TO CHANGE THE DESIGNATION IS TO REMOVE COMMUNITY INPUT. HOW COULD THERE BE A BENEFIT TO REMOVE COMMUNITY INPUT FOR AN AREA THAT IS IN THE MIDDLE OF A HISTORIC DISTRICT? THE ANSWER IS THAT IT SHOULD NOT, OR MORE FORCEFULLY, CANNOT HAPPEN.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
JERRY EDWARDS	2202 ST. LOUIS DR HONOLULU, HI 96816	117	03	0550
JERRY EDWARDS	2202 ST. LOUIS DR HONOLULU, HI 96816	117	03	284A

Owner's Signature: [Signature] Date 11/22/16



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Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

Richard Larry Medlin  
I/We the undersigned property owners, wish to

APPROVE the proposed rezoning.  
 PROTEST the proposed rezoning.

Reason:

I have reviewed the zoning information and the design drawings of Architect Rob Pavlus. This is ~~the~~ outstanding proposed project. It is appropriate for the transitioning neighborhood, takes advantage of the light rail and is a sensitive proposed neighbor of the Architect Arthur Brown designed church. Architect <sup>Pavlus</sup> ~~has~~ a proven track record of excellent design & planning projects. The project has potential to be a "prototype" for 21st century design in Tucson.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
	833 N 4 <sup>th</sup> Ave			
	117-03-0560			

Owner's Signature: Richard Larry Medlin Date 11/23/2016



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Case: C9-16-13

Case: C9-16-12 West University HPZ Boundary Amendment – University Boulevard and 4<sup>th</sup> Avenue, HC-3 and HR-3 to C-3 and R-3 (Ward 6)

Kenny + Jessica Langone

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

**Reason:**

We oppose this project for numerous reasons, many of which are detailed in the enclosed 3-page letter. In summary, we believe the increased population density, additional hundreds of daily vehicle trips (the developer's own traffic study projects 479 "trips" for residential and nearly 900 including retail and office traffic), increased noise from residents, vehicles, demolition, construction, landscaping and service vehicles, will existentially alter the residential, historic character of the neighborhood. There will be no turning back. It will set precedent throughout the neighborhood and, most likely, other historic neighborhoods as well. On a personal note, one of their egress/access entrances will direct many of these vehicles to enter/exit 50 feet in front of our home, with their lights pointed directly into our house at night.

Please keep the existing height limitation of 36 feet, which matches the height of the existing, historic church (built in 1924) on the property.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Kenny Langone	730 N 3 <sup>rd</sup> Ave		43	West half of Lot 7
Jessica Langone				

Owner's Signature:

*[Handwritten Signature]*

Date: Nov. 21, 2016

KENNETH G. LANGONE, JR.  
1003 NORTH 5TH AVENUE  
TUCSON, ARIZONA 85719

Att. John Beall...City Of Tucson Zoning Examiner  
Re. Proposed Rezoning of Trinity Presbyterian Church property  
Address: 400 East University Blvd.  
Activity Number: RZ216-003

Dear Mr. Beall,

I have lived in the West University neighborhood for 33 years and owned an historic home that I have fully restored here for 29 years (1003 North Fifth Avenue). I have restored two other historic homes on Third Avenue (722 and 730) where my family and I now reside. The home at 722 was built by reknowned architect Henry Jaastad in 1910 for his family residence. The parking lot entrance/exit for Trinity Church directly faces our home at 730.

I have seen the neighborhood evolve during my time from a low-rent residential neighborhood (with many dilapidated and abandoned properties) to a vibrant community with a neighborhood market (Time Market), numerous cafes, locally-owned businesses and a beautifully-restored Catalina Park. Of the hundreds of historic homes in our neighborhood, dozens have been metiulously restored to historic-certified status even though the process for such restoration is frustrating and arduous. As the "entertainment district" (i.e. bars and drinking establishments) has moved north on Fourth Avenue, we are already struggling with more noise (bars, car stereos, drunk pedestrians and drag racing) and significantly greater traffic.

All the neighbors I have spoken with have no doubt that this project will impact our neighborhood in a dramatically negative way, that there will be no turning back and will set precedent for other massive projects and zoning exceptions. It is not an exaggeration to say that many neighbors will move in spite of their efforts restoring their historic home and the sense of community we all now share. The urban density, traffic, noise and other sociological aspects will devastate our community,

My family and many of my neighbors would like to keep any contruction on this site to 36 feet (as currently zoned) and not grant any changes to this status.

We also feel that both the Trinity Church people at the meetings, as well as the developer (R&R Develop) have used untruths, misinformation and intimidation to gain our approval. We have been told that this project will "enhance" our neighborhood, that it is "inevitable", they could have built low-income housing but did not do so out of concern for us and that "we should get with the program" because it "is going to happen." Both Trinity Church and R&R Develop claim they have been at this project for more than 5 years and yet cannot answer basic questions or seemingly understand any of thê concerns we have raised.

We feel this community is built upon us residents, local businesses and the historic character that draws many Tucsonans, as well as out-of-towners to its unique character and charm.

I have no doubt that all of us will look back at this project as the death knell of this extraordinary neighborhood should it be approved.

KENNETH G. LANGONE, JR.

1003 NORTH 5TH AVENUE

TUCSON, ARIZONA 85719

From <sup>what</sup> we understand from the meetings, mailed information and personal exchanges, they are hoping (planning?) to have nearly an entire city block (2.79 acres) rezoned to allow for apartments, office space and retail space that would reach 50 feet in height (in addition another 10-12 feet for HVAC, elevator shaft(s), potential solar panels, etc.). This shocking mass would house hundreds of residents, office workers, retail employees and support staff, most of whom would enter and exit each day in an automobile. Their own estimates from their traffic study would be 479 "trips" for apartment residences and another 400 or so for the office and retail space.

I will continue with questions and concerns ~~with you~~ we have about many aspects of this neighborhood-altering project that is proposed.

1) Traffic

- a) it will clearly overwhelm our neighborhood with sheer volume of traffic, as their studies show
- b) the two residential streets of 3rd Avenue and 4th Street could become gridlocked with no parking for homeowners
- c) they first told us that all traffic from the apartment complex would have to exit on 4th St. and directed to 4th Ave. by signs but recently it seems that some of this traffic could exit east onto 3rd Ave. (aimed directly at our front door)
- d) there is nothing in their proposal that addresses events unique to our neighborhood such as the 4th Avenue Street Fair that would force hundreds of vehicles into our residential areas (we are already overwhelmed getting to our homes during such events)

2) Demolition

- a) concern about toxic materials (asbestos, lead paint, etc.)
- b) length of time that existing mass will take to be safely removed, observing established residential work hour limits
- c) noise aspects, including breaking, toppling, wrecking ball, heavy machinery, truck loading, workers screaming, etc.
- d) severe damage to our streets from heavy trucks and machinery
- e) traffic hazards from said machinery, heavy equipment and employee traffic

3) Construction

- a) all noise aspects
- b) length of time, especially if "Phase Two" is undertaken
- c) work hours, damage to streets and traffic issues (see above)

4) Security

- a) what will be the security aspects of the project as it being built, as well as 24/7 security for this new project with hundreds of residents upon completion
- b) how will us residents contact any renters about noise in the apartments without 24/7 security?

5) Occupancy

- a) we have never been given a clear answer on the number of residents, office workers and retail employees and how our neighborhood will handles this extreme influx

KENNETH G. LANGONE, JR.  
1003 NORTH 5TH AVENUE  
TUCSON, ARIZONA 85719

- 6) Ownership
  - a) Who will own the property? What if it is sold?
  - b) Can they be forced to put up an "irrevocable bond" to ensure completion of construction and ongoing issues concerning commercial property?
- 7) Management
  - a) Are property managers already contracted? Will they need to be bonded? What is their liability for mismanagement?
  - b) Do the above concerns stand if management changes?
- 8) Rental Rates
  - a) Developer refers to "market rate" rentals...what does this mean? Could it turn into low-income housing if rates are such?
  - b) What occupancy rates would cause rates to drop?
- 9) Landscaping
  - a) the landscaping in the developer's drawings look great but are they bound to this?
  - b) What can we commit them to as far as landscape maintenance and property clean-up is concerned?
- 10) Pocket Parks
  - a) This is one of the developer's selling points but it is not hard to envision the homeless population setting up camp in such bucolic, secluded spots
- 11) Economic Contingencies
  - a) What if a large-scale economic event (9/11, 2008 calamity that lead to restricted financing, plunging markets and thousands of bankruptcies) leaves financiers and owners unable to finish or manage project? This is where an irrevocable bond could be very important.
- 12) Site Access
  - a) How will automobiles, machinery, service vehicles (waste disposal, etc) and other vehicles enter and exit property?
- 13) Historic Duplex on 4th Street
  - a) Where will it be moved to? Legally obligated?
  - b) Are city engineers needed to ~~sign~~ <sup>sign</sup> off on this aspect?
- 14) Phase Two
  - a) When is this slated to happen? What if it doesn't happen? Will this change any aspect of Phase One?
  - b) What restrictions, if any, can we place on office/retail hours? Types of businesses?

We appreciate your careful consideration of these matters and have done the best we can to enumerate many, but not all, concerns. Please consult project map for specific neighborhood entities.

Thanks for your attention  
Kenny and Jessica Langone



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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Kenny Langone	722 N. 3 <sup>rd</sup> Ave.		43	10
Jessica Langone				

Owner's Signature:

Date Nov. 21, 2016

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1003 NORTH 5TH AVENUE  
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TUCSON, ARIZONA 85719

<sup>what</sup>  
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TUCSON, ARIZONA 85719

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9) Landscaping

- a) the landscaping in the developer's drawings look great but are they bound to this?
- b) What can we commit them to as far as landscape maintenance and property clean-up is concerned?

10) Pocket Parks

- a) This is one of the developer's selling points but it is not hard to envision the homeless population setting up camp in such bucolic, secluded spots

11) Economic Contingencies

- a) What if a large-scale economic event (9/11, 2008 calamity that lead to restricted financing, plunging markets and thousands of bankruptcies) leaves financiers and owners unable to finish or manage project? This is where an irrevocable bond could be very important.

12) Site Access

- a) How will automobiles, machinery, service vehicles (waste disposal, etc) and other vehicles enter and exit property?

13) Historic Duplex on 4th Street

- a) Where will it be moved to? Legally obligated?
- b) Are city engineers needed to ~~sign~~ sign off on this aspect?

14) Phase Two

- a) When is this slated to happen? What if it doesn't happen? Will this change any aspect of Phase One?
- b) What restrictions, if any, can we place on office/retail hours? Types of businesses?

We appreciate your careful consideration of these matters and have done the best we can to enumerate many, but not all, concerns. Please consult project map for specific neighborhood entities.

Thanks for your attention  
Kenny and Jessica Langone

Richard and Carlota Wilson  
305 East University Blvd.  
Unit G  
Tucson, AZ 85705

November 16, 2016

City of Tucson  
Planning and Services Development Department  
Rezoning Section JB  
201 N. Stone  
PO Box 27210  
Tucson, AZ 85726-7210

NOV 21 2016 11:05

Case C9-16-13 Trinity Presbyterian Church

We protest the proposed rezoning until the following limitations are added to the proposed buildings and parking for residents and workers in them:

- Height of the proposed buildings be limited to the major roof height of the existing Trinity Church building.
- Off-street earmarked parking for the two proposed buildings be 2 spaces for each residential unit and reasonably sufficient spaces for employees and visitors. Existing and new spaces on the four streets surrounding the proposed rezoning site should remain available to the public.

We believe redevelopment or new development in the West University Historic District and area must:

- Include off-street earmarked parking for all residents and visitors.
- Be compatible with building heights and general residential density and patterns of the area.

We provide off-street parking for our residents; all other businesses and residential units must do the same.



Richard P. Wilson



Carlota L. Wilson



### Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests must have an owner's signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of 3/4 of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

\_\_\_\_\_  
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
		WEST		W55#72
	305 E. UNIVERSITY UNIT 6 TUCSON, AZ 85705	UNIVERSITY Z. 6		7,103/11

Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_



**Approval – Protest Form**

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Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

\_\_\_\_\_  
I/We the undersigned property owners, wish to  APPROVE the proposed rezoning.  
 PROTEST the proposed rezoning.

Reason:

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Robert Fleming, Trustee	330 E. University		4	1,41

Owner's Signature: *Robert Fleming* Date 11/17/16

STRATFORD | 308 E. 2<sup>ND</sup> ST. TUCSON, AZ 85705 | 520-628-1683

The Honorable Mayor + Council and Zoning Examiner  
CITY OF TUCSON  
255 W. Alameda St. 10th Floor  
Tucson, AZ 85701

RE: Trinity PAD Rezoning

Dear Mayor + Council and Zoning Examiner:

We are writing you to express our wholehearted support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd.

We are 20 year residents of West University neighborhood, living one block away from this property, and having owned and worked in an historic home/office (345 E. University Blvd.) directly across the street from this property for more than 15 years. We have attended several of the developer's neighborhood presentations and feel strongly that the proposed project is a positive move forward for our neighborhood.

The project would activate a corner that is currently not being used to its fullest potential and add needed and appropriate amenities given the guidelines Trinity Church has outlined for potential tenants. The proposed design has been thoughtfully planned with urban living principles, desert appropriate landscaping, historic influences and includes residential and commercial spaces that coexist for maximum use of the space with respect to the affected area surrounding the property.

We feel that this project will enhance the district and add to the character and excitement brought by the modern streetcar and are confident that this will be a high-quality project with thoughtful design, built with quality materials, as we know this developer's work. It is most important to us to have a project built by a local developer who will continue to be a responsible neighbor and steward for the project after its completion, unlike other projects in our area, where out of town developers took advantage of the neighborhood.

We are happy to offer this letter of support to the project.

Herb & Kerry Stratford  
308 E. 2<sup>nd</sup> St. Tucson, Arizona 85705



### Approval – Protest Form

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Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)

Tom Brown  
I/We the undersigned property owners, wish to

APPROVE the proposed rezoning.  
 PROTEST the proposed rezoning.

Reason:

Height of proposed Bldg.  
Traffic.

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Tom C. Brown	1630 W. Commerce Ct. Tucson Az 85746	Tucson	43	11

Owner's Signature: Tom C. Brown Date 11-25-16

Mr John Beall  
Planning and Development Services  
Department  
201 N Stone Avenue  
Tucson, Arizona  
85701

Tom & Patricia C Brown

520 E 4<sup>th</sup> Street  
Tucson, Arizona  
85705

(520) 623-9223  
pcb@gotsky.com

John.Beall@tucsonaz.gov

25<sup>th</sup> November 2016

**Re: Protest to rezoning request by  
Trinity Presbyterian Church and R+R  
Develop**

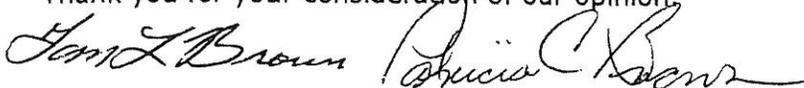
Dear Mr. Beall,

My name is Tom Brown and I was born and raised at 501 E 4<sup>th</sup> Street, one block east of Trinity Presbyterian Church. While the 501 house is still in the family, my wife and I own 520 E 4<sup>th</sup> Street as well. In the 57 years that I have lived in this neighbourhood, I have seen many changes and understand that change is necessary to keep the area dynamic. With respect to the current case **#C9-16-12** West University HPZ Boundary Amendment and case **#C9-16-13** Trinity Presbyterian Church PAD(H); I am **protesting both**.

I feel the proposed height for the new structure (50ft) would overshadow and dominate the historic flavor of the neighbourhood, and would hate to see this project set a precedent for all of University Blvd. and the rest of 4<sup>th</sup> Avenue. More concerning is the additional volume of traffic that will directly impact the immediate area and I do not believe enough thought was given to the where the drive-ways are situated. In the last 2 years, the changing atmosphere of the businesses on 4<sup>th</sup> Avenue and the launch of the Modern Street Car; while excellent for the revitalization of the business district, has been detrimental to the quiet nature of the neighbourhood. With backed-up traffic spilling on to 4<sup>th</sup> Street and 3<sup>rd</sup> Avenue in particular and really no way of enforcing the traffic laws (i.e. speed limits, stop signs, etc.) the streets have become quite dangerous. In addition, I believe the current condition of the streets, with no city funds in sight with which to refurbish them, cannot handle the additional volume of cars that will be introduced by this project, hastening the further deterioration.

I would like to see any new development in the area stay within the current HC-3 and HR-3 zoning, take into consideration traffic mitigation (possibly restricting ingress/egress to 4<sup>th</sup> Avenue and University Blvd.) and adhere to the Design Guidelines for the West University Historic District.

Thank you for your consideration of our opinion.



Tom and Patricia C Brown



### Approval – Protest Form

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**Case: C9-16-13 Trinity Presbyterian Church PAD (H) – University Boulevard and 4<sup>th</sup> Avenue, C-3 and R-3 to PAD (H)  
(Ward 6)**

Lenor Glover & Damon Turner  
I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

see letter sent separately re: C9-16-12.

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PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot
Lenor Glover	335 E. 4th St Tucson, AZ 85705	West University	41	9/12
Damon Turner	<del>335 E. 4th St</del> SAME	West University	41	9/12

Owner's Signature: *[Signature]* DT Date 11/24/2016

November 22, 2016

Lenor Glover & Damon Turner  
335 E. 4th Street  
Tucson, AZ 85705

City of Tucson  
Planning and Development Services  
Department - Rezoning Section JB  
201 N. Stone Avenue  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Case C9-16-13**

To Whom It May Concern,

We are writing this letter to express our thoughts and concerns regarding the proposed Trinity Church zoning change (C-3/R-3 to PAD(H)). We are relatively new residents of the West University Neighborhood; we purchased our house in November, 2015. We decided to live here because the neighborhood's historic feel, unique character, and craftsmanship not found elsewhere in the city create a community and living experience like no other. We are not necessarily opposed to development, though we feel it must be done with great care to ensure that our neighborhood retains the qualities that make it a great place to live.

Our thoughts on the rezoning and associated project fall into 4 categories; Noise, Traffic, Details in the PAD(H), and Overall Impact on the Community.

**Noise**

We are concerned that adding significantly more residents to our immediate area (we live about 150 feet away and have a 9 year old daughter) will have a negative impact on our quality of life. We have significant concerns about potential noise sources including residents and the commercial businesses on the ground floor. We noticed the PAD(H) disallows certain types of businesses and we support those limitations. However, we believe other strategies to limit noise should be added to the PAD(H). We would like to see businesses close by 10:00pm. If there are other regulations that can be utilized, such as limited number and/or types of liquor licenses, we would support that as well.

### **Traffic**

We feel that this project will likely have a significant impact on vehicle, bicycle, and pedestrian traffic in our immediate vicinity. These effects should be considered and the following mitigations should be specifically added to the PAD(H).

1. A traffic circle at 4th Street and 3rd Avenue.
2. Another traffic circle at 4th Street and 5th Avenue to minimize speeding on 4th Street west of 4th Avenue.
3. Additional crosswalks given that this will become the highest density residential area on 4th Avenue.

### **Details in the PAD(H)**

Several details in the PAD(H) are concerning. First, it appears that group dwellings and structured parking could potentially be allowed in the future if approved. We feel these items should be specifically disallowed by the PAD(H). Further, this project should be held to the same design standards as other buildings in the Historic Preservation Zone. The developer has explained the height exception as a method to reduce footprint and keep the project financially viable. However, the exceptions for Surface Texture and Details should not be allowed because it would result in a development that detracts from the character of the neighborhood.

### **Overall Impact on the Community**

Time Market is one of the most important gathering spaces in our neighborhood. We fear that this rezoning could adversely affect their business and therefore, our community. Allowing such a tall structure so close to the market will undoubtedly alter the public's experience. While we do not necessarily take issue with the PAD(H) height exception along 4th Avenue, we feel it is not appropriate along University Boulevard. Given the importance of this space to the public, we also feel the PAD(H) should be updated to include a few more accommodations; a buffer on the west side of the market and sufficient parking. A setback along Time Market's west boundary would be an excellent way to maintain the integrity of the patio while also saving two very mature mesquite trees. Providing sufficient free parking for Time Market customers will allow this business to continue to serve the community, ensuring that it will remain an asset for everyone as our neighborhood changes.

Thank you for your time and consideration.

Sincerely,

Lenor Glover & Damon Turner

Handwritten signatures of Lenor Glover and Damon Turner in black ink.

## John Beall - Trinity Re-Zoning Concerns

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**From:** <pettit@theriver.com>  
**To:** "John Beall" <John.Beall@tucsonaz.gov>  
**Date:** 11/26/2016 12:39 PM  
**Subject:** Trinity Re-Zoning Concerns

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Hello, John. We are Mark & Diana Pettit, long-time homeowners and permanent residents at 420 E. 4th St., directly across from the south end of the Trinity Presbyterian Church property. Chris Ganz was kind enough to provide us your contact information. A local developer wishes to have a large portion of that property removed from the West University Historic Preservation Zone (HPZ) in order to build a residential/commercial complex on the site. We strongly object to that proposal for a number of reasons.

The national historic designation for West University neighborhood (WUNA) was formally established over 35 years ago, following a long and difficult effort by residents to protect the neighborhood from further westward expansion by the University of Arizona, as well as maintain the historic nature and character of the area. There were about 700 contributing historic structures at that time, including our house. The Trinity Church property is not at the edge of our historic zone, but rather lies in the geographic center of the area, essentially at the heart of our neighborhood. Our home, built in 1905, served as the parsonage and business office of the old First Baptist Church, and was occupied by the Reverend Richard Beal and family from 1918 until 1969. We have owned and resided in this home since 1997. We have also served as members of the WUNA Board of Directors, giving us a unique perspective on the nature and importance of maintaining the integrity of the neighborhood and I (Mark) also served three years as association President.

The historic designation of our area (and our house) is a very important part of our life here and we find the thought of 'carving out' the very center of this area to enable commercial development, very disturbing. Not only would such a move weaken the entire historic status of the neighborhood, attracting future developers to target other parts of the area, but would certainly affect the value of our own property, which we have occupied and invested in for almost 20 years. In addition, the lengthy period of construction for the proposed project would be wholly disruptive to our daily lives and nearby homeowners, not to mention the herculean task of relocating the current residential duplex to another (as yet unknown) destination. That move, in itself, would be quite a nightmare.

Added to these concerns is the prospect of adding another 100 or so residents, plus many dozens of vehicles, to this relatively tiny location. The changes in density, traffic usage and noise would permanently alter both the character and value of our neighborhood and our personal property, not to mention the addition of a four-story apartment building across the

street from our front door. Also, despite assurances from developers and the church that this project would never be used for student housing, we are certain that many student renters will indeed appear, along with the well-known disruptions such an influx would bring. There is plenty of evidence in this part of town that parents can - and will - pay whatever it takes, to place their college-age children in such a property so close to the U of A.

While we can sympathize with Trinity's need to divest itself from a portion of its real estate, the current rezoning proposal is clearly not in the long-term best interests of the West University historic Neighborhood or the nearby residents, despite the developer's claims to the contrary. For the above reasons, we are opposed to this plan and strongly encourage the City of Tucson, at its upcoming rezoning hearing, to reject this proposal.

Thanks for your time, John.

Sincerely,

Mark and Diana Pettit  
420 E. 4th Street  
(520) 624-2514

## John Beall - WU resident objecting to Trinity Building plans

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**From:** Ford Burkhart <burkhartf@gmail.com>  
**To:** <john.Beall@tucsonaz.gov>, CHRIS GANS  
<cgans232@msn.com>, Carolyn Nietha...  
**Date:** 11/16/2016 12:01 PM  
**Subject:** WU resident objecting to Trinity Building plans

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John Beall  
Planning and Development Services Department  
Attn: Rezoning Section  
201 N. Stone Ave  
P.O. Box 27210  
Tucson, AZ 85726  
Dear Mr. Beall:

Please record our strongest objection/protest against the kind of building that is planned for the Trinity Church property at University and Fourth Avenue. As residents of a family home two blocks away, we object to the character of the building, as incompatible with the Historic District in which it is the central structure. It would undermine the character of West University as much as, or more than, the atrocious student residence buildings that the City allowed to be built at Fifth and Fifth Sts. and at Park and Speedway. This site is worse and more damaging because it is not on the periphery of West University Historic District, as were the buildings on Park and on Sixth Avenue, but is smack dab in the center of what's left of our historic character.

Further, we object to the height of the building as requested, and strongly urge the City to keep the buildings to the current legal height limitation for a historic district. If this request is allowed, buildings everywhere and anywhere in West University could win approval based on this precedent. The City can never again create a 1900 to 1930 historic character in a neighborhood after it has sacrificed it to the wishes of developers, in state or out of state. Please urge the city to hold fast to the historic district spirit and physical appearance.

Ford Burkhart and Carolyn Niethammer (in a 1917 house at First Street and Second Avenue in our family since 1946).

--

Ford Burkhart, 604 East First Street, Tucson, Arizona 85705

## John Beall - Trinity rezoning comment

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**From:** john patterson <pttrsnjhn@yahoo.com>  
**To:** "John.Beall@tucsonaz.gov" <John.Beall@tucsonaz.gov>  
**Date:** 11/28/2016 6:51 AM  
**Subject:** Trinity rezoning comment

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To: City of Tucson Zoning Examiner  
Re: C9-16-12 and C9-16-13

I am writing to urge you to limit the height of the Trinity project to the 36 feet height allowed at this location in the Historic Preservation Zone and to oppose the removal of the Trinity Church site from the HPZ.

We have owned and resided in a home at 720 E. University Blvd for 30 years, and over that time have seen City of Tucson rezonings and overlays and entertainment districts diminish life for neighborhood residents. The Main Gate Overlay was imposed upon us ignoring neighborhood input, but with assurance in the Overlay document that building heights west of Euclid Avenue in West University Neighborhood would not be increased. To remove the Trinity property from the Historic District at the heart of the neighborhood allowing increased building heights, violates that agreement and sets a dangerous precedent for other potential large developments to follow.

I have attended many meetings and presentations on the proposed Trinity development, I understand the need for Trinity Church to develop the property, and have overall been impressed with design concepts proposed by R + R for the site. But I would urge that they reconfigure the building massing at the allowable 36 feet height so that removal from the Historic District is not required. The currently allowed three-story heights remain appropriate and reasonable for this location, would surely find neighbor and neighborhood support, and wouldn't necessitate altering the boundary of our Historic District. I urge you to oppose the Trinity rezoning and boundary amendment.

John Patterson  
(520) 622-4512

November 28, 2016

The Honorable Mayor & Council  
CITY OF TUCSON  
255 W. Alameda, 10th Floor  
Tucson, AZ 85701

RE: Trinity Boundary Amendment #C9-16-12 and Rezoning #C9-16-13 PAD(H)

To the Honorable Mayor and Council,

I am writing this letter to enthusiastically support the Trinity Boundary Amendment and PAD (H) rezoning application by R+R Develop to create a mixed use project at 400 E University Blvd.

As a merchant at address along 4th Avenue, I greatly value the addition of high quality retail, new housing and office space that the project will provide. This type of project will enhance the 4th Avenue experience and activate an underutilized property with new vitality that builds on the positive momentum already in place along the Avenue.

Sincerely,



Title:

PARTNER

Business Name:

CHES LOUNGE / Lamina, LLC

Address:

626 E. 8th St #5705

Phone:

520 975 1056

Rick Joy Architects

October 18, 2016

The Honorable Mayor + Council and Zoning Examiner  
CITY OF TUCSON  
255 W. Alameda St. 10th Floor  
Tucson, AZ 85701

RE: Trinity PAD(H) Rezoning

Dear Mayor, Council and Zoning Examiner:

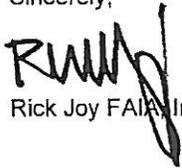
I am writing in support of the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd.

This mixed-use infill project is part of recent efforts to further develop the Tucson core area. True to smart growth principles, the design transforms a currently underutilized urban land, creates space for a diversity of uses and responsibly increases urban density. The project will tie into the 4<sup>th</sup> Avenue and West University Neighborhood transit routes and promote a more integrated live-work lifestyle, thus giving leverage to the investment the City has made in the Modern Streetcar.

As we regularly experience when questioning the past status quo in seeking forward-looking solutions, this kind of project challenges existing conventions. Enhancing Tucson's urban identity, this project deserves your full support in the interest of this community.

Both as a practicing Architect and as a resident of the West University Neighborhood, I share these objectives in order to create more livable, sustainable environments. I kindly ask you to approve Rob and Randi's proposal.

Sincerely,



Rick Joy FAIA Int. FRIBA



October 13, 2016

The Honorable Mayor + Council and WUNA BOARD  
CITY OF TUCSON, City Hall  
255 West Alameda, 10<sup>th</sup> Floor  
Tucson, Arizona 85701

RE: Trinity PAD Rezoning

Dear Mayor + Council and WUNA Board

As a born & raised Tucsonan and the Managing Member of Main Gate Apartments, located directly north of the Trinity Church property on the northeast corner on University Blvd. & 4th Ave., I want to state our enthusiastic support for the proposed PAD Rezoning of the Presbyterian Trinity Church Property at 400 E. University Blvd.

We believe that the proposed plans, as laid out by Rob & Randi Dorman, take into consideration the existing, surrounding properties and will enhance these with particular attention to the continued viability of the encompassing residential neighborhoods. The vertical integration of the varied uses that Rob & Randi have designed and incorporated into their proposed PAD, including housing, office and commercial uses, will, in our opinion, improve the services and value of the established housing in place for residents of the surrounding, historic neighborhoods through the quality of design, environmental sustainability, and attention to promoting a bicycle and pedestrian friendly, transit oriented, active lifestyle.

Additionally, the architectural elements apparent in Rob and Randi's design is evident that they attempted to have these seamlessly integrated into the surrounding neighborhoods through a congruent building style that enhances and embraces the historic, native aesthetics. These uses and the architecture Rob & Randi have employed make them economically viable and attractive to young families and professionals alike, similarly drawn to the beauty, culture and very important historic preservation of our inner city neighborhoods.

The incorporation of this development into the surrounding neighborhoods will be accompanied by a renewed sense of vitality that will in turn promote a continued revitalization of the urban work environment, helping to fulfill the function of the modern streetcar, further utilizing the city's investment in public transportation as leverage.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

7059 N. Oracle Road • Tucson, AZ 85704  
T (520) 299-2610 • F (520) 299-4582  
[www.shenkarow.com](http://www.shenkarow.com)

Officers of City of Tucson

Naturally, a thriving business community and commercially driven sector of the development will find appeal in both of the aforementioned demographics so integral to the success of the project & continued longevity of the neighborhoods; with young families and professionals.

Most importantly, Rob & Randi have endeavored to work with the surrounding property ownerships to recognize their desires & thus employ some of these critical needs towards fulfilling the desirability of inner city living. Given the varied architectural forms of the surrounding properties, to incorporate so many disparate styles would have been a technical impossibility, and, more importantly, not every commercial building in the surrounding area has attractive qualities. There would be no justification in accommodating for so many varied styles, while at the same time, simply attempting to replicate the historic, native elements of the residential properties would have done a disservice to the project and community as a whole. Architecture must grow with the times and this development takes into account sustainable growth, compatible, yet contemporary design and environmental responsibility.

The continued investments the City has made in its downtown area, now incorporating and flowing through to the University of Arizona, with the recent addition of the Light Rail system represents a further insurance of the viability of the all-important central components of our City and its inhabitants livelihood. By working together the investments by both the public and private sectors are reflecting renewed desirability in these neighborhoods and proving that the expansion with its continued soil cementing of our irreplaceable desert environment can be stopped with the citizens of Tucson working together with this common goal.

Richard Q. Shenkarow  
President  
Shenkarow Realty Advisors, Inc.  
7059 N. Oracle Rd.  
Tucson, AZ 85704  
(520) 299-2610 Ext. 215  
(520) 299-4582 (Fax)



School of Architecture  
College of Architecture and  
Landscape Architecture

1040 North Olive Street P.O. Box 210075  
Tucson, AZ 85721-0075  
T (520) 621 6751 F (520) 621-8700  
www.architecture.arizona.edu ARCH@u.arizona.edu

10.17.16-09:17 **The Honorable Mayor + Council and Zoning Examiner**  
**CITY OF TUCSON**  
**255 W. Alameda St. 10th Floor**  
**Tucson, AZ 85701**

RE: Trinity PAD(H) Rezoning

DEAR MAYOR, COUNCIL AND ZONING EXAMINER: I wish to offer enthusiastic support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property, 400 E. University Boulevard.

All forward-thinking communities in our nation are evolving their standards for in-town development; we, too, need to make our city more livable, more sustainable, and more visually and programmatically rich. The project in question seeks a greater height allowance in order to make possible a number of benefits to the community. Under current zoning, a 36' height limit would cover most of the site with a deck, parking underneath with two stories of units above—in short, one massive block. It would be better for the neighborhood to allow the requested 50' height, which would facilitate a more creative arrangement of the units and views into and through the site. The plan to allocate parking to the office during the day, after hours to the commercial uses, and to the church on Sundays, will help take our city back from the car and return it to the people.

Although it is important to protect the character of historic neighborhoods, we need to balance preservation of the past with sustainable building practices, smart growth, and transit oriented design principles for the future. Completely covering the site with a three-story mass allowable by the current zoning is less sympathetic to the historic character of the neighborhood than the proposed four-story scheme. And, the plan for a lush desert landscape will transform extant barren parking lots into a verdant landscape that the neighborhood can enjoy, with pocket parks and shaded bike corrals.

Lastly, the proposal leverages the investment the city has already made in the modern streetcar, the use of which needs to be optimized so it can expanded to other sectors of the city.

Thank you for your careful consideration of this proposal.

A handwritten signature in black ink, appearing to read 'R. Miller'.

SINCERELY: **Robert Miller, Architect**  
Professor; Director, School of Architecture  
2015 AIA Southern Arizona President  
2018 AIA Arizona President

The Honorable Mayor + Council and Zoning Examiner  
CITY OF TUCSON  
255 W. Alameda St. 10th Floor  
Tucson, AZ 85701

RE: Trinity PAD Rezoning

Dear Mayor and Council and Zoning Examiner:

We would like to express our support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd.

As neighbors of Trinity we think it would be additive to the neighborhood. We have had many issues with the parking lot of the church being open at all hours and therefore a place where people gather late at night to party and partake in illegal activity. We believe that with more positive activity in the neighborhood, it will become safe for everyone. We hope that this well thought-out development will benefit the neighborhood and have a trickle down positive impact beyond the neighborhood as well.

We are sensitive to the fact that other neighbors have expressed concerns about the height of the buildings being proposed. We feel however that the difference between 36' and 50' is minimal. Our property will be surrounded by this development on three sides and we are the only other property owners on the same physical block as the development/church. We feel therefore that we have a particular vested interest in this development being implemented in the best possible way. We are of the mindset that a higher building with a smaller footprint is a much better choice than a very large and bulky but lower structure. We would absolutely be against such a large structure so close to our property. The smaller footprint, though unfortunately taller, is further away from our property and gives us more privacy.

We absolutely understand the importance of maintaining the character of historic neighborhoods, but something must be done with this large empty space that has been severely underutilized and has quite frankly become dangerous. The initial design concepts that have been proposed are thoughtful, appropriate, and higher quality than what currently exists nearby. We are very happy that sustainable building techniques and lush landscape are important to, and being implemented in this development. As property owners we have taken great care in adding to the landscape and we are very happy to have developers that would continue to add to the landscaping on our block as a part of this project.

Overall, we are in favor of this project moving forward. We have not come to this conclusion blindly or without any concerns. We still have many questions and details to work out as the project progresses. However, we know that eventually some sort of development is going to happen in this location and we trust that what is being proposed by R + R Development is the best possible option for this particular property.

Thank you for your time and consideration of our opinion,

Ani and Peter Weinman

Owners of 445 E 4th St., 721 + 723 N. 3rd Avenue

**Thomas W. Warne  
70 West Cushing Street  
Tucson, AZ 85701  
520-884-8843 Phone  
520-907-0672 Cell  
jlinvestments@aol.com E-mail**

**October 18, 2016**

**The Honorable Mayor & Council and Zoning Examiner  
City of Tucson  
255 W. Alameda St., 10th Floor  
Tucson, AZ 85701**

**Re: Trinity PAD Rezoning**

**Dear Mayor & Council and Zoning Examiner:**

**This letter is in support of the proposed rezoning. As a developer in the West University area, particularly the Main Gate Square, I feel the result of the thorough and thoughtful process that has occurred with the pertinent stakeholders has resulted in a formidable and appropriate development for the West University area.**

**It is again further evidence of being able to have a superior development by going through a thorough process and not just being confined to the present zoning of a particular site. The contemplated development is far superior, in my opinion, to a development that would have been realized with the current zoning. I feel the development will enhance the street car route and economics of the immediate area.**

**Respectfully submitted,**



**Thomas W. Warne**

# bws | ARCHITECTS

October 14, 2016

The Honorable Mayor & Council and Zoning Examiner  
CITY OF TUCSON  
255 W. Alameda St., 10<sup>th</sup> Floor

Re: Trinity PAD(H) Rezoning

Dear Mayor & Council and Zoning Examiner:

As a longtime architect with an office in downtown Tucson who values quality design, I am delighted to offer my full support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd. The design is thoughtful, appropriate, and would significantly improve the area.

Also, as Vice-Chair of the Sonoran Branch of the USGBC (United States Green Building Council), I truly admire the project's sustainable and smart development features. With LEED certification aspirations, this responsive design promotes the urban work / live lifestyle, leverages the investment the City has made in the modern streetcar, and embraces both active and passive principles of sustainability.

Again, I appreciate the opportunity to express my enthusiasm for this exciting project!

Thank you.

Sincerely,



Frank Slingerland, AIA, LEED AP  
Principal / Architect

# ERMANOS CRAFT BEER WINE BAR

220 NORTH 4<sup>TH</sup> AVENUE

Dear The Honorable Mayor + Council and Zoning Examiner,

On behalf of Ermanos Craft Beer & Wine Bar, this letter is to express my unequivocal support for the Trinity redevelopment project on North Fourth Avenue.

The greater downtown area has seen progress over the last few years, and projects like Trinity satisfy an unmet demand for an urban live-work-play experience with a tasteful and considered design within the context of a historic neighborhood and historic business district.

When I signed my long-term lease for Ermanos in 2013, it was with the hope that with time, like any thriving urban center, nearby population density would increase. While there have been some gains in the surrounding commercial districts, Fourth Avenue has yet to see a substantial mixed use project that adds population.

From the perspective of a business owner who staked his livelihood on this street, I would respectfully ask that that an appropriate level of deference be afforded to the needs of the local business that require a sustainable and synergistic ecosystem to thrive (not just survive).

Very truly yours,  
Mark A. Erman, esq.  
Owner - Ermanos Craft Beer & Wine Bar

# BEEER

October 19<sup>th</sup>, 2016

The Honorable Mayor + Council and Zoning Examiner  
CITY OF TUCSON  
255 W. Alameda St. 10th Floor  
Tucson, AZ 85701

RE: Trinity PAD Rezoning

Dear Mayor + Council and Zoning Examiner:

I am happy to express my enthusiastic support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd.

As a neighbor who lives half a block from the site, I feel this development is exactly what the neighborhood needs to further build on the kind of environment the streetcar continues to create. This is the exact reason funds for the streetcar were used is to create this type of urban-living environment. When I envision this environment, I can only hope the designs will all be done this well. These developers have clearly poured countless hours into creating what I can only describe as the ideal fit for this site. The way they've managed to create density, yet instill a sense of space and openness proves their commitment to providing for the needs of the neighborhood. The facades they've created have shown their sensitivity to the historic roots of our neighborhood, and show they've researched the successful melding of old and new in some of the most wonderful cities across the world.

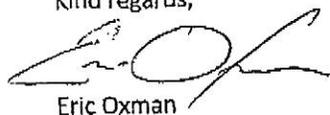
They're apparently requesting a height for this project of 50 feet instead of 36 feet, and I feel the way they've designed this, the height differential will have minimal additional affect. The major affect this design will have is bringing more focus on the urban, sustainable lifestyle that Tucson is finally really offering to its residents.

Rob Paulus has done some wonderful things in this city, but I believe nothing he's done comes close to this development. This is the kind of project urban neighborhoods should be approving, and I hope to see this one come to fruition.

I own nearly \$4 million worth of real estate within a half block of this project, so in that sense, I may have the most at stake. That said, I couldn't think of anything better for this corner than this project, just as it has been proposed.

Thank you for reading my letter, and please reach out to me with any questions you may have.

Kind regards,



Eric Oxman

520.977.3742

owners of 800 + 802 N. 4th Ave., 700 + 770 N. Herbert Ave.,  
Parcel 117-03-3090, 721 N. 4th Ave., 730 + 744 N. Herbert Ave.,  
Parcel 117-03-3120



## 4<sup>th</sup> AVENUE Merchants Association

The Honorable Mayor & Council and Zoning Examiner  
City of Tucson  
255 West Alameda Street, 10th Floor  
Tucson, Arizona 85701

RE: Trinity PAD Rezoning

Dear Mayor & Council and Zoning Examiner:

It is a pleasure to express our enthusiastic support for the proposed PAD Rezoning of the Trinity Presbyterian Church Property at 400 E. University Blvd. As representatives of over 100 merchants along a century old historic business district we look forward to this development and believe it will enhance the area through the creative and forward thinking activation of an underutilized area of our downtown community.

The design is thoughtful, appropriate and higher quality than what currently exists. We certainly understand the importance of maintaining the character of historic neighborhoods. Well thought out development, which reflects our values, will clearly benefit the neighborhood.

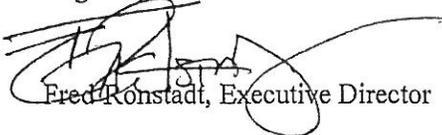
Both buildings will embrace sustainable building techniques, both active and passive, and employ smart growth and transit oriented design principles. In addition, a lush desert landscape plan will transform barren parking lots into verdant landscape that the neighborhood can access and enjoy.

As a stewardship association, we value sustainable, smart growth development, promoting environmentally responsible urban living and working. We encourage sensitive, high quality design; contemporary, compatible architecture, which enhances historic design.

Regarding the height request, the difference between 36' and 50' as one experience it from the street is minimal. It is the street level that is most important, and street level building and landscape plan enhances our community.

We can be reached at (520) 624-5004 if additional information is need. Thank you for allowing us to comment of this project.

Regards,

  
Fred Ronstadt, Executive Director

phil lipman

Bright Properties

218 N 4<sup>th</sup> Avenue

Tucson, Arizona 85705



October 17, 2016

The Honorable Mayor + Council and WUNA Board  
CITY OF TUCSON  
255 W. Alameda 8th Floor  
Tucson, 85701

RE: Trinity Church Project

Dear Mayor Rothschild and Members of the City Council:

I am writing with enthusiastic support for the Trinity Church project currently being considered for approval. I am weighing in as a neighbor, since I own the historic property across the street at 503 East University Boulevard. My experience with Rob Paulus actually started in 2002 with that property, which had been a derelict and uninhabitable fraternity house which had been taken over by drug dealers. Rob and his office helped to design a high-quality 4 unit apartment building, which has held up for 14 years and still looks attractive and appropriate inside and out.

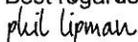
Later, I was fortunate to be involved in The Ice House Lofts and Barrio Metalico with Rob and Randi, which was a very risky and high-profile project and was ultimately both a big success and a game-changer for downtown Tucson.

My feeling about this project is that it will elevate the level of both University Boulevard and 4th Avenue. There are plenty of unmanaged, un-renovated buildings nearby. There are also numerous pure student housing buildings which for various reasons were approved by the City over the years. Many of them, in retrospect are architecturally mediocre and have not and will not hold up well over time.

I am extremely excited that this project might yet go forward after the many years of efforts made by the developers, and I think that it would be proof of good long-term planning and flexible thinking that the City might let this substantially superior project come to be. This has the promise of being a world-class, positive change for the entire area.

The zoning and planning along the streetcar route and underpass have not kept pace with the density needed to support the University Boulevard, 4th Avenue, Congress Street and I hope this project is approved. That would be a good start, and also a positive sign that we are growing up as an urban city.

Thank you for your consideration.

Best regards,  
  
Phil Lipman

November 29, 2016

To: City of Tucson Zoning Examiner

Re: C9-16-12

C9-16-13

The West University Neighborhood Association (WUNA) opposes the Boundary Amendment Process to remove the Trinity Church site from the Historic Preservation Zone and the Rezoning request to change the allowable height from 36 feet to 50 feet.

We are aware of the consensus in the larger community that denser development is desirable on a number of properties located in Tucson's core neighborhoods such as West University. WUNA is part of that consensus and supports increased residential capacity and mixed-use development. We want to be part of a process that leads to more people being able to access a wide variety of services and employment within walking/biking distance of where they live. We want more Tucsonans to be able to live in transit-accessible areas.

However, the livability of the neighborhoods where such development takes place is critical to their success. The City has committed to supporting home ownership in its central core as a way of maintaining its tax base as well as building sustainable community. In recent years, with the advent of large private student housing complexes, the initiation of the modern streetcar, and the designation of the 4th Avenue Entertainment District, the West University neighborhood has been affected with a substantial increase in car traffic, late-night noise from open establishments such as bars with live music, and loud and disruptive outdoor activities and behavior.

It has become increasingly common for longtime residents to leave the neighborhood because of such pressures. They are often replaced either by buyers wishing to rent out the properties, or by young families who soon find their children's well-being cannot tolerate the noise and traffic levels. This is not a cycle that can be allowed to continue if we are to create actual mixed-use neighborhoods and preserve the historic character and human scale that makes this area attractive to residents and businesses alike.

For these reasons we are extremely wary of using a Boundary Amendment process to remove a core neighborhood property from the HPZ.

To date, any requested changes in height and zoning have been required to go through the Plan Amendment process and a subsequent rezoning. The Main Gate area east of Euclid Avenue has had three Plan Amendment/rezoning processes for change of heights and uses. The Main Gate 2011 Neighborhood Plan Amendment/Rezoning document includes the following statements:

"The goals of this plan are to preserve and enhance the historic character of the established neighborhood west of Euclid Avenue." (p. 7)

"Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988." (p. 9, no. 7)

The Boundary Amendment process is an ad hoc, internal PDS process and has not been publicly vetted to ensure compatibility with residential HPZs. There are other large properties in the neighborhood whose owners/developers could benefit from using this process in the future

rather than complying with historic guidelines or proceeding with a full rezoning process. The practical effect would be an overall relaxation of height restrictions within the zone, in violation of the currently effective Neighborhood Plan. This process over time would threaten the historic status of the West University area. And in light of the development incentives/pressures inherent in the entertainment district, it is likely to accelerate the negative impacts on livability.

It is WUNA's position that all future proposed height and zoning changes within Historic Preservation Zones should be subject to the Plan Amendment and Rezoning processes. The Boundary Amendment process should not be used within an HPZ until a rigorous public process is undertaken to determine its compatibility with the goals of HPZs and Neighborhood Plans.

We urge the Zoning Examiner to limit heights on the Trinity project to 36 feet to be in compliance with the West University Neighborhood Plan.

Respectfully submitted,

Board of Directors  
West University Neighborhood Association

In the event the development proceeds under the Boundary Amendment process, it is our position that the following items should be included in the HPZ Boundary Amendment (C9-16-12) and the Trinity Presbyterian Church PAD (C9-16-13):

A. General provisions

1. Parking structures shall be prohibited. Level 4 special exception process is required for change.
2. There shall be no Group Dwelling. Level 4 special exception process is required for change.
3. There shall be a height no greater than 36 feet, to reflect the character and scale of West University.
4. There shall be design review for any design changes constituting more than 3% of the project scope, conducted by historic boards and a design professional. The final decision for changes shall rest with the PDSO Director. \*Note item B.15 below.

B. Demolition and construction: impact mitigation

5. There shall be a demolition process that follows code to reduce health impacts to the surrounding area, and it shall include a timeline, hours of operation, and notice to all neighbors within a one-block radius.
6. There shall be measures taken by the demolition contractor to reduce vibration impacts on nearby historic structures within one block.
7. There shall be a structural inventory of historic structures, including infrastructure within one block of the structure to be demolished, to document current conditions and determine what, if any, damage occurs on these properties. This structural inventory shall be performed by the developer before any demolition or building moving occurs.
8. There shall be compensation for all costs to property owners for any structures/infrastructure damaged by the demolition and building move.
9. A schedule for construction activity shall be posted onsite and online.
10. An onsite contact person shall be available to address any issues that arise during construction.

11. There shall be no nighttime construction (from 6:00 p.m. to 6:00 a.m.). Exceptions for concrete etc. will be noticed.

12. R+R Development shall be the architects throughout the project.

13. A noise mitigation plan shall be in place and enforced during construction.

14. The historic duplex shall be moved to remain within the West University HPZ and shall retain its historic contributing status.

15. The Trinity rezoning shall be null and void if the duplex move fails or if the structure is damaged to the point of being ineligible for historic status.

16. Financial assurances and bonding shall be provided to ensure the project will be completed as planned.

#### C. Operations

17. There shall be a management plan that runs with the land that includes: tenant management, property maintenance/management, landscape, security, and parking management plans.

18. There shall be a parking lot plan to monitor and restrict late-night (after bar hours) activity.

19. A noise mitigation plan shall be in place and enforced.

20. Outdoor patio music by restaurants onsite shall not be allowed after 10:00 pm.

21. Alternative transportation options shall be facilitated to reduce the estimated 480 daily car trips and the estimated 1100 daily car trips if the project is fully built out.

a) Bicycle facilities, bike rentals, zip cars and car free leases will be offered.

b) Residential leases shall include transit passes for all residents. (Developer can negotiate to purchase these from City of Tucson at bulk discount.)

c) Businesses leasing dedicated parking spaces will offer free transit passes or a parking cash-out option to employees.

#### D. Traffic mitigation for surrounding area

22. There shall be in-house traffic mitigation and enforcement measures in the immediate area for traffic control. There shall be a plan to operate with 4th Avenue closures (Street Fair etc.). The Trinity ownership and management group will be responsible for enforcing this plan.

23. The Trinity developers shall work with the WUNA Traffic Committee to

- a) Determine what traffic mitigation measures will be used in the neighborhood near the project to control traffic.
- b) The developers will fund the mitigation measures.