

August 19, 2018

To: IID Design Review Committee and City of Tucson Staff

From: Judy Rose Sensibar

West University Neighborhood Association President

To be transparent, I am writing on behalf of both West University Neighborhood Association and as part of a larger coalition of neighborhoods, area property owners, merchants and business owners. About 20 of us have come together and worked hard to create a broader coalition so we could better negotiate with the firms behind the large developments going in along the Infill Incentive District. Our coalition, officially now called the Historic Fourth Avenue Coalition (HVAC) is currently in discussion with EdR representatives regarding a Community Benefits Agreement. While there are many conditions that are design-related, some are not. If the proposed CBA is accepted by EDR, the Coalition would support their application to the City of Tucson for GPLET offsets to the development, and only if this would further enable EDR to adopt these recommendations for design changes. But in order for our coalition to support EdR through the IID DR and IPP process, they would have to agree to the negotiated criteria within the CBA.

The Coalition would subsequently not oppose the development, or appeal the DRC decision, if the CBA is executed and reasonable design recommendations are accepted.

Three areas of the design still could be improved to help further mitigate the impact this building will have on the surrounding area:

1. How Herbert, city property, is being used to benefit a commercial project.
2. How this many apartments, people, and cars will somehow simply 'activate' the public space without providing the necessary provisions for the additional impact.
3. The need for accommodation for a bit of public space/permeability, possibly on 5th Ave, specifically for a drinking fountain/bike station.

1. Herbert Ave needs to remain passable, accessible, and safe. It is the alternate route for fire and emergency vehicles off 4<sup>th</sup> Ave, and is already encumbered. Because EdR has built right up to the property line on both sides of the alley, they have made no accommodations for their unloading and

loading. They are using the street for their private purposes.

In addition there will be an onslaught of renters moving in and out and the constant stop and go of Fed Ex and UPS and USPS trucks delivering Amazon Prime packages to all of these private tenants on the existing public infrastructure.

As one of the owners of Popsycle and one of the founding members of the coalition has written, the trash, despite the idea of compacting it, remains a problem. On p 86 of the Design Package where city staff made comments, Alexandra Hines from Environmental Services writes, "My calculation of the waste generation rate in Building 1 does not agree with Cypress' calculation." She goes on to show the calculation difference, which is in the tons.

As we well know from the sewer line that the city had to put in to accommodate the towers on Park and Tyndall, this many additional people create a lot of waste. Why should we the taxpayers, who pay for the roads and these improvements, have to subsidize private developers from Memphis, Tennessee?

2. This leads to my second point about surrounding infrastructure left to crumble while money pours into out of state private pockets. When asked how the area would be improved by this project on p. 62, EdR provides no rationale, but simply states, "The Project also is compatible with and will enhance these areas. By using the streets and sidewalks more, Project residents will activate the areas' streetscapes and frequent its local businesses (i.e., become new customers)." So simply by being adding people, the area will be improved? On p57, when asked to describe the benefits the project will bring to the adjacent properties and the surrounding area, EdR writes, "The Project will bring much-needed market-rate apartments to the Avenue and Downtown areas where there currently are few apartment units and high demand. The Project's addition of 254 residential units will increase density in this area to help meet this demand." That's funny, because ever since the District and especially the towers went in, there have never been so many for rent signs in the neighborhood. As a landlord, I used to get 4200/month for a property I now must rent at 3600/mo because the market is saturated.

Another way the city is letting the developers off the hook is with the parking.

That Mr. Durban writes, "I have no issues with the on-street parking plan, nor with the garage parking plan" really sells the surrounding neighborhoods and 4<sup>th</sup> Ave short. I've delineated WUNA's concerns about the parking in a previous letter for the IPP, and won't go into it all; suffice to say the garage at the District already has problems that aren't addressed, so I doubt adding more cars, especially any public parking to this garage, is a solution. That the city allowed the District, owned by EdR to buy 5<sup>th</sup> Avenue and turn it into a private street makes city enforcement of the traffic impossible. Despite repeated discussion with EdR, WU has gotten no relief from residents driving the wrong way onto 5<sup>th</sup> Ave. What will prevent people from driving the wrong way on Herbert?

3. Mr Durban goes on to write, "I am pleased to see the addition of the commercial space along 5th Avenue as I had suggested in the IID meeting. This will help to activate the 5th Avenue frontage." Well, there's already rumblings from EdR that this space will be impossible to rent, seeing that it is so isolated and next to a parking garage. What would really help activate the frontage would be something truly for the public pedestrian traffic: a drinking fountain and bike repair area! EdR has already appropriated all its supposed public space and gotten landscaping requirements waived for an inner courtyard available only to their residents. We cannot allow this development to turn its back on the public completely. If the developers do apply for the GPLET and their property taxes are waived for 8 years, that's roughly 4million dollars that will go to Memphis instead of TUSD. And from my crash course on Impact Fees, we will need to be very strategic to get that money to stay in this area to remedy problems this project will generate and not let it get allocated elsewhere. Please, City of Tucson, fight a little harder for those of us who live and work here and have done so faithfully for so many years.

**From:** Carolyn Laurie  
**To:** judysensi@gmail.com  
**CC:** Scott Clark; Maria Gayosso; Alexandra Hines  
**Date:** 08/19/2018 10:09 PM  
**Subject:** Re: Letter for the IID DRC about the Union Project from WUNA

Dear Mrs. Sensibar.

Thank you for your thoughtful and informative comment, they will be added to the public record and provided to the DRC this morning..

Best regards,

---

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

>>> Judy Sensibar <[judysensi@gmail.com](mailto:judysensi@gmail.com)> 08/19/2018 10:09 PM >>>

Dear Ms. Laurie,

Please add this to the public record and forward to the DRC for the meeting August 20. Thank you.

Here is the letter as an email:

August 19, 2018

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Judy Rose Sensibar, WUNA President

**From:** Carolyn Laurie  
**To:** IID DRC- DLS Fourth Ave Subdistrict; Corky Poster  
**Date:** 08/20/2018 8:55 AM  
**Subject:** Fwd: Letter for the IID DRC about the Union Project from WUNA  
**Attachments:** Input for the IID DRC from West University.docx

Good morning, DRC Members.

Please find attached a letter from Judi Senibar, West University Neighborhood Association President.

Please do not respond to this email due to quorum concerns.

See you this afternoon.

Best  
Carolyn

>>> Judy Sensibar <[judysensi@gmail.com](mailto:judysensi@gmail.com)> 08/19/2018 10:09 PM >>>

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Judy Rose Sensibar, WUNA President

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Scott Clark; Mark Wilsey  
**Date:** 08/20/2018 7:34 AM  
**Subject:** Re: Support For Union on 6th Project

Dear Mark,

West University Neighborhood Association President

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

>>> Mark Wilsey <[markwilsey@me.com](mailto:markwilsey@me.com)> 08/20/2018 7:34 AM >>>  
Dear Mr. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso,

I am writing to you to register my strong support for the Union on 6th project and the current design being proposed.

There are several specific reasons for my support:

1. When the United States Department of Transportation and Federal Transit Administration delivered \$83M to jumpstart the ~\$200M Sunlinks Trolley Project in 2014, the explicit understanding was that the City of Tucson would do everything in its power to promote and encourage residential and commercial infill density along the streetcar line. Any effort to oppose this project, (which is a model for smart infill directly on the Streetcar line) would be a breach of that commitment. Supporting this type of project is exactly the right thing to do for the City of Tucson in 2018.
2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.
3. This project will accomplish several goals which support both the streetcar and the local business community. Approximately 400 graduate students and professionals who currently live elsewhere would live right at the intersection of 4th Avenue and 6th Street with all of the spending power that will bring to the district. It will also increase ridership on the Trolley significantly.
4. All of the lots between 6th Street and 7th Street will be transformed from vacant "party parking lots"

where Tucson Police have always had drug, alcohol, and other more serious problems into high-quality housing and retail with a professional property management team that understands how to manage this type of building in an urban setting.

5. 7500 square feet of the first new high-quality retail space in decades will attract new businesses to 4th Avenue and assuming rising tides float all boats, this should help the overall business community. Alleys and common spaces that have been dark and lifeless for decades will be lit and energized for pedestrian and bike traffic.

6. The 300,000 square foot project will bring a substantial amount of construction jobs, fee revenue and ongoing property taxes to the City of Tucson, which badly needs the money.

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

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

Sincerely,  
Mark and Christine Wilsey

Mark Wilsey  
Tucson resident since 1977  
University of Arizona Graduate  
Retired Captain Tucson Fire Department

Christine Wilsey  
Tucson Resident since 1980  
Northern Arizona University Graduate  
Healthcare Administrative Professional

**From:** Carolyn Laurie  
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**Date:** 08/20/2018 7:34 AM  
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Carolyn Laurie  
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Tucson resident since 1977  
University of Arizona Graduate  
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Christine Wilsey  
Tucson Resident since 1980  
Northern Arizona University Graduate  
Healthcare Administrative Professional



**Carolyn Laurie - Re: Union on 6th Project**

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**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Gerry Beal  
**Date:** 08/17/2018 12:16 PM  
**Subject:** Re: Union on 6th Project  
**Cc:** plinaz@gmail.com

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Mr. Beal,

Thank you for your comments, they will be added to the public record.

Sincerely,

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

>>> Gerry Beal <[GerryB@hblcpa.com](mailto:GerryB@hblcpa.com)> 08/17/2018 12:16 PM >>>

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

My name is Gerald Beal and I am a Certified Public Accountant (somewhat retired, but not completely). I had the pleasure to work with Phil Lipman in prior years as his outside CPA.

I strongly support his new project. 4th Avenue is in need of some updating. Downtown Tucson has responded very well to this sort of project, so I believe that his project will be beneficial to the 4th Avenue area. Projects like this will ultimately increase the tax base and productivity in the area. These types of projects also keep such areas from looking like a demilitarized zone as we have seen in a city that just keeps the status quo.

Also, Phil will make this happen. He really is good at what he does!

Please help Phil make this a reality.

Thank you for your time,

Sincerely,

Gerry

Gerald H. Beal, CPA

[logo-email] <<http://www.hblcpa.com/>> HBL CPAs, P.C.

5656 E. Grant Road., Suite 200 | Tucson, AZ 85712

\* 520.886.3181 ext. 109 | 7 520.885.3699 |\*: [gerryb@hblcpa.com](mailto:gerryb@hblcpa.com) <<mailto:gerryb@hblcpa.com>>

Member [cid:1904-07f00450@88db5030.01c88873] <<http://www.cpamerica.org/>>

Click here <<https://hblcpa.sharefile.com/r-r807f510c2f84cfb9>> to securely upload missing tax documents to us.

**From:** Carolyn Laurie  
**To:** Alexandra Hines; Scott Clark; Elaine M Paul; marie.gayosso@tucsonaz.gov  
**Date:** 08/17/2018 1:27 PM  
**Subject:** Re: flycatcher project

Mr. and Mrs. Paul,

Thank you for your comments, they will be added to the public record.

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

>>> Elaine M Paul <[empaul38@gmail.com](mailto:empaul38@gmail.com)> 08/17/2018 1:27 PM >>>  
Dear Mr Clark, Ms Laurie, Ms Hines, and Ms Gayosso,

We are writing you to register our strong support for the Flycatcher project at N 4th Ave and 6th Street. We think the design presented reflects a quality project that will improve the 4th Ave commercial district. Density is important to a vital downtown core. This community has spent a fair amount of tax payer money to bring the streetcar into reality. Developments like this are essential to make that investment viable. In fact we were promised this type of development when we were asked to support the street car.

We urge to to support this project as presented.

Elaine & Stephen Paul  
owners of the Historic Tophoy Building  
210 - 224 N 4th Ave , 215 and 209 N Hoff Ave

**From:** Carolyn Laurie  
**To:** Joleen Swift  
**CC:** Maria Gayosso; Alexandra Hines; Scott Clark  
**BC** Carolyn Laurie  
**Date:** 08/17/2018 2:03 PM  
**Subject:** Re: In Favor of the Union Project!

Joleen,

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Special Districts Manager  
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wouldn't help to jumpstart 4th Avenue.

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

--

\*Respectfully, \*

\*Joleen K Swift \*  
Licensed Realtor ®

[www.exprealty.com](http://www.exprealty.com)

5405 N. Oracle Road Suite 165

Tucson, AZ. 85704  
Cell 520.609.3711

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Scott Clark; PATRICIA GALVIN  
**Date:** 08/17/2018 3:04 PM  
**Subject:** Re: Union on 6th Proposal / meeting on Monday

Ms. Galvin,

Thank you for your comments, they shall be added to the public record.

Best regards,

---

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

>>> PATRICIA GALVIN <[pgalvin@cox.net](mailto:pgalvin@cox.net)> 08/17/2018 3:04 PM >>>

Dear Sir or Madam:

I understand you will be discussing the proposed Union on 6th project this coming Monday. I want to let you know that I SUPPORT this project and hope you will approve it to go forward.

I have worked on or near to 4th Avenue for over 20 years and have been shopping and eating on 4th Avenue since before that, when I was a student at UA. I applauded the construction of the street car and I hope that modern, well designed retail/housing development will follow.

The Union on 6th project appears to me to be well thought out. It will encourage the further use of the street car and will help the surrounding businesses with an influx of new residents. Also, reasonable housing near downtown is desperately needed. Being able to rent an apartment and walk downtown to work or nightlife is critical to the continued revitalization of downtown. Up until a few years ago, I would never have gone to downtown after dark. Now I go there on a regular basis. Adding housing in this location will support all of the businesses in the area. That will promote a cycle of growth, wherein more employees will be needed, and continue to move Tucson into a strong economic position.

Further the construction of this property will turn sad, fenced in, vacant lots into a vibrant part of the area. The photos I have seen of the proposed construction are pleasing aesthetically as well as appearing to be functional. It is no more than 3 stories on 4th Avenue, so it doesn't appear to me to detract from the historical nature of 4th Avenue.

Again, I wish to say that I SUPPORT this project and ask you to move forward with it.

Patricia Galvin

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Mellow Dawn Lund; Scott Clark  
**Date:** 08/17/2018 5:52 PM  
**Subject:** Re: Union on 6th Project

Mellow,

Thank you for providing comments to PD and the public record.

Best regards,

---

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

>>> Mellow Dawn Lund <[info@themellowdawn.com](mailto:info@themellowdawn.com)> 08/17/2018 5:52 PM >>>  
Greetings

I just wanted to voice my support for this infill project currently coming before your review.

While I do support rigorous review of all new developments happening in the downtown area, I do see this project as a beneficial one.

It is wonderful to have local developers that know the history and current landscape of Tucson and the culture that it embraces investing in Tucson.

Tucsonans has always had a fine line to walk in what they will support and what they will shun. I believe in a healthy mix.

I am a homeowner in Armory Park and a business owner in the Mercado San Agustin. This is my hood. Not all developments are alike. Not all are appropriate to the neighborhood. I believe in thoughtful urban planning, aesthetically and motivationally. I believe Union on 6th will be an asset in the long run.

I hope the merchants there come to see the project as an asset, too.

Tucson needs positive growth. I hope you see this project in this light.

Sincerely  
Mellow Dawn Lund

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Lindsay María Craten  
**Date:** 08/17/2018 10:06 PM  
**Subject:** Re: I am in Support of the Union on 6th Project

Ms. Craten,

Thank you for your comments, they will be added to the public record.

Best regards,

---

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

>>> Lindsay María Craten <[lindsay.maria.craten@gmail.com](mailto:lindsay.maria.craten@gmail.com)> 08/17/2018 10:06 PM >>>  
Dear Mr. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso,

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

There are several specific reasons for my support:

1. When the United States Department of Transportation and Federal Transit Administration delivered \$83M to jumpstart the ~\$200M Sunlinks Trolley Project in 2014, the explicit understanding was that the City of Tucson would do everything in its power to promote and encourage residential and commercial infill density along the streetcar line. Any effort to oppose this project, (which is a model for smart infill directly on the Streetcar line) would be a breach of that commitment. Supporting this type of project is exactly the right thing to do for the City of Tucson in 2018.
2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.

3. This project will accomplish several goals which support both the streetcar and the local business community. Approximately 400 graduate students and professionals who currently live elsewhere would live right at the intersection of 4th Avenue and 6th Street with all of the spending power that will bring to the district. It will also increase ridership on the Trolley significantly.

4. All of the lots between 6th Street and 7th Street will be transformed from vacant "party parking lots" where Tucson Police have always had drug, alcohol, and other more serious problems into high-quality housing and retail with a professional property management team that understands how to manage this type of building in an urban setting.

5. 7500 square feet of the first new high-quality retail space in decades will attract new businesses to 4th Avenue and assuming rising tides float all boats, this should help the overall business community. Alleys and common spaces that have been dark and lifeless for decades will be lit and energized for pedestrian and bike traffic.

6. The 300,000 square foot project will bring a substantial amount of construction jobs, fee revenue and ongoing property taxes to the City of Tucson, which badly needs the money.

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

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

Thank you.

Sincerely,

Linsay Craten Tucson, Arizona

Linsay María Craten, MBA | Social Enterprise Consultant | Skype:

@linsaymaria | WhatsApp +1-520-977-8597 | [linsay.maria.craten@gmail.com](mailto:linsay.maria.craten@gmail.com)



**From:** Carolyn Laurie  
**To:** Wayne O'Brien  
**Date:** 08/18/2018 7:55 AM  
**Subject:** Re: Union on 6th Project

Mr. O'Brien.

Thank you for your comments, they will be added to the public record.

Best regards,

---

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

>>> Wayne O'Brien <[wayneobrien1@mac.com](mailto:wayneobrien1@mac.com)> 08/18/2018 7:55 AM >>>  
Dear Ms. Laurie,

Re: Union on 6th Project

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

There are several specific reasons for my support:

1. When the United States Department of Transportation and Federal Transit Administration delivered \$83M to jumpstart the ~\$200M Sunlinks Trolley Project in 2014, the explicit understanding was that the City of Tucson would do everything in its power to promote and encourage residential and commercial infill density along the streetcar line. Any effort to oppose this project, (which is a model for smart infill directly on the Streetcar line) would be a breach of that commitment. Supporting this type of project is exactly the right thing to do for the City of Tucson in 2018.
2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.
3. This project will accomplish several goals which support both the streetcar and the local business community. Approximately 400 graduate students and professionals who currently live elsewhere would

live right at the intersection of 4th Avenue and 6th Street with all of the spending power that will bring to the district. It will also increase ridership on the Trolley significantly.

4. All of the lots between 6th Street and 7th Street will be transformed from vacant "party parking lots" where Tucson Police have always had drug, alcohol, and other more serious problems into high-quality housing and retail with a professional property management team that understands how to manage this type of building in an urban setting.

5. 7500 square feet of the first new high-quality retail space in decades will attract new businesses to 4th Avenue and assuming rising tides float all boats, this should help the overall business community. Alleys and common spaces that have been dark and lifeless for decades will be lit and energized for pedestrian and bike traffic.

6. The 300,000 square foot project will bring a substantial amount of construction jobs, fee revenue and ongoing property taxes to the City of Tucson, which badly needs the money.

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

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

Thank you,

Sincerely,

Wayne O'Brien  
The Ice House Lofts

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; John Hudak; Scott Clark  
**Date:** 08/18/2018 9:22 AM  
**Subject:** Re: I support the Union on 6th project..

Mr. Hudak:

Thank you for your thoughtful public comments, they will be added to the record.

Best regards,

---

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

>>> John Hudak <[golfbud1234@gmail.com](mailto:golfbud1234@gmail.com)> 08/18/2018 9:22 AM >>>  
To Whom It May Concern:

I support the Union on 6th Street as another good "in-fill" project that is much needed for the City of Tucson. We need to encourage thoughtful, creative in-fill projects within the core City to create more density and more people for our various public transportation systems, particularly along the street ca lines.

A number of good projects of this nature have been approved recently, and we need to keep it going.

Many people can quibble about design aesthetics, but as Councilmember Kozachik points out, "one person's ugly box is another's cutting edge design." If the project meets the zoning requirements, and the developers have considered and addressed neighborhood concerns to a certain degree, it should be approved.

I do think the developers have considered the scale of their project relative to neighborhood and local business concerns and are acting as good partners with the Tucson community, while trying to achieve a project that will pencil out. Not any easy balancing act...

I vote yes!

John Hudak  
4111 E. Calle El Centro  
Tucson, AZ 85711  
520-906-0130

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Art Wadlund; Scott Clark  
**Date:** 08/20/2018 8:43 AM  
**Subject:** Re: Union on 6th project

Good morning, Art.

Thank you for your thoughtful comments and they shall be added to the public record.

Best regards,

---

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

>>> Art Wadlund <[Art.Wadlund@berkadia.com](mailto:Art.Wadlund@berkadia.com)> 08/18/2018 2:36 PM >>>  
All-first of all, hi Carolyn, we have not talked for a while.

I am writing an email in support of the Union on 6th project. As you know, my business partner, Rob Caylor, and I developed 2 properties downtown, so we are developers.

I will be short and to the point:

- \* The modern streetcar was planned and built with the idea (and Federal support or maybe mandate) that higher density projects would be developed adjacent to the streetcar. This is the only way to obtain critical numbers of riders to make the streetcar, and maybe more importantly, businesses along the streetcar, viable.

- \* I understand to some degree the "funky" nature of 4th Ave and the desire by some to keep it the way it is. To be clear, I am in no way in favor of having a bunch of chain stores take over for area with modern facades etc. At the same time, the area is in need of upgrades to keep the businesses in the area relevant and sustainable.

- \* The vacant lots in the area are a hangout for drug users and other bad actors, and generate little in tax revenue-real estate or sales taxes.

I realize that new development has to look good. The City can be firm on their architectural and other standards. I further realize that the District across the street made some major mistakes with not having or maybe not enforcing rules-resulting in problems for neighbors in the area. Problem free properties do not exist anywhere-suburban or urban. I think the City can work with the developer to insure that certain standards are adhered to in this regard.

Thanks for considering.

Art Wadlund

520.349.6901



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[cid:image030751.JPG@0aed90aa.49b7cdf2]

Art Wadlund  
Senior Managing Director

2 East Congress Street Suite 1050 | Tucson AZ 85701  
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[art.wadlund@berkadia.com](mailto:art.wadlund@berkadia.com)<mailto:Art.Wadlund@berkadia.com> |  
[www.berkadia.com](http://www.berkadia.com)<http://www.berkadia.com>  
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**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Scott Clark; Linda Whelan  
**Date:** 08/18/2018 3:28 PM  
**Subject:** Re: Please approve the Union on 6th Project

Hello, Linda.

Thank you for your thoughtful comments, they shall be added to the public record.

Best regards,

---

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

>>> Linda Whelan <[lindaw12@gmail.com](mailto:lindaw12@gmail.com)> 08/18/2018 3:28 PM >>>  
Dear Mr. Clark, Ms. Laurie, Ms. Hines and Ms. Gayosso:

I am writing, for the record, of my strong support for \*Union on 6th Project at the corner of 4th Avenue and 6th Street.\*

Some opponents of this project cite the character and aura of the existing structures, thinking back to the many fond memories they built within the walls of establishments there. But new memories can be built in new locations: the fact is, the area of the proposed project is now, quite simply, a dump. These are not historic buildings; these are structures that have out-lived their useful life. The needed neighborhood upgrade that will be provided by the referenced project will also significantly reduce crime in the area lots, thus improving safety. And many cities around the nation have enabled thriving new locales by allowing the construction of new/modern amongst older unique or historic structures.

Some opponents argue that, for businesses that lease their space, rents will increase in the area of the new Project. This may be true. But

business prospects will also improve for the tenants. The existing customer base will grow – due to both the newer/safer/cleaner/more attractive property and the new residents that will be situated there.

And what better place to locate attractive high-density residential quarters, than in the heart of town? Residents can cycle/walk to work, to dinner, to music, to the Fox Theatre or a UA football game. This is good for residents, good for local businesses, and good for the environment (less vehicle miles traveled, VMT, and also space/person). And let us also not forget the explicit commitment the City of Tucson made to the Feds when seeking funds for the Sunlink Trolley Project: to advocate for and advance the development of higher density residential and commercial projects along the route area.

This is the perfect opportunity for the City to do the right thing. It is so frustrating to see, time and time again, projects that bring jobs and raise the image of Tucson, be cast aside. Please support and approve this well-thought-out, highly desirable project being brought before you.

Thank you for your consideration.

Linda Whelan

Tucson, AZ

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Sip Siperstein  
**Date:** 08/18/2018 6:14 PM  
**Subject:** Re: Union on 6th Project - please support

Dear Sip,

Thank you for your comments, they will be added to the public record.

Best regards,

---

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

>>> Sip Siperstein <[sipdogz@gmail.com](mailto:sipdogz@gmail.com)> 08/18/2018 6:14 PM >>>  
Dear M <[scott.clark@tucsonaz.gov](mailto:scott.clark@tucsonaz.gov)>r. Clark, Ms. Laurie, Ms. Hines and Ms.  
Gayosso,

I am writing to you to register my strong support for the Union on 6th Project and the current design being proposed.

There are several specific reasons for my support:

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

2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.

3. This project will accomplish several goals which support both the streetcar and the local business community. Approximately 400 graduate students and professionals who currently live elsewhere would live right at the intersection of 4th Avenue and 6th Street with all of the spending power that will bring to the district. It will also increase ridership on the Trolley significantly.

4. All of the lots between 6th Street and 7th Street will be transformed from vacant "party parking lots" where Tucson Police have always had drug, alcohol, and other more serious problems into high-quality housing and retail with a professional property management team that understands how to manage this type of building in an urban setting.

5. 7500 square feet of the first new high-quality retail space in decades will attract new businesses to 4th Avenue and assuming rising tides float all boats, this should help the overall business community. Alleys and common spaces that have been dark and lifeless for decades will be lit and energized for pedestrian and bike traffic.

6. The 300,000 square foot project will bring a substantial amount of construction jobs, fee revenue and ongoing property taxes to the City of Tucson, which badly needs the money.

Finally, due to restrictive zoning that is already in place, it is likely that this will be one of the the last substantial projects on 4th Avenue. It will complement the older buildings and businesses in a way similar to Portland, San Diego and most urban college towns all over the United States. It works everywhere else and there is no reason to believe it

wouldn't help to jumpstart 4th Avenue.

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

Cheers\*,\*

Linda J. Siperstein

**From:** Carolyn Laurie  
**To:** General Tchefary; Scott Clark  
**Date:** 08/19/2018 1:06 AM  
**Subject:** Re: I Support the Union on 6th Project

General Tchefary,

Thank you for your leet of support and comments, they will be added to the public record.

Best regards,

---

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

>>> General Tchefary <[generaltchefary@gmail.com](mailto:generaltchefary@gmail.com)> 08/19/2018 1:06 AM >>>  
I am writing to you to register my strong support for this project and the current design being proposed.

There are several specific reasons for my support:

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

2. While Main Gate Square and Downtown Tucson have drastically improved over the past ten years, 4th Avenue is in dire need of capital improvements, more residents and a more modern approach to residential and commercial development. While many admire the charming elements of 4th



Avenue, which have remained essentially the same for 50 years, it is also an area with more deferred maintenance, crime, vagrancy, drugs, property damage, etc, than any other section of Downtown Tucson. Improvements are long overdue.

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

hope you will approve this project.

Thank you,

Sincerely,

--

General Tchefary

[www.generaltchefary.com](http://www.generaltchefary.com)

520-395-6829

Blessed

**From:** Carolyn Laurie  
**To:** Maria Gayosso; Alexandra Hines; Scott Clark; Denise Gerace  
**Date:** 08/19/2018 6:48 PM  
**Subject:** Re: The Union on 6th

Mr. Gerace,

Thank you for providing thoughtful comments for the public record.

Best regards,

---

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

>>> Denise Gerace <[dgerace@tm.org](mailto:dgerace@tm.org)> 08/19/2018 6:48 PM >>>

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

I have been part of the Tucson community since 1958 when my father joined the faculty at the U of A. I am proud to be part of Tucson over all these years.

I am writing to urge you to green light the Union on 6th project.

Tucson is growing, and well managed growth is ideal in the high density area in and near downtown. The Union is right where growth should be, infilling on the new trolley line and serving our urban core and the University.

This project will further improve our 4th avenue area, bringing in new customers for the businesses and replacing a number of vacant lot trouble spots with great housing and thriving businesses. I have lived and shopped in this area for a long time, and parts of the area is still quite seedy. Downtown is coming up nicely, and it will be great for the 4th avenue area to follow this trend.

This project has a strong local component. Bright Properties owns and manages some great properties in the area already, so the track record for great management is strong.

The developers have met with all of the area neighborhoods around the

project and incorporated all the concerns.

This is an excellent upgrade for this area and will help Tucson thrive. I urge you to support this project.

All the best,  
Denise Denniston Gerace

--

Denise Denniston Gerace PhD

1940 East Elm St.  
Tucson, AZ 85719