



Roman Catholic
Diocese of Tucson

Office of the Bishop

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May 24, 2019

Mr. Greg Fay
Fayth Hospitality Group, LLC
5442 Belmont Ave.
Dallas, TX 75206

Re: Design Review for Hampton Inn/Home2 Suites by Hilton Hotel Development

Dear Mr. Fay:

Along with the Rev. Gilbert Malu, rector of St. Augustine Cathedral, I reviewed your proposed plan to build a hotel across the street from St. Augustine Cathedral. We are basically receptive of your plan as we view a hotel across from the Cathedral as not being disharmonious with the Cathedral itself or the critical importance of the immediate (and historic) area. However, we do have reservations about the current proposal. This being only the second time we have seen your plans, we have concerns over the parking deck ingress and egress, the façade, parking space requirements, and the possibility of outdoor liquor (bar) service.

As mentioned in past conversations with you, an idea was proposed for Stone Avenue's grade to be raised to create a plaza where festivals could be held. Over the past several years, Stone Avenue has been closed periodically for this purpose for Civic as well as parish festivals. For this idea to function properly it requires Stone Avenue to be closed for several hours, which we recognize would be a great inconvenience to your customers as it would block your main entrance from cars accessing your parking decks. Recall that the current two proposed ingress/egress accesses for your parking decks open directly onto Stone. In that regard, we would like to see the northern ingress/egress access for your parking deck relocated to Corral Street. This would allow us to close off Stone between the Cathedral and your proposed hotel without affecting your ingress and egress from the parking deck. Please note that this is not a selfish request on our part alone as other groups have recommended this approach as well. There is a belief among many that civic festivals are of a great benefit for the ambience of downtown, its businesses, and hopefully, your future hotel guests. It also reflects the local culture and our downtown area's history.

A second area of concern is the facade itself. While generally pleasing, it appears that this design is something that would be more appropriate for a suburban office park. This hotel is amid historic structures on all four sides. Despite the fact that the Cathedral Parish and our new construction (combined Cathedral and Diocesan administration) represent entirely charitable institutions, working in close collaboration with the City of Tucson and other interested parties, we expended considerable additional sums of money in order to be a generous partner in

retaining the historic ambiance of downtown Tucson. This was not done easily and we currently have a considerable debt which is, in part, due to the extra cost of building a structure that would honor the downtown area's history and culture. In light of this fact, we would like to see a for-profit organization expend more emphasis on the exterior detailing that would honor these great structures. Again, this is the same requirement that was applied to us, which we willingly accepted for our new construction.

Third, as you are aware, parking downtown is becoming scarce. We are concerned that your project may not have enough parking for your guests and could spill over into the Cathedral parking lot, which we must acknowledge is currently inadequate for our own purposes. Additional use by others would compromise the operation of our Church, not only for weekend Masses but also for the many weekday funerals celebrated at the Cathedral. With that said, we do want to be part of the solution, as we have made an offer to Tucson City leadership and Rio Nuevo to study the Cathedral parking lot for a way to possibly increase the number of available spaces for this part of downtown that could benefit us all. Nevertheless, we fear that new businesses coming into the area with inadequate parking of their own will greatly contribute to a chronic problem in the downtown Tucson area.

A final concern is that while a hotel could be a good neighbor for the Cathedral we are nevertheless worried about liquor being served on the pool deck level, which could result in a rather loud outdoor party atmosphere. Recall that the proposed pool deck level is directly across from the main Cathedral entrance. For this reason we would prefer that alcohol service be limited to a more casual use on the pool deck.

Again, we do not contest the proposed Hampton Inn/Home2 Suites project. However, we believe that our reservations listed above are of merit and we would like to have your architectural team revisit the propose design and address our concerns in as much detail as possible.

Very sincerely yours in Christ Jesus,



Most Reverend Edward J. Weisenburger
Bishop of Tucson

cc: Rev. Gilbert Malu, Rector, St. Augustine Cathedral
Honorable Jonathan Rothchild, Mayor of Tucson
Steve Kozachik, Tucson City Council
Regina Romero, Tucson City Council
Michael Ortega, Tucson City Manager
Scott Clark, Development Services, City of Tucson
Carolyn Laurie, Development Services, City of Tucson