

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

The design of the proposed Union Development on 4th Avenue and 6th Street has me very concerned for the negative impact it will have on the 4th Avenue Business District.

When I look at the architects designs of that which is on the Avenue (3 stories), back 50 feet (5 stories) and then on Herbert (7 stories) I am stuck with how out of proportion it all is with the actual spaces and relationships to the surrounding buildings.

As I go to my business each day and approach the Avenue from different angles I visualize the proposed structure there and what it will do to the skyline and special Tucson sense of place where the sky, the moon and stars are pretty much very present and part of us. This might sound of little consequence but truly this sense of place adds to all our quality of life. And for 4th Avenue it contributes mightily to its economic well being. It seems lately more and more there are increases of visitors on the Avenue. Besides coming from Europe and all over the country they come from Phoenix, Bisbee, Sierrita Vista, Geena Valley, etc. just for a day trip. They come for the current look of the Avenue and the business establishments that are there. 4th Avenue as it is now is a collectible and, at the same time, it can be a vision of the future in the way we all work to protect and preserve it while supporting harmonic development of this bonafide, beloved Historic Business District. By all of us, businesses, landlords, developers, and the City working together we can set a new model for cities facing gentrification.

The proposed structure is so big and dominating and lacks a design that is in any way in harmony with the spirit of the place. Downtown has the tall buildings. Even there the new residential constructions there are only 5 or 6 stories tall.and they have interesting character in their design. The proposed 7 story structure on Herbert is gigantic....and its design is very plain...no character. Have you seen the sketch of it looking from Surly Wench? It is a must see. That view really represents how it will impact the skyline.

Also, after one meeting with the merchants Edr said it had to be 3 stories on the Avenue frontage because Corkey Poster said so.. I spoke to Corkey after that. He laughed. Nope. Three stories is not his stipulation. It could be two on the 4th and 6th frontage..

Considering the overall off Avenue design, even 5 stories, or the same height as the District Apartments would be more in harmony.

The plan has 253 units planned. There will be far more than 253 people living there. Besides their seeking a variance for parking to only 189 spaces we have to consider that these young people will have fiends coming and going to visit on 4th Ave.....more parking pressure...but also, the design has no proper drop off and pick up area that is off the street. No place to move ones goods in and out of the dwellings.

I like the reasonably sized retail units with the local business designations. I am against brick sidewalks, they scream this place needed help and this is urban renewal which is not the case with 4th Avenue. After a bump of desertion in the early 60's we have been a viable business district. Bricks get incredibly dirty.. My preference is an update of our vintage sidewalks, some of which are WPA.

I am not an architect so I cannot suggest a design but I know there must be something that would be actually pretty and in harmony. I am a business person with 38 years on the Avenue. I, with the others, have worked hard to create the wonderful, vibrant,beloved business district we have now. I worry about wrong decisions hurting it irrevocably.

I have heard you care about the Avenue and want what is best for it. I thank you for all your considerations. I hope my little input is of value.

Respectively submitted,

Arlene Leaf
Owner, Tucson Thrift Shop

To all concerned:

Please require Education Realty Trust to provide site appropriate facade design to the 6th St. side of their development on 4th Avenue in Tucson. The very limited concern for the Historic Area aesthetics exhibited by the developer to date is most regrettable. A robust developer allowance for a meaningful treatment for the 6th Street facade is a reasonable request and should include community design input as well as local craftsmanship.

Thank you for your careful consideration and actions regarding this matter.

Frank Rowe
2671 W Cholla Ridge Pl
Tucson, AZ 85742

To: Historic Review Committee,

Please carefully review the community concerns for the aesthetics of the 6th St facade on the project proposed by Education Realty Trust at 4th Avenue. There should be community involvement in the design of the facade and the developer should provide reasonable resources for local artists to participate in the making of the facade.

Thank you in advance,

Sandy Lazarz 707-978-0827

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

I live on Herbert directly beside the proposed development
EdR should not be granted Parking, height or landscaping Modifications to the IID.

EdR is asking for the following Modifications:
I oppose all Modifications.

Parking:

Parking will be a huge challenge for the 4th Ave area with the Union's 180 parking spots for 254 units with approximately 398 residents. Union residents will have visitors that will need parking. It is unrealistic to believe that only half of the 398 residents will own a car. The Union provides no parking for its Commercial tenants, relying on the limited 2 hour metered parking on 4th Ave & 5th Ave.

Where will these business owners and employees park?

EdR is relying on mass transit. Great in theory, but anyone that has tried to ride buses knows that most of the Union residents will not be riding Tucson buses. The Streetcar stops running at 10pm during the week making it impossible to get back if you are out later. Owning a car, walking and biking are the only reliable means of transportation.

EdR should provide parking or funds to mitigate parking and traffic to the neighborhoods.

Building Heights:

East of Herbert has a 50 foot set back that is being ignored. EdR is asking for 5 stories instead of 3 stories east of Herbert. All buildings on Herbert are one story, 5 & 7 stories will dwarf all the existing buildings, some properties are historic.

Landscaping:

Landscaping should be on the exterior and create an inviting environment.

Additional considerations:

The EdR buildings have NO LOADING ZONE on Herbert. How will residents and merchants get their daily deliveries? Loading zones are needed on Herbert for moving trucks, UPS, FedEx, USPS, commercial delivery trucks/semi, and Uber/Lyft. It is unrealistic to believe that these services will use the 5th Ave loading zone.

Garbage and Recycle for 4th Ave merchants between 6th & 7th St. is on Herbert. How will the City handle the merchant Garbage & Recycle that exists?

Traffic in neighborhoods:

6th St. traffic is becoming Speedway.

Herbert alley is a cut through with cars going way to fast.

Traffic flow: East bound cars will most likely exiting EdR on 5th Ave and go East on 6th St. West bound cars will most likely exiting EdR, South on 5th Ave, West on 7th St, North on 6th Avenue (through West University) to Speedway or Grant. South bound cars will most likely exiting EdR, South on 5th Ave, East on 7th St, South on 4th Avenue, East on 9th St (through Iron Horse) to Euclid/ Broadway.

Sincerely,

Constance Negley

520 240-0073

From: Katya Peterson <katya@polymap.net>
To: "Carolyn.laurie@tucsonaz.gov" <Carolyn.laurie@tucsonaz.gov>
CC: "cityclerk@tucsonaz.gov" <cityclerk@tucsonaz.gov>
Date: 07/23/2018 5:57 PM
Subject: Union Project on 4th Ave

Dear Carolyn,

Sadly I've just realized comment letters about the design of the Union Project on 4th Ave need to be sent to you by today, so I will save any pretense of writing an elegant letter and move directly to the point. As a Tucson native, I am chagrined to see the pictures and plans of the building which has been proposed for Fourth Avenue. This is not a welcome attraction. It is like a giant blatant bully boasting its power.

My concerns about the Union Project revolve around both style and economics.

How could a building that doesn't relate in anyway to its surroundings be a good choice for such an important commercial intersection? How will it create an appealing addition for the tourism and economic growth that Fourth Avenue so deserves? We all understand that change is important though it might not always feel comfortable. I agree that change is vital for the growth and progress of Tucson and indeed for the health of the Fourth Avenue community. However, to build a structure that has no regard for the style or reference to the history of a community is just a reckless insult. It is almost an announcement that you are getting ready to take down the rest of the block pretty soon as well.

Fourth Avenue merchants have worked hard for many years to hone a brand and the Union Project is a slap in the face of that historic commercial district's commitment to our economy. With a little attention to style and detail, the Union could bring something wonderful to its neighbors and indeed to the future of Tucson.

Please listen to what local people are saying about height and mass and design. There is an opportunity to participate in building something very wonderful or a decision to destroy something unique. There is still time to make that change happen!

Thank you,

Katya Peterson
2803 E. 9th St.
Tucson, AZ. 85716

PS Ironically I recently discovered my grandparents owned a business on Fourth Ave. in the 1930's.

From: Arlene Leaf <glowleaf1@yahoo.com>
To: "Carolyn.laurie@tucsonaz.gov" <Carolyn.laurie@tucsonaz.gov>
Date: 07/23/2018 7:54 AM
Subject: Regarding the proposed Union on 4th

Dear Carolyn,

The design of the proposed Union Development on 4th Avenue and 6th Street has me very concerned for the negative impact it will have on the 4th Avenue Business District.

When I look at the architects designs of that which is on the Avenue (3 stories), back 50 feet (5 stories) and then on Herbert (7 stories) I am stuck with how out of proportion it all is with the actual spaces and relationships to the surrounding buildings.

As I go to my business each day and approach the Avenue from different angles I visualize the proposed structure there and what it will do to the skyline and special Tucson sense of place where the sky, the moon and stars are pretty much very present and part of us. This might sound of little consequence but truly this sense of place adds to all our quality of life. And for 4th Avenue it contributes mightily to its economic well being. It seems lately more and more there are increases of visitors on the Avenue. Besides coming from Europe and all over the country they come from Phoenix, Bisbee, Sierras Vista, Geen Valley, etc. just for a day trip. They come for the current look of the Avenue and the business establishments that are there. 4th Avenue as it is now is a collectible and, at the same time, it can be a vision of the future in the way we all work to protect and preserve it while supporting harmonic development of this bonafide, beloved Historic Business District. By all of us, businesses, landlords, developers, and the City working together we can set a new model for cities facing gentrification.

The proposed structure is so big and dominating and lacks a design that is in any way in harmony with the spirit of the place. Downtown has the tall buildings. Even there the new residential constructions there are only 5 or 6 stories tall.and they have interesting character in their design. The proposed 7 story structure on Herbert is gigantic....and its design is very plain...no character. Have you seen the sketch of it looking from Surly Wench? It is a must see. That view really represents how it will impact the skyline.

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I have heard you care about the Avenue and want what is best for it. I thank you for all your considerations. I hope my little input is of value.

Respectively submitted,
Arlene Leaf Owner, Tucson Thrift Shop

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

The Fourth Avenue Historic District Preservation Coalition is a grassroots alliance of stakeholders in the 4th Avenue area, including Fourth Avenue Merchants Association (FAMA) members and property owners, tenants, Local First Arizona, and residents of the West University Neighborhood Association (WUNA), Iron Horse Neighborhood Association (IHNA), and Pie Allen Neighborhood Association (PANA). The Coalition is united in our mission to preserve the unique identity of the Historic Fourth Avenue district and surrounding areas while promoting intelligent, responsible growth that will benefit both these areas and Tucson as a whole. We are dedicated to educating ourselves and others about these issues and advocating for concrete solutions that serve our entire community.

Here is what we as the Fourth Avenue Historic District Coalition wish to see in regard to design of the Union on 6th project.

1. A general fit with the existing sense of 4th Avenue, which would include authentic character, not “any town USA” buildings. The authenticity of 4th Avenue is what draws locals and tourists.
2. We want to see permeable buildings that make urban life pleasant; places where people can meet that are methods to tame cars and make buildings integrated to their area.
3. A flow from the development to the Avenue merchants promoting street level interactions and contributing to overall “city comfort.” Many of these small details are so obvious as to be invisible, but when developers pull their building right up to the sidewalk and leave a blank wall, they have not contributed to this public benefit.
4. Walkability in the modes of cities like New York, San Francisco and Portland. All boast examples of successful walkable regions. Even for “character areas” of Phoenix like Roosevelt Row, their Downtown Code states that development should emphasize shade, small-scaled façades, and local commercial space on ground floors. Space can be welcoming and contextual to pedestrians, rather than forced.

Thank you for your time.

Sincerely,
Joe Audino
Founding Member FAHDC

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

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From: Chris Walker <planethouse555@gmail.com>
To: <scott.clark@tucsonaz.gov>, <carolyn.laurie@tucsonaz.gov>, <alexandra.hi...>
CC: phil lipman <plinaz@gmail.com>
Date: 08/14/2018 2:42 PM
Subject: In support of Union on 6th

Dear Esteemed Tucson Government Employees,

I'm writing in support of the project called Union on 6th. There are a multitude of reasons this project should receive not only a green light, but be enthusiastically promoted by not only local government, by local merchants, but by the the city at large.

Allow me to spare you a diatribe and simply list the primary reasons as concisely as possible:

1. The project targets young professionals - not rent by the room students
2. The project is being promoted by a local developer that offices on 4th avenue - not an out of state company
3. The project dramatically improves the tired buildings that currently occupy the corner
4. The local merchants, the trolley and all of the recent downtown restaurant and bar scene development will directly benefit from this project
5. The project represents the best of what could potentially be built there in today's economy
6. The project will promote higher real estate valuations locally, benefitting housing, retail and other mixed-use development

Too often, conscious real estate development projects in Tucson have been confused by local merchants and neighborhood associations as "the beginning of the end" to local culture and color. I speak from some experience as I was one of the developers promoting the high end condominium projects that were once slated to be built where The District now sits. The District is symptomatic of this process - the neighborhood protested our plans, slowed down our process, the economy changed, we were forced to withdraw our project, sell the land and the inevitable happened - a large, dorm-like building was forced through the process and the neighborhood now suffers from "the beginning of the end" - this would not have been the case had our project not been slowed down so significantly.

Please do everything in your power to promote this most excellent, well thought through, real estate project.

Thanks, Chris Walker

Chris Walker
520.971.1031
planethouse555@gmail.com <mailto:planethouse555@gmail.com>

From: Chris Walker <planethouse555@gmail.com>
To: <scott.clark@tucsonaz.gov>, <carolyn.laurie@tucsonaz.gov>, <alexandra.hi...>
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Thanks, Chris Walker

Chris Walker
520.971.1031
planethouse555@gmail.com <mailto:planethouse555@gmail.com>

From: Jeff Keeme <jeff@getclearwave.com>
To: <scott.clark@tucsonaz.gov>, <carolyn.laurie@tucsonaz.gov>, <alexandra.hi...>
Date: 08/14/2018 2:22 PM
Subject: Support for Union on 6th

Hello Scott, Carolyn, Alexandria and Maria,

I am emailing in support of the project currently in review called Union on 6th*. *Tucson is an important part of my life. I have been here since 2001 when I started at the U of A. I have seen 4th Ave transform in an incredible way.

I have seen some of the proposed design images for the Union on 6th and believe this project will be a wonderful addition to our popular downtown life and cultural.

Mr. Phil Lipman, one of those involved in this project whom I have known for many years, understands the importance of Tucson's downtown cultural. His involvement in the project will give Tucson yet another beautiful addition to downtown!

Sincerely,

Jeff Keeme
Clearwave Solutions, LLC
Managing Partner
Office: (520) 777-0655 ext. 200
Mobile: (520) 302-0362
Fax: (520) 300-8000
Email: jeff@getclearwave.com
Web: <http://www.getclearwave.com>

From: Ajay Madhvani <ajaym1999@gmail.com>
To: <scott.clark@tucsonaz.gov>, <carolyn.laurie@tucsonaz.gov>, <alexandra.hi...>
Date: 08/14/2018 2:13 PM
Subject: Union on 6th

Good afternoon,

I just wanted to reach out to you to explain my support for the proposed project currently known as Union on 6th. I am a local real estate professional and believe this project is in the best interest of the city and county. We have for many years asked for in-fill development as opposed to sprawl development in the suburbs, and here is a good opportunity to fulfill that expectation, same goes for the Benedictine on Country Club Road.

Development of this project will not disturb virgin desert land, the developer is local and has the city's best interests in mind, and the city and county will receive more tax revenue. Furthermore, this will help the street car and traffic flow as most renters will likely shop and work nearby, as opposed to driving to and from the suburbs everyday.

As a local, I sincerely understand the concern to preserve the eclectic feel of 4th Avenue and believe this project will do more benefit than harm to 4th Avenue. In my several years in the real estate profession in Tucson, it has been my experience that neighborhoods often fear new projects but ultimately support them (ie. La Encantada circa 2000 & Culinary Dropout circa 2017).

I appreciate your time in reading this email and please let me know if you would like any further explanation.

Best,

Ajay Madhvani, MAI
AM Valuation Services, PLLC
2030 E. Speedway Blvd, Ste 114
Tucson, AZ 85719
(520) 441-9030 - O
www.amvaluation.com

From: Alexandra Hines<alexandra.hines@tucsonaz.gov>
To: Carolyn Laurie
Date: 08/14/2018 1:13 PM
Subject: Fwd: Support for the Union Apartments

Alexandra Hines, AICP
Lead Planner
Planning and Development Services, City of Tucson
2

>>> "Josh Conzemius" <joshconzemius@gmail.com> 08/14/2018 12:00 >>>

Hi Alexandra-

As a longtime resident around the university and Downtown Tucson, I was delighted that more apartments were planned around 4th Ave.. As a Downtown area we need more density and more people to bringing dollars into the area. And, 4th Avenue needs newer buildings that will attract reputable businesses and thus attract better clientele.

The Union will help to create this.

As a side note, we just sold our house in West University and took our kids into a less edgy area. We were fed up with the funky, derelict bar atmosphere of 4th Ave.. 4th Ave. needs a facelift, badly!! Yes, all of the businesses are local, which is great, but most are tattoo parlors, bars or dingy rag tag operations. The buildings are rundown and most property owners have not tended to their maintenance in decades. It's a sad looking place.

We need more quality on 4th Avenue and this is a step in the right direction.

Josh Conzemius
520.440.1033

Josh Conzemius
520.440.1033

From: Josh Conzemius <joshconzemius@gmail.com>
To: <carolyn.laurie@tucsonaz.gov>
Date: 08/14/2018 12:00 PM
Subject: 4thAve & 6th St Union Support

Hi Carolyn-

As a longtime resident around the university and Downtown Tucson, I was delighted that more apartments were planned around 4th Ave.. As a Downtown area we need more density and more people to bringing dollars into the area. And, 4th Avenue needs newer buildings that will attract reputable businesses and thus attract better clientele.

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Josh Conzemius
520.440.1033
Josh Conzemius
520.440.1033

From: popcycle shop <popcycleshop@hotmail.com>
To: "ward1@tucsonaz.gov" <ward1@tucsonaz.gov>, "ward2@tucsonaz.gov" <ward2@t...>
Date: 08/13/2018 12:38 PM
Subject: Fourth Avenue Historic District Coalition Update
Attachments: FAHDC_BYLAWS.docx

Dear Mayor and Council Members,

I am writing to give you an update on our progress in our pursuit of a Community Benefits Agreement with EdR, developer of the Union on 6th project.

I feel that the coalition is at a crossroads right now as we try to "grow up" into a real entity. We have drawn up bylaws, which I am attaching here, and we will soon be assembling an official board and electing officers. We are also in the process of engaging an attorney, Tim Kinney. We hope that Tim will help us go into negotiations on the CBA with EdR on more equal footing.

We are meeting with Rory Juneman on Thursday, but we are uncertain if EdR is presently willing to negotiate. It seemed as if they disengaged after the IPP meeting.

We are also preparing for the Design Review, and we hope we will have Tim on board in time for that. I was wondering if there is anything that you would expect from us that we have not worked on yet, or if you have any advice going forward.

Thank you for your time. I look forward to opening a dialogue with you in the near future.

Sincerely,

Shannon Riggs

Fourth Avenue Historic District Coalition

Pop-Cycle
422 N. 4th Ave.
Tucson, AZ 85705
(520) 622-3297

From: Daniel Matlick <danielm@ufec.com>
To: <Carolyn.Laurie@tucsonaz.gov>, <alexandra.hines@tucsonaz.gov>
Date: 08/06/2018 7:44 PM
Subject: Union on 6th - Public Comment (ACTIVITY#: T18SA00266)

Hello Carolyn,

Speaking as a property owner located within 300 feet of the subject project intended to be built under the IID guidelines by EdR Trust, Inc., I would like to provide the following comments:

Based on EdR's disclosure that their project will not exclusively be targeting "student housing," "underclassman," and in fact is intended to attract college "upperclassman," "graduate students," and will even be available to be rented by the "general public," and further considering they are offering to fill their ground floor retail spaces on 4th Avenue with "local businesses" in addition to making a minimum of 100 market rate parking spaces from their solely owned adjacent property "The District" available to the general public, under these guidelines I am inclined to offer my support to their construction plans and request for a reduction of on-site vehicle parking to 180 spaces.

The Tucson Community as a whole needs to be working on diverse ways to attract and/or retain the necessary qualified workforce to meet the growing demands by local businesses. Creating a live/work environment in our City Center that is attractive to young professionals will be a key element to our growth success. The project that EdR is proposing for 4th Avenue incorporates a design that will be a magnet for both young and experienced business professionals which will help us to obtain the required workforce and economic development goals.

--

Be safe,

Daniel Matlick
President/CEO

United Fire Equipment Company
335 N. Fourth Avenue
Tucson, Arizona 85705

Toll Free: (800)362-0150 #110

Mobile: (520)444-6388

Email: danielm@ufec.com

Visit: <http://unitedfire.net>

ROC073858 & ROC076292

[image: UF Facebook] <<https://www.facebook.com/unitedfire>>

Click [HERE](#)

<<https://app.smartsheet.com/b/form?EQBCT=6401c67cc14c4abd8aae0c035585e891>> to
Nominate 2018 United Fire Firefighter of the year candidate

From: Molly Mckasson Morgan <memckasson@gmail.com>
To: <Carolyn.laurie@tucsonaz.gov>
Date: 08/03/2018 11:27 AM
Subject: Fwd: Union Project on 4th Ave

Carolyn--thank you so much for getting back to me. Here is the email I hastily sent out on the day of the comment deadline for The Union. Thank you for your consideration. Hope all is well--Molly

----- Forwarded message -----

From: Molly Mckasson Morgan <memckasson@gmail.com>
Date: Tue, Jul 24, 2018 at 4:17 PM
Subject: Union Project on 4th Ave
To: Carolyn.laurie@tucsonaz.gov
Cc: cityclerk@tucsonaz.gov

Dear Carolyn, I know I'm late getting this letter off but I hope you'll add my opinion to the conversation about this latest project on 4th Ave. I agree with all of the concerns that the 4th Ave. merchants/neighbors have expressed. In addition, I feel like there is little respect being shown to those who have created this district, the only "old town" in the basin, as it were. The current Union design simply detracts from decades of investment and commitment into the ambiance of this unique business area and neighborhood. If the Union wanted to create a gateway project to 4th Ave that reflected the character of the avenue, it would not only benefit them but it would help insure the on-going success of 4th Ave. People from Marana, Vail, and all the outlying communities enjoy coming to shop and dine in this district because of its historic and unique feel. If the design of the Union Project does not honor this past, I expect this endeavor might very likely diminish business on the avenue, therefore diminishing property values in West University and sales tax for the City of Tucson. To take away from the architectural character of this old district could lead to an avenue with lots of empty storefronts and ultimately, an environment that negatively impacts the Union Project. Please honor what local merchants and neighbors are saying about the design and size of the project. This small business community deserves our respect. Thank you, in advance for helping to put Tucson first. Sincerely, Molly McKasson

From: John Denissen <jakdenissen@gmail.com>
To: <carolyn.laurie@tucsonaz.gov>
Date: 08/01/2018 8:45 AM
Subject: Fwd: Re: EdR (Union on 4th) Update

Hello Carolyn,

As instructed below by Shannon, this email is to provide input on the Union on 6th project.

Thank you for taking the time to read it, and to register it.

I oppose the project for the following reasons:

1) It deprives current residents and workers 4th Ave of parking. People DO live on 4th Ave, on Herbert and every other street bordering "the union". When a young woman gets off work at an Avenue restaurant at midnight— how far should she have to walk to her car (I know some will ride bikes or take the street car of course). The City itself should have purchased one of the larger parcels near the Avenue (at about 6th St) and used it as a surface lot for now, and could've years later added parking decks. This was of course suggested many times. Instead the City is apparently allowing dozens and dozens of housing units with less than 1 parking space per unit. A realistic target for new parking requirements would be 1 parking space *per bedroom*.

2) It deprives *customers* of 4th Ave a place to park. Again of course I know some of these will use the streetcar or other means. But AGAIN— many will drive down with hopes of parking and THEN using the streetcar to go to the Fox maybe, to Mercado and back to their car. And AGAIN, the City could've and should've taken on the sensible task of providing future parking for this.

I realize that there is a parking structure at the RR underpass. I just can't help but wonder— why was this part of the plan ONLY there?? Perhaps there's another planned in the Mercado area. But any sensible plan would have at least one or two more. This could've been achieved by requiring projects like "the union" to provide spaces for public use for a nominal fee. But these should NOT be for use for their own project as their projections state they're not needed. The truth of course is that more parking is AND WILL be needed throughout downtown. And instead of having the foresight and diligence to address this, the City is going in the exact wrong direction.

All of this may quite possibly kill the golden goose that is 4th Ave and downtown ("golden" thanks to the risks and hard work of the early & current business owners there). Can the area survive only with the patronage of very local residents? I don't think so. I think visitors from the foothill neighborhoods and from out of state will give downtown a try and then say— let's just go to River Road, or Skyline or Casas adobes or even to South Tucson where at least we won't have to waste time looking for parking.

Sincerely,

John Denissen
Owner 427 N Fourth & 422 N. Herbert
Owner 1033 N Fourth & 1024 N Herbert
(310) 849-2935

On August 1, 2018 at 8:12:20 AM, popcycle shop (popcycleshop@hotmail.com) wrote:

Hello All,

I have been in touch with Carolyn Laurie, who is in charge of gathering feedback for the Design Review. She has asked me to let you know that any feedback concerning the design of the Union on 6th project should be directed to her at carolyn.laurie@tucsonaz.gov. I would suggest getting it in as soon as possible, since the review is next Thursday. Probably Monday at the latest.

Cheers,

Shannon

Pop-Cycle
422 N. 4th Ave.
Tucson, AZ 85705
(520) 622-3297

From: Fred Ronstadt <fred@fourthavenue.org>
Sent: Tuesday, July 31, 2018 10:31:07 AM
To: Merchants Forum
Subject: EdR (Union on 4th) Update

Good morning all!

The Historic Commission approved the Union on 4th project 5-0.

The IID Design Review Committee meets next Thursday, August 9.

Please let me know if you have any questions.

Thanks!
*_**

*Sláinte, *
Fred Ronstadt, Executive Director

North Fourth Avenue Merchants Association, Inc.
*434 East Ninth Street ~ **Tucson, Arizona 85705-8580*
(520) 624-5004 Office ~ (520) 624-5933 Fax
www.FourthAvenue.org <<http://www.FourthAvenue.org>>

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From: Bob Vint <bob@vintarchitects.net>
To: Carolyn Laurie <Carolyn.Laurie@tucsonaz.gov>
Date: 07/24/2018 3:55 PM
Subject: Construction mitigation for 310- 312 - 314 E. 6th St.

Hi Carolyn,

Re. a topic you & discussed in person last month: my landlord, Rich Rodgers, is concerned that vibrations caused by construction of the proposed 'Union on 6th' student housing may cause damage to his historic property located at 310 - 312 - 314 E. 6th St. This listed structure in the Tucson Warehouse Historic District was built in 1928, and designed by the renowned Tucson architect Josias Joesler.

During demolition of an adjacent one-story building fronting 6th Street in the summer of 2016, in preparation for the Union project, several cracks and tears appeared in 310 - 312 - 314 E. 6th St. (I have documented this damage in photos). Mr. Rodgers requests that as part of the permission to proceed with the Union, mitigation of construction period vibrations be required of the Developer. Documentation of existing conditions (in drawings and photos) and regular monitoring of any changes during construction should be included.

Thank you for your consideration,

Bob

Bob Vint, Architect

Adjunct Faculty/CAPLA

School of Architecture

University of Arizona

rvint@email.arizona.edu <mailto:rvint@email.arizona.edu>__

Vint & Associates Architects

312 East Sixth Street

Tucson, Arizona 85705

(520) 882-5232

bob@vintarchitects.net <mailto:bob@vintarchitects.net>

www.vintarchitects.net <http://www.vintarchitects.net>

This email has been checked for viruses by Avast antivirus software.
<https://www.avast.com/antivirus>

From: Shannon Riggs <save4thavenue@gmail.com>
To: Allison Diehl <Allison.Diehl@tucsonaz.gov>
CC: Terry Majewski <tmajewski@srcrm.com>, Carolyn Laurie <Carolyn.Laurie@tu...>
Date: 07/23/2018 5:58 PM
Subject: Re: Union on 6th Development
Attachments: historic.pdf

Hi Allison,
I am attaching the requested PDF with comments regarding the Union on 6th development. Thank you for taking the time to read our concerns.
Sincerely,
Shannon Riggs
Fourth Ave Historic District Coalition

On Thu, Jul 19, 2018 at 1:23 PM, Allison Diehl <Allison.Diehl@tucsonaz.gov> wrote:

> Good afternoon, Shannon.
>
> You may certainly submit feedback on the design of the Union on 6th
> Development. We ask that you compile all letters from your group and submit
> them as a single PDF file to the Terry Majewski no later than Monday the
> 23rd. Please copy me on the message.
>
> Please be aware that the Subcommittee has already made a recommendation to
> approve the proposed massing and design, with the exception of the 6th
> Street facade. In the meeting on July 26th, they will only be considering
> only the 6th Avenue portion of the project.
>
> You should advise anyone wishing to comment to review the Subcommittee's
> role in Infill Incentive District projects. It is tasked with evaluating
> exterior design for compatibility with adjacent historic properties to
> insure that no properties are rendered ineligible for the National Register
> of Historic Places. The Historic Preservation Office insures that proper
> regulations and procedures are followed.
>
> Feedback is most useful if it is made in reference to the National
> Register characteristics of the Fourth Avenue Commercial Historic District
> and the Tucson Warehouse Historic District (both available on the City's
> website). Comments on matters outside of the authority of the Subcommittee
> or the Historic Preservation Office cannot be considered in their
> recommendations.
>
> Thank you for your participation and engagement in this project.
>
> Allison
>
> Allison Diehl
> Diehl Research, LLC
> On contract to the Historic Preservation Office
> City of Tucson Planning and Development Services
>
>
> >>> Shannon Riggs <save4thavenue@gmail.com> 7/19/2018 10:44 AM >>>
> Dear Ms. Majewski and Ms. Diehl,
> I am a founding member of the Fourth Avenue Historic District Coalition,

> and a business owner on 4th Ave. We have formed our coalition to negotiate
> a Community Benefits Agreement with EdR, the developer of Union on 6th.
> In light of the fact that the Pima County Historical Commission has taken
> extra time to review the Union's application, we would like to be able to
> send in some of our concerns about the project's design and size. We would
> like to encourage others to do so as well.
> I realize that you will be meeting again on July 26. I was wondering when
> is the latest folks would be able to get letters in, and if this is the
> best place to direct those letters.
> Thank you for your efforts to preserve Tucson's History, Heritage and
> Culture.
> Sincerely,
> Shannon Riggs
> Pop-Cycle
> 422 N. 4th Ave
> <<https://maps.google.com/?q=422+N.+4th+Ave+Fourth+Avenue&entry=gmail&source=g>>
> Fourth Avenue
> <<https://maps.google.com/?q=422+N.+4th+Ave+Fourth+Avenue&entry=gmail&source=g>>
> Historic District Coalition
>

Hello-

I am writing to state my opposition of the proposed Union apartment complex project located on 6th street and 4th Avenue.

As you may already know, this project has become quite controversial, as the size, design, and overall plan of the structure does not fit in with the surrounding neighborhoods, most of which have joined the Fourth Ave Historic District Coalition.

The Fourth avenue district is known for its historical significance in Tucson. The proposed project design has nothing to compliment the area and presents a much more modern look and feel. There are ways to go about placing a modern building in a historical area and complimenting the surrounding buildings(see Ogden, Utah), but EDR does not come close.

The towering walls not only diminish the charm of the surrounding area, but also raise a potentially dangerous corridor along 6th street, a high traffic area with vehicular and pedestrian accidents occurring frequently.

Thank you for your time
Stephanie Johnston
Surly Wench Pub

Stephanie Johnston
Surly Wench Pub

My name is Jasmine Pierce, I am a business owner on 4th Avenue, and a longtime resident of the area. I am writing to you today to voice my opposition to EdR's proposed development on 4th Avenue and 6th Street, the Union on 6th.

4th Avenue is a vibrant, bustling business district, and being the oldest, most sustainable historic commercial district in Tucson outside of the downtown corridor, it is imperative that we preserve and respect it, especially in regards to new development.

EdR's proposed development does not do that. The design is not compatible with the district. It should complement and integrate with the surrounding historic architecture, not be a blight. The majority of the project is a 7 story modern building (that is disturbingly reminiscent of the Pima County Jail) that would tower 80 feet over century old, 1 story historic buildings in the heart of 4th Avenue. It will change the look and feel of our historic district forever.

Development on and around 4th Avenue should also respect the commercial aspect of the district, limiting residential spaces to upper floors, reserving street level space exclusively for commercial use. The residential portion of the development should be designed in a way that invites residents to be a part of the community, and is also inviting for the community. EdR has designed a property that does neither. They have designed a gated, isolated, island of a property. A property that looks and feels like all of their other properties, modern student housing.

This development not only violates the spirit of the IID, it is disrespectful of the district as a whole.

We don't have to look far to see how well properties designed in this manner integrate into the community. Directly across 6th is the District, a property that is not only a blight on the area design wise, it has also attracted residents that have little to no interest in the community itself.

And, just like the District, the Union poses serious pedestrian and traffic safety concerns along 6th Street. With so much concentrated pedestrian and vehicle traffic in an already dangerous corridor, streetscape design, planters, trees, and the like, are of utmost importance.

We have the opportunity and responsibility right now to protect and preserve this historic district. The decisions made regarding these developments will set the precedent for future development and the future of 4th Avenue. Let's help the district grow in a responsible and respectful manner, ensuring the continued success of our beloved district.

Thank you for taking the time to read this, and your consideration in this matter.

Sincerely,

Jasmine Pierce

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

The West University Neighborhood Association (WUNA), in conjunction with our broader neighborhoods coalition, the Fourth Avenue Historic District Coalition (FAHDC), oppose the design of The Union on 6th on the grounds that it degrades the historic context of the entire area. There is nothing of that scale in the area, and the scope of the project, especially on 6th St., does not integrate itself with the streetscape.

The massing and rhythm of the Union are unlike anything in the development zone. It has the largest unbroken, continuous facade on 6th Street. The windows are disproportionate in the historic context and the heights are greater than any of the surrounding buildings. When a modern structure is built in a historic neighborhood, it should reference the historic context by drawing historic architectural elements from the surrounding buildings.

Perhaps not directly in the Sub-Committee's purview, but still connected to the integration of the building to the area, are the additional problems that the design offers the public few amenities in terms of shade or walkability. The fact that the building takes advantage of the historic precedent of having a zero lot line but does nothing else to honor the historic character of the area seems ironic.

We know the Sub-Committee is always concerned with a building offering a false sense of history, but the Union's design offers no sense of history. To plunk it down in this sensitive area will only be a catalyst for more degradation to come.

Sincerely,

Judy Sensibar,
WUNA President

My input re: the facade on 6th St. for the Union is it's too tall, too bland and not in keeping with the unique nature of its surroundings.

The design appears uninspired, low budget, with no unique features.

A lack of detail on the buildings is soul destroying from an aesthetic viewpoint. We don't want fake historic, but neither do we want flatliner design: no heartbeat here.

Just

because a precedent for ugly was set up with the towering apartments across the street, doesn't mean it needs to spread across 6th St.

I'm not in favor of new bland, mediocre design. Once they've decided to remove a building, the least that could be offered is some interesting architecture.

If they can come up with something that is inspired I might be more amenable to it, but this is cookie cutter design at its best from what I can tell from the document you directed me to.

I see that they say they have extended awnings and added tile for interest apparently following input, but it's just still bland to me.

I'm quite sure "mediocre" and "uninspired" do not carry any weight with the historic review committee, but wanted to add my input. I'm tired of lousy design.

Thanks for sharing my comments with the review committee.

Best,
Hannah Glasston
Director Etherton Gallery
135 S. 6th Ave

Dear Tucson Pima County Historic Commission Plan Review Sub-Committee:

As business and building owners in close proximity to the Union on 6th Development, we are writing to express concern about the design of this project, in particular the 6th St. facade.

We have been in communication with EdR and their architect about this particular aspect of the project since we were first made aware of their plans, in February. It was what struck us immediately as out of step with the character of 4th Avenue and the surrounding area. We have asked on numerous occasions for them to turn the entrances of the town homes to face the street, to no avail. Without some sort of street level interaction this design is a locked compound.

Although the entire project is boxy and enclosed, it is particularly problematic at this vital intersection. 4th Ave. and 6th St. functions as the gateway to our shopping district going north and south. This bland facade with zero street level interaction would be a very disappointing way to signal that one has arrived at such a lively and colorful area of our city.

We have owned our business on 4th Ave for 10 years, and we have worked hard to cultivate the district by improving marketing, recruiting diverse businesses and networking with the community. Over the years, coming out of the economic downturn of 2008, and recovering from the year of construction brought on by the Modern Streetcar, we have seen 4th Ave thrive and grow in so many positive ways. We get tourists, from all over the world, coming to drink in the authenticity of the district.

We realize that infill is important, and Transit Oriented Development is the best way to go. We are all for less cars, and a thriving urban hub in Tucson. To make this truly beneficial, we want smart development that integrates with our existing historic district and the surrounding neighborhoods.

If this bland design is allowed to go forward, we worry that it will set a precedent for future projects. We should set a high standard now, to encourage creativity and awareness of the vital district surrounding these developments. It can only have positive impact for the developers and the developed.

Pop-Cycle
422 N. 4th Ave
Shannon Riggs
Jennifer Radler
DeeDee Koenen
Libby Tobey

From: Arlene Leaf <glowleaf1@yahoo.com>
To: "Carolyn.laurie@tucsonaz.gov" <Carolyn.laurie@tucsonaz.gov>
Date: 07/23/2018 7:54 AM
Subject: Regarding the proposed Union on 4th

Dear Carolyn,

The design of the proposed Union Development on 4th Avenue and 6th Street has me very concerned for the negative impact it will have on the 4th Avenue Business District.

When I look at the architects designs of that which is on the Avenue (3 stories), back 50 feet (5 stories) and then on Herbert (7 stories) I am stuck with how out of proportion it all is with the actual spaces and relationships to the surrounding buildings.

As I go to my business each day and approach the Avenue from different angles I visualize the proposed structure there and what it will do to the skyline and special Tucson sense of place where the sky, the moon and stars are pretty much very present and part of us. This might sound of little consequence but truly this sense of place adds to all our quality of life. And for 4th Avenue it contributes mightily to its economic well being. It seems lately more and more there are increases of visitors on the Avenue. Besides coming from Europe and all over the country they come from Phoenix, Bisbee, Sierr Vista, Geen Valley, etc. just for a day trip. They come for the current look of the Avenue and the business establishments that are there. 4th Avenue as it is now is a collectible and, at the same time, it can be a vision of the future in the way we all work to protect and preserve it while supporting harmonic development of this bonafide, beloved Historic Business District. By all of us, businesses, landlords, developers, and the City working together we can set a new model for cities facing gentrification.

The proposed structure is so big and dominating and lacks a design that is in any way in harmony with the spirit of the place. Downtown has the tall buildings. Even there the new residential constructions there are only 5 or 6 stories tall.and they have interesting character in their design. The proposed 7 story structure on Herbert is gigantic....and its design is very plain...no character. Have you seen the sketch of it looking from Surly Wench? It is a must see. That view really represents how it will impact the skyline.

Also, after one meeting with the merchants Edr said it had to be 3 stories on the Avenue frontage because Corkey Poster said so.. I spoke to Corkey after that. He laughed. Nope. Three stories is not his stipulation. It could be two on the 4th and 6th frontage..

Considering the overall off Avenue design, even 5 stories, or the same height as the District Apartments would be more in harmony.

The plan has 253 units planned. There will be far more than 253 people living there. Besides their seeking a variance for parking to only 189 spaces we have to consider that these young people will have fiends coming and going to visit on 4th Ave.....more parking pressure...but also, the design has no proper drop off and pick up area that is off the street. No place to move ones goods in and out of the dwellings. I like the reasonably sized retail units with the local business designations. I am against brick sidewalks, they scream this place needed help and this is urban renewal which is not the case with 4th Avenue. After a bump of desertion in the early 60's we have been a viable business district. Bricks get incredibly dirty.. My preference is an update of our vintage sidewalks, some of which are WPA. I am not an architect so I cannot suggest a design but I know there must be something that would be actually pretty and in harmony. I am a business person with 38 years on the Avenue. I, with the others, have worked hard to create the wonderful, vibrant, beloved business district we have now. I worry about wrong decisions hurting it irrevocably.

I have heard you care about the Avenue and want what is best for it. I thank you for all your considerations. I hope my little input is of value.

Respectively submitted,

Arlene Leaf Owner, Tucson Thrift Shop