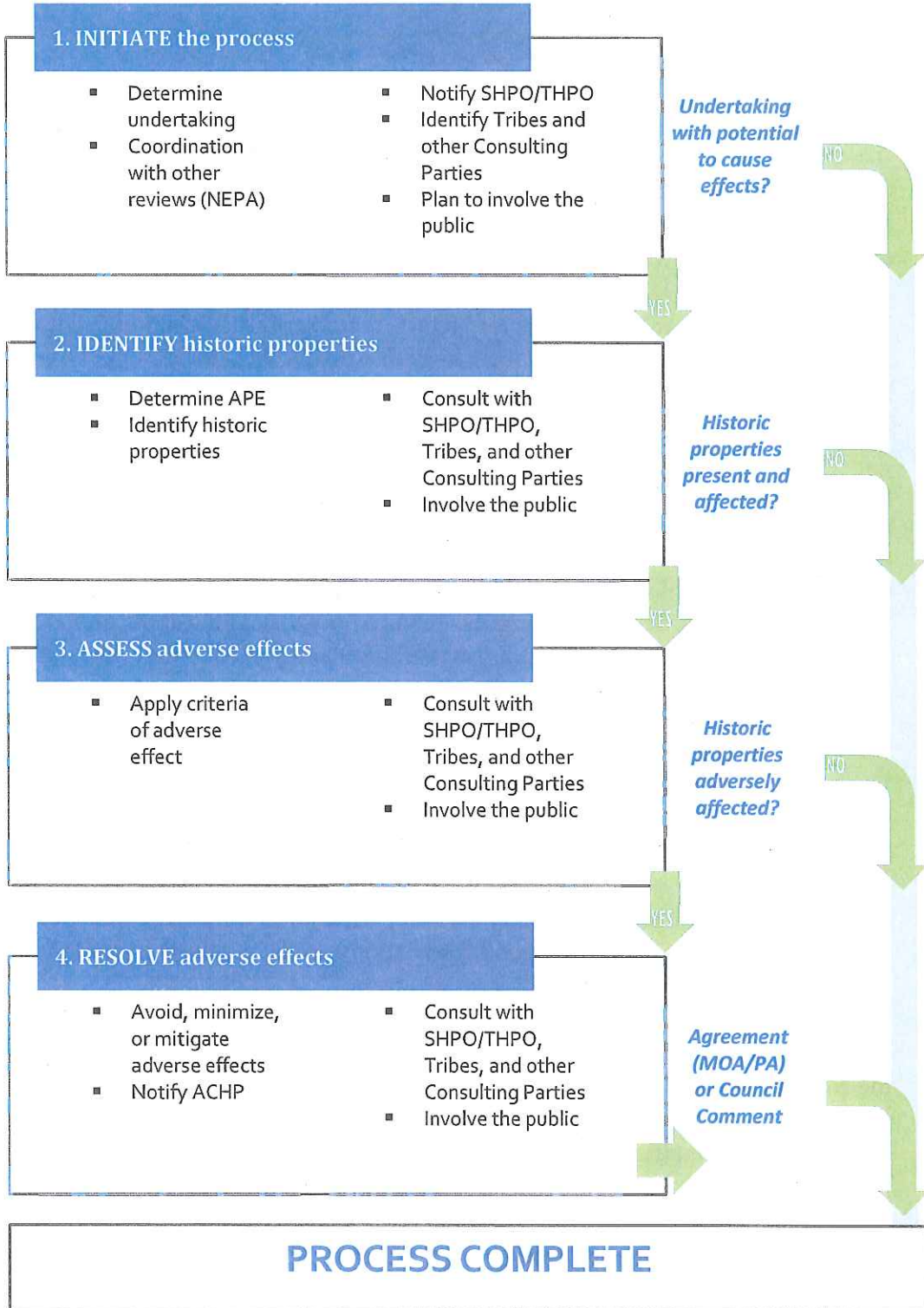


Section 106 Process

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Downtown Motor Lodge Public Meeting

P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4171

MEETING NOTICE

October 28, 2014, 6:00- 8:00 p.m.

**HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
310 N. COMMERCE PARK LOOP-Sentinel Building
Tucson, Arizona**

AGENDA

1. Goal of the meeting
2. Introductions
3. Explain Process
4. Public Comments
5. Explain Goal of next Public Meeting

NEXT PUBLIC MEETING ON 11.20.2014 (6-8 PM)

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting 791-4171. Requests should be made as early as possible to allow time to arrange the accommodation.



**Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.**

SIGN-IN SHEET HOJA DE REGISTRO

Please provide your name and contact information. Thank you for participating!

	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	David Shropshire	indiv	shropball2@cox.net	322-1708
2	Pedro M. Guzales	Barrío Viejo	423 S. Elias 85701	(520) 623-0893
3	Alexis Jorg	U.V.		
4	TERRI PATT-SMITH	INTERFAITH COMM SPUS	297-0009 tpattsmith@cityoftucson.az.gov	2820 W. INA RD. TUCSON AZ 85741
5	JOHN BUEE	APNA	jodakula@hotmail.com	P.O. Box 269 Tucson AZ 85702
6	Jonathan Mabry	COT Hist. Soc.	jonathan.mabry@cityoftucson.az.gov	
7	Garbana Lianhi	individual	piaseckibarb@gmail.com	1640 S. 2nd Ave 85701
8	Mary Ann Brazil	neighbor	mab@brink.com	352 West Simpson 520-907-8746
9	Ken Backer	"	kenbacker@earthlink.net	53 W. Kennedy St 520-360-2881
10	Pat Crotcher	VA	pat.crotcher@va.gov	(520) 591-9712

Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.



SIGN-IN SHEET **HOJA DE REGISTRO**

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Jimmy Ojeda		jameshojeda@gmail.com	870-0905
2	Joyce Alcantara	COT/HCD	joyce.alcantara@tucsonaz.gov	837-5329
3	Ramona Williams	COT	ramona.williams@tucsonaz.gov	837-6959
4	Jenny Gibbs	BHHPAB	J.GIBBS@BHHPAB.TEET@GMAIL.COM	8788740
5	MARK SHOEMACHER	BETH EL	MSHOEMACHER@GMAIL.COM	520-906-3093
6	Hannah Glasston	SELF	hannahglasston@cox.net	2019 E. Mable 85714 520-270-1576
7	Shylter Knutson	CAH	sknutson@compassaffordablehousing.org	
8	Jesus Moya	CCS	JMoya@CCS-PIO.ORG	622-2801
9	KATJA FRITZSCHE	PARPIO VIEJO	artgod@whidbey.com	576-6663
10	Reggy Hutchison	Chimavero	phutchison@chimavero.org	308-3096



Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.

SIGN-IN SHEET **HOJA DE REGISTRO**

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Maryann Beveling	CAAT	mbeveling@compassaffordablehousing.org	
2	NADINE RUND	ARMORY PARK HISTORIC ZONE AD BLD		641-551-3430 622-5676
3	sarah mcAid	COO AC	SmcAid@codac.org	127 S. 5th AVE. 202-1758 x 7320
4	ELAINE WEAVER	COT, CMO	Elaine.Becher@tucsonaz.gov	City Hall
5	GLENN FOURNIE	COT TICD	glenn.fournie@tucsonaz.gov	837-5408
6	SALLY STANG	COT HUD	Sally.Stang@tucsonaz.gov	
7	Cezar Gonzalez	Casey Maria		520 308 79 07
8	William Balah	Neighbor	Azkalab@gmail.com	
9	Maryhew Hewett	Neighbor	m1hewette@gmail.com	622-6090
10	Danna Aurianna	VA	danna-aurianna@VA.gov	429-5674



Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.

SIGN-IN SHEET **HOJA DE REGISTRO**

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Amie Gray	Santa Fe		882-8775
2	Barbie Urias	Casa Maria	barbieu1@gmail.com	878-8326
3	Jane Mandl	COT		603-5967
4	ISA THOMSON			483 Convent 85701
5	Lynn Wilson	CAT	Lynn@longrealty.com	
6	GARY PATCH	BARRO VIEJO	Standup talk@gmail.com	24 W SIMPSON 85701
7	Albert Elias	COT	albert.elias@tucsonaz.gov	791-4204
8	Cesar Aguirre	Casa Maria	Caguirre082@centurylink.net	407E 26 th St 878-3044
9	Phillip Ndras	BARRO VIEJO	phillip@rickjony.com	396 S. Convent Ave
10				

Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.



SIGN-IN SHEET **HOJA DE REGISTRO**

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Brian Fagg		casuarinia.tucson@yqyahoo.com	401 E. 26th St 85713
2	Bill Schlesinger		bill@schlesinger	510 E 4th Street 85705
3	John Roldan	Compass Attorneys & Hawaii, LLC	John@JohnRoldan.com	4432 S. San Jacinto Tucson AZ 85713
4	Kate Kish	Wardle	Kate.Kish@tucsonaz.gov	3200 E. 7th St. 791-4601
5	DARLEN CLARK		TI EYOURSHEO@MAIL	2400 SIMPSON 3905051
6	Grant Wille	Arroyo Park Neighborhood Assn	wille@email.arizona.edu	78 S-550-3168 125 E. 16th St. 85701
7	Craig Reed	Resident	craig@tracmedia.com	479 S Conover Ave 85701
8	JEFF'S MUSTA STARLEY	RESIDENT	Stanley19263@msn.com	428 S Stone 85709
9	DAPHNE ANDERSON		tgrc@wq@centurylink.net	445 S. ELIAS
10				



Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.

SIGN-IN SHEET **HOJA DE REGISTRO**

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Diana Amador	Ward 6	Diana.Amador@ City tucson.gov	
2	Steve Korachuk	Ward 6	ward6@tucson.gov	
3	PETE CHALUPSKY	CDP	pete@cdphousing.com	
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**Downtown Motor Lodge
Public Meeting
October 28, 2014 6-8 P.M.**

SIGN-IN SHEET HOJA DE REGISTRO

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Downtown Motor Lodge Public Meeting

Section 106 Process

P.O. Box 27210
Tucson, Arizona 85726-7210
(520) 791-4171

MEETING NOTICE

November 20, 2014, 6:00- 8:00 p.m.

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT
310 N. COMMERCE PARK LOOP-Sentinel Building
Tucson, Arizona

AGENDA

1. Purpose of the meeting
2. Introductions
3. COT Staff response/ Process
4. Developer Response with Powerpoint
5. Next Steps

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting [791-4171](tel:791-4171). Requests should be made as early as possible to allow time to arrange the accommodation.



CITY OF TUCSON

PUBLIC MEETING NOTICE

This notice is posted to inform the public that the Mayor and Council are invited to the following public meeting:

Subject: Downtown Motor Lodge/ Section 106 Process

Meeting Location: Community Resource Center
Sentinel Building
320 N. Commerce Park Loop
Tucson, AZ

Date: Thursday, November 20, 2014

Time: 6:00 PM to 8:00 PM

The City of Tucson Housing and Community Development Department is hosting a meeting concerning the construction of a 44 unit affordable housing project at 383 S. Stone Ave, Tucson, AZ, the site of the Downtown Motor Hotel. As a contributing property in a federal historic district receiving federal funding through the City of Tucson, the City as responsible entity must consult with interested parties prior to awarding federal funds.

Public Comments can also be submitted via US Mail to the address above, or via email at this address: HCDAdmin@tucsonaz.gov

Note: A quorum of the Mayor and Council of the City of Tucson may be in attendance. However, no items of business are scheduled to be discussed. No legal actions, proceedings or deliberations which foreseeably could lead to legal action shall be taken at these gatherings.

**Downtown Motor Lodge- Section 106 Process
Public Meeting
November 20, 2014 6-8 P.M.**



SIGN-IN SHEET HOJA DE REGISTRO

Please provide your name and contact information. Thank you for participating!

	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	John Roldán	Compass Affordable Housing	John@Johnrolan.com	No charge.
2	J. GIBBS	BLAD AS	J.GIBBS@CAMBERT @GMAIL.COM	
3	Bill Schlessinger	CAH		510 E 4th ST, 85705
4	Joe Raccis		PD ARIZONA@hotmail.com	5225 Russell 85701
5	BILL DILSON		PD ARIZONA@hotmail.com	5225 S. RUSSELL 85701
6	Charlotte Keller		Charko@yahoo.com	3238 E Hester 85716
7	PHILIP NEHER	RICK JEN ARCHITECTS + BARRIO RESIDENT	philip@richjeng.com	796 S Conant Ave
8	Albert Elies	COT	albert.elies@tesoro2012.go	
9	Reggy Tutdum	Primavera		
10				

**Downtown Motor Lodge- Section 106 Process
Public Meeting
November 20, 2014 6-8 P.M.**



SIGN-IN SHEET HOJA DE REGISTRO

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	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Demion Clino	Tucson Hector Brew Soda	demion.clino@preservetucson.org	
2	Patricia Gentler	PDSD	Patricia.Gentler@tucsonaz.gov	74919
3	GARY PATCH	Barrio Viejo	standpatt@gmail.com	520-576-3450 24 W SIMPSON 85701
4	HANNAH GUSTON	SELF	hannahgustona@cox.net	2419 E. Magel Tucson 85714
5	Kate Kish	Wardle	Kate.Kish@tucsonaz.gov	3002 E. 1st Ave.
6	Mary Ann Harett	Amory Park Business	BarryHistoric Resident@wheretheg mail.com	622-2782
7	Danni Becherer	COT		
8	LISA THOMSON	neighbor	lisa@me.com	
9	John Bare	APNA	johnbare@hotmail.com	
10	Ken Scoville		opt1775@yahoo.com	

**Downtown Motor Lodge- Section 106 Process
Public Meeting
November 20, 2014 6-8 P.M.**



SIGN-IN SHEET HOJA DE REGISTRO

Please provide your name and contact information. Thank you for participating!

	NAME NOMBRE	ORGANIZATION ORGANIZACIÓN	E-MAIL CORREO ELECTRÓNICO	ADDRESS AND PHONE DIRECCIÓN Y TELÉFONO
1	Sarah mcDavid	Codac	SMcDavid@codac.org	127 S 5th Ave Tucson, AZ
2	Nauman-Berubi	GAT		
3	Mel Shumaker	BETHEL DEV.	M.SHOEMACHER@GMAIL.COM	
4	Suzette Alvarado	COT/HCD		
5	Ramon Williams	HCD		
6	GLENN FOURNIE	HCD		
7	Jodie Earl Barnes	HCD		
8	LES PIERCE	COREBANC		
9	Stephen H. Paul	Banjo Viejo	stephen@banjoviejodistillers.com	
10	Danna Aurriano	VA	danna.aurriano@va.gov	

**Downtown Motor Hotel Project
Stakeholder Meeting
City Hall, 1st Floor
Friday, April 11, 2014 / 3:00 – 5:00 p.m.**

MEETING SUMMARY

Prepared by Office of Integrated Planning, City of Tucson

Participants

City Staff: Rebecca Ruopp, Nicole Ewing Gavin, Jonathan Mabry, Rebecca Ruopp, Becky Flores, Office of Integrated Planning / Roslyn Wells and Patricia Gehlen, Planning and Development Services

Participants: Twenty (20) people signed in (see Attachment A). This excludes City staff; they are named above.

Agenda:

- **Welcome & Introductions** – *Nicole Ewing Gavin, Rebecca Ruopp*
- **Project Background** – *Project Team*
- **Proposed Project** – *Project Team*
PowerPoint presentation
- **City Project Review Process & Status**
- **Planning & Development Services** - *Russlyn Wells & Patricia Gehlen*
- **City Historic Preservation Office** - *Jonathan Mabry*
- **Neighborhood Considerations** - *John Burr*
- **Discussion** - *Rebecca Ruopp to facilitate*
- **Next Steps** - *Nicole Ewing Gavin, Rebecca Ruopp*

Meeting Conduct

This public meeting was organized by the City of Tucson's Office of Integrated Planning to bring both involved and interested parties (i.e., stakeholders) together to hear about the project process and design and discuss related issues. Participants included the development team for the proposed project; City staff involved in development review and permitting; representatives of the Armory Park Neighborhood Association; other interested residents; Ward Office VI representatives; members of several historic preservation bodies; and others. City staff provided an update on the project review, including permitting and historic preservation considerations; the development team gave an illustrated presentation regarding the project, addressing the property condition, the proposed project, and the effort to preserve the neon sign and street face portions of the building; and a member of the Armory Park Neighborhood Association shared some concerns about the limited outreach to the neighborhood, about the compatibility with the adjacent historic neighborhood, and about the City's notification process for the Independent Parking Permit. This was followed by an open discussion, which was primarily focused on process concerns. Flipchart notes taken by staff during the discussion follow.

**Downtown Motor Hotel Project
Stakeholder Meeting
City Hall, 1st Floor
Friday, April 11, 2014 / 3:00 – 5:00 p.m.**

Staff Notes Taken During Question & Answer Period

- Get all stakeholders together earlier in the process
- Neighborhood wants to have a voice in process prior to application.
- Neighborhood felt it didn't receive communication.
- City notification to surrounding properties is not currently required for Independent Parking Permit (IPP).
- Conversion of Land Use Code to Unified Development Code: silent on "H" zoning. IIP didn't require notification. Clarification needed.
- Transition to adjacent historic structures. Zero setback required on north/south.
- Historic Advisory Committee listened to courtesy presentation by developer. Did not approve or disapprove as it was a courtesy presentation.
- Compass Affordable Housing did not receive letter that neighborhood sent.
- "H" trumps "IID" – What does this mean?
- UDC is a suburban code
- Provisions in overlays regarding appropriate development.
- City making exceptions (e.g., IPP) that allow this type of development.
- City's unwillingness to pursue owners' of decaying properties such as the Downtown Motor Hotel leads to this sort of situation. ["Demolition by neglect"]
- IID changes – will not allow delisting
- IID sunseting and the IID changes won't have been made
- When does property owner get notified of historic status – i.e., National Register?
Response: In case of National Register District, nominations may be made without receiving consent from owner; whereas for a Local Historic District, 51% of property owners must approve designation of properties as historic.
- Zoning map – shows C-3 zoning; this went through CDRC review process.
- Need more clarification to property owners regarding IID requirements.
- City staff asked if developer were pursuing federal funds; said "no" initially. Later developer applied for federal funds, but City Historic Preservation Officer didn't know or would have made it clear that SHPO would have to approve proposal.

**Downtown Motor Hotel Project
Stakeholder Meeting
City Hall, 1st Floor
Friday, April 11, 2014 / 3:00 – 5:00 p.m.**

ATTACHMENT A

Meeting Participants who signed in and their affiliations

(This does not include City staff; they are named on first page of meeting summary.)

	Name	Affiliation
1	Kegan Tom	The Architecture Company
2	Richard Fe Tom	The Architecture Company
3	John Burr	Armory Park Neighborhood Association
4	Richard Mayers	West University Neighborhood Association, Core-Banc
5	Diana Amado	Ward 6
6	Steve Kozachik	Ward 6
7	Les Pierce	Arroyo Chico Neighborhood Association, Core-Banc
8	Molly Thrasher	Ward 6
9	Darren Da Ronco	Arizona Daily Star
10	Lynn Wilson	Compass Affordable Housing
11	Mark Crum	Tax payer
12	Richard Studwell	Self
13	Chris Gans	West University Neighborhood Association
14	Demion Clinco	Tucson Historic
15	Jack McLain	Armory Park Historic Zone Advisory Board Chair
16	Grant Wille	Armory Park Neighborhood Association, President
17	Mark Shoemaker	Bethel Development
18	Arthur Stables	Tucson-Pima Historic Commission
19	Bill Schlesinger	Compass Affordable Housing
20	Maryann Beerling	Compass Affordable Housing

**Downtown Motor Apartments
STAKEHOLDER MEETING
Joel D. Valdez Main Library Lower Level Mtg. Rm.
Tuesday, October 7, 2014, 5:30 – 7:00 pm**

MEETING SUMMARY

Meeting Conduct and Agenda

This public meeting was arranged and facilitated by the City of Tucson Office of Integrated Planning (OIP) with assistance from the City's Planning and Development Services Department.

Meeting notice was emailed to the City's database of people who provided their contact information at the first stakeholder meeting on the proposed project in Friday, April 11, 2014, or who expressed an interest in the project via email or other means and provided contact information.

The meeting agenda consisted of (a) Welcome & Introductions, (b) Meeting Purpose, (c) The Basics, (d) Update Since April 11 Stakeholder Meeting, and (e) Questions & Answers. City staff addressed the project review process, and representatives of the development team provided an illustrated PowerPoint update on the project design. City and development representative answered questions as appropriate. A handout titled, "Overview of City Regulations & Review Process Pertaining to Stone Motor Apartments, 383 S. Stone Ave., Tucson," prepared by OIP, was provided to participants.

Staff Notes Taken During Question & Answer Period

- Would be helpful to have pictures of previous design and current design side by side.
- Would be helpful to have design shown in context.
- Was any interior square footage eliminated?
- Questions about design of interiors of units.
- Setback requirements are 0' on sides
- Parking on ground floor, entrance off of Stone Avenue
- How much parking is needed? Concern about impact on neighborhood.
Response: Development has reduced number of spaces given Downtown location and because, based on developer's experience, project residents are anticipated to have fewer cars. In response to concern that the reduced parking would result in residents parking on Stone Avenue, developer representatives said they would monitor parking on Stone Avenue by project residents.
- How many people will be living there?
- Who will live there? *Response:* Low income and veterans.

**Downtown Motor Apartments
STAKEHOLDER MEETING
Joel D. Valdez Main Library Lower Level Mtg. Rm.
Tuesday, October 7, 2014, 5:30 – 7:00 pm**

- Concern not with potential occupants, but with design and scale - incompatible with surroundings.
- Site swap should be considered, with City providing some financial assistance.
- Sec. 106 process – concern that neighborhood wasn't notified.
- Examples of good projects with better communication – Fire Central, El Paso Greenway.
- Number of people per bedroom? *Developer Response:* Based on experience, anticipate primarily single-person occupancy.
- Know there are varying opinions about reduced parking, but I applaud less parking downtown.
- Wrong place for this development. Would be better to renovate the building and create a boutique hotel.
- Others were trying to buy this property.
- How can we tear down a Joesler designed building?
- Historic preservation should be about saving entire building.
- City needs to step up – swap land, strengthen regulations.
- Spot zoning is not good. [*Note:* This was a reference to the site not being in the surrounding Historical Preservation Zone.] Need to help M/C think outside the box.
- Experience of “The District” [*Note:* Reference to a development in another Downtown neighborhood.] Negative ramifications from this development are ongoing
- Scale and rhythm are important in a building's design.
- Honorable intentions with project, but not in execution. I am all for density but have some concerns:
 - Amount of open space on site
 - Setbacks
 - Not a nice environment for potential residents
 - Needs a larger site
 - Consider other, vacant land
- Armory Park Neighborhood Association communication challenges. Limited notification requirements in applicable development regulations.
- Only win-win is another site.

**Downtown Motor Apartments
STAKEHOLDER MEETING
Joel D. Valdez Main Library Lower Level Mtg. Rm.
Tuesday, October 7, 2014, 5:30 – 7:00 pm**

- Mercado area – possible alternate site. El Rio Health Center is nearby, which could be helpful to residents.
- Developer representatives asked whether they would consider a land swap.
Response: Would be open to a conversation.
- How is property managed?
- Where are you with the Sec. 106 process? HUD says process wasn't followed.
- Does developer have any other funding applications?
- 2015 project groundbreaking projected.
- Are there restrictions on property after low-income requirement expires? (40 yrs.)
- Are there restrictions on when project can be sold?
- Historic Neighborhoods mapping project has been helpful – why these neighborhoods are important? Housing on scale with neighborhood is important.
- Setbacks aren't consistent with surrounding properties.
- Could project work with fewer units?
- Garage entry from Stone Avenue not consistent (vs. from back). Could driveway be outdoor space?
- Could mixed use be included?
- Encourage developer to consider a Plan B.
- Athena Studio is the architect.
- I appreciate refinements to the design in response to conversations.
- The underlying zoning in area was established in the 1950; this zoning needs to be revisited. However, Proposition 207 restricts us from changing zoning; current recourse is optional overlays.
- Encourage M/C to adopt new overlays and tools.
- Follow up meetings with SHPO and HUD State Housing.
- Speak to investors to think outside the box.
- Reputation of company at stake – project will result in a negative perception.
- Where can M/C put-low income housing that is more appropriate?

BC: abreezamz@hotmail.com (abreezamz@hotmail.com)	Transferred	11/18/2014 4:38 PM
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BC: Albert Elias (Albert.Elias@tucsonaz.gov)	Read	11/18/2014 5:03 PM
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BC: campinfo@vwbuscamp.com (campinfo@vwbuscamp.com)	Transferred	11/18/2014 4:38 PM
BC: canar.geurin@hotmail.com (canar.geurin@hotmail.com)	Transferred	11/18/2014 4:38 PM
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BC: royzarow@iglide.net (royzarow@iglide.net)	Transferred	11/18/2014 4:38 PM
BC: rpsparkmal@cox.net (rpsparkmal@cox.net)	Transferred	11/18/2014 4:38 PM
BC: RRNAMike@aol.com (RRNAMike@aol.com)	Transferred	11/18/2014 4:38 PM
BC: Russlyn Wells (Russlyn.Wells@tucsonaz.gov)	Read	11/19/2014 9:44 AM
BC: rutheblunier@hotmail.com (rutheblunier@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: s.nation@hotmail.com (s.nation@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: salbego@cox.net (salbego@cox.net)	Transferred	11/18/2014 4:38 PM
CC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	11/18/2014 4:38 PM
BC: samantha.bivens2@redcross.org (samantha.bivens2@redcross.org)	Transferred	11/18/2014 4:38 PM
BC: sandyloutucson@cox.net (sandyloutucson@cox.net)	Transferred	11/18/2014 4:38 PM
BC: Sascha.Navarro@va.gov (Sascha.Navarro@va.gov)	Transferred	11/18/2014 4:38 PM
BC: skyjacobs@gmail.com (skyjacobs@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: slimtuc@msn.com (slimtuc@msn.com)	Transferred	11/18/2014 4:38 PM
BC: smolterferris@yahoo.com (smolterferris@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: SPNA@cox.net (SPNA@cox.net)	Transferred	11/18/2014 4:38 PM
BC: SRamsey@helptucson.org (SRamsey@helptucson.org)	Transferred	11/18/2014 4:38 PM
BC: standuptall@gmail.com (standuptall@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: Stanley@email.arizona.edu (Stanley@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: stanley19263@msn.com (stanley19263@msn.com)	Transferred	11/18/2014 4:38 PM
BC: Steve.Nelson@pima.gov (Steve.Nelson@pima.gov)	Transferred	11/18/2014 4:38 PM
BC: styerwhite@yahoo.com (styerwhite@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: sven_silberschlag@ml.com (sven_silberschlag@ml.com)	Transferred	11/18/2014 4:38 PM
BC: Sylvia.cuestas@pima.gov (Sylvia.cuestas@pima.gov)	Transferred	11/18/2014 4:38 PM
CC: Teresa Williams (Teresa.Williams@tucsonaz.gov)	Delivered	11/18/2014 4:38 PM
BC: tgreeng@centurylink.net (tgreeng@centurylink.net)	Transferred	11/18/2014 4:38 PM
BC: thevanburen@mebapartments.com (thevanburen@mebapartments.com)	Transferred	11/18/2014 4:38 PM
BC: tieyorksltue@gmail.com (tieyorksltue@gmail.com)	Transferred	11/18/2014 4:38 PM

BC: tjackson@ourfamilyservices.org (tjackson@ourfamilyservices.org)	Transferred	11/18/2014 4:38 PM
BC: toddbukowski@yahoo.com (toddbukowski@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: Tom Heath (Tom@theheatteam.com)	Transferred	11/18/2014 4:38 PM
BC: Tom.Wills@cox.net (Tom.Wills@cox.net)	Transferred	11/18/2014 4:38 PM
BC: tortuga51@gmail.com (tortuga51@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)	Transferred	11/18/2014 4:38 PM
BC: treat4sage@hotmail.com (treat4sage@hotmail.com)	Transferred	11/18/2014 4:38 PM
BC: tschwartz@compassaffordablehousing.org (tschwartz@compassaffordablehousing.org)	Transferred	11/18/2014 4:38 PM
BC: TUCIRISH@aol.com (TUCIRISH@aol.com)	Transferred	11/18/2014 4:38 PM
BC: twocanfest@yahoo.com (twocanfest@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: tworockings@cox.net (tworockings@cox.net)	Transferred	11/18/2014 4:38 PM
BC: vbaker35@aol.com (vbaker35@aol.com)	Transferred	11/18/2014 4:38 PM
BC: vlegvold@earthlink.com (vlegvold@earthlink.com)	Transferred	11/18/2014 4:38 PM
BC: Ward6 (Ward6@tucsonaz.gov)	Deleted	11/19/2014 10:08 AM
BC: wasteph@cox.net (wasteph@cox.net)	Transferred	11/18/2014 4:38 PM
BC: waynesunne@netscape.net (waynesunne@netscape.net)	Transferred	11/18/2014 4:38 PM
BC: wildaboutdacats@cox.net (wildaboutdacats@cox.net)	Transferred	11/18/2014 4:38 PM
BC: wille@email.arizona.edu (wille@email.arizona.edu)	Transferred	11/18/2014 4:38 PM
BC: william.altaffer@azbar.org (william.altaffer@azbar.org)	Transferred	11/18/2014 4:38 PM
BC: womankraftaz@yahoo.com (womankraftaz@yahoo.com)	Transferred	11/18/2014 4:38 PM
BC: wuna.org@gmail.com (wuna.org@gmail.com)	Transferred	11/18/2014 4:38 PM
BC: zoeorawr@gmail.com (zoeorawr@gmail.com)	Transferred	11/18/2014 4:38 PM

Previous Meeting attendees emails:

BC: Albert.Elias@tucsonaz.gov> (Albert.Elias@tucsonaz.gov>)	Transferred	11/18/2014 4:44 PM
BC: artgod@whidbey.com (artgod@whidbey.com)	Transferred	11/18/2014 4:44 PM
BC: azkaleb@gmail.com (azkaleb@gmail.com)	Transferred	11/18/2014 4:44 PM

BC: barbieu1@gmail.com (barbieu1@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: barbieui@gmail.com (barbieui@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: Ben Irving <projectinsightaz@gmail.com> (Ben Irving <projectinsightaz@gmail.com>)	Transferred	11/18/2014 4:44 PM
BC: bill@schlesinger (bill@schlesinger)	Transferred	11/18/2014 4:44 PM
BC: caguire082@centurylink.net (caguire082@centurylink.net)	Transferred	11/18/2014 4:44 PM
BC: casamariatucson@yahoo.com (casamariatucson@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: cathyivers1@gmail.com (cathyivers1@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: craig@tracmedia.com (craig@tracmedia.com)	Transferred	11/18/2014 4:44 PM
BC: danna.auriana@va.gov (danna.auriana@va.gov)	Transferred	11/18/2014 4:44 PM
BC: Diana Amado (Diana.Amado@tucsonaz.gov)	Read	11/18/2014 4:48 PM
BC: Elaine Becherer (Elaine.Becherer@tucsonaz.gov)	Read	11/18/2014 5:05 PM
BC: erawl@earthlink.net (erawl@earthlink.net)	Transferred	11/18/2014 4:44 PM
BC: Glenn Fournie (Glenn.Fournie@tucsonaz.gov)	Read	11/18/2014 4:45 PM
BC: hannahglasston@cox.net (hannahglasston@cox.net)	Transferred	11/18/2014 4:44 PM
To: HCDAdmin (HCDAdmin.CSPO2.CHDOM2@tucsonaz.gov)	Read	11/19/2014 7:16 AM
BC: jamesojeda@gmail.com (jamesojeda@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: jmora@ccs-pio.org (JMora@ccs-pio.org)	Transferred	11/18/2014 4:44 PM
BC: jodabu@hotmail.com (jodabu@hotmail.com)	Transferred	11/18/2014 4:44 PM
BC: Jody Gibbs (j.gibbsarchitect@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: john@johnroldan.com (john@johnroldan.com)	Transferred	11/18/2014 4:44 PM
BC: Jonathan Mabry (Jonathan.Mabry@tucsonaz.gov)	Delivered	11/18/2014 4:44 PM
BC: Joyce Alcantar (Joyce.Alcantar@tucsonaz.gov)	Read	11/18/2014 5:08 PM
BC: justin.lanne@naihizon.com (justin.lanne@naihizon.com)	Transferred	11/18/2014 4:44 PM
BC: kate.kisha@tucsonaz.gov (kate.kisha@tucsonaz.gov)	Transferred	11/18/2014 4:44 PM
BC: kenbacker@earthlink.net (kenbacker@earthlink.net)	Transferred	11/18/2014 4:44 PM
BC: lumsden@email.arizona.edu (lumsden@email.arizona.edu)	Transferred	11/18/2014 4:44 PM
BC: lynnw@longrealty.com (lynnw@longrealty.com)	Transferred	11/18/2014 4:44 PM
BC: mab@brink.com (mab@brink.com)	Transferred	11/18/2014 4:44 PM

BC: mbeerling@compassaffordablehousing.org (mbeerling@compassaffordablehousing.org)	Transferred	11/18/2014 4:44 PM
BC: mlheutt@gmail.com (mlheutt@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: mshoemacher@gmail.com (mshoemacher@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: opt1775@yahoo.com (opt1775@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: pat.crutcher@va.gov (pat.crutcher@va.gov)	Transferred	11/18/2014 4:44 PM
BC: pcaldwell@ourfamilyservices.org (pcaldwell@ourfamilyservices.org)	Transferred	11/18/2014 4:44 PM
BC: Peggy Hutchison (phutchison@Primavera.org)	Transferred	11/18/2014 4:44 PM
BC: Pete@cdphousing.com (Pete@cdphousing.com)	Transferred	11/18/2014 4:44 PM
BC: phillip@richjoy.com (phillip@richjoy.com)	Transferred	11/18/2014 4:44 PM
BC: phillipp@rickjoy.com (phillipp@rickjoy.com)	Transferred	11/18/2014 4:44 PM
BC: phutchinson@Primavera.org (phutchinson@Primavera.org)	Transferred	11/18/2014 4:44 PM
BC: piaseckibarb@gmail.com (piaseckibarb@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: Ramona Williams (Ramona.Williams@tucsonaz.gov)	Delivered	11/18/2014 4:44 PM
BC: rosiandrade@yahoo.com (rosiandrade@yahoo.com)	Transferred	11/18/2014 4:44 PM
BC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	11/18/2014 5:00 PM
BC: shropball12@cox.net (shropball12@cox.net)	Transferred	11/18/2014 4:44 PM
BC: sknutson@compassaffordablehousing.org (sknutson@compassaffordablehousing.org)	Transferred	11/18/2014 4:44 PM
BC: sltofel@Tofelconstruction.com (sltofel@Tofelconstruction.com)	Transferred	11/18/2014 4:44 PM
BC: smcdaid@codac.org (smcdaid@codac.org)	Transferred	11/18/2014 4:44 PM
BC: standuptall@gmail.com (standuptall@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: stanley19263@msn.com (stanley19263@msn.com)	Transferred	11/18/2014 4:44 PM
BC: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)	Read	11/18/2014 8:40 PM
BC: Teresa Williams (Teresa.Williams@tucsonaz.gov)	Read	11/19/2014 9:47 AM
BC: tgreen9@centurylink.net (tgreen9@centurylink.net)	Transferred	11/18/2014 4:44 PM
BC: tieyourshoe@gmail.com (tieyourshoe@gmail.com)	Transferred	11/18/2014 4:44 PM
BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)	Transferred	11/18/2014 4:44 PM
BC: wille@email.arizona.edu (wille@email.arizona.edu)	Transferred	11/18/2014 4:44 PM

Mayor & Council addresses:

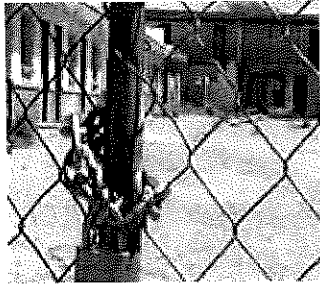
CC: Alvira Gallego (Alvira.Gallego@tucsonaz.gov)	Read	10/23/2014 4:34 PM
CC: Amy Stabler (Amy.Stabler@tucsonaz.gov)	Emptied	11/1/2014 1:02 AM
CC: Anakarina Rodriguez (Anakarina.Rodriguez@tucsonaz.gov)	Read	10/23/2014 5:17 PM
CC: Ann Charles (Ann.Charles@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Brianda Vila (Brianda.Vila@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Carmen Noriega (Carmen.Noriega@tucsonaz.gov)	Read	10/23/2014 4:32 PM
CC: Cathy Borinstein (Cathy.Borinstein@tucsonaz.gov)	Emptied	11/4/2014 1:02 AM
CC: Diana Amado (Diana.Amado@tucsonaz.gov)	Forwarded	10/24/2014 11:21 AM
CC: Heileen Evans (Heileen.Evans@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Javier Herrera (Javier.Herrera@tucsonaz.gov)	Emptied	10/31/2014 1:01 AM
To: Jonathan Rothschild (Jonathan.Rothschild@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Judith Anderson (Judith.Anderson@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
To: Karin Uhlich (Karin.Uhlich@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Karla Avalos-Soto (Karla.Avalos-Soto@tucsonaz.gov)	Read	10/24/2014 11:37 AM
CC: Kate Kish (Kate.Kish@tucsonaz.gov)	Read	10/24/2014 11:01 AM
CC: Katie Bolger (Katie.Bolger@tucsonaz.gov)	Read	10/27/2014 9:40 AM
CC: Lannie Patel (Lannie.Patel@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Laura Dent (Laura.Dent@tucsonaz.gov)	Read	10/24/2014 9:03 AM
CC: Lisa Markkula (Lisa.Markkula@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Luke Knipe (Luke.Knipe@tucsonaz.gov)	Emptied	10/27/2014 5:51 PM
CC: Mark Kerr (Mark.Kerr@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Martha Cantrell (Martha.Cantrell@tucsonaz.gov)	Read	10/24/2014 12:51 PM
CC: Mary Fimbres (Mary.Fimbres@tucsonaz.gov)	Read	10/28/2014 10:52 AM
CC: Matt Kopec (Matt.Kopec@tucsonaz.gov)	Forwarded	10/23/2014 4:40 PM
CC: Melinda Jacobs (Melinda.Jacobs@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Molly Thrasher (Molly.Thrasher@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Odessa Draheim (Odessa.Draheim@tucsonaz.gov)	Read	10/24/2014 8:20 AM
To: Paul Cunningham (Paul.Cunningham@tucsonaz.gov)	Read	10/24/2014 10:35 AM
CC: Ramona Williams (Ramona.Williams@tucsonaz.gov)	Read	10/23/2014 4:33 PM
To: Regina Romero (Regina.Romero@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Renee Sowards (Renee.Sowards@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
To: Richard G. Fimbres (Richard.Fimbres@tucsonaz.gov)	Forwarded	10/23/2014 5:00 PM
CC: Ryan Anderson (Ryan.Anderson@tucsonaz.gov)	Deleted	11/13/2014 3:22 PM
CC: Sally Stang (Sally.Stang@tucsonaz.gov)	Read	10/24/2014 6:16 AM
To: Shirley Scott (Shirley.Scott@tucsonaz.gov)	Emptied	11/1/2014 1:03 AM
CC: Steve Arnquist (Steve.Arnquist@tucsonaz.gov)	Read	10/23/2014 4:38 PM
To: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)	Emptied	10/31/2014 1:02 AM
CC: Tamara Prime (Tamara.Prime@tucsonaz.gov)	Delivered	10/23/2014 4:32 PM
CC: Ted Prezelski (Ted.Prezelski@tucsonaz.gov)	Read	10/28/2014 12:52 PM
CC: Teresa Olson (Teresa.Olson@tucsonaz.gov)		

Tucson News Now

September 10

The Downtown Motor Hotel on South Stone is raising a few eyebrows. A developer wants to tear down the Joesler-designed motel and put up a four story building to house homeless vets.

Bud Foster reports.



When is a Joesler not a Joesler?

When it comes to Josiah Joesler designed homes and buildings, people in Tucson are very particular.
tucsonnewsnow.com|By Bud Foster

Like · Comment · Share

• Top Comments.

Bill Sundberg, Brandi Trottere Scofield, Peggy Lee Lawson and 495 others like this.

• 38 shares



Remove

Kristina Stress Knock it the f down and help our vets

28 · September 10 at 8:38pm

Remove



Remove

Quezada Sophia Awesome if its really going to vets!!!!

19 · September 10 at 8:39pm

Remove



Remove

Bonnie LaVoie Tear that sucker down or renovate. Either way our homeless veterans deserve this and need our help!

14 · September 10 at 9:01pm

Remove



Remove

Joseph Brookshier Is a crappy old building more important than our Vets? I don't care who designed it, it is now a crappy old building.

14 · September 10 at 8:53pm

Remove



Remove

Mindy Leggett It's about time our vets get some assistance. Tear it down!

30 · September 10 at 8:34pm

Remove



Remove

Angela Pritchard Tear that sucker down! Our Vet's need us!

30 · September 10 at 8:28pm

Remove



Remove

Lacy Pallanes Gina, it's a eye sore.... At least it will be useful if it's made into vet housing....

11 · September 10 at 9:09pm

Remove



Remove

Leslie Azure Why not restore this iconic downtown motel and use it as housing for homeless vets. It will cost basically the same.

11 · September 10 at 8:58pm

Remove

4 Replies



Remove

Susan Lewis Awesome Idea its about time we help them. God bless everyone of them.

11 · September 10 at 8:46pm

Remove



Remove

Lisa McCracken Bear Is it empty and sitting unused? Homeless Vets it is!

18 · September 10 at 8:29pm

Remove



Remove

Cindi Richmond Help the vets !!!

8 · September 10 at 9:06pm

Remove



Remove

Joe Staple Enough with the historical BS vets deserve it knock that old building down.

16 · September 10 at 8:32pm

Remove



Remove

LeeAnn Turner Yes, housing for the vets!

7 · September 10 at 8:50pm

Remove



Remove

Penny Coomes Dober About time our homeless VETS GET TAKEN CARE OF.Maybe the person who won the \$3 MEGA MILLIONS will put some of that money towards getting the job done faster,Winter is coming you know.

6 · September 10 at 9:42pm

Remove



Remove

Sherry Courville I 100% SUPPORT THAT IDEA. OUR VETS NEED US

6 · September 10 at 9:30pm

Remove



Remove

Lacy Pallanes Knock it down!!

6 · September 10 at 9:08pm

Remove



Remove

Elvia Corral Gandara If it's a really old building it would be a shame to knock it down. Renovate it and make it housing for homeless vets. It's a wonderful idea!

5 · September 10 at 9:30pm

Remove



Remove

Alex Monson The 1st good thing to happen in a while in Tucson hasn't this happened yet

4 · September 10 at 9:05pm

Remove



Remove

JoAnn Tocci I think thats the beginning of great ideas I hope they put up more, they deserve it!!Awesome Job Guys!!

4 · September 10 at 9:00pm

Remove



Remove

Melinda Bratcher I love this idea go with it!

9 · September 10 at 8:42pm

Remove



Remove

Melinda Mindy Shell Either way, use it for our vets. Restore, renovate, or rebuild!

8 · September 10 at 8:50pm

Remove



Remove

Lynnette Ann MacLean I'm sure if it was a proposed future site to house illegal immigrant children it would already be in the demolition stage of this process. We need to take care of our veterans and citizens first.

3 · September 10 at 10:05pm

Remove

2 Replies



Remove

David Madden My Grandfather and Grandmother use to run that place years ago. True story.

3 · September 10 at 10:05pm

Remove



Remove

Donna Alvarado Oh, please put this building out of its misery and build homes for vets!

7 · September 10 at 9:20pm

Remove



Remove

Veronica Nicholls Humans have been on earth more than 70 years... I think it's more important to restore humans and humanity. It is so awful that we have to have a discussion between keeping an old building than helping people...

2 · September 11 at 7:11am

Remove



Remove

Jenny Doll Flores They deserve much more than what they have to settle for today. This is an amazing idea, imagine if they did this to more buildings in Tucson their wouldn't be any homeless vets💕

2 · September 10 at 10:24pm

Remove



Remove

Holly Hornbaker Draper Help the vets! Weather you restore or rebuild!

2 · September 10 at 9:58pm

Remove



Remove

Penny Coomes Dober Maybe this city should have done this instead of spending the money on the street car,what a waste,now the traffic lights are wearing out and no money to fix them so lights stay red longer,but hey,we have a street car and no shelter for homeless VETS...WAY TO GO TUCSON!!

2 · September 10 at 9:48pm

Remove



Remove

Marcos Ayala Great idea

2 · September 10 at 9:46pm

Remove



Remove

Tammie Anderson Vets are far more important they are the reason we have history

1 · September 12 at 7:15am

Remove



Remove

Cindy Adams Bell Hodges Wonderful do it.bless you.

1 · September 11 at 7:05am

Remove



Remove

Shannon Robbie Terrell Our vets need help!!! Take it down and give our vets a safe place to come and rest!!!

1 · September 11 at 5:17am

Remove



Remove

Julie Cardwell They've had 70+ years to restore the thing. No one bothered. Now it can be replaced with something useful and they are screaming no no its historic and valuable . OH PLEASE!

1 · September 11 at 1:13am

Remove



Remove

Elisa AlFin DelMundo Jacquelyn Thomas

1 · September 11 at 12:31am

Remove



Remove

Jacquelyn Thomas Nooooooooooooo!

September 11 at 6:06am

Remove



Remove

Santanya Santa Cruz Not Good . remodel it if possible. It would be more historical and keeping traditional old pueblo style in mind .. it would be an awesome home!!

1 · September 10 at 11:07pm

Remove



Remove

Kaydie Smith Loosing that building is sad. Can't they find a different property for the Vets. This could be restored as a historical building and house small shops. Too many of Tucson's old buildings have been demolished especially in the 1960's.

1 · September 10 at 11:07pm · Edited

Remove



Remove

Kristy Samantha Tear it down. Our Veterans deserve better than to be homeless.

1 · September 10 at 10:52pm

Remove



Remove

Eloy Alonso Velderrain Cardenas Help them vets

1 · September 10 at 10:46pm

Remove



Remove

Alma Norzagaray Did i miss something KELLEEE smirh...or maybe you just don't read right!

1 · September 10 at 9:26pm

Remove



Remove

Janie Ingram Fantastic idea...

September 12 at 8:39pm

Remove



Remove

Janet Castillo Move on up...in a nice..better way...like Noah's arc

September 12 at 10:26am

Remove



Remove

Pamela Rahlan Yes yes yes. This is a must !

September 12 at 10:12am

Remove



Remove

Leslie Joe Great idea!

September 12 at 10:02am

Remove



Remove

Laura Quackenbush Yes this blog is old and historic. It's an eyesore and we need a safe place for our vets to live. Carry on.

September 12 at 9:15am

Remove



Remove

Cheryl Cardoza Cayce Great idea!

September 12 at 8:08am

Remove



Remove

Tammie Anderson Great idea

September 12 at 7:07am

Remove



Remove

Leslie Azure No reply is needed I'm sure I'll never win this anyway

September 11 at 6:31pm

Remove



Remove

Pearl Cooper Think they should do it

September 11 at 1:24pm

Remove



Remove

Mardi Ayala Mercado We should use it for vets and illegals! The illegals can cook, clean, do repairs and the landscaping!

September 11 at 12:50pm

Remove



Remove

Robin Minghelli Yes!!!

September 11 at 12:17pm

Remove



Remove

Jim Glampe Another Tucson piece of history going to the wrecking ball , I am all for the purpose but think they should try to make do with whats there !

September 11 at 12:05pm

Remove



Remove

Sally Evans Go for it

September 11 at 11:55am

Remove



Remove

Vanessa Posada Great idea!

September 11 at 11:36am

Remove



Remove

Jodi Trowbridge Good thank u god

September 11 at 11:00am

Remove



Remove

Tiffany Robinson It's time we start taking care of our vets!

September 11 at 9:15am

Remove



Remove

Becky Carroll Yup

September 11 at 8:49am

Remove



Remove

Anthony Pesqueira Do it! And give them a new start!

September 11 at 8:43am

Remove



Remove

Zachary Tiff Claire Hill

September 11 at 8:15am

Remove



Remove

Pitt Rylie Cause they want new and improved instead of out dated stuff that looks like crap im all for modern buildings its a work of art now tucson give us modern roads

September 11 at 6:07am · Edited

Remove



Remove

Yasmin Rascon That's awesome!!

September 11 at 5:40am

Remove



Remove

Louise Scharf it's a tough decision for the community, but I think the vets will get their building

September 11 at 5:34am

Remove



Remove

Lynnette Ann MacLean If you read the article there are people against it. Some don't want a 4 story building, another wants to turn it into a modern hotel which definitely wouldn't be housing for homeless vets. My point is that I don't see people down there protesting and showing support for this project for housing for the vets. I probably shouldn't try explaining anything to someone who resorts to immature and juvenile behaviors like name calling.

September 11 at 12:53am

Remove



Remove

Eulalia Riffle They need more than just a place to live they need to get help with jobs and getting into the VA for medical help. There is a place for homeless vets it's called E&E over by the air base, it was donated by the base and the houses have been built by some home builders and by others in the community. Our family was homeless and they helped us get back on our feet. Great non profit

September 11 at 12:45am

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Mateo Vick Whosoever Yes do it

September 11 at 12:38am

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Remove

James Seaman It's about the going forward of the barrio, too many people are stuck in a rut and are set in their ways. Time to move on.

September 11 at 12:17am

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Ira Jimmerson Dats a great idea more millionaires should do da same

September 11 at 12:04am

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Angelica Mickelson Yay!! That's a great idea please make it happen for them they deserve that and a lot more!!!!

September 10 at 11:50pm

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Donna Martin Whorah!!!

September 10 at 11:45pm

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An Drew Its fenced off, looks like crap, and is taking up space that can be used for what it needs to be used for. Sounds like the neighbors are a bit like hoarders if you ask me.

September 10 at 11:22pm

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Christella Salazar Awesome !!!

September 10 at 11:02pm

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Ellen Long Burgess Great idea

September 10 at 11:00pm

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Jennifer Fiems That's awesome an all but terrible neighborhood

September 10 at 10:57pm

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Brittnie Renee I am so glad they are finally getting this done. And it's a great location as most of them "live" on the area. While this should have been done long ago I am glad it's finally in the works to get done. Some people I work with are helping with this project and I am so glad the hard work they are putting in is finally paying off.

September 10 at 10:38pm

Remove



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Lupita Amisa The question doesn't even need to be posed, should be a resounding "yes!" No hesitation, tear it down

http://www.youtube.com/watch?v=o_14Ab5FRwM...

Five Finger Death Punch - Wrong Side Of Heaven

Purchase "Wrong Side Of Heaven" now! iTunes: http://smarturl.it/FFDP4D_iTunes Amazon: http://smarturl.it/FFDP4D_Amazon Google Play: <http://smarturl.it/FFDP4D...>

youtube.com

September 10 at 10:22pm

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Tracey Kuznicki Is that the old Sahara hotel??

September 10 at 10:12pm

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Michael James The old Sahara is on north Stone I think and it's student rental housing.

1 · September 10 at 11:08pm

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Fred Gibson That's a FANTASTIC IDEA. This buildings architecture and historical past just rant with Saving.

September 10 at 9:59pm

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Robert Goode Ok

September 10 at 9:52pm

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Gina Castillo There's other places.

1 · September 10 at 9:05pm

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Gina Castillo Hell no!

1 September 10 at 9:04pm

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Cary Ann Westerman Good idea

September 12 at 6:24pm

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Remove

Monica Livingston Time to move on !

September 11 at 5:16am

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Remove

Petey Pablo M Finally something good outta this town, lets make it happen!!! Great idea

September 10 at 9:53pm

Remove




Remove

Sherry Seidel I understood the VA had homes available there

September 10 at 9:40pm

Remove




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Berna Jean Holland Sounds like a great idea to me.

September 10 at 10:40pm

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Melayne T. Mills And call it what? The Vets Projects?!

September 10 at 11:09pm

Remove

neighborhood? We didn't know about this until way late in the game. Why isn't he helping us? He's supposed to be saving these buildings."

Tags: Downtown Motor Hotel, Compass Affordable Housing, Armory Park, Barrio Viejo, State Historic Preservation Office, Josias Joesler, Image

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6 0
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1

COMMENTS (14)

Sort Oldest to Newest

Showing 1-14 of 14

add a comment



The fix is in for this project. The entire City Council seems to have rolled over on it. When I saw Kozachik talking about it on TV, I felt sick inside. I can't imagine how much money changed hands or what favors were called in to move this fiasco along so quickly and quietly.

Oh well, politics in Tucson as usual.

report

13 likes, 3 dislikes like dislike

Posted by Gonzo Sorcrachi on 11/03/2014 at 5:54 PM



Ah, the siren song of the NIMBY, who professes to love affordable housing as long as it's far, far away from him or her.

What is particularly interesting about this feeble attempt at journalism is that there is absolutely no indication of any effort to seek the perspective of the proponents of the project. (Such as, "We tried to reach Compass Affordable Housing but it declined to comment.") Nor does the "article" (perhaps "screed" would be a better description) make any mention of the fact that the historic building fronting the street will be retained and renovated. In other words, the low-slung building will NOT be demolished. But I suppose that actual reporting is expecting too much. Finally, the writer fails to point out that neither of the two neighborhood associations (Armory Park and Barrio Viejo) oppose the project.

For what it's worth, while I know and have worked in the past on other projects with the developers, I have absolutely no involvement or financial interest in this project.

report

6 likes, 9 dislikes like dislike

Posted by DRW on 11/04/2014 at 9:33 AM



I don't always default in favor of historic buildings when there is a development confrontation. Too often "historic" buildings are simply old without much real historical or architectural aesthetic significance. Critics agree that Josias Joesler was a real player in Modern design and to it's credit Tucson has a tangible record of his creative efforts.

While it would be a shame to erase that legacy, the care and dignity of our homeless veterans is a serious issue as well. Knowing a little bit about the intellectual and social make up of Armory Park, I think the NIMBY name calling is misplaced. It could be said that among a bunch of Mission style, Victorian and older homes in the neighborhood, that Modernist motel might have caused a panic back when it was designed and erected. Not sure, I wasn't there. Some type of compromise is really in order, and the city council in my mind is responsible for working that out. Could the property be saved, and even utilized in this case. Is this really the best location?P Would something closer to the VA be more appropriate? Perhaps some VA offices could be adapted into the motel, while living quarters moved elsewhere? What about employing those vets during all this transition, so it isn't simply a housing puzzle, but a more proactive initiative that helps these people in a larger fashion.

What does scare me is that there is a developer involved and they rarely develop from a philanthropic point of view. This is a tough one.

report

5 likes, 2 dislikes like dislike

Posted by ronko on 11/04/2014 at 1:11 PM



Even non-profit developers? With a mission of serving the poorest and most in need? <http://compassaffordablehousing.org/>. And to repeat, the building pictured in the photo WILL be saved. (By the way, I'm not attempting to be anonymous. My Weekly profile uses my initials. David Wohl)

report

2 likes, 4 dislikes like dislike

Posted by DRW on 11/04/2014 at 3:39 PM



Just to be clear, this is not a NIMBY issue.

We have repeatedly pointed out that there are numerous vacant sites in the area that would better suit this development. What we object to is the destruction of a building by the renowned Tucson architect, Josias Joesler, and the architecture of segregation that will replace it. This is a high density tower that will warehouse the poor and not integrate them into the fabric of our neighborhood in any way. This is too much building for the site. It is out of scale with the surrounding historic district, will loom over and look down on neighboring properties.

If a historic property like this were in any progressive city, such as Austin or Portland, those places would be working hard to save and rehab a building like this. Once again, the shortsighted Tucson Office of Historic Preservation has sold out our heritage to the highest bidder, and we all lose.

David Wohl is misinformed. This IS an out of town, for-profit developer [Bethel Development Inc., Ohio] that has coupled with Compass Affordable Housing in an attempt to appear noble – the wolf in sheep's clothing. There are huge tax incentives and federal dollars that will bankroll the developer now and into the future. Also, only the front building and sign will be saved, not the majority of the structure. The developer has also done a good job of misinforming the community as to who will actually live here. They initially touted this as housing for veterans, but when questioned further it is simply low-income housing. They can't guarantee that a single vet will even end up there as it will be open to all low-income residents, and that includes students.

We champion good development and encourage Bethel and Compass to look at better designed, more integrated alternatives. It can help make our city more diverse and a better place to live for everyone. Why not rehab the building as-is for low-income? Build another smaller unit nearby? That way everyone would win...the developer would be looked at as someone helping to save our architectural heritage AND helping with low-income housing. People would be better integrated.

There are millions of dollars in play here, spend a few thousand more and make this better.

As is, this is not good, noble development. This is architecture of destruction and despair. It hurts our neighborhoods, engenders poor development, and ultimately, belittles and segregates the lives of those the developer is claiming to help.

Gary Patch

report

9 likes, 0 dislikes like dislike

Posted by GSP on 11/05/2014 at 10:32 AM



I congratulate Gary on taking the Initiative to try and save this historic building. I too live in the neighborhood of Barrio Viejo and if this structure is built it will not only be an eye-sore to the corridor going into downtown, it will not be a visually appealing building for homeless vets. I have attended several of the meetings and the developers are saying the building is for homeless vets but will also be available to the homeless as well. We are not opposed to low-income housing but would like to see this building swapped out for another site that is larger and can provide better parking and design of the building for the people who occupy it. The City is working so hard to renew and revitalize our downtown and with this building it will detract from our historic nature of our surrounding neighborhoods not to mention destroy a Josias Joesler design. Lets all try to work together to accomplish both ends – retain a historic Joesler and provide a much needed low income housing project for our vets and our homeless. Tucson we must compromise and come together to accomplish this.

report

9 likes, 0 dislikes like dislike

Posted by Tirsha Stanley on 11/05/2014 at 11:09 AM



I think no one is opposed to housing for homeless vets but Downtown Tucson has more than it's fair share of low income housing. All these small businesses are opening downtown and we need housing that will be full of people that can support their businesses. There needs to be a balance. Tearing down beautiful architecture in place of generic housing that doesn't benefit our economy (except out of town developers) is bad for Downtown.

report

6 likes, 0 dislikes like dislike

Posted by Kira Dixon-Weinstein on 11/05/2014 at 11:26 AM



Patch's suggestion that the building not be torn down, and restored for low income housing is an excellent compromise. The lot is just too small for the kind of building they are proposing. And the drawings they show the public are completely out of scale.

You have to wonder why the developer would pay close to \$700k for this property, only to

demolish it, when there are many undeveloped lots up and down Stone and South Sixth that would sell for 10% of that. I myself bought a lot on South Sixth for 16k, just last year. The fix was in from the git go. The developers could easily acquire more lots to build on... empty lots.

I completely understand the need for more low income housing downtown. This is not about that. This is about smart urban planning. To play these parties against each other is wrong, and is the fault of Phoenix bureaucrats that should not be puppet mastering our community. Armory Park and Barrio Historico residents are generally supporters of liberal causes like providing homes for the homeless, etc. Creating a fake wedge between these types of causes is how the republicans are taking over our country.

What I'm saying is that there should be a way for the neighborhood to come together on this. Yes Urban Renewal in the sixties was completely fucked when they tore down half the barrio and many people in our community were deeply hurt by that. We lost precious history, and in retrospect, it was a very bad way to take federal monies to improve Tucson. If the Community Center had been a few blocks away across the freeway, the barrio could have been saved. But why does this particular act of tearing down this historic Motor Hotel seem EXACTLY like Urban Renewal of the sixties?

It has all the same elements: complete disregard for Tucson's history, Federal money, developers making a killing, and Phoenix assholes telling Tucson what to do.


While I'm on this subject... who is letting them build those monstrous solar panels that are gutting our kids playgrounds?

And last of all, Robert Frankeberger should be fired immediately. This is not the first time Frankeberger has shown a complete disregard for Tucson historic properties. I tried to get my building (the KY Market Building) declared a historic property. The city declared the KY sign historic and built in 1950, and it is one of the best examples of a Chinese Market that served the community for many years. I wrote Frankeberger as he is the person who helps makes this designation, which would have made me eligible for some serious tax breaks. After one email from another party introducing me to him, and sending him a boatload of information about the architect Terry Atkinson (who designed among other things the original Tucson Airport), he basically just ignored me. He does not serve the people he is supposed to be serving. I would be the first to sign a petition to have him canned.

report

10 likes, 0 dislikes like dislike

Posted by Danny Vinik on 11/05/2014 at 11:38 AM

 Private money, love sweat and tears have brought these neighborhoods back to a place where people want to live again. The property owners of the downtown historic neighborhoods have strived to create a standard of living and style, with respect to the history and architect. Now we get these out of town developers pimping the area to slam up their monster building under obvious false pretenses to gain federal and state money to build it.


I've been to the meetings and this building is not going to house homeless vets or homeless anybody. The developer danced around that one, which made it perfectly clear they will not be held accountable to who they rent it out to.

This building is about the developer making a big profit, with federal and state money funding a huge portion of their investment. And also at the expense of property owners of Barrio Viejo and Armory Park, This development as it stands, devalues everything around it.

report

3 likes, 0 dislikes like dislike

Posted by Barrio artist on 11/06/2014 at 12:49 AM


 4 floors is not a tower by anyone's standards. The sign and office building (what you see in the pic) will be saved. The hotel buildings themselves are totally unremarkable and insignificant. This while argument is so heartless it makes me want to puke.

Anyone who says it's not based on NIMBY is just being dishonest. Where is the rendering of the proposed structure? That would be helpful to the debate. Perhaps if Mr Patch had been hired for design services he'd be happier. He's already gotten his share of city money though if you ask me. What was his fee for the tile pictures on the 4th Ave underpass?

report

0 likes, 4 dislikes like dislike

Posted by Karlito on 11/07/2014 at 9:06 AM

 You should read things more carefully Karlito.

I suggested they rehab the building as-is for low-income housing and build more on a nearby lot. That is still In My Back Yard. I reiterate, once again, we are not opposed to low income housing. It is the poor design and cheap quality of the project we are opposing. Segregating the poor and warehousing them in cheap buildings seems much more heartless to me than what we are suggesting...quality housing, Integration, respect for history.

And yes, where are the renderings of the proposed structure? We have repeatedly asked to see scale drawings in relationship to the existing neighborhood and the developer refuses to show us any. All we have seen are elevation line drawings...a 4 story shoebox that does, indeed, tower over the surrounding buildings.

As for the 4th Ave Underpass project, that has nothing to do with this! But since you brought it up, we are so proud of that project. It involved and represents over 7,000 Tucson citizens and was a positive, fun addition to our city. And yes, we did get paid to do that project. We worked for over two years to bring that to fruition and trust me, the pay was more along the lines of a labor of love than a get rich quick scheme.

GP

report

1 like, 0 dislikes like dislike

Posted by GSP on 11/07/2014 at 10:03 AM



Why do the majority of the "pro" proponents have to take nasty personal jabs, or try to turn the argument into a racial thing, or classism ? It must be awful living with a brain that functions like that.

The truth on this project is revealed, even the developer & the government employees knew this building was a problem that's why they tried to sneak it through.

Is it so unreasonable to ask that this project be developed so it can be an asset to the area? Instead of dropping a big turd in an area where other other investors have thoughtfully invested to create the desirable, cool place it is now, a place everyone loves and wants live?

Come on Developer, Compass, tap into the wealth of good living design, turn this into a good project we can all be proud of.

report

2 likes, 0 dislikes like dislike

Posted by Barrio artist on 11/07/2014 at 1:20 PM



This is gonna happen and you guys are gonna hate it hahaha I couldn't be happier! Stop buying houses in the urban core and expecting that infill on a larger scale won't happen. It's just plan stupid. With any luck the home prices in the barrio and armory will drop to affordable levels for normal folks! What kind of argument is "the units are too small and have only one window?" That's just urban density. And 4 floors may "tower" over some houses but the one right next door to the south (which is already multi unit rental) is 2 stories and a high peaked roof not to mention it sits several feet above street level. But still I'd like to see a rendering. NIMBY, NIMBY, NIMBY is still all I hear. Move out of the urban core if you don't want vertical development.

report

0 likes, 3 dislikes like dislike

Posted by Karlito on 11/09/2014 at 1:07 PM



I seriously cannot believe what I just read - Why can't people just work together on this and not let it become a personal? We are proud of our downtown and the hard work we have done to our barrio houses in keeping their historic nature. Sorry if we want to have something that truly blends in with the historic neighborhood and something that works for the people who will be living in it. Again, instead of flinging ridiculous comments let's try and solve this as a community - a community we all can be proud of.

report

2 likes, 0 dislikes like dislike

Posted by Trisha Stanley on 11/10/2014 at 12:56 PM

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PREVIOUSLY IN THE RANGE

What Happened to Tucson Artist Moises Orozco on All Souls Procession Day?

by Mari Herreras

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by Jim Nintzel

Obama Administration Poised To Act on Immigration

by Jim Nintzel

MORE BY KYLE MITTAN

Same-Sex Ruling Brings Changes to Wedding Planning

by Kyle Mittan

The Big Checkout

Neighbors complain about plans to demolish a Joesler-designed motel in downtown

by Kyle Mittan

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Name:	David Shropshire	Address:	289 E. Lost Way
Phone:	323-1708 x-295	Email:	Shropbull12@cox.net

Please write your comment below:

I work with helping homeless and near homeless people
 apply for and get referred to shelter and housing.

My experience tells me that there is not nearly enough
 affordable housing in Tucson. If there is an opportunity
 to transform an unused property into a useful, affordable
 housing project, we should embrace that whenever possible.
 Affordably ^{housing} ~~housing~~ should occur in all parts of Tucson. NIMBY is not
 a fair response to a community-wide issue.

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name:

Brian Fagg

Address:

401 E. 26th St 25713

Phone:

624 0312

Email:

casamariv@tucson@yahoo.com

Please write your comment below:

Affordable Housing Now!

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

Downtown Motor Lodge: Public Meeting
310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD
3 minute speaking limit

Name: Cesar Aguirre

Phone: (520) 878-3044

Address:

407 E 26th St. Apt A 85713

Email:

Caguirre082@centurylink.net

Please write your comment below:

I support this project because there is a huge need for affordable housing in the downtown area. The city has been gentrifying the downtown area for generations, and affordable housing is a way to bring some diversity back to the downtown area.

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

Name: John Roldán

Address: 1432 S San Jacinto Dr.
Tucson AZ 85713

Phone: 520-721-6665

Email: John@JohnRoldan.com

Please write your comment below:

Tucson, as most cities in the US that have

a growing population is seriously in need of additional affordable housing. What better way to accomplish this than by utilizing the space of an in-fill site, currently crumbling, and by still maintaining the beautiful facade that Tucson holds dear.

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Name: PETE CHALCOWSKY

Phone: 235-6222

Address:

3135 E. COOPER ST.

Email:

PETE@COPHOUSE

Please write your comment below:

- LETTER WILL BE SUBMITTED TOMORROW!

- SUPPORT PROJECT

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Name: Barbie Urias
 Phone: 520-878-8326

Address: 419 E. 36th St 13
 Email: barbieurias@gmail.com

Please write your comment below:

Affordable Housing Please

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name:

Pedro M. Gonzales

Address:

Phone:

Email:

Please write your comment below:

(Resident) Bruno Uesd

I support this project - need low income housing for veterans - low income families. Diversity is needed

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name: BARB PIASECCI Address: 640 S. 2nd Ave; 85701

Phone: 520 3905614 Email: piasecki_barb@gmail.com

Please write your comment below:

I have lived in Armorey Park for 25 years in a historic home. For 15 years, I have worked in Armorey Park at Historic Safford Magnet Middle School. I want to see the Motor Homes project go through w/plu use of Federal funds. The property in question is no longer "historic" and it has been a dark mark on the neighborhood for decades. I support Compass's project 100%

Would you like to speak tonight? Please check Yes or No (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name: MARK SHOEMACHER	Address: 6021 E. PASEO SANTA TERESA
Phone: 520-906-3093	Email: MSHOEMACHER@GMAIL.COM

Please write your comment below:

1- WELL CONCEIVED PROJECT; 2- EXPERIENCED DEVELOPMENT TEAM; 3- AFFORDABLE HOUSING IS NEEDED IN THE COMMUNITY; 4- ZONING IS APPROPRIATE; 5- SITE IS NOT LOCATED IN AN "HPZ"; 6- THIS WILL BE A MUCH BETTER DEVELOPMENT WITH THE FEDERAL DOLLARS;

Would you like to speak tonight? Please check Yes or ~~No~~ (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

HCDAdmin - Downtown Motor Apartments

From: Maryann Beerling <mbeerling@compassaffordablehousing.org>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/24/2014 8:07 AM
Subject: Downtown Motor Apartments

Compass Affordable Housing is sending the support of the following persons:

Bill Schlesinger, Board President
Lynn Wilson, Board Vice-President
Suzanne Lavergne, Board Treasurer
Charlotte Keller, Board Secretary
Sam Woods, Board Member
Bernadette Jilka, Board Member
Rosi Andrade, Board Member
Don Blascak, Board Member

Maureen Milazzo, Program Manager
John Roldan, Housing Coordinator
Tricia Schwartz, Program Assistant
Joanna Jedinak, Finance Manager
Maryann Beerling, Chief Executive Officer

Maryann Beerling, Chief Executive Officer
Compass Affordable Housing, Inc.
520-237-4001
Tucson, AZ
www.compassaffordablehousing.org
<https://www.facebook.com/compassaffordablehousing>

From: Maryann Beerling <mbeerling@compassaffordablehousing.org>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/23/2014 6:33 PM
Subject: Downtown Motor Apartments

I support this project.

Maryann Beerling

HCDAdmin - Downtown Project

From: Joanna Jedinak <sunstar7086@gmail.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/24/2014 7:42 AM
Subject: Downtown Project

I am in favor of the downtown project at 383 N. Stone. I think this project will benefit the the downtown area and the future residents. Our community needs more affordable living.

Sincerely,

Joanna Jedinak

HCDAdmin - Downtown Motor Hotel

From: "Zanger, Margaret E - (zanger)" <zanger@email.arizona.edu>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/27/2014 8:38 AM
Subject: Downtown Motor Hotel

I absolutely support the the construction of a 44 unit affordable housing project at 383 S. Stone Ave, Tucson, AZ, the site of the Downtown Motor Hotel.

This project is well though out and is well planned and will be well implemented. It will be a huge benefit for all of us to have more low-income housing in downtown Tucson.

Maggy Zanger
Professor of Practice
Director, Afghanistan Journalism Partnership
School of Journalism
University of Arizona
Tucson, Arizona
520-661-2742
Skype: maggyzanger

HCDAdmin - DOWNTOWN MOTOR LODGE

From: Jodi Sheahan <jodi@mebmgmt.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/30/2014 4:59 PM
Subject: DOWNTOWN MOTOR LODGE

I am writing this letter regarding the construction of a 44-unit affordable multihousing community at 383 S. Stone Ave., Tucson, AZ known as the Downtown Motor Apartments. Our Tucson corporate office is located only a few blocks away from the proposed multifamily community. MEB is excited not only to have an opportunity to provide the management service for this housing community but to have Downtown Motor Apartments as a 'new neighbor!'

This project is much needed to provide affordable housing for Veterans and low income persons that work in the downtown area. There will be convenient access to public transportation and supports a walkable lifestyle, conveniently located to shopping, schools, health care, public services and worship services. On-site amenities that will be offered to our residents are a library, a computer room, private outdoor areas for the residents to gather, parking and bicycle storage. All of this is important to individuals who live on a lower income and work downtown.

With respect to the historic district, the construction will remove a blighted structure that diminishes the quality and character of the neighborhood but yet will preserve the two front buildings along South Stone Avenue along with the vintage street sign. By undertaking a respectful approach to the redevelopment of this community, the vibrancy of our downtown neighborhood will be enhanced.

MEB believes that everyone should have a home. We strongly support this project and encourage and appreciate the support of the City of Tucson.

If you have any questions or need any additional information, please feel free to contact me at 602-820-4458.

Jodi Sheahan

--



Jodi Sheahan CPM | Value Creator
Principal

MEB Management Services, AMO®

1215 E. Missouri, Suite D

Phoenix, AZ 85014

(O) 602.279.5515 | **(F)** 602.279.5553

(D) 602.792-8619

(W) www.mebmgmt.com

MEB's purpose is to enrich the lives of our clients, residents, and team members by creating value.

HCDAdmin - Downtown Motor Hotel Support Letter- Would you Please forward to appropriate email

From: Pete Chalupsky <Pete@cphousing.com>
To: Ramona Williams <Ramona.Williams@tucsonaz.gov>
Date: 10/31/2014 5:13 PM
Subject: Downtown Motor Hotel Support Letter- Would you Please forward to appropriate email

October 28, 2014

Ms. Sally Stang, Director
 Housing and Community Development Department
 City of Tucson: Santa Rita Building
 310 N. Commerce Park Loop
 Tucson, Arizona 85745

Re: Downtown Motor Hotel: Environmental Review

Dear Ms. Stang:

I am writing to express my support for the Downtown Motor Hotel Veteran's Apartments, a 2014 LIHTC application that received a reservation of tax credits from the state. I hope your office will make a finding of no significant impact in this case. As you may know, my firm has developed and or acquired and rehabbed nine tax credit properties and I have completed several NEPA environmental reviews. I am writing to you as a resident of Tucson and affordable housing practitioner, not on behalf of the Metropolitan Housing Commission, although I believe the Commission would support the project if it had been agenized.

The City has a difficult job trying to balance competing public goods (historic preservation vs. affordable housing). There are several reasons I believe the public good created by the affordable housing trumps historic preservation in this case.
(1) Tucson's Need for Affordable housing is well documented.

As the Director of the Housing and Community Development Department, you are aware that the 2010-2015 HUD Consolidated Plan a need for 38,394 rental units within the City of Tucson (including the need for 7,043 special needs units). Recent studies by the Drachmann Institute and numbers provided by the food bank support that estimate. The recent BAR/Drachmann Institute TOD study showed that 64,500 households currently prefer Transit Oriented Design (TOD) housing including 43,900 renters. The BAR market analysis confirmed that 2/3 of renter households are housing cost burdened. Because of the recession, I believe next year's HUD 5-Year Plan data will likely show an increasing need for affordable housing in our community. According to today's Wall Street Journal, the disabled veteran's population has increased 44% since 2009, so the need for housing for disabled vets and vets who are unemployed and looking for work in the Arizona is increasing rapidly; thus the need for this affordable housing is firmly established.

(2) Tucson has very little gap funding available to create new affordable housing, so we need to use it to leverage HOME funds and pursue tax credit investment. Tucson is the sixth poorest large city in the U.S., and the vast majority of HUD funding we receive is used to keep our communities most economically vulnerable citizens housed in Section 8 and Pubic Housing. There is simply not enough "gap" funding resources available to address our communities growing affordability gap and create new affordable units. HUD HOME dollars that go directly to the production or rehabilitation of housing is typically only 4%-10% of the City's Annual HUD budget. The Downtown Motor Hotel is a wise investment of Gap funding because it leverages tax credit investment.

(3) The rehabilitation of this property was likely not feasible. Some people have argued that project sponsor should just rehab the existing units in this old hotel. My firm, CDP was one of the first developers in the state to combine new construction and rehabilitation in a tax credit property. Typically, in order to make these projects pencil, we need vacant land contiguous to or property. Given the age of the existing structure, it is uncertain if any of the units in the Downtown Motor Hotel could be feasibly rehabbed! Given the size of the Downtown Motor Hotel site and the acquisition cost, the project sponsors likely had no choice but to add density to the project to make it pencil, so in this case it required removal of part of the building so that more new units could be constructed. The Metropolitan Tucson Housing Commission Housing Resources Subcommittee has been looking at ways to encourage the rehabilitation of smaller apartment complexes but the Tucson Housing Trust Fund initiated by Mayor and Council has been depleted, the State Housing Trust fund was raided by the legislature, and the Pima County Bond Election is on hold until next year, so it is difficult if not impossible to secure enough funding to "write down" land costs enough to make smaller affordable housing projects feasible. Even with capital costs provided by tax credit investment, it's very difficult to operate a property with less than 40-units. The neighborhood will benefit from professional on-site management and maintenance presence that a 40-unit project can support as well as the required reserves for long term replacement that will be required by the tax credit investor.

The Historical Significance of the property is uncertain. A historical evaluation was conducted by the project sponsors as part of their due diligence. Although it's a Joesler building, the fact that 70% of the building has already been replaced clearly weakens the argument for historic preservation. Joesler is a great Tucson architect whose best work is forever preserved at the corner of Broadway and Country Club Road and numerous residential and commercial structures designed by him are preserved throughout our community. It's my understanding that the project sponsors changed their plan so that the original hotel sign and front building will be preserved. I have worked with the State Historic Preservation Office on a renovation plan for a mid-century modern apartment complex in Phoenix and my own home in the San Clemente National Historic District. The primary preservation concern SHPO expressed has been the need to preserve portions of the building that are visible from the street. Typically they allow new construction to the rear of the property like is being proposed by this project sponsor. I was proud to hear at the hearing last night that community activists who originally opposed the redevelopment of Drachman School site now admit that the project has benefitted the community. As a President of the Barrio Viejo Elderly Housing Inc., I can confirm that this partial rehabilitation combined with new construction has remained full with a waiting list for at least 10 years now!

It is very difficult to secure outside investment for these types of properties. The allocation of tax credits is very competitive process with only 25% of applicants receiving funding each year. The award of tax credits helps local developers bring outside capital into our community! Every unit built creates approximately 1.5 jobs and \$8270 in tax revenue which is important to a region that lost 14,000 construction jobs during the recession. It would be a tragedy to return tax credits once they are reserved for a project. Several years ago, the state gave more points for historic renovations, and my firm assembled several properties including a historic gas station and some apartments on south 4th avenue just outside of Armory Park. We planned to restore the gas station and rehabilitate the apartments utilizing both low income housing and historic tax credits. Armory Park supported our proposal but after receiving a 4-3 negative vote from the Santa Rita Neighborhood Association, I cancelled the project. I regret the decision because, I drive by the property all the time and the apartments are still substandard and negatively impacting the neighborhood 10-years later.

The Downtown Motor Hotel will contribute to Downtown Revitalization and Help Stem Gentrification. Downtown revitalization is not about one project or building (or a street modern street car). It's about people; specifically increasing the use of downtown after 5 p.m. creating housing does that. Not only will the redevelopment of the Downtown Motor Hotel property benefit the surrounding area, it will have a positive impact on our downtown (another public good. More importantly, it will make sure there is housing available downtown low income persons.

Inclusive problem solving is a key value that CDP integrates into its project planning process from the beginning! Council Members typically ask us to hold neighborhood meetings prior to pledging support for a project so I typically hold meetings in the morning, afternoon and evenings so that neighbors can attend. You may not be aware that in 2013, the Metropolitan Housing Commission's Housing Resources Subcommittee proposed the use of a "Community Benefit Agreement" as a tool to help developers and neighborhoods come to agreement prior to a commitment of housing funds from the City. The idea was supported by SAHBA, and the Housing Resources Subcommittee but tabled by our full commission last year. The Community Benefit Concept included specific provisions for neighborhood notification and note taking so points of agreement and disagreement would be more explicit. If the process was utilized in this case, adjacent neighbors would not have been able to say they did not know about this project, and the City would have additional leverage to steer projects without significant delay! The notification methods proposed are used in Scottsdale and I am told they work very effectively! I would be happy to share information your office or the Office of Integrated Planning regarding the use of this tool if you believe this would be

something the City would be interested in considering! I hope our community will learn from this experience and we can try to do better on community outreach moving forward. I thought the meeting you held went well and it was clear that neighbors and activists support affordable housing if some additional project design issues can be mitigated.

Please do not hesitate to call me if you have questions or you require additional information!

Sincerely,

Pete Chalupsky
Community Development Partners, LLC
3935 E. Cooper Street
Tucson, Arizona 85711
(520) 235-6222

October 27, 2014

Ms. Sally Stang
Director-Housing and Community Development
City of Tucson
310 N. Commerce Park Loop
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Apartments; 383 S. Stone Ave.

Dear Ms. Stang,

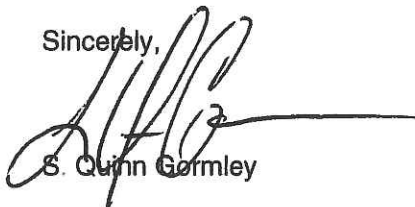
I was recently informed that there is some controversy over the development of the proposed affordable housing project referenced above. As I understand it, the people objecting do not agree with the developer's concept of demolishing a majority of the existing structure and the renovation of the remaining street-scape portion of the building and of the project sign. I have been involved in affordable housing rental development since 1995. I have overseen rental housing development for the State of Arizona and provided development oversight for some of the largest banking and lending institutions in the nation. I have seen many proposals for rehab projects and also historic rehab projects. In fact, my company, Adolfson & Peterson Construction recently completed a historic rehab of a structure in Phoenix for a Veterans LIHTC project.

I have reviewed the Comprehensive Needs Assessment prepared for this proposed project and have looked over other materials apropos to this project. I can wholeheartedly agree with the statement made by the Architect for the Arizona State Historical Preservation Office in his letter dated May 15, 2014, in which he states...*"the site of the new construction will be made available through the effective demolition of a vacant and unsafe building, which is beyond feasible repair."*

Furthermore, it is not advisable in this case to utilize the obsolete structure which has not been properly maintained or cared for over the years. The existing structure will expose the new tenants occupying the building to unforeseen and unrepairable points of water intrusion due to the age of the bricks and any precast stone. Such exposure may lead to an Environmental Health Condition such as mold growth within the walls of the occupied dwelling and distributed through the new HVAC systems throughout the new structure.

I can conclude that the building is beyond its effective age and is now physically and functionally obsolete and could not effectively be repaired in a manner that establishes the highest level of health and safety for the new occupants. The Owner should not be forced to undertake a substantial renovation of this building with no viable economic basis for the undertaking. The City of Tucson should encourage the completion of this proposed development which will bring much needed affordable multi-family housing to its most underserved residents.

Sincerely,



S. Quinn Gormley



Justin Lanne
Managing Director

c 520 907 3470

o 520 326 2200

justin.lanne@naihorizon.com

October 23, 2014

Sally Stang, Director
Housing & Community Development Department
310 N. Commerce Park Loop
P.O. Box 27210
Tucson, AZ 85726-7210

Re: 383 S. Stone Avenue

Dear Director Stang,

I am a Real Estate Broker, licensed in the State of Arizona since 1980 and specialize in the Multi-Family industry in Tucson, AZ.

It has come to my attention that a new, affordable, multifamily development is being proposed at 383 S. Stone Ave., just three blocks south of the newly revitalized downtown core area of Tucson.

The real estate rental market in Tucson is extremely tight, especially in the affordable housing sub-market. According to the Market Study prepared for this project by GAR and Associates, the vacancy rate in the Effective Market Area (the "EMA") is less than 2% for affordable housing units. It goes without saying that this project and more like this are much needed to improve the housing options for lower and moderate-income households. It was reported in the Arizona Daily Star earlier this year that 57% of Tucson renter households are paying more than 30% of their income towards housing.

I have also had the opportunity to review the Comprehensive Needs Assessment (the "CNA") and find it to be very thorough and well written. The conclusions regarding the approximate costs to bring the existing substandard and blighted structure up to minimum code standards demonstrate that the expenditure is prohibitive for any type of residential or commercial use that would expect to see a reasonable return on investment. In my opinion the existing structure is physically, economically and functionally obsolete.

The City of Tucson is to be commended for its support of this proposed development.

Sincerely,



Justin Lanne
Managing Director

NAIHorizon

2900 N Swan Road Suite 200 | Tucson, Arizona USA 85712 | +1 520 326 2200 | naihorizon.com

SUBJECT: DOWNTOWN MOTOR LODGE

PUBLIC MEETING NOTICE

DATE: TUESDAY, OCTOBER 28, 2014

I am writing this letter regarding the construction of a 44-unit affordable housing project at 383 S. Stone Ave., Tucson, AZ known as the Downtown Motor Lodge.

This project is much needed to provide affordable housing for Veterans and low income persons that work in the downtown area. It has been designed to provide access to public transportation and amenities that support a walkable lifestyle, and is conveniently located to shopping, schools, health care, public services and worship services. The project will offer tenants the use of a library, computer room, private outdoor areas, secured parking and bicycle storage. All of this is important to low income persons that work downtown.

This project has also been designed with energy efficient features that will contribute to the long-term sustainability of the project.

With respect to the historic district, the construction will remove a blighted structure that diminishes the quality and character of the neighborhood but will preserve the two front buildings along South Stone Avenue along with the vintage street sign. This property has been an eyesore and an attractive nuisance for vandals. By undertaking a respectful approach to the project, the vibrancy of the neighborhood will be enhanced.

I strongly support this project and encourage the full support of the City of Tucson as the responsible entity awarding federal funds.

If you have any questions or need any additional information, please feel free to contact me at 520-307-2654.

Jeanne V. Shaw
9581 E. Via del Sol Feliz
Tucson AZ 85748

HCDAdmin - Support Memorandum for the 44-unit Downtown Motor Apartments

From: Steven Tofel <sltofel@Tofelconstruction.com>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/28/2014 1:53 PM
Subject: Support Memorandum for the 44-unit Downtown Motor Apartments

The Downtown Motor Apartments represents a unique opportunity for the City of Tucson to support meeting one of the greatest needs in the City: safe, decent housing that is affordable to households living with income below 60% of the area's medium income. It provides those citizens with the ability to stabilize their lives by reducing their financial stress while having a place they can truly call home.

There are a number of characteristics of the Downtown Motor Apartments that gives it an even better chance to meet these objectives:

- Having many transportation nearby alternatives means the residents will not need an automobile, further enhancing their ability to achieve financial stability.
- The green sustainability and high energy efficiency of the project means that residents will experience below average utility expense, thereby furthering the reduction of their financial load.
- The location is ideal because it fulfills the City's goal of developing new housing in the Downtown Area Infill Incentive District.
- Including the Veteran population amongst the target residents helps fulfill the City of Tucson's commitment to end Veteran homelessness by 2015.
- The Downtown Motor Apartments will fulfill the high standards set by the developer and the Arizona Department of Housing that makes today's affordable housing an asset for the neighborhood by including a high level of design and construction standards. This has been demonstrated in many other similar affordable housing projects because they improve the character of the neighborhood and stimulate other improvements nearby.
- The developer has a demonstrated track record of managing their properties at the highest level, making them a true asset for the neighborhood.

In summary, I believe this is the ideal investment the City of Tucson can make and I without reservation support it.

Steven L. Tofel
Tofel Construction LLC
3555 E. 42nd Stravenue, Tucson, AZ 85713
Phone: (520) 571-0101 Mobile: (520) 241-4441
www.tofelconstruction.com

HCDAdmin - Downtown Motor Lodge

From: "Andrade, Rosi A - (rosia)" <rosia@email.arizona.edu>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/28/2014 4:10 PM
Subject: Downtown Motor Lodge
CC: "rosiandrade@yahoo.com" <rosiandrade@yahoo.com>

October 28, 2014

Open letter to the Mayor and Council of the City of Tucson

Dear Mayor and Council,

Why this project matters to me?

I am a Tucsonan. I have been working as a researcher at 811 S. 6th for over 13 years at Drachman Elementary School.

Why is the proposed Compass Affordable Housing Downtown Motor Apartments important to Tucson?

1. The project responds to the needs of the Tucson community to provide safe and affordable housing for all Tucsonans including veterans and individuals and families with low income.
2. The project is an opportunity to rectify if not to avoid repeating past mistakes such as the renewal as that of the 70s displacement of Barrio Viejo. Many of the remaining buildings and cultural history of downtown are being shifted out of the downtown area. Downtown is not solely a destination; it is a lifestyle of people and diversity.
3. The mixed-use project in addition to providing safe and affordable housing to veterans will also attract artists to reside and showcase local artists work in the area.

What happens without the HUD funding to the Downtown Motor Apartments?

1. The project continues without HUD regulation and standards which include:
 - a. tenant compliance
 - b. capital maintenance over the long-term
2. Downtown Tucson loses an opportunity to ensure fair and mixed housing opportunities for all Tucsonans.
3. The historical features of the current structure will not be a requirement.

HCDAdmin - Downtown Motor Lodge

From: Cathy Rivers <cathyivers1@gmail.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/28/2014 11:26 AM
Subject: Downtown Motor Lodge

Hello,

I am unable to attend the meeting tonight and wanted to reach out and express my opinion about the Downtown Motor Lodge.

I own a home at 334 South 6th avenue, about a block away and am excited to see this kind of development. I appreciate affordable housing in the down town area where folks can access transportation and other amenities that come from living in a central location. I also appreciate fixing up an older piece of property that has been sitting in disrepair and neglect for a while. I also trust that Compass Affordable Housing will do the best to see that the facility is clean and fits in. They have shown that they are willing to work with the neighborhood rather than against them. Thank-you for your time and allowing the neighbors a place to leave their comments

Sincerely,
Cathy Rivers

--

Cathy Rivers
91.3 FM KXCI
Program Director
Host, The Home Stretch
520-979-0412
cathy@kxci.org

HCDAdmin - Downtown Motor Hotel

From: Ben Irving <projectinsightaz@gmail.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/28/2014 9:35 AM
Subject: Downtown Motor Hotel

I am writing in support of the proposed renovation of the Downtown Motor Hotel by Compass Affordable Housing. I understand there is some opposition to this project but I am at a loss as to why a non-profit willing to improve a rundown area is anything but positive. This is exactly the kind of project that Tucson in general and this area in particular needs.

Ben Irving
President
Project Insight Inc.

Ramona Williams - Downtown Motor Lodge apartments project

From: Patti Caldwell <pcaldwell@ourfamilyservices.org>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/27/2014 1:49 PM
Subject: Downtown Motor Lodge apartments project

I am writing in support of the redevelopment as proposed by Compass Affordable Housing. I am unable to attend the public meeting on 10/28 but want to be sure that you register our clear interest in this important affordable housing project in downtown Tucson.

I have followed the process and development proposals closely. Compass Affordable Housing has done an excellent job of seeking input, making modifications based on that input, and being sensitive to the needs of the downtown community. The design of this project would be a good addition to our growing downtown, providing much needed affordable housing. Compass Affordable Housing is a well-respected community partner and I appreciate their interest in and willingness to add to the type of and location of affordable housing in our community. They are very reliable in their approach to and execution of their housing projects and operate with integrity and the best interests of our community.

Patti Caldwell

Patti Caldwell, MSW
Executive Director
Our Family Services
2590 N. Alvernon Way
Tucson, AZ 85712
Work: (520) 323-1708 x 413
Cell: (520) 237-1406
www.ourfamilyservices.org



Order your holiday poinsettias today! [Click here for details.](#)

Ramona Williams - Downtown Motor Hotel housing

From: "Lumsden, Linda J - (lumsden)" <lumsden@email.arizona.edu>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/27/2014 1:44 PM
Subject: Downtown Motor Hotel housing

Hello,

I'd like toad my stag support for the Compass Affordale Housing planned project at 383 S. Stone Ave. The neighborhood will improve and low-income citizens will benefit from the plans to convert this abandoned building into affordable housing.

Sincerely,

Linda Lumsden
1340 E Mountain Pl
Tucson AZ 85719

From: "E. Rawl" <erawl@earthlink.net>
To: <HCDAdmin@tucsonaz.gov>
Date: 10/26/2014 11:11 AM
Subject: Fw: Downtown Motor Hotel Project

-----Forwarded Message-----

>From: "E. Rawl" <erawl@earthlink.net>
>Sent: Oct 25, 2014 8:01 AM
>To: HCDAdmin@tucsonaz.gov
>Subject: Downtown Motor Hotel Project

>

>I enthusiastically support the conversion of the Downtown Motor Hotel on Stone Avenue into an affordable housing complex.

>

>I have reviewed the proposal by Compass Affordable Housing, and I believe that the project will provide needed housing for an underserved population while preserving the integrity of the historic facade of the existing complex. The fact that the project is located near public transportation lines makes the project especially attractive, since many of the residents who will live here will depend on it to get to and from employment.

>

>I have been impressed with the success of previous Compass Affordable Housing projects, and I believe that this one will be a unique contribution to both the revitalization and the repopulation of downtown Tucson.

>

>

>Lt Col Edgar H. Rawl III, USA, Ret.
>Tucson, AZ

Ramona Williams - Fwd: Urgent help requested for Downtown housing project

From: Sally Stang
To: Ramona Williams
Date: 10/27/2014 3:30 PM
Subject: Fwd: Urgent help requested for Downtown housing project
Attachments: Downtown Motor Apartments Description.pdf

Please keep as public comment

Sally Stang, Director
Housing & Community
Development Department
City of Tucson

310 North Commerce Park Loop
Santa Rita Building
520.791.4171 office
520.837.5395 direct

>>> Jodie Barnes 10/27/2014 3:24 PM >>>

Hi,

Don't know if you received this..

Jodie

>>> John Roldán<John@JohnRoldan.com> 10/27/2014 3:04 PM >>>

Hello:

You will know me from the work we share in assisting the homeless, veteran, and homeless communities. I apologize for using your business address on a personal request, but the time I have to make this request was made terribly short by some who are concerned about their NIMBY situation, too short for me to obtain the personal emails of all whom I know will be concerned about this matter.

This request deals with The Downtown Motor Apartments project, which you can see more about in the attached PDF document, "Downtown Motor Apartments Description."

I am sending this personal email to you because I know how much you desire additional safe, appropriate and affordable housing in the City of Tucson. One such project was due for approval last month but it has now been delayed by a

new request to members of the Arizona Legislature for additional public meetings. There have already been public meetings conducted, and the requests from local citizens were accepted and incorporated into the project, at considerable expense to the nonprofit endeavoring to expand affordable housing. At the final meeting, when all the requested changes were to be presented to those who had originally opposed the project, none of them attended, choosing instead to create an additional delay that might stop the housing expansion altogether.

Now, a **hastily called meeting is scheduled for tomorrow, October 28, at 6:00pm**, in the meeting rooms located at 310 N, Commerce Loop. Since this is such short notice, I, and those who already support this project, need a strong show of support, particularly by those who have a vested interest in the generation of additional affordable housing for veterans and low-income earners.

Without your support, there may only be a few of us who support this project in attendance since the meeting was initiated by those in opposition without providing us the time necessary to make a formal request.

Please excuse the hasty notice, but I feel this meeting is extremely important to all of us in the affordable housing field.

Thank you in advance,
John Roldán

Ramona Williams - Downtown Motor Inn Project

From: charlotte keller <chark60@yahoo.com>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/29/2014 1:50 PM
Subject: Downtown Motor Inn Project

Hello,
I am writing to say that the Compass Affordable Housing project needs Federal Funds to provide the best possible low income and veteran housing which is desperately needed in Tucson.
Regards,
Charlotte keller

HCDAdmin - Downtown Motor Hotel

From: "Zanger, Margaret E - (zanger)" <zanger@email.arizona.edu>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 10/27/2014 8:38 AM
Subject: Downtown Motor Hotel

I absolutely support the the construction of a 44 unit affordable housing project at 383 S. Stone Ave, Tucson, AZ, the site of the Downtown Motor Hotel.

This project is well though out and is well planned and will be well implemented. It will be a huge benefit for all of us to have more low-income housing in downtown Tucson.

Maggy Zanger
Professor of Practice
Director, Afghanistan Journalism Partnership
School of Journalism
University of Arizona
Tucson, Arizona
520-661-2742
Skype: maggyzanger

HCDAdmin - Downtown Motor Hotel Support Letter- Would you Please forward to appropriate email

From: Pete Chalupsky <Pete@cdphousing.com>
To: Ramona Williams <Ramona.Williams@tucsonaz.gov>
Date: 10/31/2014 5:13 PM
Subject: Downtown Motor Hotel Support Letter- Would you Please forward to appropriate email

October 28, 2014

Ms. Sally Stang, Director
 Housing and Community Development Department
 City of Tucson: Santa Rita Building
 310 N. Commerce Park Loop
 Tucson, Arizona 85745

Re: Downtown Motor Hotel: Environmental Review

Dear Ms. Stang:

I am writing to express my support for the Downtown Motor Hotel Veteran's Apartments, a 2014 LIHTC application that received a reservation of tax credits from the state. I hope your office will make a finding of no significant impact in this case. As you may know, my firm has developed and or acquired and rehabbed nine tax credit properties and I have completed several NEPA environmental reviews. I am writing to you as a resident of Tucson and affordable housing practitioner, not on behalf of the Metropolitan Housing Commission, although I believe the Commission would support the project if it had been agenzied.

The City has a difficult job trying to balance competing public goods (historic preservation vs. affordable housing). There are several reasons I believe the public good created by the affordable housing trumps historic preservation in this case.
(1) Tucson's Need for Affordable housing is well documented.

As the Director of the Housing and Community Development Department, you are aware that the 2010-2015 HUD Consolidated Plan a need for 38,394 rental units within the City of Tucson (including the need for 7,043 special needs units). Recent studies by the Drachmann Institute and numbers provided by the food bank support that estimate. The recent BAR/Drachmann Institute TOD study showed that 64,500 households currently prefer Transit Oriented Design (TOD) housing including 43,900 renters. The BAR market analysis confirmed that 2/3 of renter households are housing cost burdened. Because of the recession, I believe next year's HUD 5-Year Plan data will likely show an increasing need for affordable housing in our community. According to today's Wall Street Journal, the disabled veteran's population has increased 44% since 2009, so the need for housing for disabled vets and vets who are unemployed and looking for work in the Arizona is increasing rapidly; thus the need for this affordable housing is firmly established.

(2) Tucson has very little gap funding available to create new affordable housing, so we need to use it to leverage HOME funds and pursue tax credit investment. Tucson is the sixth poorest large city in the U.S., and the vast majority of HUD funding we receive is used to keep our communities most economically vulnerable citizens housed in Section 8 and Public Housing. There is simply not enough "gap" funding resources available to address our communities growing affordability gap and create new affordable units. HUD HOME dollars that go directly to the production or rehabilitation of housing is typically only 4%-10% of the City's Annual HUD budget. The Downtown Motor Hotel is a wise investment of Gap funding because it leverages tax credit investment.

(3) The rehabilitation of this property was likely not feasible. Some people have argued that project sponsor should just rehab the existing units in this old hotel. My firm, CDP was one of the first developers in the state to combine new construction and rehabilitation in a tax credit property. Typically, in order to make these projects pencil, we need vacant land contiguous to or property. Given the age of the existing structure, it is uncertain if any of the units in the Downtown Motor Hotel could be feasibly rehabbed! Given the size of the Downtown Motor Hotel site and the acquisition cost, the project sponsors likely had no choice but to add density to the project to make it pencil, so in this case it required removal of part of the building so that more new units could be constructed. The Metropolitan Tucson Housing Commission Housing Resources Subcommittee has been looking at ways to encourage the rehabilitation of smaller apartment complexes but the Tucson Housing Trust Fund initiated by Mayor and Council has been depleted, the State Housing Trust fund was raided by the legislature, and the Pima County Bond Election is on hold until next year, so it is difficult if not impossible to secure enough funding to "write down" land costs enough to make smaller affordable housing projects feasible. Even with capital costs provided by tax credit investment, it's very difficult to operate a property with less than 40-units. The neighborhood will benefit from professional on-site management and maintenance presence that a 40-unit project can support as well as the required reserves for long term replacement that will be required by the tax credit investor.

The Historical Significance of the property is uncertain. A historical evaluation was conducted by the project sponsors as part of their due diligence. Although it's a Joesler building, the fact that 70% of the building has already been replaced clearly weakens the argument for historic preservation. Joesler is a great Tucson architect whose best work is forever preserved at the corner of Broadway and Country Club Road and numerous residential and commercial structures designed by him are preserved throughout our community. It's my understanding that the project sponsors changed their plan so that the original hotel sign and front building will be preserved. I have worked with the State Historic Preservation Office on a renovation plan for a mid-century modern apartment complex in Phoenix and my own home in the San Clemente National Historic District. The primary preservation concern SHPO expressed has been the need to preserve portions of the building that are visible from the street. Typically they allow new construction to the rear of the property like is being proposed by this project sponsor. I was proud to hear at the hearing last night that community activists who originally opposed the redevelopment of Drachman School site now admit that the project has benefitted the community. As a President of the Barrio Viejo Elderly Housing Inc., I can confirm that this partial rehabilitation combined with new construction has remained full with a waiting list for at least 10 years now!

It is very difficult to secure outside investment for these types of properties. The allocation of tax credits is very competitive process with only 25% of applicants receiving funding each year. The award of tax credits helps local developers bring outside capital into our community! Every unit built creates approximately 1.5 jobs and \$8270 in tax revenue which is important to a region that lost 14,000 construction jobs during the recession. It would be a tragedy to return tax credits once they are reserved for a project. Several years ago, the state gave more points for historic renovations, and my firm assembled several properties including a historic gas station and some apartments on south 4th avenue just outside of Armory Park. We planned to restore the gas station and rehabilitate the apartments utilizing both low income housing and historic tax credits. Armory Park supported our proposal but after receiving a 4-3 negative vote from the Santa Rita Neighborhood Association, I cancelled the project. I regret the decision because, I drive by the property all the time and the apartments are still substandard and negatively impacting the neighborhood 10-years later.

The Downtown Motor Hotel will contribute to Downtown Revitalization and Help Stem Gentrification. Downtown revitalization is not about one project or building (or a street modern street car). It's about people; specifically increasing the use of downtown after 5 p.m. creating housing does that. Not only will the redevelopment of the Downtown Motor Hotel property benefit the surrounding area, it will have a positive impact on our downtown (another public good. More importantly, it will make sure there is housing available downtown low income persons.

Inclusive problem solving is a key value that CDP integrates into its project planning process from the beginning! Council Members typically ask us to hold neighborhood meetings prior to pledging support for a project so I typically hold meetings in the morning, afternoon and evenings so that neighbors can attend. You may not be aware that in 2013, the Metropolitan Housing Commission's Housing Resources Subcommittee proposed the use of a "Community Benefit Agreement" as a tool to help developers and neighborhoods come to agreement prior to a commitment of housing funds from the City. The idea was supported by SAHBA, and the Housing Resources Subcommittee but tabled by our full commission last year. The Community Benefit Concept included specific provisions for neighborhood notification and note taking so points of agreement and disagreement would be more explicit. If the process was utilized in this case, adjacent neighbors would not have been able to say they did not know about this project, and the City would have additional leverage to steer projects without significant delay! The notification methods proposed are used in Scottsdale and I am told they work very effectively! I would be happy to share information your office or the Office of Integrated Planning regarding the use of this tool if you believe this would be

something the City would be interested in considering! I hope our community will learn from this experience and we can try to do better on community outreach moving forward. I thought the meeting you held went well and it was clear that neighbors and activists support affordable housing if some additional project design issues can be mitigated.

Please do not hesitate to call me if you have questions or you require additional information!

Sincerely,

Pete Chalupsky
Community Development Partners, LLC
3935 E. Cooper Street
Tucson, Arizona 85711
(520) 235-6222

From: LisaMele <lisamele@aim.com>
To: "hcdadmin@tucsonaz.gov" <hcdadmin@tucsonaz.gov>
Date: 10/29/2014 1:12 PM
Subject: Downtown motor lodge comments

As a property owner in the Barrio Viejo neighborhood, for over 25 years, I have watched this neighborhood re bloom. Millions of dollars of privately invested money to restore and build new properties has created something truly unique and a place so many people want to be. We are held to some very strict standards, thus creating a living standard and style that makes this area very special. Adding a building that doesn't contribute to the esthetic that has been created here is a travesty. It takes away from everything people are trying to achieve here.

This building is akin to taking a big dump on our historic neighborhoods. The city of Tucson should have more pride and make sure it fits in with what everyone else is doing in the area. Why would it be allowed to build something everyone owning properties around it are so adamantly apposed to?

Please help this developer find a better place to put this building, or insist they re-design it so it fits the space. Clearly they are trying to put way too much in a tiny lot.

It's clear the problem is a poorly designed building for the space chosen, and a poorly designed building for the people that are suppose to live there. It would be nice to see the City do something positive for this area for once. Positive meaning what the property owners around it desire. Not outsiders that don't live here.

Lisa Thomson

oppose

HCDAdmin - Josias Joesler designed Downtown Motor Hotel

From: burns joey <j_calexico@yahoo.com>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 11/3/2014 2:32 PM
Subject: Josias Joesler designed Downtown Motor Hotel

oppose

To whom it may concern

I have lived in Barrio Viejo in downtown Tucson since 1993. One of the most important attributes and attraction to Tucson and Barrio Viejo is its history. This is what I love about the city and only wish that more of the historic architecture had been preserved and not torn down. Friends and neighbors are concerned about what is potentially going to happen to the preservation of the Josias Joesler designed Downtown Motor Hotel. Here are some thoughts that I share with my friends and neighbors:

The 1960's Urban Renewal project that destroyed much of Barrio Viejo still resonates over 50 years later. Have we learned nothing?

Why are we destroying our architectural history when there are numerous vacant lots that would accommodate this same project?

We are NOT opposed to low-income or veteran housing!

The proposed living spaces are about maximizing profit for the developer, not creating healthy, livable low-income spaces.

When done well, creating profit AND healthy living environments are not mutually exclusive.

These cramped spaces do not respect the tenets.

If the developer was truly concerned about helping the poor, then there could be a window in the main living space, communal outdoor space and adequate parking for all tenants.

This project is too much of a building for the small site.

Can the city force a land swap with the developer so that this can be sited on a larger piece of land?

It looks egregious, if not unlawful, to have the State Historic Preservation Office - specifically Robert Frankenberger - aiding and abetting the developer to destroy this historic property.

Why did Tucson's Historic Preservation Office hand this historic property over to SHPO and the developer?

This property has to have a Section 106 review. Why wasn't section 106 initiated the beginning of this process months ago?

The current building could be saved, re-used and developed as low income housing with additional housing on another lot.

We should be integrating low-income units into the neighborhoods, not segregating them in high density buildings.

The city should be acting in a transparent open way, not behind closed doors. Developers and neighborhoods should work together.

I am a musician in the music group Calexico that has helped bring attention and interest to the cultural diversity and historical neighborhoods of Tucson. Throughout the years our group and others have performed at several music festivals most notably Barrio Festival which has taken place in Barrio Viejo and The Presidio. I want to see the Josias Joesler designed Downtown Motor Hotel survive. It is imperative that we save this building. We need to maintain our architectural history. Do not repeat the mistakes that others have made before you and wipe out the beauty and

essence of downtown Tucson. Save the Downtown Motor Hotel.

Thank you for your time and for listening to my voice.

Joey Burns

Festival en el Barrio - March 24, 2013 - Tucson, Arizona

Festival en el Barrio - March 24, 2013 - Tucson, Arizona

INFORMATION A Benefit for 91.3FM KXCI Community Radio 3 stages of music, crafts, food vendors and more! Doors open at 12:30pm

View on www.barriofestival.com

Preview by Yahoo

HCDAdmin - Downtown Motor Hotel

From: "Stanley, Patricia L - (stanley)" <stanley@email.arizona.edu>
To: "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>
Date: 11/3/2014 3:40 PM
Subject: Downtown Motor Hotel

oppose

Hi, I am glad that we now have a place where we can comment on the destruction of the Downtown Motor Hotel. I am a resident of Barrio Historico (Viejo) for the last 10 years. I take pride in the fact that I own a piece of Tucson history – my house being 116 years old and still standing strong. One of the reasons I took a chance to move downtown was the appeal of the historical homes, their beauty, their grace and the fact that they represent what the City of Tucson has been trying to resurrect for ever so long – the revitalization of a vibrant, safe, exciting and cultural downtown. This is what Tucson needs in order to attract more winter visitors, regular visitors and our citizens to downtown to eat, see movies, attend plays and the theatre or simply shop and walk around and admire and view the historical neighborhoods close by.

With the destruction of a Josias Joesler building such as the Downtown Motor Hotel this not only goes against all principles of maintaining the historic corridor into downtown, it again opens up raw wounds harking back to the 1960's Urban Renewal project which destroyed much of Barrio Viejo and still upsets the current residents. I would have thought that our Historic Preservation Office would have learned a few things since then but it seems like they have not. It is not that I am against development in downtown, or affordable housing – it is that I am against destroying a piece of our history to create an "eye-sore" on the main street going downtown. I absolutely love my view of the mountains and seeing the plans of the proposed 4 storied affordable housing project that is planned, I will lose that view and feel once again like I am living in suburbia and the sense of history will be dimmed.

I would wish that the City would consider the actual residents that are living in these historic neighborhoods and understand why we choose to live where we are at. Sure, we could have any kind of tract home but we chose to invest in these houses to bring them back to their original state and at the cost of our personal finances. This is what visitors to our city love to see – our beautiful Sonoran row houses, our Queen Anne's, our Territorials and our Bungalows that sit majestically on our streets on the corridor to downtown or within downtown. Perhaps the answer is for the **City of Tucson to do a land swap for a** larger piece of land that would actually fit the area it is to be built on.

This would be a win-win for both parties – an affordable housing structure that would accommodate our underprivileged and to be able to keep the historic Joesler and have a private party purchase the property to rehab it to its former glory. I hope the City is able to see there are two sides to everything and we as residents should have been given the courtesy, and the advance notice of this construction which will ultimately have an adverse effect on our historic neighborhoods and properties.

Trisha

Trisha Stanley
Barrio Historico Resident

From: Ken Scoville <opt1775@yahoo.com>
To: Ramona Williams <Ramona.Williams@tucsonaz.gov>
Date: 10/29/2014 1:09 PM
Subject: Re: Public Meeting Notice & Agenda: Downtown Motor Hotel

Hello,

I was not able to attend last night's meeting due to a last minute meeting I had to attend. I wanted to express that his whole process is backwards and that there has not been a meeting under 106 guidelines for parties to express their concerns and work together with the developer. This currently approach with just meetings after the fact that the great amount of the historic resources will be demolished is unacceptable.

Ken Scoville

On Thu, 10/23/14, Ramona Williams <Ramona.Williams@tucsonaz.gov> wrote:

Subject: Public Meeting Notice & Agenda: Downtown Motor Hotel
To:
Cc: "Ramona Williams" <Ramona.Williams@tucsonaz.gov>, "Sally Stang" <Sally.Stang@tucsonaz.gov>, "Teresa Williams" <Teresa.Williams@tucsonaz.gov>
Date: Thursday, October 23, 2014, 4:30 PM

The purpose of this email is to inform the public of the following public meeting:

Subject: Downtown
Motor Lodge

Meeting Location: Community Resource
Center

Sentinel Building
320
N. Commerce Park Loop

Tucson, AZ

Date:
Tuesday, October 28, 2014

Time:
6:00 PM to 8:00 PM

The City of Tucson Housing and Community Development Department is hosting a meeting concerning the construction of a 44 unit affordable housing project at 383 S. Stone Ave, Tucson, AZ, the site of the Downtown Motor Hotel. As a contributing property in a federal historic district receiving federal funding through the City of Tucson, the City as responsible entity must consult with interested parties prior to awarding federal funds.

Public Comments can also be submitted via US Mail to the address above, or via email at this address: HCDAdmin@tucsonaz.gov

If you have difficulty opening the attachments, please contact me.

Thank you,
Ramona

Ramona Williams

~~~~~

Executive Assistant to  
Sally Stang, Director  
Housing & Community Dev.  
310 N Commerce Park Loop  
Tucson, AZ 85745  
ramona.williams@tucsonaz.gov  
ph: (520)837-6959  
fax: (520)791-5407



Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name: Mary Ann Brazil

Address:

350 W. Simpson

Phone: 526-907-8946

Email:

mab@brnk.com

Please write your comment below: (since 8:31)

I am a neighbor with 2 historic homes that my husband and I own within a few blocks of the project. Having lived with the derelict hotel for so many years I am sad that this process leads to the building of something so out of scale to the neighborhood. Personally, I don't think that the hotel is beyond saving, or not worth saving - I believe that Jossler is an important architect, and that those that can't see that lack vision. I thought that Tucson had grown beyond destroying local

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

lulu

Continue on back if more space is needed

Treasures, but I guess that is not so. It seems  
that the State Historic Preservation Office has  
no concern about ~~some~~ what Twissom might  
consider important.

Name: PHILIP W EHER Address: 396 S CONVENT AVE

Phone: 520-548-3937 Email: philip@richjog.com

Please write your comment below:

- The Project site is too small: the volume does not integrate w/ the existing context and the architecture does not serve ~~area~~ for peaceful inhabitation

→ Suggestion: Land Swap or devolve the project.

- The Project could not comply w/ the historic requirements, if it was not located on an infill site "Spot zoning" site \*Hist. Barrio Review Board did not approve of the project and determined

Would you like to speak tonight? Please check  Yes  No (all comments will be reviewed and addressed at the next meeting)

\* In a voluntary test process, **Continue on back if more space is needed.**

non-compliance in ~~other~~ all categories.

- Why would HCDD approve the project? What are your criteria for scoring a project? How do you evaluate quality? ~~How~~ As an auditor, I cannot see the quality to suggest approval; ~~then~~
- Why do you not present the project in a public meeting?
- Diversity concerns:
  - Lobby on Stone Avenue
  - ~~Massachusetts~~
- Facades: not sensitive towards the high historic value character!
- Volume: too large + feely (thingy)
  - not regularly for open space design of the adjacent building
- Open Space: too tight?

Downtown Motor Lodge: Public Meeting

COMMENT CARD

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm 3 minute speaking limit

Name: LISA THOMSON Address: 483 S. Convent 85701

Phone: 882-2798 Email: lisamele@aim.com

Please write your comment below:

There has been a lot of private investment in the downtown neighborhoods that have brought them back from ruins a certain standard has been held and it should continue. This building is not cohesive with what was being built. The standard of living (w/ the design) is very bad. Its too many ~~apartments~~ apartments for the space & insufficient parking. It is not (what the neighborhoods on both sides of this project) want -

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Compass is suppose to be a compassionate organization.

But the design of this building is not sensitive to healthy living, comfortable or ~~healthy~~ humane living for that matter.

It's too much into small of space,

there is nothing historic about the reuse of the space it will become a blight on the neighborhood. No body ~~it~~

~~it~~, who own properties near it want it.

why does affordable housing have to be designed

so poorly?

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

Name: Daphne Madison  
Phone: 882-3733 (520)

Address: 445 S-ELIAS AVE 520, AC 85701  
Email: tgreen9@centurylink.net

Please write your comment below:

\* This project is too big for the AREA. Either scale down or move project where it can be bigger. Traffic five points can't handle additional traffic. Apts seem really small - Process seems unorganized poor public outreach. Please include comments from last meeting.

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed

Name: KATJA FRITZSCHE

Address: 452 S. STONE

Phone: 576.6663

Email: artgod@whidbey.com

Please write your comment below:

There has been a ~~large~~ large private investment in the neighborhood -

high AND AMORPH PART - to bring the neighborhood to a high historical level/standard - taking down a foerster for a concrete 4 story high windowless building -

→ 1 QUESTION THE PARKING ISSUE -

44 units w/ 1 and/or 2 tenets = 44-88 cars!

→ Need to work w/ neighborhood w/ historical architectural groups

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

2, ↑

Continue on back if more space is needed.



Name: CARY PATCH

Phone: 576 3450

Address: 24 W SIMPSON

Email: standuptalk@gmail.com

Please write your comment below:

SECTION 106 HAS NOT INVOLVED STAKEHOLDERS  
IN THE PROCESS

Would you like to speak tonight? Please check Yes  or  No (all comments will be reviewed and addressed at the next meeting)

**Continue on back if more space is needed.**

Name: Hannah Oldsston

Address: 2619 E. Mabel

Phone: 270-1576

Email: hannaholdstara@cox.net

Please write your comment below:

As a property owner in 3 historic Tussey neighborhoods & a resident of Blenheim Elm I am opposed to the current unacceptable design ~~concern~~ proposed for the site of The Downtown Motor Hotel Design is not compatible with surrounding historic neighborhood. Would prefer more public input.

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Name: Craig Reed Address: 479 S Coavent Ave

Phone: 617 429 2678 Email: craig@traimedia.com

Please write your comment below:

- ① The building does not fit the character of the neighborhood. It is too big and poor architecture.
- ② There are too many units. They are building to the maximum limit and have no unit on how many people can live in the units.
- ③ They are building to close to property lines, another building could be built next to it and block an entire wall of windows.
- ④ A historic building will be destroyed. Tucson needs to preserve it's heritage.
- ⑤ There are not enough parking places.
- ⑥ It is ugly and will negatively impact my quality of life on a daily basis.

Build something that

Would you like to speak tonight? Please check Yes  No  (all comments will be reviewed and addressed at the FITS, next meeting)

Continue on back if more space is needed.

## HCDAdmin - Downtown Motor Hotel 1

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:55 PM  
**Subject:** Downtown Motor Hotel 1

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From May 18, 2014 - To Nicole Ewing-Gavin, City of Tucson

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Dear Ms. Gavin,

We live across the street from the Downtown Motor Hotel, one house down on Simpson Street.

We were appalled to find out [through neighbors] that the city is planning to tear down this historic property and build high-rise, low income housing on that site. We are equally distressed to hear that only people in Armory Park were informed of and included in any decision making process regarding this property.

Though technically it is in Armory Park, many people and businesses across the street from the site will be gravely affected by a building slated to loom over their neighborhood and look down on their houses and yards.

Once again, no one in Barrio Viejo - across from property - was included in the design making process or asked for our take on how this will affect us.

We have also learned that this building is an early architectural example designed by the renowned local architect Josias Joesler.

That the City of Tucson is planning, once again, to destroy our local architectural heritage is an outrage. We hope that this closed door deal comes to public light and that the citizens of our community respond to stop the destruction of this historically significant site.

We want it made clear that we oppose the plans that are being made.

Thank You,  
Gary Patch  
Darren Clark



**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:56 PM  
**Subject:** Downtown Motor Hotel 3

To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From June 6, 2014 - To Jonathan Mabry, Tucson Historic Preservation Office

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Mr. Mabry,

I am daily more and more flabbergasted with each new bit of information sent my way regarding the destruction of the Downtown Motor Hotel. I am especially dismayed by the role you have personally played in the process and by the conflicting information you have disseminated.

Here are some quotes from an email I received from you after I complained of the destruction of this historic property....

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"Of course we are in agreement that the demolition of this historic building would be an impact to the Armory Park Historic District, and a loss for the community."

"The City is not part of any decision-making process about the future use of this property..."

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After you asked me to redirect my complaints to the state SHPO office in Phoenix, I did just that. Imagine my surprise when I was forwarded a letter that you had addressed to Mrs. Beerling, the developer of the property, recommending that there would be no ADVERSE EFFECT if this historic building were destroyed. The last sentence, written and sent by you states, "...there is no additional Adverse Affect of this project on any historical, archaeological, or cultural resources."

In a response from Michael Trailors office they stated, "ADOH required that the developer submit written verification from the City of Tucson Historic Preservation Office that the project as proposed has no adverse effect to historical archaeological or cultural resources."

You sent that verification. After telling me that you had nothing to do with this process I now know that

you personally had much to do with it! You allowed the developer to set her own rules and there was no alternative review or point of view. It is in direct conflict with what you have been tasked to do as a TUCSON HISTORIC PRESERVATION OFFICER!

And you ask me to defend your reputation?

Along with many others in this neighborhood, we ask that there be an investigation of this process and that any advancement in planned development of the property be halted until further review is undertaken.

You, Mr. Mabry, have undermined the integrity of your office and all recommendations made by you are now suspect.

Gary Patch

## HCDAdmin - Downtown Motor Hotel 2

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:56 PM  
**Subject:** Downtown Motor Hotel 2  
**Attachments:** DowntownMotorHotel.pdf

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From May 27, 2014 - To Michael Trailor, SHPO Office

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Dear Mr. Trailor,

We live across the street from the Downtown Motor Hotel, one house down on Simpson Street in Tucson.

We were appalled to find out [through neighbors] that the state/city is planning to tear down this historic property and build high-rise, low income housing on that site. We are equally distressed to hear that only people in Armory Park were informed of and included in any decision making process regarding this property.

Though technically it is in Armory Park, many people and businesses directly across the street from the site will be gravely affected by a building slated to loom over their neighborhood and look down on their houses and yards.

Once again, no one in Barrio Viejo - across from property - was included in the design making process or asked for our take on how this will affect us.



We have also learned that this building is an early architectural example designed by the renowned local architect Josias Joesler.

That the State Historic Preservation Office in connection with your department is planning, once again, to destroy our local architectural heritage is an outrage.

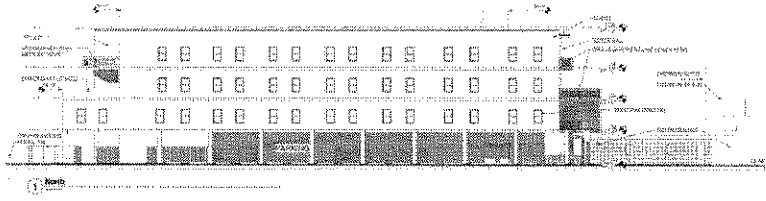
We also understand that there are tax credits that have to be allocated in order for this proposal to continue. WE URGE YOU AND THOSE INVOLVED AT A STATE LEVEL TO NOT ALLOCATE FUNDS FOR THIS PROJECT.

We want it made clear that we oppose the plans that are being made. Please look at the illustration below to see what a blight on our neighborhood this building brings. It is disturbing that the state is willing to let this type of cheap building invade our historic neighborhoods with no oversight or neighborhood input. The design is completely inappropriate for the scale of the barrio both in design and size. That the proposed building is low income and within a 1/2 block of a liquor store and a block from a meth clinic speaks to the disingenuousness of the developer in championing the poor.

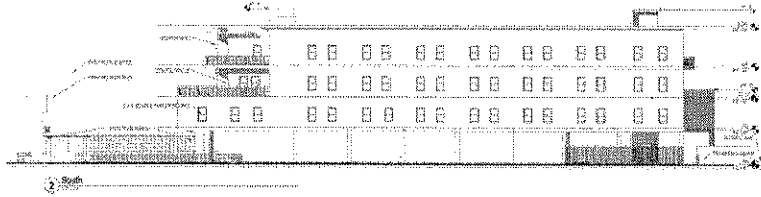
Thank You,  
Gary Patch  
Darren Clark

24 West Simpson  
Tucson AZ 85701

- 
1. Proposed plans
  2. DMH currently from our front door
  3. New building as proposed



1



2



3



**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:56 PM  
**Subject:** Downtown Motor Hotel 4

To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From September 9, 2014 - To the Az Daily Star Editor

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To the Editor:

Last May we learned that the Downtown Motor Hotel, across the street from us, was slated for demolition. We were surprised because no one in Barrio Viejo knew about this development. Investigating the project further, we were even more surprised to learn that the new building is to be 4 stories tall, sandwiched onto the narrow lot and will loom over the historic buildings surrounding it on all sides.

The architectural fabric of this historic block, both visual and concrete, will be shattered and changed forever. If this moves forward it will set a precedent that could have dire repercussions for future development along the South Stone Avenue corridor.

We were delightfully surprised to also learn that the building, as now stands, was designed by Tucson's late and great architect, Josias Josler. This gave us some hope.

When we contacted the Historic Preservation Office for the city, officer Jonathan Mabry said, "The City is not part of any decision-making process about the future use of this property...", that the city's hands were tied and that the decision for its destruction was in the hands of the Arizona Department of Housing [ADOH] and the State Historic Preservation Office [SHPO], not the City of Tucson. There was nothing he could do.

Mr. Mabry asked us to redirect our complaints to the state ADOH/SHPO office in Phoenix. Imagine our surprise when we were forwarded a letter from Michael Trailor at he ADOH office. It was written by Mr. Mabry, dated a week earlier, and approved the demolition of this historically significant property.

The response from Michael Trailors office stated, "ADOH required that the developer submit written verification from the City of Tucson Historic Preservation Office that the project as proposed has no adverse effect to historical archaeological or cultural resources."

Our Historic Preservation Officer, Mr. Mabry, had written Mrs. Beerling, the developer of the property, and recommended that there would be NO ADVERSE AFFECT if this historic building were destroyed. The last sentence, written and sent by Mr. Mabry states, "...there is no additional Adverse Affect of this project on any historical, archaeological, or cultural resources." He said that the adverse affect would be mitigated through documentation. In other words, if you take a picture of a historic building and stick it a government file somewhere, that can justify its destruction. Bureaucrats and historians can rest easy.

The role of the Historic Preservation Officer is just that, the preservation of our built history. If Mr. Mabry cannot champion and fight to save a charming building built by a preeminent Tucson architect, what are we paying this civil servant to do?

As we asked more questions more and more walls were put up. Compass Affordable Housing's Maryann Beerling told us at a Design Review Board Meeting [the first we found out about and attended] that the neighborhood associations in both Barrio Viejo and Armory Park had been notified and that all parties within 50ft had to be notified. 50ft - that's not even the width of the street!

We went asking around. Pedro Gonzales of the Barrio Viejo Neighborhood Association said they hadn't been notified. Casa Vicnete, the Spanish restaurant that abuts the property to the north, hadn't been notified. WomynKraft, directly across the street, hadn't been notified. We started asking everyone in the area whose properties are within sight of the project and not a single person knew about it. Even though this building will loom over and look down on their yards and lives, no one in the barrio had been notified.

Ms. Beerling took all of our contact information at the DRB meeting and reassured us that she would meet with us to address our concerns. No one from the barrio who attended that meeting has heard from her.

Two of the most depressing but informative things we keep hearing are:  
The developer doesn't have to tell you anything. The city can do nothing.

Then the questions started to come up.

Why was Compass Affordable Housing willing to pay \$685,000 for a property they would have to demolish when there are comparable vacant lots available for much less?

Why did the original owner, Dennis Lutrell, turn down another private offer that exceeded The Compass offer by \$100,000?

Why was the architect, hired by Compass, the only one to assess the architectural viability of the building?

Why was the Historic Preservation Office so willing to rubber stamp the demolition of a historically significant building with no public input?

Why is the city so willing to compromise the aesthetic fabric of two of its most enduring and endearing neighborhoods with such uninspired, visually hostile architecture?

We love Tucson and want it to be modern and vibrant. We are not opposed to overlay infill. We would champion infill were it inspired and added to the rich heritage around it. That will not be accomplished if the city continues to ignore the residents who have worked for decades to save and build up the neighborhood that the city once tried to demolish.

If the city just panders to any private developer, blocks transparency during the design/build process and then blames the citizens for not being informed, we will end up with a city filled with disillusioned people distrustful of those who govern them.

On the positive side, looking up will be a constant reminder of who those politicians, bureaucrats and

developers are...and we can vote. But by then it will be too late. The ugliness will surround us and we will slowly realize that our city government created and built what they promised us they never would - another Phoenix.

Gary Patch

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## HCDAdmin - Downtown Motor Hotel 5

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:57 PM  
**Subject:** Downtown Motor Hotel 5

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From September 11, 2014 - Jamie Loichinger & Nancy Boone - Advisory Council on Historic Preservation

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## D O W N T O W N M O T O R H O T E L

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11 September 2015

Dear Jamie Loichinger and Nancy E. Boone,

We are outraged by the mishandling of the Section 106 process related to the Downtown Motor Hotel Project in Tucson, Arizona and the pending impact on the fragile historic resources in the shadow of the proposed intrusive project. The project, funded with federal HUD capital, has ignored affected stakeholders, property owners and neighborhood associations by excluding all members of the public from participating as "consulting parties" under the Section 106 resolution of adverse effect.

This project will irrevocably destroy and negatively impact highly significant historic resources. This undertaking will demolish the National Register listed Downtown Motor Hotel designed by one of Tucson's most celebrated architects of the 20th century, Josias Joesler. Even more disturbing, the proposed project will forever alter, destroy and erode the integrity, design, setting, materials, feeling, and association of two of Arizona's oldest and most important historic districts: Armory Park National Register Historic District and the Barrio Libre/Viejo National Register Historic District.

Barrio Libre/Viejo historic district is one of Tucson's oldest Hispanic minority neighborhoods and has been continually eroded by urban renewal, predatory developers and projects similar to this one.

We are further outraged to discover that no "consulting parties" participated in the Section 106 of the National Historic Preservation Act (NHPA) (managed by the Arizona Department of Housing Environmental Review Record Handbook). Despite members of the community, historic preservation organizations, impacted neighborhoods and the city's historical commission voicing concern and specifically requesting to participate under Section 106 of the NHPA, pursuant to 36 C.F.R. Â§ 800.2(c) (5) to help develop a Resolution of Adverse Effect, no formal process was held. We agree with the City of Tucson finding of Adverse Effect but object to the City of Tucson concurrent Resolution of Adverse Effect (mitigation plan) developed in a closed door meeting with the developer that excluded any consultation of any other stakeholders.

It is vital to the residents of Barrio Libre/Viejo and Armory Park that the Resolution of Adverse Effect and mitigation plan include the participation of consulting parties. We do not believe that the "mitigation plan" of architectural documentation as outlined in the City of Tucson Historic Preservation Office letter of May 13, 2014 (without the participation of "Consulting Parties" ) adequately mitigates the adverse effects to the National Register listed Downtown Motor Hotel or the massive impact to adjacent listed historic properties, or the two historic districts that are impacted.

We ask you to help stop this project immediately and reopen the case file until a Section 106 process is developed that includes members of the community and stakeholders. Building plans are working their way through the city and time is of the essence.

Thank You,

Gary Patch  
Darren Clark  
Demion Clinco  
Philipp Neher

Klara Valent  
Mary Ann Brazil  
Danny Vinik  
Zobella Vinik  
Hope Reed  
Bob Vint  
Curtis McCrary  
Patricia Stanley  
Jeff Stanley  
Elaine Paul  
Will Gerken  
Jim Nintzel  
Katja Fritzsche  
Danny Perkins  
Clifton Taylor  
Joey Burns  
Nova O'Brien  
Hannah Glasston  
Mary Ann Hesseldenz  
Cade Hayes  
Jesus Edmundo Robles

Nathan Thompson Avelino  
Marlene Thompson Avelino  
Darci Hazelbaker  
Annie Guthrie  
Michele Hotchkiss  
Paolo DeLorenzo  
and many other concerned residents and citizens.....



**HCDAdmin - Downtown Motor Hotel 6**

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:57 PM  
**Subject:** Downtown Motor Hotel 6

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From September 15, 16, 18, 2014 - To Michael Traylor, Robert Frankenberger - SHPO, Zack Carter, Office of Environment & Energy

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Dear Mr. Traylor and Mr. Frankenberger,

As a concerned neighbor and resident of Barrio Viejo within viewing sight of the Downtown Motor Hotel I'm reaching out, once again, to try and understand what exactly has happened with this development.

Is there federal HUD funding being allocated for this project?

If, initially, the developer was going for HUD funding and used that to get the city to back then, then dropped the funding, it sounds like a classic bait and switch.

Has this developer used a city and state loophole to leapfrog over community over site?

Please read the following letters from both Mr. Frankenberger, who indicated that HUD funding is being used, and a letter from Mr. Carter from HUD, who says that they do not plan to use their HUD entitlement allocation for this project.

If there are no HUD allocations to fund this development, why are SHPO and Section 106 involved here?

Thank you,  
Gary Patch

+++++

Mr. Patch,

I believe that you must be correct that federal funding subject to Section 106 was a possible source of assistance for this activity at some point. This seems fairly clear from the fact that a Section 106 process was undertaken by the City of Tucson and SHPO.

However, both the City and the State have told us that at this time they do not plan to use their HUD entitlement allocation for the activity. In general, HUD does not have oversight for plans that are considered and then changed with no resulting expenditure of the grant funds that the Department manages.

I am surprised to learn that none of the neighbors were aware of this proposed development until two weeks ago. However, my understanding is that the City identified this need for additional public input into the design process and that there may be another public meeting to allow residents' views to be considered.

Should HUD receive a Request for Release of Funds for the development, I have noted your objection on the basis of lack of public outreach among other deficiencies and I will address it at that time according to our procedures, prior to recommending that our CPD Director release funds for the activity. Unfortunately, at the moment, I have no oversight of the development and cannot offer any recommendation other than that you inquire with Compass Affordable Housing, and the City of Tucson Historic Preservation Office, regarding possible additional opportunities for public input.

Sincerely,  
Zach Carter

Zach Carter  
Office of Environment and Energy, Region 9  
U.S. Department of Housing and Urban Development  
600 Harrison St., 3<sup>rd</sup> Floor  
San Francisco, CA 94107  
415-489-6621  
[zach.r.carter@hud.gov](mailto:zach.r.carter@hud.gov)

**(HUD environmental resources and training are available on the HUD Exchange website at <https://www.hudexchange.info/environmental-review/>)**

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**From:** Gary Patch [<mailto:standuptall@gmail.com>]  
**Sent:** Tuesday, September 16, 2014 3:36 PM  
**To:** Carter, Zach R  
**Cc:** Boone, Nancy E; Molins, Ernest  
**Subject:** Re: Downtown Motor Hotel - Tucson

Dear Mr. Carter,

Thank you for your kind reply.

As a novice at trying to understand the machinations of city, state and federal rules around HUD funding, your letter was a breath of fresh air.

One thing I still don't understand is why we are under the impression, from all parties that this is being federally funded.

On the state level we have the State Historic Preservation Officer {the following letter} saying this development is HUD funded and subject to Section 106. He claims that the Tucson Historic Preservation Office made aware interested parties regarding this case. This simply is not true. Until 10 days ago not a single neighbor or the Barrio Viejo Neighborhood Association knew about this development.

Can you shed any light on this?

Thank You,  
Gary Patch

Ms. Glasston is a colleague of mine.

>>> Robert R Frankeberger <[rfrankeberger@azstateparks.gov](mailto:rfrankeberger@azstateparks.gov)> 5/21/2014 1:08 PM

>>>

Ms. Glasston,

To be clear, the State Historic Preservation Office does not approve, we only advise federal agencies in matters affecting historic property in accordance with federal regulations.. In the referenced case the agency is HUD, which unique among all federal agencies, is authorized to place responsibility for compliance with Section 106 of the Act upon the recipient of the grant.

Just as in local processing of demolition requests, demolition may only be delayed for a specific time to explore feasible alternatives. Permission to demolish cannot be denied altogether. Hardship, i.e. finding an economic use for a building is usually the issue, and is based upon the investment necessary to bring a building that is in disrepair into serviceable utility. Where no reasonable alternative exists, documentation is the usual mitigation.

Far from ignoring the historic importance of the building, this office caused it to be listed as a contributor to the historic district at the request of local interested parties, indicating, among other factors, that the local interested parties were aware of the project. Specifically the local interest, in the Section 106 process, was as is usually the case, represented by the Tucson Historic Preservation Office. I can assure you that the process has been in compliance with the regulations at 36 CFR Part 800

Consideration, however was given to the fact that , in its current condition, the building is not economically viable; and the owners cannot be forced into a pointless investment with no opportunity for a reasonable return.

The scale of the new building is compatible with it's neighbors; and will result in no adverse effects to the district.

Robert R Frankeberger AIA  
Architect, State Historic Preservation Office  
(602) 542-6943

On Sep 15, 2014, at 2:57 PM, Carter, Zach R wrote:

Dear Mr. Patch,

I am an Environmental Officer at the US Dept. of Housing and Urban Development Region IX, and I work with local governments in Arizona who carry out environmental reviews for HUD-assisted activities. I am writing in response to an inquiry you sent to HUD's Federal Preservation Officer, Nancy E. Boone, regarding the

Downtown Motor Hotel demolition and new affordable housing construction activity on historic Stone Avenue in Tucson. Ms. Boone informed me of your email, and I wanted to reach out to let you know that we appreciate your correspondence, and to provide you with the results of my initial investigation into the matter.

At this time HUD has not received a "Request for Release of Funds" for this activity pursuant to the process described at 24 CFR Part 58, Subpart H. This Request would be necessary before a HUD recipient local or state government could commit funding to an activity of this type. I have contacted the State of Arizona and the City of Tucson to inquire whether HUD funding is currently under consideration for the development, and have been informed that this is not the case at the present time.

Nevertheless, I have been informed by the City of Tucson that its Historic Preservation office has, in coordination with the State Historic Preservation Officer, assessed the effects of the proposed development on the Downtown Motor Hotel property. The City determined that adverse effects on the property could be partially mitigated through the developer's proposed design, which retains street-facing 20% of the hotel along with the historic sign. The City also determined that in order to mitigate adverse effects the development plan should provide for pre-demolition recordation of the architectural qualities of the property and gather community input on a contextual design for the new affordable housing complex.

I understand that there may be a community meeting for this activity at some point next week, although as described above, HUD would not be involved. You may wish to contact the developer, Compass Affordable Housing, or the City of Tucson, regarding any additional opportunities for public input such as this potential public meeting.

Should HUD funding be proposed for this activity in the future, the Request for Release of Funds would be preceded by a public notice in the local newspaper regarding HUD's required comment period during which the public can submit comments to the Responsible Entity (local government HUD recipient) and the subsequent period for submitting objections to release of funds to HUD.

Please feel free to give me a call or reply by email, if I can be of further assistance.

Sincerely,

Zach Carter  
Office of Environment and Energy, Region 9  
U.S. Department of Housing and Urban Development  
600 Harrison St., 3<sup>rd</sup> Floor  
San Francisco, CA 94107  
415-489-6621  
[zach.r.carter@hud.gov](mailto:zach.r.carter@hud.gov)

## HCDAdmin - Downtown Motor Hotel 7

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:57 PM  
**Subject:** Downtown Motor Hotel 7

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From October 8, 2014 - To Steve Kozochik

---

Dear Steve,

It was good to see you at the meeting last night regarding the Downtown Motor Hotel. I was pleasantly surprised to see so many neighbors - your constituents - from both sides of Stone in attendance.

It was very clear from this meeting that the developer's intentions, as nice as they want to come across, are those of profit. Their motives in championing good quality of life for the people they claim to represent appear suspect at best. Through this project, as proposed, they are simply out to warehouse the poor and take advantage of government subsidies [and city HUD money] to bankroll their future.

It was clear from Philipp Neher's description of these rooms that this is architecture of despair, not light, space and beauty.

This is simply the wrong site for this project and the forced architectural design proves this out.

Our city can do much better than this.

Would you be willing to work with the city and the developer to find a better site for this development? One where there is more space so the developers clients [and your future constituents] will at least have some green space, good light, a balcony perhaps? In tandem with a mixed use project, it would allow these renters to be integrated into a community rather than isolated in a high density tower.

A land swap with the city is a brilliant idea, but we need your help to facilitate this process. It would be a win-win for everyone - including all of us voters here in Ward 6 who would idolize you even more if this could be pulled off.

Thank You,  
Gary Patch

## HCDAdmin - Downtown Motor Hotel 8

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:58 PM  
**Subject:** Downtown Motor Hotel 8

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From October 12, 2014 - To Mayor Jonathan Rothschild, and all City of Tucson Council Members

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## DOWNTOWN MOTOR HOTEL

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12 October 2015

Dear Mayor Rothschild and Esteemed Council Members,

We undersigned citizens are outraged by the mishandling of the formal process related to the Downtown Motor Hotel Project in Tucson and the pending impact on the fragile historic resources in the shadow of the proposed intrusive project.

The project has ignored affected stakeholders, property owners and neighborhood associations by excluding members of the public from participating as "consulting parties" under the Section 106 resolution of Adverse Effect.

This project will irrevocably destroy and negatively impact highly significant historic resources. This undertaking will demolish the National Register listed Downtown Motor Hotel designed by one of Tucson's most celebrated architects of the 20th century, Josias Joesler. Even more disturbing, the proposed project will forever alter, destroy and erode the integrity, design, setting, materials, feeling, and association of two of

Arizona's oldest and most important historic districts: Armory Park National Register Historic District and the Barrio Viejo National Register Historic District.

Barrio Viejo Historic District is one of Tucson's oldest Hispanic minority neighborhoods and has been continually eroded by urban renewal, predatory developers and projects similar to this one. No formal meetings were held with the Barrio Viejo Neighborhood Association and they were never even contacted regarding this project until after all the plans had been approved by the city.

It was all developed behind closed doors and excluded the consultation of many stakeholders.

It is vital to the residents of Barrio Viejo and Armory Park that the Resolution of Adverse Effect and mitigation plan include the participation of consulting parties. We do not believe that the "mitigation plan" of architectural documentation as outlined in the City of Tucson Historic Preservation Office [Jonathan Mabry] letter of May 13, 2014 (without the participation or of "Consulting Parties") adequately mitigates the adverse effects to the National Register listed Downtown Motor Hotel or the massive impact to adjacent listed historic properties, or the two historic districts that are impacted. This letter, given to the developers of this project and used by SHPO to rubber stamp the destruction of this historic property, is an egregious misuse of power by the one office assigned to conserve and protect these buildings, the City of Tucson Historic Preservation Office.

According to Section 106 the onus of input from the vested parties is on the Developer. Here we empathize with the developer because the City of Tucson, specifically the Historic Preservation Office, was grossly negligent in its responsibility of such a historically significant place. Now, rather than having a collaborative effort in achieving the goal we all have in common - that of quality, low-income housing - there is a rift between the community and the developer. This can only be laid at the feet of Jonathan Mabry's negligence in what should have been a regulated review process.

The community meeting of October 7, 2014 with the Integrated Planning Office and the developer, Compass Affordable Housing, further highlighted the great rift that exists between the community, the developer and the city. In this meeting the developer claimed that the Section 106 process is complete, stating all concerned parties were contacted and invited. The Tucson Historic Preservation Foundation, responsible for having the property listed on the National Historic Register was neither contacted nor invited, an oversight that speaks volumes to the competency and authenticity of this process.

We are shocked by all of this.

It is our understanding, outlined in a letter from Zack Carter, the HUD representative from the Office of Environment and Energy, that the Section 106 process cannot even begin until a formal Request for the Release of Funds is made by the City of Tucson. After this request, a formal objection and protest process can begin. According to HUD, the claims that the developer is making by saying that the Section 106 process is finished is completely false.

We ask you stop this project immediately until, in accordance with Federal Law, a Section 106 process is developed that includes members of the community and stakeholders. If a proper Section 106 process is not forthcoming, we will seek legal counsel and, if



necessary, an injunction to ensure the project follows all HUD guidelines.

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Compass Affordable Housing, in company with an out-of-state, for profit partner, initially sold this project as one that would house veterans. Again, this is blatantly untrue. In fact, they cannot guarantee that a single veteran will be housed there as it is open to all low-income residents. When questioned further about the density of the project, there are no assurances that the small apartments will house single-only residents. With one, two or even three or more people to one unit, this makes for crowded living and a density that far surpasses what is the acceptable norm. The unknown resident density coupled with the low ratio of parking spaces to the number of housing units makes for a parking travesty not before seen on Stone Avenue.

#### WE ARE NOT OPPOSED TO LOW-INCOME OR VETERAN HOUSING.

We champion this type of development if done correctly. In this case, the proposed site is simply inadequate to the building they are proposing. There is no natural light in the small bedrooms, the living space is a double corridor and there is no communal space for socialization. It is a forced architectural design that cannot enhance quality of life for the people living there. This is architecture of despair. Our veterans and low-income wage earners deserve better than this. That this project will also destroys a precious architectural commodity that can never be recovered and looms over and looks down on the neighboring historic houses makes this triply heinous.

It was also very clear from the October 7th meeting that the developer's intentions, as nice as they want to come across, are those of profit. Their motives in championing good quality of life for the people they claim to represent appear suspect at best. Through this project, as proposed, they are simply out to warehouse the poor and take advantage of government subsidies [city HUD money/tax incentives of \$934,000] to bankroll their future.

#### WE ASK THE CITY AND THE DEVELOPER TO FIND A BETTER SITE FOR THIS DEVELOPMENT.

During the October 7th meeting, the suggestion of a land swap between the developer and the City of Tucson was made. Suggestions included the land North of the Ronstadt Transit Center or the vacant site near the Mercado San Agustin development on West Congress. There are dozens of vacant lots that would better suit the scope of this proposal.

The city and developer could find a site where there is more space, so the developers clients will at least have some green space, good light, a balcony perhaps? In tandem with a mixed use project, it would allow these renters to be integrated with dignity into a community, rather than isolated in a high-density, overcrowded tower.

A land swap with the city is a brilliant idea, but we need both the city and the developer to help facilitate this process.

It would be a win-win for everyone.

We would also love to see the Downtown Motor Hotel sold to a preservationist party or developer that would be willing to restore this building to its original use. We know there are people who would love to take on this type of preservation project. The building is viable for restoration and could be a valuable asset to the neighborhood and the city. The assessment that it is not, made by the developers own architect with no independent review, speaks once again to the inadequacy and lack of oversight in this process.

We want our city to be a vibrant and beautiful place.

Good development needs process and community input, not predatory development that jeopardizes the very fabric of our architectural history and the places which homeowners and small businesses have worked decades to build up, develop and save.

We know building plans are working their way through the city and time is of the essence.

Thank You for your time,

Gary Patch  
Darren Clark  
Philipp Neher  
Klara Valent  
Mary Ann Brazil  
Danny Vinik  
Zobella Vinik  
Hope Reed

Craig Reed  
Curtis McCrary  
Patricia Stanley  
Jeff Stanley  
Elaine Paul

Stephen Paul

Amanda Paul

Will Gerken  
Jim Nintzel  
Katja Fritzsche  
Danny Perkins  
Clifton Taylor  
Joey Burns  
Nova Oâ€™Brien  
Hannah Glasston  
Mary Ann Hesseldenz  
Cade Hayes  
Jesus Edmundo Robles  
Nathan Thompson Avelino  
Marlene Thompson Avelino  
Darci Hazelbaker  
Annie Guthrie  
Katie Bates



Chad Kouts  
and many others.....

## HCDAdmin - Downtown Motor Hotel 9

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:58 PM  
**Subject:** Downtown Motor Hotel 9

---

To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From October 24, 2014 - To Zack Carter, Office of Environment & Energy, with his response:

---

Dear Mr. Carter,

I'm sure you have seen multiple emails by now regarding the Downtown Motor Hotel.

I have been trying, unsuccessfully, to get all of the Section 106 information that has been exchanged between HUD, SHPO, the City of Tucson and the developer, Compass Affordable Housing. The developer claims that Section 106 is complete and SHPO claims that they are in compliance but no one can seem to find or show me any paperwork related to this.

Since I have organized residents of our neighborhood to oppose this development, I have been pretty much "iced out" by the city staff. My emails are passed off in a circular fashion with little or no information forthcoming. I have been to the city offices and no one there has been able to show me anything pertaining to this project.

I'm worried that they will, once again, continue with the permitting process and I will wake one day to see the building being torn down.

If there is any current information you can send me about this development, Section 106 or SHPO approval of this architectural destruction I would, once again, be indebted to you.

Thank You,  
Gary Patch

---

Dear Mr. Patch,

I appreciate the information that you have provided. Along with previous emails, we will continue to consider your objections to the activity and to release of HUD funds, if and when we receive a Request for Release of Funds from the City for this activity.

Until then, my continued suggestion is that you direct comments on the proposed project to the City, which acts as the federal agency for purposes of environmental review. You mention in your email below that the developer claims that the Section 106 process is complete. However, it is the Responsible Entity local government that makes determinations under Section 106 (subject to HUD oversight after the Request for Release of Funds), not the developer.

Since receiving your previous inquiries, I have spoken with staff at the City and my understanding is that the HUD environmental review process, including Section 106 compliance, is still ongoing for this activity.

For example, the public notices of "Intent to Request Release of Funds" and "Finding of No Significant Impact" (described in my last email to you), which formally request public comment on the environmental review, have yet to be published. In my last email to you, I mentioned that the comment period following these publications is the time to provide input in the City's review process, since the scope of what you may suggest in comments to the local government Responsible Entity is less circumscribed than the very limited scope of objections to release of funds that may be submitted to HUD after we receive the Request for Release of Funds. The City's publication should describe the specific contact for comments as well as the hours and location where the public can review the Environmental Review Record.

Also, please note that until the publication of these notices, the City may not have a complete Environmental Review Record ready for public inspection and comment.

Sincerely,

Zach Carter  
Office of Environment and Energy, Region 9  
U.S. Department of Housing and Urban Development  
600 Harrison St., 3rd Floor  
San Francisco, CA 94107  
415-489-6621  
[zach.r.carter@hud.gov](mailto:zach.r.carter@hud.gov)

**HCDAdmin - Downtown Motor Hotel 10**

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 4:58 PM  
**Subject:** Downtown Motor Hotel 10

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To whom it may concern:

I have been writing many letters to many people over the past several months concerning the destruction and lack of community involvement regarding the Downtown Motor Hotel. Therefore, I am going to send these letters as my response to the Section 106 process, the lack of public input BEFORE the project was developed, and a call to initiate a complete reversal of this process so that interested stakeholders have a say in the outcome of this development.

Section 106 CANNOT be initiated AFTER the developer is finished planning and ready to build.

Thank You,  
Gary Patch  
24 W Simpson  
Tucson AZ 85701

From October 28, 2014 - To Bryon Martyn, Arizona State Parks:

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Dear Mr. Martyn,

I am deeply concerned about the State Historic Preservation Office and Robert Frankenerger's™ handling of the Downtown Motor Hotel Project in Tucson, AZ.

After unproductive phone conversations and weeks of requests to look at the correspondence between the State Historic Preservation Office, the City of Tucson and Compass Affordable Housing (the developer behind the Downtown Motor Hotel project) I received an email from Mr. Frankenerger that told me my only option was to drive to Phoenix to look at the file. I then reached out to one of our State Representatives who helped produce the information. This correspondence is specifically related to the federal Section 106 process that gives the community a voice in the resolution of adverse effect of federal undertakings.

While perusing the months of information about this project it quickly became apparent that Mr. Frankenerger is completely biased toward the developer and has little or no interest in helping to save or defend significant architectural resources, champion historic neighborhoods or even interested in the concerns of the local community. Worst of all, he seems to be working to help the developer circumvent the Section 106 process. His letters and emails are not only one-sided, but demeaning, defamatory and beneath the office which he has been entrusted.

As a tax payer I am appalled that Mr. Frankenburger is allowed to carry on like this.

---

Here is a snippet of correspondence...

Mark Appleman [works for the developer]:

Bob, just FYI your prediction on the "push back" was pretty good and we were somewhat prepared, though the protesters are a bit shrill. Seems the motel's architect is a local hero.

Frankenberger:

By Tucson's standards, he's a local genius. Their local architectural greats, such as Arthur T. Brown can't compete with the 'popular', and unschooled notion of what constitutes architectural excellence.

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Pretty audacious - and astonishing, considering the piece of stick-and-stucco garbitecture he is championing to replace our "unschooled notion of what constitutes architectural excellence."

As a citizen of Arizona, I am saddened and outraged to see this in a representative of the state, especially one with the title of State Historic Preservation Officer! I have lived in this historic Barrio Viejo neighborhood for over 20 years and love and care about it deeply. While his office has been informing and helping the developer, Mr. Frankenberger has been doing everything to limit access to public information and to make this process as opaque and complicated as possible.

I ask for a stop to this project until an independent review of Mr. Frankenberger' and his collusive actions between SHPO and Compass Affordable Housing can be made.

He should be working with the citizens of our state in an open, unbiased and transparent way. He should be helping us save our precious historic resources form further destruction, not siding with, aiding and abetting developers.

I would be happy to discuss this issues with you further and ask, again, that you intervene. Is there someone else who can manage this project moving forward?

Thank You,  
Gary Patch



**HCDAdmin - Downtown Motor Hotel**

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/12/2014 5:02 PM  
**Subject:** Downtown Motor Hotel

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To Whom it may concern:

That an MOA has already been drafted is direct conflict with Section 106 guidelines. Please reassess what has been done by the city and follow the proper 106 rules.

Thank you,  
Gary Patch

**This is taken directly from the ACHP guidelines on how to assess and conform to Section 106.**

**Timing**

The Section 106 regulations address the development of an MOA only after the federal agency, through consultation with the SHPO/THPO, Indian tribes, NHOs, and other consulting parties (including applicants, local governments, and possibly the ACHP), has completed earlier steps to establish the APE, identify historic properties, assess the potential effects of its undertaking on them, and determine that its undertaking may adversely affect a historic property.

While agencies may choose to record information and recommendations relating to the resolution of adverse effects that may result from consultation *prior* to the completion of these steps, the ACHP recommends that it not present these ideas in the form of a draft MOA until these steps are complete and consultation has specifically focused on the development of an MOA. Otherwise, the agency may send the message that it has already made up its mind on appropriate steps and does not value the input that consulting parties might provide in further consultation.

When it becomes necessary to draft an MOA, the agency should work to solicit ideas, suggestions, and input from consulting parties and the public to inform the drafting process and the development of proposed measures to avoid, minimize, or mitigate the adverse effects. The MOA documents how the agency would resolve the adverse effects to historic properties. It is a best practice to record agreed-upon measures in stipulations as consultation on the development of an MOA proceeds, so all consulting parties can see and understand the progress of developing the agreement document.

In some situations, where an agency proposes to develop a PA to govern the implementation of a particular program or the resolution of adverse effects from complex project situations or multiple undertakings, the drafting process may begin earlier. Where an agency elects to start drafting the PA as consultation proceeds, for example to provide for a phased approach to the identification and evaluation of historic properties, it is important to outline the relevant issues for discussion, ensure all the consulting parties understand the intent and terms of suggested measures, and refine the outline to clarify commitments and provide necessary detail in the final document.

Name: Jony GIBBS

Address: Box 1070 Tucson AZ 85702

Phone: 878 0740

Email: J. GIBBS@GIBBSGEMMALS.COM

Please write your comment below:

Multiple horizontal lines for writing a comment.

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

**HCDAdmin - Re: Downtown Motor Lodge meeting last night**

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** HCDAdmin HCDAdmin <HCDAdmin@tucsonaz.gov>  
**Date:** 10/30/2014 10:56 PM  
**Subject:** Re: Downtown Motor Lodge meeting last night

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dear hcda administration,

*oppose*

thank you for the information concerning the existing moa from the first 106 process.

please send me a copy of the existing moa from the first 106 process.

when was the first 106 process public meeting conducted?

who conducted the first 106 process and was notification of the first 106 process public meeting given to:

- 1) property owners in the same block as the downtown motor lodge
- 2) residents and property owners in the barrio historico and armory park historic districts
- 3) members of the barrio historico historic district advisory board and other historic district advisory boards

who was notified of the first 106 process and what was the means of notification?

regarding the second 106 process public meeting of october 28, i wish to point out that there were no plans or photos or report available to attendees regarding the existing historic downtown motor lodge, nor were their any architectural plans available to the attendees regarding the proposed building for the downtowner motor lodge site, nor was the documentation architect of the existing building or his report or photos available for the attendees, nor was the architect of the proposed replacement building present.

could you please explain the criteria required in a 106 process including the public meeting and and the notification requirements of the process and the public meeting.

is there no requirement of the presentation or presence of information to the attendees of a 106 process public meeting?

could you also clarify if you notified the following parties of the october 28 public meeting for the second 106 process:

- 1) property owners in the same block as the downtown motor lodge
- 2) residents and property owners in the barrio historico and armory park historic districts
- 3) members of the barrio historico historic district advisory board and other historic district advisory boards

who was notified of the october 28 public meeting and what was the means of notification?

sincerely,

jody gibbs

On Wed, Oct 29, 2014 at 3:43 PM, HCDAdmin HCDAdmin <[HCDAdmin@tucsonaz.gov](mailto:HCDAdmin@tucsonaz.gov)> wrote:  
The City of Tucson's Housing & Community Department would like to thank you for attending and participating in the Public Meeting last evening regarding the Downtown Motor Lodge project.

This email is multi-purpose:

- \* to thank you for participating in the process
- \* to ensure that we have correct contact information for you
- \* to remind you that your comments will still be accepted at: [HCDAdmin@tucsonaz.gov](mailto:HCDAdmin@tucsonaz.gov)
- \* to remind you that the next meeting will be on Nov 20, 2014 from 6-8 PM at the same location: 320 N Commerce Park Loop-Sentinel Bldg

\* Clarification: At last night's meeting, a participant asked that with this new 106 process occurring, will the existing MOA that was part of the submission to SHPO become moot. We incorrectly stated that it will. This existing MOA will only become moot if HOME funds are approved. A new MOA will be included as part of HOME funding. If the HOME funds are not approved or if the owner/developer chooses to not use HOME funds and still proceed with the project, then the existing MOA will still be valid.

You are receiving this email because you were either at the meeting on Oct 28, 2014 or you submitted a comment online regarding this subject.

Thank you.

COMMENTS FROM JODY GIBBS, BARRIO HISTORICO  
HISTORIC ZONE ADVISORY BOARD, OCTOBER 28, 2014  
Jody Gibbs, TEL. 520 878 8740 J.GIBBS@MCHURTCO

Barrio Histórico Historic Zone Advisory Board GMAIL.COM  
Wednesday, September 24, 2014, 4:00 P.M.  
Joel Valdez Main Library, 2nd Floor, Santa Rita Room  
101 North Stone Avenue, Tucson Arizona 85701

## MINUTES AND LAR

### 1. Call to Order/Roll Call

Attending:

Mary Lou Heuett, Anne Hazen, Bill Balak, Bob Vint, Jody Gibbs

A quorum was established.

### 2. Call to the audience

Pedro Gonzales representing San Cosme Chapel on Simpson Street presented the Board two photos of the recently installed security gates on San Cosme Chapel.

No formal action as taken by the Board.

### 3. Approval of minutes from the September 10, 2014 Meeting

**Motion 1:** Anne Hazen moved and Mary Lou Heuett seconded that the minutes of the September 10, 2014 Meeting be approved. The vote was 5 yes to 0 no.

### 4. Downtowner Motel Project

Maryann Beerling of Compass Affordable Housing Inc and Mark Shoemaker of Bethel Development Inc made a fifteen minute presentation of Compass Affordable Housing Inc.'s proposal for the Downtowner Motel site on Stone Avenue including a computer generated illustration showing the proposed building and its surrounding historically zoned neighbors. The site is surrounded by the Armory Park Historic Zone on the north, east, and south, and by the Barrio Historico Historic Zone on the west.

The Advisory Board evaluated the project per Unified Development Code Section 5.8.5 and the criteria found in Section 5.8.6.

Bob Vint said the proposal was too much building on too little a site. Anne Hazen said she was from a military family. She said that many veterans suffer from PTSD and need quiet private balconies and open green space which the proposal lacks. Mary Lou Heuett said the majority of the Advisory Board members worked three years to develop the low income elderly housing in

the historic zone at 18th and Convent and that the problem was the proposed building not its proposed low income tenants.

**Motion 2:** Bob Vint moved and Anne Hazen seconded that the Mayor and Council and the Planning Director be informed that the proposed building is not compatible with its surrounding historically zoned neighbors in height, street scape, setbacks, site utilization, roof type, exterior wall materials, proportions, projections and recessions, doors, windows, rhythm, building form, and details and that more public meetings should be held to allow more discussion. The vote was 5 yes to 0 no.

**Motion 3:** Bob Vint moved and Anne Hazen seconded that the proposed project is not compatible with the surrounding historic zones and recommended to the Planning Director and the Mayor and Council that more meetings be held to provide input from the surrounding historic zone residents and more discussion. The vote was 5 yes to 0 no.

#### **5. Carrillo School Solar Panel Installation**

The Advisory Board reviewed the proposed or installed solar panel electric generating installations placed in twelve TUSD elementary school playgrounds: Carrillo, Ochoa, Davis, Roskruge, Miles, Drachman, Hollinger, Soleng Tom, Kellond, Oyama, and Warren. It appears that all these elementary schools with the exception of Drachman no longer have adequate playing field space for a softball diamond or a soccer field because of the solar panels electrical generating installations. The Carrillo Elementary School is a registered historic site in the Barrio Historic Zone. Many of the other schools are also historic.

**Motion 4:** Bill Balak moved and Anne Hazen seconded to advise the Planning Director and the Mayor and Council that it is unacceptable for the Carrillo School and the other Schools not to have playing fields adequate for a softball diamond or a soccer field and that the safety of the children must be considered regarding the electrical energy generated and the steel posts.

The vote was 5 yes to 0 no.

#### **6. Adjournment**

The meeting adjourned at 5:55 P.M.

**HCDAdmin - public comment : downtowner motor lodge**

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 10/28/2014 12:19 PM  
**Subject:** public comment : downtowner motor lodge

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ramona williams  
hcda/cot

re: public comment - downtowner motel lodge

dear ramona

i have forwarded to you a copy of the minutes of the barrio historico historic zone advisory board meeting of september 24, 2014.

please include in full item 4 of those minutes which pertains to the downtowner motel project, the formal evaluation of the downtowner motel project per the uniform development code process and criteria plus two formal votes of the barrio historico historic zone zone advisory board all pertaining to the "downtown motor lodge" proposed housing project.

sincerely,

jody gibbs  
co-chair, barrio historico historic zone advisory board

**Barrio Histórico Historic Zone Advisory Board  
Wednesday, September 24, 2014, 4:00 P.M.  
Joel Valdez Main Library, 2nd Floor, Santa Rita Room  
101 North Stone Avenue, Tucson Arizona 85701**

**MINUTES AND LAR**

**1. Call to Order/Roll Call**

Attending:

Mary Lou Heuett, Anne Hazen, Bill Balak, Bob Vint, Jody Gibbs

A quorum was established.

**2. Call to the audience**

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#### **6. Adjournment**

The meeting adjourned at 5:55 P.M.

November 18, 2014

**Re: Josias Joesler Downtown Motor Lodge 383 South Stone Avenue Tucson, Arizona 85701**

**Questions/Comments Regarding the Prior and Current Section 106 Compliance Process and the Planning of the Project.**

To Whom It May Concern:

I have lived and worked in downtown Tucson since 1983. I own the property at 417 and 419 South Stone Avenue just south of the Joesler historic property demolition. For the record I am not against low income housing, transitional housing, veterans housing or elder housing. I was part of the Barrio Historico Neighborhood Association that helped to plan and funds the Lalo Gurerro Elder Housing Project at 18<sup>th</sup> and 8<sup>th</sup> (Convent) Street. The elderly housing project was a neighborhood centered and driven project **with input by neighbors and the families and individuals around the purposed project**. It was not a developer/ City of Tucson driven project. What the current Joesler Demolition Project has in common with the Elderly Housing project is that transitional housing is an excellent idea deserving of funding to house some of Tucson's most vulnerable populations including low income, the elderly and veterans; however beyond that, it has nothing else in common. The Joesler Demolition Project is a feel good project to make up for the out-of-scale, multi-story student housing projects approved by the City of Tucson to benefit developers and benefit the University of Arizona. The Joesler Project and its demolition will **not balance the books** for the multi-story boxes built at the edge of Tucson's Historic Districts.

The Joesler Demolition Project is and was poorly communicated to the community as a whole. The building's current condition, based upon a biased evaluation, was made to look as though it cannot be saved or rehabilitated. The historic bone thrown to the community and the historic districts was /is the saving of elements of the Downtown Motor Lodge that is the neon sign and a few feet of the original buildings. This is an unworthy sop to the community. Compass Housing and the City of Tucson made no effort to communicate with the surrounding neighbors or property owners as to the type, size or proposed use of this property for the better part of a year. .

For the last twenty years prior owners of this historic property utilized demolition by neglect with the full complicity of the City of Tucson Planning and Zoning Departments. The last two owners would not sell to individuals in the downtown community because they were aware that at some point there would be redevelopment and they could name their price. Obviously Compass "Affordable" Housing with the assistance of the City of Tucson and the Arizona State Historic Preservation Office found a project made to order. The prior owners of this property were fully aware of what they were doing. The City of Tucson historic preservation planners both current and previous individuals who are and were directly involved with the City of Tucson preservation planning process were aware of the property at 383 South Stone because they were notified of its problems repeatedly by neighbors and the various downtown associations. It is evident that the City of Tucson continues to manage in the various historic districts with the firm policy that down town neighborhoods are open for development and developers at the expense of the residents and the historic properties. This is a later day urban removal policy. Historic Preservation/ Planning/Zoning staff cannot plead ignorance of this project or the current policies. They are complicit in the Joesler demolition.

**Questions 1-3:** The 106 Compliance process used to be an open, fair and transparent consultation to bring all the stake holders to the table that are to be directly and indirectly affected by this project and the loss of a historic property. **Why weren't the property owners, businesses and historic districts informed about this project from the very beginning?** Armory Park is not the only historic district that will be affected by this project. **Why did the City Tucson preservation/planning/zoning/ housing staff not hold open, advertised meetings?** I am still talking to neighbors who did not have a clue that we will be in the shadow of a 3-4 story box. This project has been going on in a bureaucratic void in relationship to the downtown community for the better part of year. We are on a **second** 106 consultation not the first. The first already had an MOA with consultation, signatures and the Advisory Council was already in play on this project but again without the input of the people who will be directly/indirectly affected involved or informed. It is clear that the state staff has not been to Tucson to see the affect of this box building and for sure neither the state nor the city staff will have to live or work near it.

**Why was the first consultation put on the fast track with so much hand holding by the AZSHPO and the City of Tucson?** I have had the opportunity to review numerous e-mails and documents in regard to this Joesler Demolition Project. I am truly appalled at the amount of hand holding; and back slapping that has occurred among the City of Tucson Departments, the AZSHPO and Compass Housing. If the downtown residents and historic districts had this much attention showered on them, and genuine, transparent consultation had been undertaken by city and state public officials in the first place we would not be looking at the demolition of this historic property. I found the comments by AZSHPO officials especially egregious and demeaning. Perhaps AZSHPO needs to be reminded that we are not the local rubes that have no education or appreciation for architects and architectural properties because we reside in Tucson. While we all can truly appreciate the art and architecture of Italy, those of us in Tucson who have traveled, taught and were educated outside the Southwest have learned to appreciate regional architects. I find it **appalling and arrogant** that the AZSHPO would comment about the local push back because of the demolition to the developer but that it was all O. K. because the local rubes don't have an architect of merit in Josiah Joesler in the opinion of the AZSHPO and that Tucson residents are clueless about good architecture. If this is the AZSHPO position then why does the AZSHPO Website have information about Joesler and his work? If he is a second rate architect and 'folk hero' without merit then why bother? Perhaps it is about time the AZSHPO practice an old anthropological discipline about suspending judgment.

**Questions 4-6: If this second 106 Compliance consultation is really to be open and meaningful and is not just window dressing for the AZSHPO, the City of Tucson and the Developer to check one more box why weren't a set of plans present at the meeting? Why wasn't the architect present to discuss his plans and to explain the design?** The architect was at the closed meeting in Phoenix with the City of Tucson, AZSHPO and the developer. The architect is well aware of the consultation process because he was involved with the Lalo Guerrero Elderly Housing Project. He knows that consultation with the community, no matter how difficult, always makes for a better project and not just a rubber stamp of the other multi-story boxes that are built for students and developers down town. **Why wasn't the HABS evaluation made public at this meeting?** All of these materials should have been public long before this. **Why wasn't an independent architect retained to do the HABS evaluation?** A little photography and a few drawings will not mitigate the loss of this property. **Why was the economic evaluation of the building done by a firm tied to the developer? Did someone really evaluate the economic figures in that report? It is apparent that the report was written to the developer's specification.**

**Questions 7-11: Why was this small lot in the heart of downtown chosen for such a large project?** Truly it cannot be that Compass Housing really did their due financial diligence. Because it does not pencil out, no matter what type of new math you use. Given my experience with the elderly house project one should have surrounding amenities for the residents grocery shopping and a pharmacy within walking distance being a primary concern. **What does the developer have in mind for the residents of the project?** The two liquor stores within walking distance to this project, Midtown Liquors on 14<sup>th</sup> and Stone and the Laos Liquor Store on 6<sup>th</sup> and 17<sup>th</sup> (which ceased to be a pharmacy years ago) will not qualify nor will the methadone center on Scott Ave. They may provide entertainment when the drug pushers, addicts and drunks the City of Tucson has failed to clean out for 20 years pass out at the Temple of Music Art before a performance or on this project's door step or at their locked gates.

**What was the result of the traffic and parking study for this project?** Given the reality of most housing projects at least one car for each unit needs to be accounted for. The Barrio Viejo Elderly Housing Project currently uses every inside parking space that was planned for (some that are illegal too) and every outside space on the streets all the way around the project. The Joesler Demolition Project does not have the parking spaces on the street. The neighbors around you are already impacted by the City of Tucson's absence of traffic and parking policies and planning. The Tucson Convention Center and the Tucson Police Department long ago exempted themselves from any parking requirements, so the neighborhoods are considered over flow parking for both these city entities. The Arizona Theater Company has no parking for patrons, volunteers, and their staff. The neighborhood is their over flow parking as well. The music school at 15<sup>th</sup> Street and South Stone Avenue does not have any off street parking

and has limited on street. Most days (Mon-Thur.) they can't park all the parents and students and continually take up residential parking spaces. When there is a big show at the Convention Center no one wants to pay for parking and the City of Tucson does provide enough spaces. So people will park at 16th and Stone and walk to the convention center or will park illegally in business lots so they don't have to pay for parking. **So I am asking who did the traffic and parking study for this project?**

**Questions 11-13:** The architect for the Joesler Demolition Project has considerable experience and most notably the Elderly Housing in Barrio Historico. **By what means of evaluation did he come up with the plan for a 3-4 story box in the Armory Park Historic District area and adjacent to the Barrio Historico District? Did he think this design was appropriate, sympathetic or compatible to the surrounding properties? Did he or his clients think the box design and would meet the approval or support of the downtown community?**

The design of this box building exhibits no understanding of the historic context of this area of downtown Tucson. The internal design shows a clear absence of understanding of the needs of veterans to have open space, light and air. A closed double loaded residential corridor with elevators that screams institutional setting is not appropriate or fair to the residents. This design reflects the developers need to jam as many units on this lot to meet the investor's economic bottom line.

We have had transitional housing located in historic buildings downtown for some time. The Open End Project had a shelter for youth on Convent Street in Barrio Historico. They did not need to demolish the 1800's adobe to make it work for their needs. They added on to the existing building. Primavera Foundation runs the Five Points Transitional Housing project. They added on to the existing historic buildings in a compatible and sympathetic way that does not overshadow their neighbors and is in keeping with the historic neighborhood. They did not need to demolish the buildings to meet their needs or those of their clients. The 10<sup>th</sup> Avenue Adobes which the City of Tucson owned and neglected ended up being a very successful housing project for low income families and residents. Again they were not demolished and they were in **very poor condition** due to neglect by the City of Tucson before they were rehabilitated.

The proposed Compass Housing Joesler Demolition Project will do irreparable damage to the historic fabric of the downtown historic districts. The proposed building is incompatible in style, scale, and mass to the surrounding historic buildings. A little paint and shading is not going to mitigate this box building and its impact. The Compass Affordable Housing box will diminish the historic character of the surrounding neighborhoods. This project is urban removal just like it occurred in the 1970 s with all the same excuses just different players. The 106 Compliance Process for this project is flawed and is window dressing. It is now a developer's tool to force this project through the review and compliance process with as little oversight or input from the community as possible.

Thank you for the opportunity to comment.

Sincerely,

Mary Lou Heuett, Archaeologist/ Property Owner

417-319 South Stone Ave/P. O. Box 2324

Tucson, Arizona 85701

Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

|                      |                                  |
|----------------------|----------------------------------|
| Name: Marylou Hewett | Address: P.O. BOX 0882 Tulsa     |
| Phone: 520 622.6090  | Email: mihewette@gmail.com 85702 |

Please write your comment below:

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Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

**Continue on back if more space is needed**

Downtown Motor Lodge: Public Meeting  
310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD  
3 minute speaking limit

|                     |                           |
|---------------------|---------------------------|
| Name: Sarah McDavid | Address:                  |
| Phone:              | Email: smcdavid@codac.org |

Please write your comment below:

with the affordable housing, will this include utilities in the rent? will the rent be within the Fair market rent set forth by HUD?

Would you like to speak tonight? Please check Yes  or  No (all comments will be reviewed and addressed at the next meeting)  
**Continue on back if more space is needed**

Downtown Motor Lodge: Public Meeting  
310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 – 8 pm

**COMMENT CARD**

**3 minute speaking limit**

|                        |                                        |
|------------------------|----------------------------------------|
| Name: <i>John Burr</i> | Address: <i>PO Box 269 Tw A2 85702</i> |
| Phone:                 | Email: <i>jodabu@hotmail.com</i>       |

Please write your comment below:

*In addition to speaking at meeting - written comment will  
be sent via email*

**Would you like to speak tonight? Please check Yes  or No**  (all comments will be reviewed and addressed at the next meeting)

**Continue on back if more space is needed**

**Downtown Motor Lodge: Public Meeting**

**310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 – 8 pm**

**COMMENT CARD**

**3 minute speaking limit**

Name: Peggy Hutchison

Address: 151 W. 40<sup>th</sup> St. South Tucson

Phone: 520/308-3096

Email: phutchison@primavera.org

Please write your comment below:

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**Would you like to speak tonight? Please check Yes  or No**  (all comments will be reviewed and addressed at the next meeting)

***Continue on back if more space is needed***



Downtown Motor Lodge: Public Meeting

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

COMMENT CARD

3 minute speaking limit

|        |               |          |                   |
|--------|---------------|----------|-------------------|
| Name:  | William Balak | Address: | 708 S. Rubio Ave. |
| Phone: | 882-9984      | Email:   | Azkalab@gmail.com |

Please write your comment below:

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Would you like to speak tonight? Please check Yes  or  No (all comments will be reviewed and addressed at the next meeting)

**Continue on back if more space is needed**

Downtown Motor Lodge: Public Meeting

COMMENT CARD

310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 - 8 pm

3 minute speaking limit

Name:

Angie Quirroz  
882-8775

Address:

40 E 224 ST

Phone:

Email:

Please write your comment below:

Don't know yet

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

*Continue on back if more space is needed*

Downtown Motor Lodge: Public Meeting  
310 N. Commerce Park Loop Sentinel Building, October 28, 2014 6 – 8 pm

COMMENT CARD  
3 minute speaking limit

|                   |                              |
|-------------------|------------------------------|
| Name: James Ojeda | Address: 6725 E. Calle Monte |
| Phone: 870-0905   | Email: jamesojeda@gmail.com  |

Please write your comment below:

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Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

Name: DARREN CLARK

Phone: 390 5051

Address: 24 W SIMPSON

Email: TLEYOAKSITE@GMAIL

Please write your comment below:

WHEN WILL THE SECTION LOG  
PROCESS START?

Would you like to speak tonight? Please check Yes  or No  (all comments will be reviewed and addressed at the next meeting)

Continue on back if more space is needed.

**HCDAdmin - downtown motor hotel\_design**

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**From:** Philipp Neher <philipp@rickjoy.com>  
**To:** "mbeerling@compassaffordablehousing.org"  
<mbeerling@compassaffordablehousing.org>, "mshoemacher@gmail.com"  
<mshoemacher@gmail.com>  
**Date:** 11/21/2014 10:28 AM  
**Subject:** downtown motor hotel\_design  
**CC:** "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>  
**Attachments:** 20141121083127295.pdf

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Hello Maryann and Mark,

While your Downtown Motor Hotel project is under governmental review and in public review phase, I would like to encourage you to reconsider the architectural design. You have signaled to proceed even without the HUD loan, therefore further substantial improvements are independent of the outcome of the application process.

Here are some thoughts:

- Why do you need a drive-through garage with an entry from Stone Avenue? Could you provide ingress and egress from the Alley only? The width of the access street between the two sides of parking spaces should be wide enough anyway for creating an in-out situation, especially considering the turning radii required for entering and exiting each parking spot.

You could avoid the garage entry to Stone, which is a completely atypical element in the local streetscape. If your project was located one site further South or across the street, this would not be allowed based on historic zoning. Furthermore, you could add quality open space to your project's most exposed front instead of an asphalt driveway. Architecturally, you could ground your building by closing the garage entry – groundedness is one of the principal elements in the local building culture.

- A big problem of the current design is the massing and the resulting elevations. For example, it is to be expected that the blunt northern façade will be the most identifiable face of Armory Park and the Barrio in view from downtown.

Attached is a quick sketch that takes into consideration the square footage that you have brought forward, but also shows a massing study that would decrease the perception of size by fragmenting the volume. By creating open spaces between the volumes, there will be almost only corner units with the opportunity for natural light from two sides. Thus, you can avoid the unlit and oddly shaped rooms, increasing lifestyle quality and positive identification by the inhabitants. In my view, these separate volumes could have different building heights, giving you an opportunity to reduce height where appropriate.

Furthermore, I suggest that you use our climate to your favor and create a shaded outdoor circulation between the masses instead of the double loaded corridor. All volumes can continue to be efficiently connected by one spine as in your current design. This would offer naturally lit quality space in front of

the apartments, considerably increasing the lifestyle value for the inhabitants.

This kind of massing would reduce the scale of the overall building, it would add open space to the site, it would increase the quality spatial environment in the common areas and in the units, it would add access to natural light and vegetation to the living experience and most importantly, with hard work, you might be able to achieve something that is sensitively placed in its context.

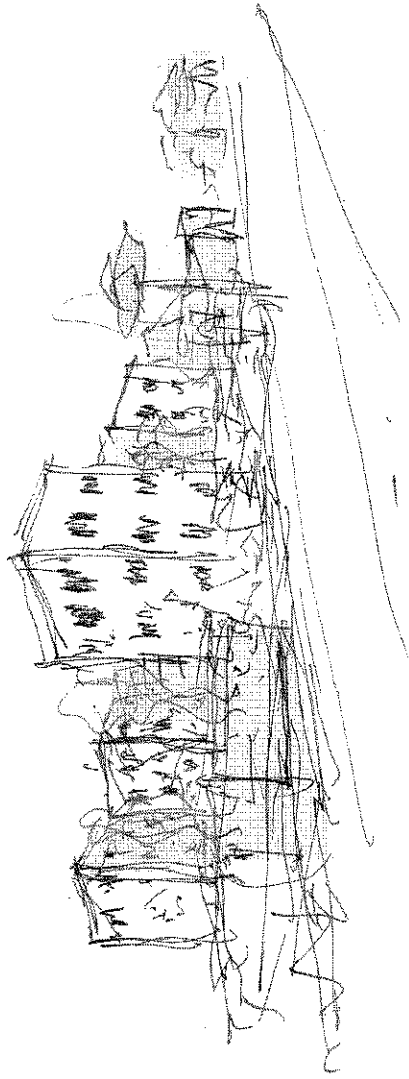
These thoughts are by no way the only direction for improvements, but hopefully foster a fresh mind for the question 'What if?'

Further studies could show if these changes encompass downsizing the program. Nevertheless, if I remember right, it was mentioned in one of the previous meetings that a number in the low 30's was critical to making a project like this operational. While it would have to be studied if design changes increase your budget, the HUD funds, if granted, could be used to make the urgently recommended adjustments. Public money for the public good.

The public discussion continues to confirm that affordable housing options are needed, but it also confirms that quality thinking is required to implement it into the local urban context, in honoring the neighborhoods that are at the core of Tucson's urban identity. Destroying historic heritage while there is an abundance of larger sized and less expensive open land between Congress Street and 22<sup>nd</sup> does not seem a justifiable path and should not be supported by HUD. But whatever will be decided, please apply more inclusive, higher standards to your thinking.

Sincerely,  
Philipp

Philipp Neher  
Rick Joy Architects | 400 South Rubio Avenue | Tucson, Arizona | 85701 | philipp@rickjoy.com | p +1 520 624 1442 | f +1 520 791 0699



**HCDAdmin - Womankraft Art Center notes on alleged Downtown Motor Hotel**

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**From:** Womankraft Art <womankraftaz@yahoo.com>  
**To:** "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 5:12 PM  
**Subject:** Womankraft Art Center notes on alleged Downtown Motor Hotel

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Hello,

This message is coming to you from the core volunteers and members of the Womankraft Art Center. Womankraft is located at 388 s. Stone Avenue - directly across the street from the proposed 44 Unit building.

Womankraft is a non-profit art center founded in 1974. We are 100% volunteer run. We have been at our 388 Stone address since 1991.

Our feelings are:

For one, it's an inappropriate site with an inappropriate building. No parking forethought and description of the rooms is closer to jails cells, as opposed to homes. Is this is the best we can do?

We were horrified by the emails sent back and forth between the developer and the Historic preservation office and quoted in the Tucson Weekly Article. Did anyone from HUD read these public records?

The biggest issue for us is WHY is this a done deal? It seems to be finalized, already done in back rooms, when everything is supposed to go through the neighborhoods. This is the kind of stuff that reeks of graft and bribery when backroom deals are done behind the people.

Womankraft has spent 40 years in this community making this Historic neighborhood decent, and many other people and homeowners have been working here long before that! We have no interest in a 4 story building - the only one in the area we might add, come along and lower value of properties and create more parking issues. It is unreasonable to expect less than half of the units to be people without automobiles. It is unreasonable to the potential renters survive in rooms with no ventilation.

We would also like to mention we received NO notification at all from the developers with intent or information. We have since sent members to the meetings, we have personally called and contacted the Historic Preservation Office, and the City Hotline. We contacted Kgun9 News in the hopes of expressing the truth of how Armory Park and Barrio Libre feel about this issue.

We would very much like to urge you to stop this from happening, we encourage a land swap for something that fits better into the aesthetics of our neighborhood- a moderate two story for another moderate two-story.

It is our desire to see Tucson's historic neighborhoods well restored and pleasant for visitors and tourists to enjoy. Having just had our Historic Status confirmed, we personally feel the necessity of keeping Tucson's architectural history alive.

Please do not hesitate to call us for further explanation. We would love to express our worries of this tragedy. [\(520\)629-9976](tel:520629-9976).

-Grace Rhyne  
Executive Director  
Womankraft Art Center  
[\(520\) 629-9976](tel:520629-9976)



**HCDAdmin - Comments on Downtown Motor Hotel - WomanKraft Art Center**

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**From:** Grace Rhyne <gerhyne.garay@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 5:09 PM  
**Subject:** Comments on Downtown Motor Hotel - WomanKraft Art Center

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Hello,

This message is coming to you from the core volunteers and members of the WomanKraft Art Center. WomanKraft is located at 388 s. Stone Avenue - directly across the street from the proposed 44 Unit building.

WomanKraft is a non-profit art center founded in 1974. We are 100% volunteer run. We have been at our 388 Stone address since 1991.

Our feelings are:

For one, it's an inappropriate site with an inappropriate building. No parking forethought and description of the rooms is closer to jails cells, as opposed to homes. Is this is the best we can do?

We were horrified by the emails sent back and forth between the developer and the Historic preservation office and quoted in the Tucson Weekly Article. Did anyone from HUD read these public records?

The biggest issue for us is WHY is this a done deal? It seems to be finalized, already done in back rooms, when everything is supposed to go through the neighborhoods. This is the kind of stuff that reeks of graft and bribery when backroom deals are done behind the people.

WomanKraft has spent 40 years in this community making this Historic neighborhood decent, and many other people and homeowners have been working here long before that! We have no interest in a 4 story building - the only one in the area we might add, come along and lower value of properties and create more parking issues. It is unreasonable to expect less than half of the units to be people without automobiles. It is unreasonable to the potential renters survive in rooms with no ventilation.

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It is our desire to see Tucson's historic neighborhoods well restored and pleasant for visitors and tourists to enjoy. Having just had our Historic Status confirmed, we personally feel the necessity of keeping Tucson's architectural history alive.

Please do not hesitate to call us for further explanation. We would love to express our worries of this tragedy. (520)629-9976.

-Grace Rhyne  
Executive Director  
WomanKraft Art Center  
(520) 629-9976

## HCDAdmin - Fwd: Downtown Motor Hotel, Tucson, Arizona - Section 106 Consulting Party request

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**From:** Demion Clinco <demion.clinco@preservetucson.org>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 3:06 PM  
**Subject:** Fwd: Downtown Motor Hotel, Tucson, Arizona - Section 106 Consulting Party request  
**Attachments:** 106ConsultParty Downtown Motor Hotel.pdf

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

**From:** **Demion Clinco** <demion.clinco@preservetucson.org>  
**Date:** Thu, Nov 20, 2014 at 2:42 PM  
**Subject:** Downtown Motor Hotel, Tucson, Arizona - Section 106 Consulting Party request  
**To:** [nancy.e.boone@hud.gov](mailto:nancy.e.boone@hud.gov)  
**Cc:** James garrison <[jgarrison@azstateparks.gov](mailto:jgarrison@azstateparks.gov)>, Jim McPherson <[jmcpersoniii@gmail.com](mailto:jmcpersoniii@gmail.com)>, [Zach.R.Carter@hud.gov](mailto:Zach.R.Carter@hud.gov), [Nicole.Ewing-Gavin@tucsonaz.gov](mailto:Nicole.Ewing-Gavin@tucsonaz.gov), [jloichinger@achp.gov](mailto:jloichinger@achp.gov), Barbara Pahl <[BPahl@savingplaces.org](mailto:BPahl@savingplaces.org)>

Re: Downtown Motor Hotel; 383 South Stone Ave. Tucson, AZ.

Dear Nancy E. Boone,

Tucson Historic Preservation Foundation is deeply concerned about the proposed Downtown Motor Hotel Project in Tucson, Arizona and its potential effects on historic properties. We have not been notified but understand that consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the project. Tucson Historic Preservation Foundation would like to participate actively in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

The Tucson Historic Preservation Foundation, founded 1985, is a 501(c)3 non profit organization dedicated to preserving and celebrating the distinctive and irreplaceable historic resources of Tucson, Pima County and Southern Arizona. Tucson Historic Preservation Foundation has extensive knowledge about this property and historic and cultural resources in the area.

Because of Tucson Historic Preservation Foundation's knowledge and concern about the potential adverse affect of this project on the Downtown Motor Hotel and the adverse effect to both the Armory Park and Barrio Historico National Register of Historic Places Districts, we believe we can provide important information and a valuable perspective as a consulting party under Section 106. Please include Tucson Historic Preservation Foundation in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We are also very concerned about the handling of the section 106 process, the lack of inclusion of consulting parties and highly limited community participation. The formal letter is attached.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Demion Clinco

President, Tucson Historic Preservation Foundation

PO Box 40008

Tucson, Arizona 85717

[www.preservetucson.org](http://www.preservetucson.org)

[demion.clinco@preservetucson.org](mailto:demion.clinco@preservetucson.org)



TUCSON  
HISTORIC  
PRESERVATION  
FOUNDATION

November 19, 2014

Nancy E. Boone  
Federal Preservation Officer  
US Department of Housing and Urban Development  
Office of Environment and Energy  
Environmental Planning Division  
451 7th Street SW, Room 7248  
Washington, DC 20410  
Voice: 202.402.5718  
Fax: 202.708.3363

Re: Downtown Motor Hotel; 383 South Stone Ave. Tucson, AZ.

Dear Nancy E. Boone:

Tucson Historic Preservation Foundation is deeply concerned about the proposed Downtown Motor Hotel Project in Tucson, Arizona and its potential effects on historic properties. We understand that consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the project. Tucson Historic Preservation Foundation would like to participate actively in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

A handwritten signature in black ink, appearing to read 'Demion Clinco', with a large loop at the start and a long horizontal stroke extending to the right.

Demion Clinco  
President  
Tucson Historic Preservation Foundation  
PO Box 40008  
Tucson, Arizona 85717  
[www.preservetucon.org](http://www.preservetucon.org)  
[demion.clinco@preservetucson.org](mailto:demion.clinco@preservetucson.org)

cc: Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson - Manager's Office  
National Trust for Historic Preservation--Regional Office  
Arizona Preservation Foundation

## HCDAdmin - Approve of Construction of 44 Units at Downtown Motor Lodge Site

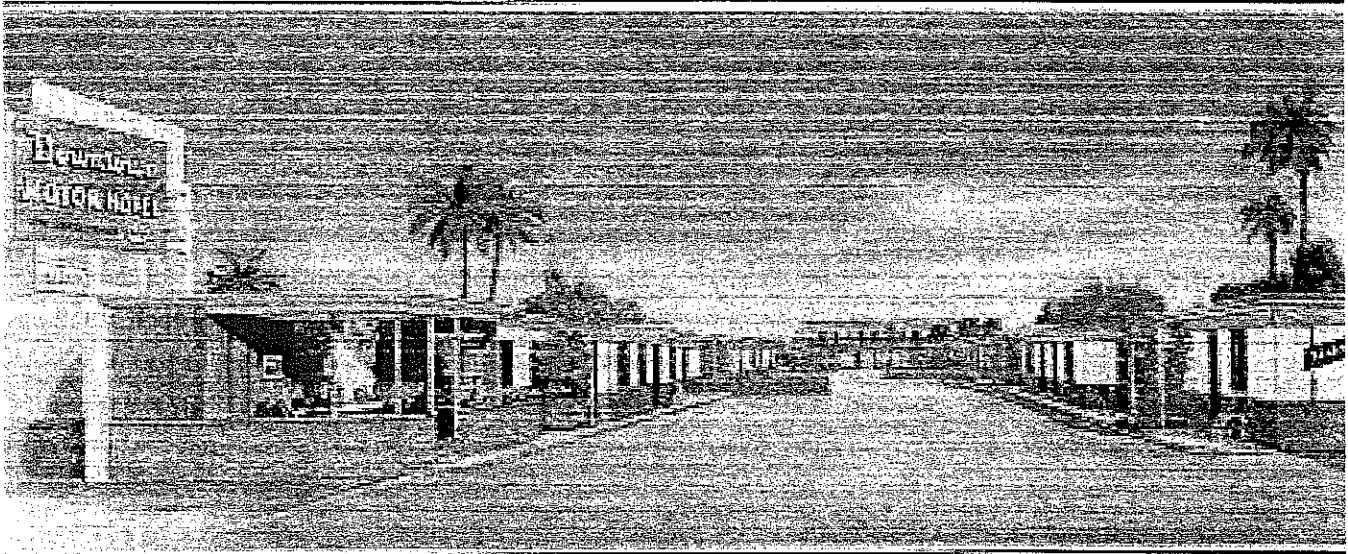
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**From:** Danna Auriana <danna.auriana@yahoo.com>  
**To:** "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 12:25 PM  
**Subject:** Approve of Construction of 44 Units at Downtown Motor Lodge Site

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I would like to see more affordable housing in the downtown area for those with low income to help increase diversity and improve the culture of the downtown Tucson. I would especially like to see the homeless including Veterans be given an opportunity to live in the downtown area since most housing there is too expensive for them. I approve the construction of 44 units of affordable housing at the site of the Downtown Motor Lodge.

# Downtown MOTOR HOTEL



OFFICIAL  MEMBER PREFERRED MOTELS

TUCSON'S LARGEST AND FINEST MOTEL IN THE HEART OF THE CITY

The Barrio Historico Historic District Advisory Board voted unanimously on November 18, 2014 at a publicly noticed meeting, "that the demolition of the historic building and proposed construction of a four story building at the Downtowner Motor Lodge site both would cause irreparable damage to the historic zones". The Board also voted unanimously "that they doubt the legality of the City of Tucson process regarding this development to date".

The style of the proposed four story building can best be characterized as a generic three stories of wood frame on top of a parking garage totaling four stories. It possesses no characteristics of Armory Park or Barrio Historico Historic Districts, nor would anyone ever identify it as related to these historic zones or even this city. It is a generic three stories of frame stucco double loaded corridor housing units sitting on top of a masonry parking garage. It is a case of a developer trying to cram too many apartments on too small of a site. It is completely out of place having nothing to do with the character of Armory Park (which is largely one and two story Victorian Territorial style) or the character of Barrio Historico (which is mostly one story adobe).

There are no four story buildings anywhere in Armory Park or in Barrio Historico. The proposed building's development zone surrounding it (Stone Avenue, 14th Street, Russell Avenue, and 15th Street) contains a one story Victorian brick house on Stone, two one story Victorian adobes on 15th Street, one one story brick Victorian guesthouse on Russel Avenue, a six unit one story adobe craftsman bungalow complex on 14th Street and a two story plus attic Victorian brick building beside it on Stone Avenue. Across the Street west of the site on Stone Avenue are a pair of two story Victorian houses that are actually located in the Barrio Historico Historic District although they clearly have the character and design of representative of the Armory Park District.

The Developer of the four story likes to compare the size and height of the proposed building to the historic Convent on 15th Street and 6th Avenue. The Convent was a religious building and not a residential building, nor is it in the developer's development zone, nor is it characteristic of Armory Park. The comparison is also an insult to the architectural character and quality of the historic Convent which is two stories high with the first floor made of stone and the second floor made of brick. It has an extremely high pitched shingle roof, tall wooden double hung windows split two over two, a classic entry with columns and pediment, stone stair entry, a generously landscaped front yard, excellent materials and details, and completely different proportions, rhythm, and character than the proposed four story building. Equally obvious the Convent does not sit on top of a garage nor is the entry to the building via an asphalt road. The only similarity between the two buildings is that they are both large.

Development Services Department Planner Frank Dillon for information on the Downtown Motor Lodge project. He would provide no information except to refer me to the City Preservation Officer Jonathan Mabry. Jonathan Mabry in response to telephone calls said he had no public records or public files on the project. His remarks were clearly false and probably illegal. Compass Housing delayed meeting with the Advisory Board for months but finally agreed to meet with the Advisory Board on September 17. It is unknown if they were merely patronizing the Advisory Board or if they had learned that the existing Memorandum of Agreement was invalid.

At the first meeting of the current 106 Process on October 28 neither Jonathan Mabry nor other City staff nor the developer presented a single floor plan, elevation, section, or site plan of the proposed four story building nor a single floor plan, elevation, section, or site plan of the historic building nor its history. It seems a rather odd way to gain public input about a project when such basic information was not provided to the public. Nor was any clear explanation of 106 process given, nor did the City or the Developer explain the previous signed Memorandum of Agreement, nor did they explain that Jonathan Mabry the City's Preservation Officer had already given the Developer a letter on May 13 giving his finding that there would be no adverse effect on the Historic Zones if the historic Joesler building was torn down. It should also be pointed out that again in the current 106 process as with first 106 process the majority of residents and property owners of Barrio Historico and Armory Park were not notified of the the October 28 meeting nor presumably of the meeting tonight November 20.

Regarding mitigation of the impacts of this project, the clearest and most appropriate mitigation would be not to build the four story building and to restore the historic Joesler building for housing for low income people, the stated mission of the non-profit part of the non-profit for-profit developers involved in this project. Restoring the historic building would meet the aim of providing housing for low income people, and remove the negative impact of the four story incompatible building.

A second means of mitigating the impact of the four story building would be to move it to a non historic area of the downtown such as the property owned by the City of Tucson on Toole Avenue north of the Transit Center. If the City were to provide that land the developer could sell or exchange the Downtown Motor Lodge site. It has also been suggested that the developer consider locating the project near the Mercado on West Congress again selling their Motor Lodge site. At a public meeting with the City staff at the main library last month these ideas were clearly expressed and supported by historic zone residents. On October 28 it became apparent that City staff had not explored those ideas. Nor had the developer. The developer has expressed a fear of losing their funding, however if the very real negative impacts of the project are to be mitigated they need to bring their funding sources into the process and be prepared to change the project. This could include rehabilitating the historic building or moving the project. Likewise if the City of Tucson is serious about mitigating the negative impacts of the four story building on the historic zones they need to correct their past behavior, operate in a transparent manner, comply with state and federal law, and recognize the validity of the concerns and recommendations of the historic zone residents.

At a meeting of the Tucson Pima County Historical Commission on Tuesday October 18 regarding this project, residents of the Historic Districts made the same objections to the project outlined above. The developer made a power point presentation that never showed the building in context, never showed the four story building's neighbors. This project clearly has been based to date on too many units (44) for this site, a non transparent process, and attempts to pull the wool over the eyes of the historic zone residents and possibly others. In this process they have been aided by some City staff. If the meeting tonight November 20 is merely a repeat of the developer's power point presentation of their out of scale four story building, no plans, sections, elevations of the historic building or the four story building, no acknowledgement that the proposed building is clearly damaging to the historic zones, then process is clearly a fraud and HUD and the Arizona State Housing Office should take note of this, intervene, and condition their funding.

Jody Gibbs, Architect  
Co-chair person  
Barrio Historico Historic District Advisory Board  
[j.gibbsarchitect@gmail.com](mailto:j.gibbsarchitect@gmail.com) 520 878 8740



November 18, 2014

**Comments on the Section 106 review for the Downtowner Motel at 383 S. Stone Ave. Tucson, Arizona**

To Whom It May Concern:

The Section 106 regulations require Federal agencies to seek and consider the public's views at every stage of the review process according to the National Historic Preservation Act. According to the information given out at the October 28, 2014 meeting, the purpose of the meeting was to gather information from the public for the Section 106 review. At the October 28, 2014 meeting and also at the previous meeting I attended there was not a final plan available to review. The previous meeting had four plans on presentation boards and in handouts but the four plans were all different designs and I was told the the final plan had not been chosen. However, according to an October 8, 2014 email by the SPHO architect Bob Frankeberger, the Section 106 process is complete and the MOA is finished so my question is how can the City of Tucson and AzSPHO complete the Section 106 process before a meeting to gather information from the public is finished? This appears to be a violation of Section 106 guidelines.

I checked on the City of Tucson Planning and Development Services website the day after the meeting and found a development plan that had been reviewed and was only waiting on a landscape change before the plans were approved. The building itself was already approved. I would like to know how the plans can be reviewed and almost approved yet not be available at the Section 106 meetings.

**Comments on the adverse effects of this project**

- 1) The physical destruction of about 90% of the Downtowner Motel will be the major adverse effect of this historical property and the surrounding historical properties. This property is a mid-twentieth century example of a motor court development near downtown Tucson, designed by eminent Tucson architect Josias Joesler. Saving only the front part of the building and the sign and erecting a four story structure behind it will overwhelm and destroy any integrity of the small amount of the building that will not be demolished.
- 2) The planned alteration of the building and site is inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The four story addition is not in scale with the portion of the one story building that will be saved. Comments made by the developer and the SHPO's architect about the changes that were made to the existing building in the 1950's that they claim destroyed the historic value of the building are incorrect and easily removed (such as the filling in of the northwest corner structure). The Secretary's Standards recommend "Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character" and to not design a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
- 3) The planned four story addition is incompatible with the front part of the building and with the historic structures surrounding the site. The four story addition will overwhelm the front part of the existing building and will tower over the adjacent historic two story building to the south

and the historic one story building to the northeast. Once again, the Secretaries Standards state that the design of a new addition should be take into consideration the appearance of other buildings in the historic district and neighborhood and be compatible in terms of mass to these surrounding buildings.

- 4) Neglect and deterioration. The City of Tucson is complicit in the neglect of this building and subsequent deterioration. Complaints have been made about this property in the past and the City of Tucson did nothing to enforce the existing regulations on maintaining a rental building and now supports using federal monies to demolish a historic structure. I can not believe that retaining ten percent of the existing building will meet National Register criteria, maybe for the sign but the City is good at restoring signs and putting up plaques to say what historic building sat on this site.

Sincerely,

William Balak  
708 S. Rubio Avenue  
Tucson,

Arizona

85701

SUBJECT: DOWNTOWN MOTOR LODGE

PUBLIC MEETING NOTICE

DATE: WEDNESDAY, NOVEMBER 19, 2014

I am writing this letter regarding the construction of a 44-unit affordable housing project at 383 S. Stone Ave., Tucson, AZ known as the Downtown Motor Lodge.

This project is much needed to provide affordable housing for Veterans and low income persons that work in the downtown area. It has been designed to provide access to public transportation and amenities that support a walkable lifestyle, and is conveniently located to shopping, schools, health care, public services and worship services. The project will offer tenants the use of a library, computer room, private outdoor areas, secured parking and bicycle storage. All of this is important to low income persons that work downtown.

This project has also been designed with energy efficient features that will contribute to the long-term sustainability of the project.

With respect to the historic district, the construction will remove a blighted structure that diminishes the quality and character of the neighborhood but will preserve the two front buildings along South Stone Avenue along with the vintage street sign. This property has been an eyesore and an attractive nuisance for vandals. By undertaking a respectful approach to the project, the vibrancy of the neighborhood will be enhanced.

I strongly support this project and encourage the full support of the City of Tucson as the responsible entity awarding federal funds.

If you have any questions or need any additional information, please feel free to contact me at 520-307-2654.

Jeanne V. Shaw  
9581 E. Via del Sol Feliz  
Tucson AZ 85748

**HCDAdmin - Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona**

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** HCDAdmin HCDAdmin <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 3:28 AM  
**Subject:** Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona

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The Barrio Historico Historic District Advisory Board voted unanimously on November 18, 2014 at a publicly noticed meeting, "that the demolition of the historic building and proposed construction of a four story building at the Downtowner Motor Lodge site both would cause irreparable damage to the historic zones". The Board also voted unanimously "that they doubt the legality of the City of Tucson process regarding this development to date".

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There are no four story buildings anywhere in Armory Park or in Barrio Historico. The proposed building's development zone surrounding it (Stone Avenue, 14th Street, Russell Avenue, and 15th Street) contains a one story Victorian brick house on Stone, two one story Victorian adobes on 15th Street, one one story brick Victorian guesthouse on Russel Avenue, a six unit one story adobe craftsman bungalow complex on 14th Street and a two story plus attic Victorian brick building beside it on Stone Avenue. Across the Street west of the site on Stone Avenue are a pair of two story Victorian houses that are actually located in the Barrio Historico Historic District although they clearly have the character and design of representative of the Armory Park District.

The Developer of the four story likes to compare the size and height of the proposed building to the historic Convent on 15th Street and 6th Avenue. The Convent was a religious building and not a residential building, nor is it in the developer's development zone, nor is it characteristic of Armory Park. The comparison is also an insult to the architectural character and quality of the historic Convent which is two stories high with the first floor made of stone and the second floor made of brick. It has an extremely high pitched shingle roof, tall wooden double hung windows split two over two, a classic entry with columns and pediment, stone stair entry, a generously landscaped front yard, excellent materials and details, and completely different proportions, rhythm, and character than the proposed four story building. Equally obvious the Convent does not sit on top of a garage nor is the entry to the building via an asphalt road. The only similarity between the two buildings is that they are both large.

Evaluating the impact of the proposed four story building on the Armory Park and Barrio Historico Historic Districts is not merely a question of size. The criteria are numerous. They are clearly spelled out by the Secretary of the Interior and are listed in the City Code pertaining to Historic Zones. The Barrio Historico Historic District Advisory Board evaluated the proposed four story building by those criteria and found it completely inappropriate as indicated in the minutes of the Board's publicly noticed meeting of September 17, 2014 on record at the City Clerk's office quoted below.

"Mary Ann Beerling of Compass Affordable Housing Inc and Mark Shoemacher of Bethel Development made a fifteen minute presentation

of Compass Affordable Housing Inc's proposal for the Downtowner Motel site on Stone Avenue including a computer generated illustration showing the proposed building and its surrounding historically zoned neighbors. The site is surrounded by Armory Park Historic Zone on the north, east, and south and by the Barrio Historico Historic Zone on the west.

The Advisory Board evaluated the project per Unified Development Code section 5.8.5 and the criteria found in section 5.8.6.

Bob Vint said the proposal was too much building on too little a site. Anne Hazen said she was from a military family. She said many veterans suffer from PTSD and need quiet private balconies and open green space which the proposal lacks. Mary Lou Heuett said the majority of the Advisory Board's members worked for three years to develop the low income elderly housing in the historic zone at 18th and Convent and that the problem was the proposed building not its proposed low income tenants. Bob Vint moved and Anne Hazen seconded that the Mayor and Council and the Planning Director be informed that the proposed building is not compatible with its surrounding historically zoned neighbors in height, street scape, setbacks, site utilization, roof type, exterior wall materials, proportions, projections and recessions, doors, windows, rhythm, building form, and details, and that more public meetings should be held to allow more discussion".

I have also read the February 13, 2014 thirteen page "Capital Needs Assessment" prepared by Acanthus Architecture & Planning, PC for Bethel Development Inc in order to justify the demolition of the historic Downtown Motor Lodge. The report is biased, misleading, and inadequate to justify demolition of the historic building.

- 1) The report identifies the rear of the property as an alley. The rear street is actually Russel Avenue.
- 2) The report says the property is not registered as historic. It is indeed a listed property.
- 3) The report is based upon the future use of the property as a motel. The future use of the historic building for this developer would be low income housing
- 4) The cost estimates made in the report are made on "general knowledge" without competitive estimates from contractors.
- 5) For unexplained reasons the report suggests a future use of 44 units on this half acre site.
- 6) The report incorrectly says there is inadequate parking in the historic building's current configuration. Actually the existing building could be easily remodeled into approximately twenty eight single room units, or fifteen one bedroom units, or eight two bedroom units. The site currently has eight parking units off Russell Avenue. One parking space per unit is more than sufficient in the case of eight low income two bedroom units. For a larger number of low income units a parking variance can be obtained. This is completely consistent with low income historic hotel/motel/apartment parking standards used in Tucson such as the Coronado Hotel on 4th Avenue at the underpass which is supported by the City of Tucson for low income residents.
- 7) The report suggests there is no room for ramps into the ground floor units. Actually the reuse of the historic building for low income housing would likely only have parking in the existing eight garages at the rear off Russell Avenue. And the existing large asphalt central area would be converted into a green area with trees and plants. There would be no problem in adapting the historic building to ADA requirements. Approximately 80% of the units of any size (single room, one bedroom, or two bedroom) would be on the ground floor.
- 8) The report says the current doors are 30" wide. They can easily be widened to 36" where necessary without compromising the integrity of the historic building.
- 9) The report suggests questionable structural condition in the existing historic building. The building is of brick construction and wood frame interior partitions and wood roof framing. The brick and the concrete foundations show no sign of structural damage.
- 10) The report states the repair of the existing building is cost prohibitive. Actually the wood can be easily replaced where necessary. There is considerable cost savings in the existing foundations, brick

masonry, concrete slabs, and the largely one story design of the building. In my opinion, based on fifty years of architecture and construction, it is quite feasible to repair the existing historic building.

11) The report appears to be deliberately biased and predetermined to recommend demolition of the historic building and construction of a four story 44 unit building.

12) The report provided is inadequate to justify demolition of the historic on the basis of cost or useful life.

The developer has never discussed or recognized the historic importance of the existing building. The building was designed by noted Tucson Architect Josiah Joesler in 1941 at a time when Tucson had a population of less than 48,000 people. Stone Avenue was the main highway between Nogales from the south and El Paso from the east to Phoenix to the north. The building represents the auto-centric basis of Tucson's development. It also marks the end of regional design for Joesler and a city turning to a "modern design" and away from Mexican regional architecture. The year 1941 is the year of U.S. entry into the second war after more than a decade of depression. It is a period when Tucson had been subjected to two decades of Hollywood film and national radio. The train would still be important during the war years, but the era of national highways and massive dependency on (and control of urban form by) the automobile will soon arrive. Mass homogenous suburbanization of Tucson and other western American "cities" would soon arrive complete with interstate highways, urban sprawl of endless FHA housing, and strip vehicular oriented shopping along Broadway, Speedway, Grant, and Twenty-Second Street. Joesler's building marks the end of the era when downtown was still alive. The decline and largely abandonment of the downtown will begin with the end of the war in 1945. Tucson appears to have always had a cultural inferiority complex that lead it to destroy its past. Destroying the Downtown Motor Lodge by Josiah Joesler and replacing it with a bland four story generic four story frame stucco building (a building that really could be located anywhere in the U.S.) would be typical of Tucson trying "to keep up with Kansas City" , trailing after Phoenix while denying it all the while, thinking that the "Dwell Magazine aesthetic" is really where is at, and seriously degrading two more historic neighborhoods as they have recently done with recent similar buildings such as the five story frame and stucco apartments called "the district" in the West University Historic District, the four story frame and stucco apartments called "the Junction" in the Iron Horse Historic Neighborhood, and the generic fourteen towers at Speedway and Tyndall built in the backyards of one story historic bungalow houses on the east side of Euclid also in the West University Neighborhood. Such a cultural inferiority complex played a major role in Tucson's urban renewal decision to destroy the main Mexican Barrio "La Calle", replacing it with the Tucson Convention Center which was DOA (dead on arrival) but "up to date with Kansas City". Possibly Tucson would like to forget that Joesler drank himself to death in a downtown hotel or perhaps they never knew. The City government apparently think the tourists would rather see the four story frame stucco building building not a brick building by Joesler just as they thought the tourists would rather see the Tucson Convention Center not the Mexican Barrio "La Calle". Apparently "new and big" are still cultural objectives. Joesler's Downtown Motor Lodge is a unique part of our history and clearly can be made into useful housing.

The Barrio Historico Historic District Advisory Board also wishes to point out the lack of transparency in the planning of this project and its 106 Process. The existing and apparently invalid 106 Review was done with no notice to any residents and property owners in the Barrio Historico Historico District and no notice to the majority of property owners and residents in the Armory Park Historic District. Both the Developer and the City failed to notify and involve impacted groups and still haven't in any meaningful way. The demolition of the historic Joesler building and the construction of the four story building will irreparably damage all residents in both Historic Districts and others in Tucson who care about the City's history and historic buildings. The previous non- noticed and largely unknown 106 process was determined invalid by HUD because the developer was not the " responsible entity" , when apparently the City of Tucson is. Hence the current 106 Review is being done by the City of Tucson to correct the previous error identified by HUD. But the objective appears to be the same namely to destroy the

historic Joesler building and build the four story building. Because the first 106 process was invalid the first Memorandum of Agreement between the State Historic Preservation Office and the Developer was also invalid. The signed but currently invalid Memorandum of Agreement gave the Developer the right to destroy the historic building and to construct the four story building. Permission was given to the Developer by the Arizona State Historic Preservation Office (SHPO). On May 13 the City's Historic Preservation Officer Jonathan Mabry wrote a letter to the developer stating that he found that the demolition of the historic building caused no adverse effect on the historic zones. He did this with no input from or notice to the residents of the historic district. The developer signed the Memorandum on July 28. The SHPO signed the Memorandum on August 8. The State Historic Preservation Office said the new building was "in scale" with its surrounding historic neighbors and would cause no adverse effect. The City, the developer, and SHPO agreed but in a closed non transparent non public process.

I wish to draw your attention the Minutes of the September 10 meeting of the Barrio Historico Historic District Advisory Board which are on public record at the City Clerk's office. Those minutes regarding the Downtown Motor Lodge read as follows, "despite repeated requests to the City staff ( including Planning and Development Services Department staff Frank Dillon and Jonathan Mabry on the Downtown Motor Lodge for over three months no information has been provided".

During the previous three months I had made FOIA and Arizona Public Records to City Planning and Development Services Department Planner Frank Dillon for information on the Downtown Motor Lodge project. He would provide no information except to refer me to the City Preservation Officer Jonathan Mabry. Jonathan Mabry in response to telephone calls said he had no public records or public files on the project. His remarks were clearly false and probably illegal. Compass Housing delayed meeting with the Advisory Board for months but finally agreed to meet with the Advisory Board on September 17. It is unknown if they were merely patronizing the Advisory Board or if they had learned that the existing Memorandum of Agreement was invalid.

At the first meeting of the current 106 Process on October 28 neither Jonathan Mabry nor other City staff nor the developer presented a single floor plan, elevation, section, or site plan of the proposed four story building nor a single floor plan, elevation, section, or site plan of the historic building nor its history. It seems a rather odd way to gain public input about a project when such basic information was not provided to the public. Nor was any clear explanation of 106 process given, nor did the City or the Developer explain the previous signed Memorandum of Agreement, nor did they explain that Jonathan Mabry the City's Preservation Officer had already given the Developer a letter on May 13 giving his finding that there would be no adverse effect on the Historic Zones if the historic Joesler building was torn down. It should also be pointed out that again in the current 106 process as with first 106 process the majority of residents and property owners of Barrio Historico and Armory Park were not notified of the the October 28 meeting nor presumably of the meeting tonight November 20.

Regarding mitigation of the impacts of this project , the clearest and most appropriate mitigation would be not to build the four story building and to restore the historic Joesler building for housing for low income people, the stated mission of the non-profit part of the non-profit for-profit developers involved in this project. Restoring the historic building would meet the aim of providing housing for low income people, and remove the negative impact of the four story incompatible building.

A second means of mitigating the impact of the four story building would be to move it to a non historic area of the downtown such as the property on owned by the City of Tucson on Toole Avenue north of the Transit Center. If the City were to provide that land the developer could sell or exchange the Downtown Motor Lodge site. It has also been suggested that the developer consider locating the project near the Mercado on West Congress again selling their Motor Lodge site. At a public meeting with the City staff at the main library last month these ideas were clearly expressed and supported by historic

zone residents. On October 28 it became apparent that City staff had not explored those ideas. Nor had the developer. The developer has expressed a fear of losing their funding, however if the very real negative impacts of the project are to be mitigated they need to bring their funding sources into the process and be prepared to change the project. This could include rehabilitating the historic building or moving the project. Likewise if the City of Tucson is serious about mitigating the negative impacts of the four story building on the historic zones they need to correct their past behavior, operate in a transparent manner, comply with state and federal law, and recognize the validity of the concerns and recommendations of the historic zone residents.

At a meeting of the Tucson Pima County Historical Commission on Tuesday October 18 regarding this project, residents of the Historic Districts made the same objections to the project outlined above. The developer made a power point presentation that never showed the building in context, never showed the four story building's neighbors. This project clearly has been based to date on too many units (44) for this site, a non transparent process, and attempts to pull the wool over the eyes of the historic zone residents and possibly others. In this process they have been aided by some City staff. If the meeting tonight November 20 is merely a repeat of the developer's power point presentation of their out of scale four story building, no plans, sections, elevations of the historic building or the four story building, no acknowledgement that the proposed building is clearly damaging to the historic zones, then process is clearly a fraud and HUD and the Arizona State Housing Office should take note of this, intervene, and condition their funding.

Jody Gibbs, Architect  
Co-chair person  
Barrio Historico Historic District Advisory Board  
[j.gibbsarchitect@gmail.com](mailto:j.gibbsarchitect@gmail.com)  
520 878 8740



**From:** Elaine M Paul <empaul38@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 11/20/2014 8:18 AM  
**Subject:** Downtown Motor Motel

After attending a meeting with interested parties and viewing the proposed design for this project my reaction is we as a community can do better and the people this project is suppose to serve deserve better.

My family and I have been residents of Barrio Viejo for 35 years and have watched and participated in the development of two very successful projects designed to serve low income residents in our neighborhood. Both Hope 6 and Lalo Guerero Elderly Housing are successful in part because of their thoughtful design. They both provided light , open space and a design that fits into the neighborhood and therefore makes their residents feel like part of our neighborhood.

This project does none of those things , this is essentially warehousing people , a concept I thought we had long ago dismissed . We are left as a community with this awful solution because this project does not work on this piece of land . It is simply too small. It is not economically feasible for the developer to go smaller and as a result of that reality the under served are again victimized.

We have to do better than this. The only people who will benefit from this project moving forward are the developers .Our community , all of our community including the underserved deserve better.

Elaine Paul

November 19, 2014

Ms. Mary Ann Beerling  
Housing Project Downtown for Low-Income and Veterans

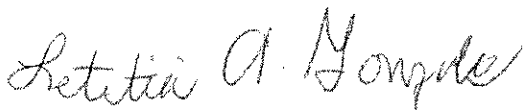
Dear Ms. Beerling –

On behalf of the Barrio Viejo Neighborhood Association, we would like to present this letter of support for this project. We think it is a wonderful project and we wish you success. Pedro Gonzales, President of Barrio Viejo Neighborhood Association, is submitting approval of the project as follows –

- we support low-income families and veterans living in the neighborhood and downtown
- we have had an on-going concern of the gentrification in the area and seek to have a balance of affordability in housing
- gentrification has forced many of our multi-generational families away from the barrios, and hopefully there will be more housing opportunities in the area to allow more families to move back to the place of their roots

We look forward to this project moving forward and we welcome you and your residents to the neighborhood.

Sincerely,



Leticia Gonzales, Board Member  
Barrio Viejo Neighborhood Association

(Secretary)

*Barrio Santa Rita - West Ochoa*

November 20, 2014

Ms. Mary Ann Beerling

Re: Downtown Motor Lodge: Section 106 Process

Dear Ms. Beerling –

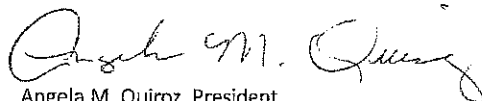
Barrio Santa Rita Park – West Ochoa neighborhood association has approved the low-income housing as presented at the City of Tucson public hearing October 29, 2014.

As reported at the last public hearing on this project, we welcome the opportunity for low-income and veterans' housing in this area, which supports the City goal of *a downtown for everybody*.

It is excitedly to learn this project for low-income and veterans will be a part of the downtown revitalization that is occurring.

Hundreds of residents were displaced with the Urban Renewal project many years ago and it is not forgotten. This project is most welcomed and appreciated by Barrio Santa Rita – West Ochoa, and we wish you a successful project. We look forward to a ground-breaking of celebration.

Sincerely,



Angela M. Quiroz, President  
Barrio Santa Rita – West Ochoa

Copy to: Mr. Albert Elías,

Ms. Martha Durkin, Interim City Manager

**HCDAdmin - Downtown Motor Apartments**

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**From:** charlotte keller <chark60@yahoo.com>  
**To:** "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>  
**Date:** 11/28/2014 1:25 PM  
**Subject:** Downtown Motor Apartments

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On Nov 20 I attended the public meeting regarding the Downtown Motor Apartments project. I wanted to learn about the Section 106 process and determine what the possible "adverse effects" of taking a long time empty and derelict property in a non-Historic, commercially zoned area and converting it into desperately needed low income housing would be.

I understand that the 10/28 meeting was for interested parties to express their concerns and that the 11/20 meeting was for CAH to respond to these concerns. They most certainly did that in a very clear manner. Their Power Point presentation clearly showed that they had taken many steps to improve the project in the areas brought up in the 10/28 meeting. It is a 1000% improvement over what is currently there and improves a neighborhood that currently houses a drive-through liquor store!

It became increasingly clear to me that nothing would satisfy the few vociferous opponents other than reverting the units to their original "motor court" type appearance, which is no longer reflective of the original Joesler buildings. I feel that the meeting would have benefitted from staying focused on the issue of the response to the concerns, fulfillment of 106 requirements and not allowing a few people to basically set their own non productive agenda of basically trashing every aspect of the project. Comparing this project to the demolition of the barrio (a vibrant, occupied neighborhood) for the Convention Center was ludicrous. Reading a poorly written and researched student article in the Tucson Weekly was also not relevant.

The project neighborhood is commercially zoned and not historic and the current structures are a dangerous eyesore. CAH has followed all requirements and gone above and beyond eliminating any perceived "adverse effects". CAH needs and deserves to receive the Federal Funds that would allow the project to be even better.

CAH has a wonderful track record of what they can do as shown by the Glenstone Village complex. Allowing a very few disgruntled people (out of a community of thousands) to continue to badger and delay this much needed housing is really not in anyone's best interests, especially those who need housing so badly. Those very few people against it are only representing themselves and cannot speak for whole neighborhoods. They will NEVER be satisfied.

I cannot see that more meetings are in any way needed or useful and the process has reached Section 106 Consultation step #4 where adverse effects have been resolved. Please approve the funding soon and allow CAH to start building the best possible housing for those in need.

Charlotte Keller  
CAH Board Member citizen and concerned citizen of Tucson

**HCDAdmin - downtown motor hotel\_design**

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**From:** Philipp Neher <philipp@rickjoy.com>  
**To:** "mbeerling@compassaffordablehousing.org" <mbeerling@compassaffordablehou...>  
**Date:** 11/21/2014 10:28 AM  
**Subject:** downtown motor hotel\_design  
**Cc:** "HCDAdmin@tucsonaz.gov" <HCDAdmin@tucsonaz.gov>  
**Attachments:** 20141121083127295.pdf

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Hello Maryann and Mark,

While your Downtown Motor Hotel project is under governmental review and in public review phase, I would like to encourage you to reconsider the architectural design. You have signaled to proceed even without the HUD loan, therefore further substantial improvements are independent of the outcome of the application process.

Here are some thoughts:

- Why do you need a drive-through garage with an entry from Stone Avenue? Could you provide ingress and egress from the Alley only? The width of the access street between the two sides of parking spaces should be wide enough anyway for creating an in-out situation, especially considering the turning radii required for entering and exiting each parking spot.

You could avoid the garage entry to Stone, which is a completely atypical element in the local streetscape. If your project was located one site further South or across the street, this would not be allowed based on historic zoning. Furthermore, you could add quality open space to your project's most exposed front instead of an asphalt driveway. Architecturally, you could ground your building by closing the garage entry - groundedness is one of the principal elements in the local building culture.

- A big problem of the current design is the massing and the resulting elevations. For example, it is to be expected that the blunt northern façade will be the most identifiable face of Armory Park and the Barrio in view from downtown.

Attached is a quick sketch that takes into consideration the square footage that you have brought forward, but also shows a massing study that would decrease the perception of size by fragmenting the volume. By creating open spaces between the volumes, there will be almost only corner units with the opportunity for natural light from two sides. Thus, you can avoid the unlit and oddly shaped rooms, increasing lifestyle quality and positive identification by the inhabitants. In my view, these separate volumes could have different building heights, giving you an opportunity to reduce height where appropriate.

Furthermore, I suggest that you use our climate to your favor and create a shaded outdoor circulation between the masses instead of the double loaded corridor. All volumes can continue to be efficiently connected by one spine as in your current design. This would offer naturally lit quality space in front

## HCDAdmin - Downtown Motor Hotel

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**From:** Jim Cox <jeffrancisdesign@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 12/02/2014 7:57 PM  
**Subject:** Downtown Motor Hotel

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To whom it may concern.

Please reconsider the intended development of the DMH property. As a longtime resident of Barrio Viejo and downtown, I have grave concerns about the architectural, historical, and human impacts the proposed plan will have. Destroying a structure designed by Tucson's preeminent architect and replacing it with a shoebox that packs people in at a higher density than the Pima County jail makes no sense whatsoever, mostly on a humanitarian basis. I am not opposed to low income housing in the neighborhood, but it must respect the dignity of the people who will live there, as well as the dignity and historical significance of the community it is placed in.

Thank you for your attention,

James Cox,  
J&E Francis Design

## Barrio Santa Rita Park – West Ochoa

December 1, 2014

Ms. Maryann Beerling  
Compass Affordable Housing  
2835 N. Stone Ave.  
Tucson, AZ 85705

Re: Downtown Motor Lodge: Section 106 Process

Dear Ms. Beerling –

Barrio Santa Rita Park – West Ochoa neighborhood association has approved the low-income housing as presented by Compass Affordable Housing.

As reported at the October 28 public hearing held on this project, we welcome and support the opportunity for low-income and veterans' housing in our barrios. We were excited when we learned of the project. We support low-income housing in our barrios.

Barrio Santa Rita Park – West Ochoa wishes you a successful project and we look forward to your ground-breaking celebration.

Sincerely,

Angela (Angie) M. Quiroz, President  
Barrio Santa Rita – West Ochoa

Copy to: Ms. Martha Durkin, City Manager – Interim  
Mr. Albert Elias, Assistant City Manager

**CityManager - Fwd: Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona**

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**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**To:** <mayor1@tucsonaz.gov>, <ward1@tucsonaz.gov>, <ward2@tucsonaz.gov>, <ann.charles@tucsonaz.gov>, <ward3@tucsonaz.gov>, <ward4@tucsonaz.gov>, <renee.sowards@tucsonaz.gov>, <ward5@tucsonaz.gov>, <ward6@tucsonaz.gov>, <citymanager@tucsonaz.gov>, <albert.elias@tucsonaz.gov>  
**Date:** 11/20/2014 1:23 PM  
**Subject:** Fwd: Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona

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

**From:** Jody Gibbs <j.gibbsarchitect@gmail.com>  
**Date:** Thu, Nov 20, 2014 at 3:28 AM  
**Subject:** Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona  
**To:** HCDAdmin HCDAdmin <HCDAdmin@tucsonaz.gov>

The Barrio Historico Historic District Advisory Board voted unanimously on November 18, 2014 at a publicly noticed meeting, "that the demolition of the historic building and proposed construction of a four story building at the Downtown Motor Lodge site both would cause irreparable damage to the historic zones". The Board also voted unanimously "that they doubt the legality of the City of Tucson process regarding this development to date".

The style of the proposed four story building can best be characterized as a generic three stories of wood frame on top of a parking garage totaling four stories. It possesses no characteristics of Armory Park or Barrio Historico Historic Districts, nor would anyone ever identify it as related to these historic zones or even this city. It is a generic three stories of frame stucco double loaded corridor housing units sitting on top of a masonry parking garage. It is a case of a developer trying to cram too many apartments on too small of a site. It is completely out of place having nothing to do with the character of Armory Park (which is largely one and two story Victorian Territorial style) or the character of Barrio Historico (which is mostly one story adobe).

There are no four story buildings anywhere in Armory Park or in Barrio Historico. The proposed building's development zone surrounding it (Stone Avenue, 14th Street, Russell Avenue, and 15th Street) contains a one story Victorian brick house on Stone, two one story Victorian adobes on 15th Street, one one story brick Victorian guesthouse on Russel Avenue, a six unit one story adobe craftsman bungalow complex on 14th Street and a two story plus attic Victorian brick building beside it on Stone Avenue. Across the Street west of the site on Stone Avenue are a pair of two story Victorian houses that are actually located in the Barrio Historic Historic District although they clearly have the character and design of representative of the Armory Park District.

The Developer of the four story likes to compare the size and height of the proposed building to the historic Convent on 15th Street and 6th Avenue. The Convent was a religious building and not a residential building, nor is it in the developer's development zone, nor is it characteristic of Armory Park. The comparison is also an insult to the architectural character and quality of the historic Convent which is two stories high with the first floor made of stone and the second floor made of brick. It has an extremely high pitched shingle roof, tall wooden double hung windows split two over two, a classic



entry with columns and pediment, stone stair entry, a generously landscaped front yard, excellent materials and details, and completely different proportions, rhythm, and character than the proposed four story building. Equally obvious the Convent does not sit on top of a garage nor is the entry to the building via an asphalt road. The only similarity between the two buildings is that they are both large.

Evaluating the impact of the proposed four story building on the Armory Park and Barrio Historico Historic Districts is not merely a question of size. The criteria are numerous. They are clearly spelled out by the Secretary of the Interior and are listed in the City Code pertaining to Historic Zones. The Barrio Historico Historic District Advisory Board evaluated the proposed four story building by those criteria and found it completely inappropriate as indicated in the minutes of the Board's publicly noticed meeting of September 17, 2014 on record at the City Clerk's office quoted below.

"Mary Ann Beerling of Compass Affordable Housing Inc and Mark Shoemaker of Bethel Development made a fifteen minute presentation

of Compass Affordable Housing Inc's proposal for the Downtowner Motel site on Stone Avenue including a computer generated illustration showing the proposed building and its surrounding historically zoned neighbors. The site is surrounded by Armory Park Historic Zone on the north, east, and south and by the Barrio Historico Historic Zone on the west.

The Advisory Board evaluated the project per Unified Development Code section 5.8.5 and the criteria found in section 5.8.6.

Bob Vint said the proposal was too much building on too little a site. Anne Hazen said she was from a military family. She said many veterans suffer from PTSD and need quiet private balconies and open green space which the proposal lacks. Mary Lou Heuett said the majority of the Advisory Board's members worked for three years to develop the low income elderly housing in the historic zone at 18th and Convent and that the problem was the proposed building not its proposed low income tenants. Bob Vint moved and Anne Hazen seconded that the Mayor and Council and the Planning Director be informed that the proposed building is not compatible with its surrounding historically zoned neighbors in height, street scape, setbacks, site utilization, roof type, exterior wall materials, proportions, projections and recessions, doors, windows, rhythm, building form, and details, and that more public meetings should be held to allow more discussion".

I have also read the February 13, 2014 thirteen page "Capital Needs Assessment" prepared by Acanthus Architecture & Planning, PC for Bethel Development Inc in order to justify the demolition of the historic Downtown Motor Lodge. The report is biased, misleading, and inadequate to justify demolition of the historic building.

- 1) The report identifies the rear of the property as an alley. The rear street is actually Russel Avenue.
- 2) The report says the property is not registered as historic. It is indeed a listed property.
- 3) The report is based upon the future use of the property as a motel. The future use of the historic building for this developer would be low income housing
- 4) The cost estimates made in the report are made on "general knowledge" without competitive estimates from contractors.
- 5) For unexplained reasons the report suggests a future use of 44 units on this half acre site.
- 6) The report incorrectly says there is inadequate parking in the historic building's current configuration. Actually the existing building could be easily remodeled into approximately twenty eight single room units, or fifteen one bedroom units, or eight two bedroom units. The site currently has eight parking units off Russell Avenue. One parking space per unit is more than sufficient in the case of eight low income two bedroom units. For a larger number of low income units a parking variance can be obtained. This is completely consistent with low income historic hotel/motel/apartment parking standards used in Tucson such as the Coronado Hotel on 4th Avenue at the underpass which is supported by the City of Tucson for low income residents.
- 7) The report suggests there is no room for ramps into the ground floor units. Actually the reuse of the historic building for low income housing would likely only have parking in the existing eight garages at

the rear off Russell Avenue. And the existing large asphalt central area would be converted into a green area with trees and plants. There would be no problem in adapting the historic building to ADA requirements. Approximately 80% of the units of any size (single room, one bedroom, or two bedroom) would be on the ground floor.

8) The report says the current doors are 30" wide. They can easily be widened to 36" where necessary without compromising the integrity of the historic building.

9) The report suggests questional structural condition in the existing historic building. The building is of brick construction and wood frame interior partitions and wood roof framing. The brick and the concrete foundations show no sign of structural damage.

10) The report states the repair of the existing building is cost prohibitive. Actually the wood can be easily replaced where necessary. There is considerable cost savings in the existing foundations, brick masonry, concrete slabs, and the largely one story design of the building. In my opinion, based on fifty years of architecture and construction, it is quite feasible to repair the existing historic building.

11) The report appears to be deliberately biased and predetermined to recommend demolition of the historic building and construction of a four story 44 unit building.

12) The report provided is inadequate to justify demolition of the historic on the basis of cost or useful life.

The developer has never discussed or recognized the historic importance of the existing building. The building was designed by noted Tucson Architect Josiah Joesler in 1941 at a time when Tucson had a population of less than 48,000 people. Stone Avenue was the main highway between Nogales from the south and El Paso from the east to Phoenix to the north. The building represents the auto-centric basis of Tucson's development. It also marks the end of regional design for Joesler and a city turning to a "modern design" and away from Mexican regional architecture. The year 1941 is the year of U.S. entry into the second war after more than a decade of depression. It is a period when Tucson had been subjected to two decades of Hollywood film and national radio. The train would still be important during the war years, but the era of national highways and massive dependency on (and control of urban form by) the automobile will soon arrive. Mass homogenous suburbanization of Tucson and other western American "cities" would some arrive complete with interstate highways, urban sprawl of endless FHA housing, and strip vehicular oriented shopping along Broadway, Speedway, Grant, and Twenty-Second Street. Joesler's building marks the end of the era when downtown was still alive. The decline and largely abandonment of the downtown will begin with the end of the war in 1945. Tucson appears to have always had a cultural inferiority complex that lead it to destroy its past. Destroying the Downtown Motor Lodge by Josiah Joesler and replacing it with a bland four story generic four story frame stucco building (a building that really could be located anywhere in the U.S.) would be typical of Tucson trying "to keep up with Kansas City", trailing after Phoenix while denying it all the while, thinking that the "Dwell Magazine aesthetic" is really where is at, and seriously degrading two more historic neighborhoods as they have recently done with recent similar buildings such as the five story frame and stucco apartments called "the district" in the West University Historic District, the four story frame and stucco apartments called "the Junction" in the Iron Horse Historic Neighborhood, and the generic fourteen towers at Speedway and Tyndall built in the backyards of one story historic bungalow houses on the east side of Euclid also in the West University Neighborhood. Such a cultural inferiority complex played a major role in Tucson's urban renewal decision to destroy the main Mexican Barrio "La Calle", replacing it with the Tucson Convention Center which was DOA (dead on arrival) but "up to date with Kansas City". Possibly Tucson would like to forget that Joesler drank himself to death in a downtown hotel or perhaps they never knew. The City government apparently think the tourists would rather see the four story frame stucco building building not not a brick building by Joesler just as they thought the tourists would rather see the Tucson Convention Center not the Mexican Barrio "La Calle". Apparently "new and big" are still cultural objectives. Joesler's Downtown Motor Lodge is a unique part of our history and clearly can be made into useful housing.

The Barrio Historico Historic District Advisory Board also wishes to point out the lack of transparency in the planning of this project and its 106 Process. The existing and apparently invalid 106 Review was done with no notice to any residents and property owners in the Barrio Historico Historic District and no notice to the majority of property owners and residents in the Armory Park Historic District. Both the Developer and the City failed to notify and involve impacted groups and still haven't in any meaningful way. The demolition of the historic Joesler building and the construction of the four story building will irreparably damage all residents in both Historic Districts and others in Tucson who care about the City's history and historic buildings. The previous non- noticed and largely unknown 106 process was determined invalid by HUD because the developer was not the " responsible entity" , when apparently the City of Tucson is. Hence the current 106 Review is being done by the City of Tucson to correct the previous error identified by HUD. But the objective appears to be the same namely to destroy the historic Joesler building and build the four story building. Because the first 106 process was invalid the first Memorandum of Agreement between the State Historic Preservation Office and the Developer was also invalid. The signed but currently invalid Memorandum of Agreement gave the Developer the right to destroy the historic building and to construct the four story building. Permission was given to the Developer by the Arizona State Historic Preservation Office (SHPO). On May 13 the City's Historic Preservation Officer Jonathan Mabry wrote a letter to the developer stating that he found that the demolition of the historic building caused no adverse effect on the historic zones. He did this with no input from or notice to the residents of the historic district. The developer signed the Memorandum on July 28. The SHPO signed the Memorandum on August 8. The State Historic Preservation Office said the new building was "in scale" with is surrounding historic neighbors and would cause no adverse effect. The City, the developer, and SHPO agreed but in a closed non transparent non public process.

I wish to draw your attention the Minutes of the September 10 meeting of the Barrio Historico Historic District Advisory Board which are on public record at the City Clerk's office. Those minutes regarding the Downtown Motor Lodge read as follows, "despite repeated requests to the City staff ( including Planning and Development Services Department staff Frank Dillon and Jonathan Mabry on the Downtown Motor Lodge for over three months no information has been provided".

During the previous three months I had made FOIA and Arizona Public Records to City Planning and Development Services Department Planner Frank Dillon for information on the Downtown Motor Lodge project. He would provide no informaton except to refer me to the City Preservation Officer Jonathan Mabry. Jonathan Mabry in response to telephone calls said he had no public records or public files on the project. His remarks were clearly false and probably illegal. Compass Housing delayed meeting with the Advisory Board for months but finally agreed to meet with the Advisory Board on September 17. It is unknown if they were merely patronizing the Advisory Board or if they had learned that the existing Memorandum of Agreement was invalid.

At the first meeting of the current 106 Process on October 28 neither Jonathan Mabry nor other City staff nor the developer presented a single floor plan, elevation, section, or site plan of the proposed four story building nor a single floor plan, elevation, section, or site plan of the historic building nor its history. It seems a rather odd way to gain public input about a project when such basic information was not provided to the public. Nor was any clear explanation of 106 process given, nor did the City or the Developer explain the previous signed Memorandum of Agreement, nor did they explain that Jonathan Mabry the City's Preservation Officer had already given the Developer a letter on May 13 giving his finding that there would be no adverse effect on the Historic Zones if the historic Joesler building was torn down. It should also be pointed out that again in the current 106 process as with first 106 process the majority of residents and property owners of Barrio Historico and Armory Park were not notified of the the October 28 meeting nor presumably of the meeting tonight November 20.

Regarding mitigation of the impacts of this project , the clearest and most appropriate mitigation would

be not to build the four story building and to restore the historic Joesler building for housing for low income people, the stated mission of the non-profit part of the non-profit for-profit developers involved in this project. Restoring the historic building would meet the aim of providing housing for low income people, and remove the negative impact of the four story incompatible building.

A second means of mitigating the impact of the four story building would be to move it to a non historic area of the downtown such as the property on owned by the City of Tucson on Toole Avenue north of the Transit Center. If the City were to provide that land the developer could sell or exchange the Downtown Motor Lodge site. It has also been suggested that the developer consider locating the project near the Mercado on West Congress again selling their Motor Lodge site. At a public meeting with the City staff at the main library last month these ideas were clearly expressed and supported by historic zone residents. On October 28 it became apparent that City staff had not explored those ideas. Nor had the developer. The developer has expressed a fear of losing their funding, however if the very real negative impacts of the project are to be mitigated they need to bring their funding sources into the process and be prepared to change the project. This could include rehabilitating the historic building or moving the project. Likewise if the City of Tucson is serious about mitigating the negative impacts of the four story building on the historic zones they need to correct their past behavior, operate in a transparent manner, comply with state and federal law, and recognize the validity of the concerns and recommendations of the historic zone residents.

At a meeting of the Tucson Pima County Historical Commission on Tuesday October 18 regarding this project, residents of the Historic Districts made the same objections to the project outlined above. The developer made a power point presentation that never showed the building in context, never showed the four story building's neighbors. This project clearly has been based to date on too many units (44) for this site, a non transparent process, and attempts to pull the wool over the eyes of the historic zone residents and possibly others. In this process they have been aided by some City staff. If the meeting tonight November 20 is merely a repeat of the developer's power point presentation of their out of scale four story building, no plans, sections, elevations of the historic building or the four story building, no acknowledgement that the proposed building is clearly damaging to the historic zones, then process is clearly a fraud and HUD and the Arizona State Housing Office should take note of this, intervene, and condition their funding.

Jody Gibbs, Architect  
Co-chair person  
Barrio Historico Historic District Advisory Board  
[j.gibbsarchitect@gmail.com](mailto:j.gibbsarchitect@gmail.com)  
520 878 8740

Barrio Santa Rita Park – West Ochoa

December 1, 2014

Ms. Maryann Beerling  
Compass Affordable Housing  
2835 N. Stone Ave.  
Tucson, AZ 85705

Re: Downtown Motor Lodge: Section 106 Process

Dear Ms. Beerling –

Barrio Santa Rita Park – West Ochoa neighborhood association has approved the low-income housing as presented by Compass Affordable Housing.

As reported at the October 28 public hearing held on this project, we welcome and support the opportunity for low-income and veterans' housing in our barrios. We were excited when we learned of the project. We support low-income housing in our barrios.

Barrio Santa Rita Park – West Ochoa wishes you a successful project and we look forward to your ground-breaking celebration.

Sincerely,

Angela (Angie) M. Quiroz, President  
Barrio Santa Rita – West Ochoa

Copy to: Ms. Martha Durkin, City Manager – Interim  
Mr. Albert Elias, Assistant City Manager

**HCDAdmin - Downtown Motor Hotel / Section 106**

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 12/1/2014 1:53 PM  
**Subject:** Downtown Motor Hotel / Section 106  
**CC:** Sally Stang <Sally.Stang@tucsonaz.gov>, Darren Clark <tieyourshoe@gmail.com>

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Please include us as a stakeholder in the Section 106 process.

We live across the street from the DMH and will be greatly, adversely effected by this massive, cheaply built structure. Once again, we are appalled that there are no rules in place to protect out neighborhoods from this type of predatory development.

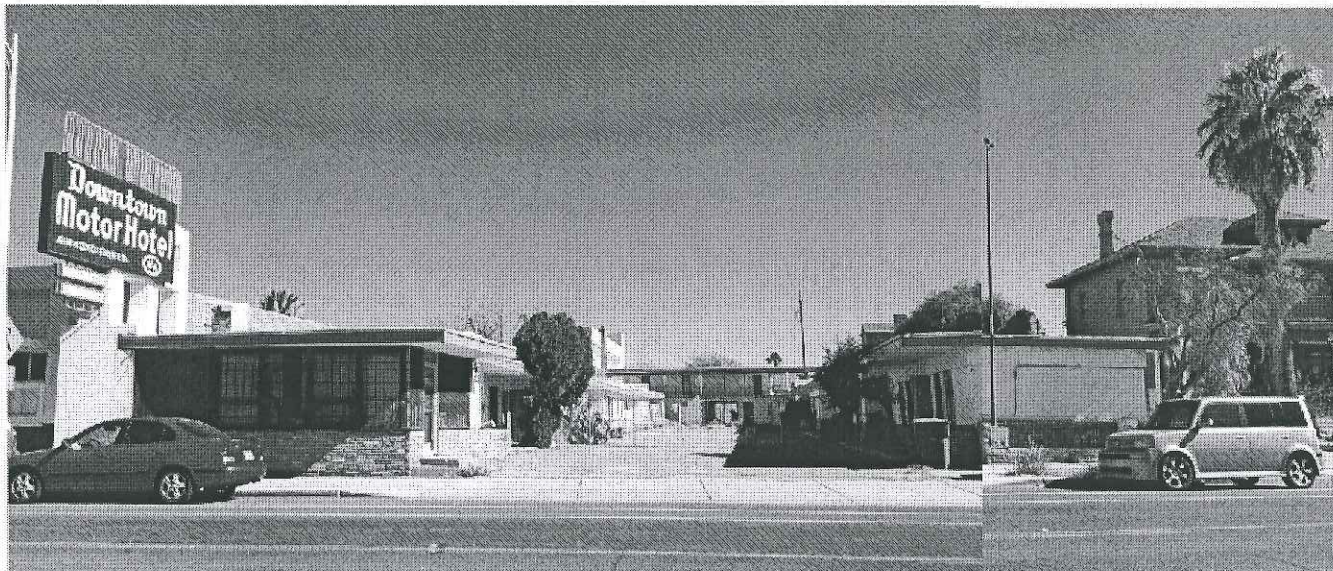
That these apartments have NO windows in the living areas and no yard or balconies is incredible and borders on abusive, inhumane design. Rich or poor, everyone should have sunlight and a view.

We finally found some project plans on-line. Based on their design, this is what our quaint, historic neighborhood facesâ€¦.

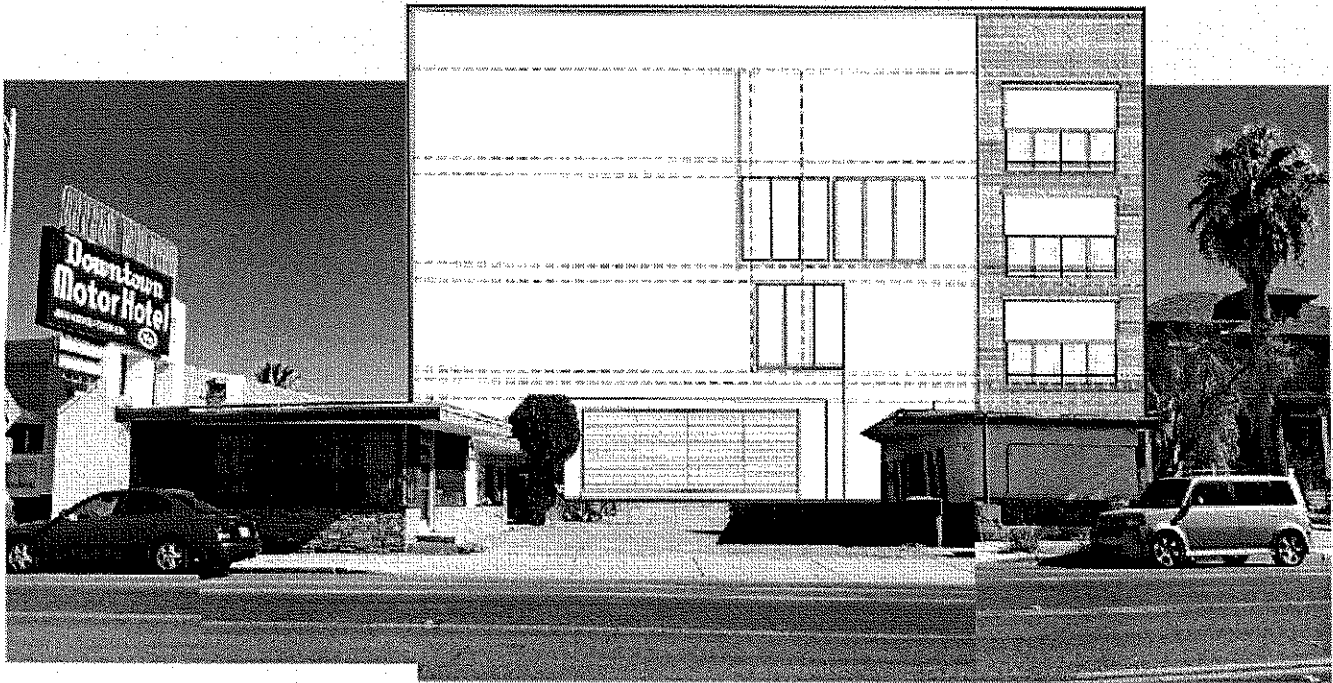
Please stop this project!

Thank you,  
Gary Patch  
Darren Clark

BEFORE



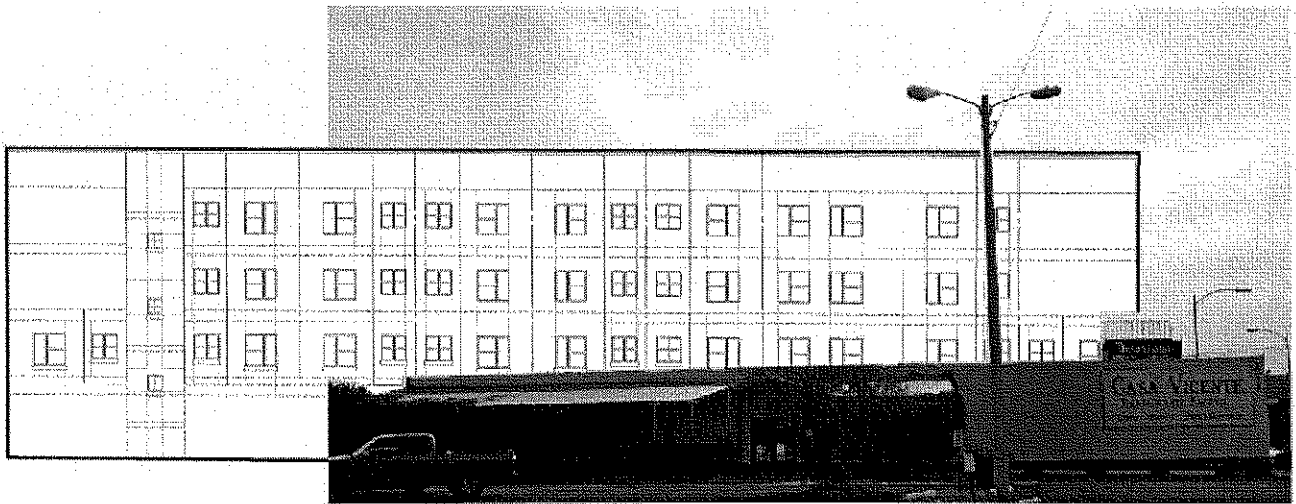
AFTER



BEFORE



AFTER







Armory Park Neighborhood  
Association

PO Box 2132, Tucson, AZ 85702  
(520) 955-9424  
[armoryparktucson.org](http://armoryparktucson.org)

December 10, 2014

Sally Stang, Director  
Housing and Community Development Department  
320 Commerce Park Loop  
Tucson, AZ 85745

Dear Ms. Stang:

**RE: Section 106 Process for Federal HOME Funding Grant for 383 S. Stone Ave., Downtown Motor Hotel Apartments**

For nearly a year, the Armory Park Neighborhood Association (APNA) and the Armory Park Historic Zone Advisory Board (APHZAB) have been involved in the development process--or lack thereof--surrounding the demolition and redevelopment of the Downtown Motor Hotel property. We have opposed the demolition of this historic property. However, now that redevelopment is certain, we support the grant of HOME funding through the Section 106 Process to help improve the project's design and effectiveness.

APNA's bylaws require us to oppose the demolition of a listed contributing building in our National Register Historic District, such as this historic 1941 Josias Joesler designed building. We recognize that this site is a unique example of old "C3" zoning that is surrounded, adjacent to, but not within our HPZ. And we do recognize the Downtown Motor Hotel is currently in disrepair for several reasons and requires significant changes to reintegrate into the fabric of our community. Nevertheless, we were disappointed that SHPO determined this demolition was proper. Despite a call for other developers to restore the property, no white knight came forward with the money necessary to responsibly restore the property.

In addition to the proposed partial demolition, we were discouraged by the complete lack of due process for stakeholders like APNA. We had no standing to comment on the redevelopment proposal a year ago under the policies of the Planning and Development office of the City of Tucson. During the last year, therefore, APNA has worked to change that process so that, in the future, we are considered stakeholders for similar redevelopment proposals. Working with Office of Integrated Planning, Mayor & Council, and Planning & Development Services, the process has indeed changed. When the proposed and revised Infill Incentive District overlay is adopted and implemented, early next year, we believe historic neighborhoods and developers will be able to work for better and more appropriate infill development together.

Looking forward, Armory Park wishes to support the affordable housing proposed for the site. Armory Park has always supported affordable housing and a diverse community. We plan to work with Compass Affordable Housing to make sure the new residents are a part of our community and truly welcome here.

Moreover, we truly appreciate that Compass Affordable Housing and its partner, Bethel Development, have responded to our requests to improve the project's design heeding neighborhood concerns, and revised their design plans at least five times in an effort to respect the surviving Joesler modernist elements. By maintaining and restoring the street-face buildings, some historic continuity to the area will

remain. Further refinements will make it a better project and we welcome, encourage and will participate in their realization. The developers have gone beyond the official requirements to work with us. We sincerely appreciate their willingness to do so.


We have reviewed their recent request for federal HOME funds through the Section 106 Process for approximately \$600K for an approved \$10.6 million budget project. The funding requirements and oversight tied to this funding will improve the project over time and, therefore we support their request. The funds will not only ensure the restoration of the street-scape historic buildings, and thus maintain the proposed helpful setbacks, but will also mandate the City's regulation of the property's management for the next twenty years.

APNA's supports the approval of federal HOME funding in the Section 106 process for this project. The project is within our neighborhood and, we believe, the additional funds will both help the project's design and help its residents become better integrated within our community.

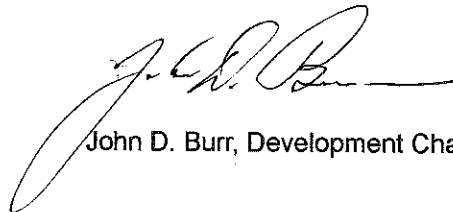
This letter was approved by a unanimous vote of the Board of Directors of the Armory Park Neighborhood Association at its December 9, 2014 board meeting. It is reflected in the official minutes of that meeting. The signatories listed below represent the full intent of the APNA board.

Thank you, in advance for your consideration.

Sincerely,

 10 Dec 14

Jack McLain, Vice President, APNA



John D. Burr, Development Chair, ex officio, APNA

Cc: APNA, APHZAB, PDSO, OIP, Ward VI

## HCDAdmin - Downtown Motor Hotel Demolition and Proposed Development Plan

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**From:** "Ira Girard" <iragirard@msn.com>  
**To:** <hcdAdmin@tucsonaz.gov>  
**Date:** 12/09/2014 7:30 AM  
**Subject:** Downtown Motor Hotel Demolition and Proposed Development Plan

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Wonderful Plan.....We own the property adjacent (north) of site ....the motel current houses roaches and rats.

Please keep me advised

Ira Girard.....ph. 906 0656...[iragirard@msn.com](mailto:iragirard@msn.com)

**Sally Stang - Downtown Motor Hotel**

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** <mike.rankin@tucsonaz.gov>, Sally Stang <Sally.Stang@tucsonaz.gov>  
**Date:** 12/3/2014 2:03 PM  
**Subject:** Downtown Motor Hotel  
**Cc:** Zach R Carter <Zach.R.Carter@hud.gov>, Nancy E Boone <nancy.e.boone@hud....>

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Dear Mr. Rankin and Ms. Stang,

After requesting files from the city regarding the Downtown Motor Hotel development, we finally received a CD with information that has been generated around this project.

The letter from Mr. Hinderaker, the lawyer retained by Bethel Development Inc. (pasted below) is of significant concern. In it, he proceeds to try and convince the city into complying with what he sees as completed steps in the process surrounding this historic property. However, based on our knowledge of what has happened so far, we do not agree with his arguments. Mr. Hinderaker's letter is in obvious response to the letter from Zach Carter sent to Ms. Stang on October 7th, 2014.

We have added comments to some of his statements below.

We want to thank the city and staff and the ACHP for taking the time on this project as we believe it is important to fully review the process and impact that this proposed development will bring to our historic neighborhood. The for-profit developer and their very well paid staff stand to profit greatly from the destruction of our historic heritage and off the backs of the poor, the very people who they claim to champion.

This is a sham and a shame.

Thank You,  
Gary Patch  
Darren Clark

P.S.

Is there a recording or recorded transcript of the teleconference with HUD, the city staff, SHPO, the developer and their lawyers on October 15th?

If so, we would like to request a transcript or recording of that conference call.

October 14, 2014

**VIA E-MAIL**

Michael G. Rankin

[mike.rankin@tucsonaz.gov](mailto:mike.rankin@tucsonaz.gov)

City Attorney

City of Tucson

255 West Alameda, 7th Floor

P.O. Box 27210

Tucson, AZ 85726-7210

RE: Downtown Motor Apartments

Dear Mike:

As you know, I have been retained by Bethel Development, Inc., the developer of the Downtown Motor Apartments, located at 383 South Stone Avenue (the "Property"). My client, along with Compass Affordable Housing, Inc. (Compass), proposes to demolish most of the existing structures on the Property and construct a 44-unit, 4-story apartment complex (the "Project").

Two small existing buildings towards the front of the Property will be refurbished and the sign on the Property will be preserved. Part of the funding for the Project will come from federal and local funds, including a Low Income Housing Tax Credit. Once complete, the Project will supply low income housing for Tucson residents.

You have invited my client and me to attend a teleconference with HUD on October 15, 2014, to discuss the Project. We will attend. I would also like for Mr. Mark Appleby to attend. My client retained Mr. Appleby to conduct the Phase I Environmental Assessment (EA) required for the Arizona Department of Housing. This EA includes clearances from the State Historic Preservation Office (SHPO). Mr. Appleby is particularly knowledgeable about the subjects that I expect will come up during the call.

Why were no stakeholders invited to this conference call?

My client has been working on the Project for nearly a year to obtain the necessary approvals from the City of Tucson (City) and SHPO. After consultation with the various responsible City officials, the City Development Services Department has confirmed that the Project complies with all applicable zoning, building and fire code requirements. Moreover, the Property is not located within any of the City's Historic Preservation Zones. Thus, the City's historic preservation regulations do not apply.

This is not true. Historic preservation regulations DO apply. This project must meet the approval of the Tucson-Pima County Historical Commission and that body must be a consulting party in the Section 106 review. So far they have unanimously condemned this project and, as far as we know, have not been invited to the 106 table.

Also, as independent residents of the neighborhood, we too have been working for months and spending countless hours on this issue. [Do you know what the learning curve on Section 106 is like?!] Unlike Mr. Hinderaker and the developers who have paid themselves handsomely, we haven't earned a nickel for time spent on this. The people in our neighborhood have goals that are much more altruistic than those of these developers whose only concern is their profit margin and how much money they can bilk out of our city, our state and the poor. They don't care an iota about historic context or preservation.

This, once again, begs the question - why did they buy this property when there are numerous vacant lots for much less money nearby?

### **1. SHPO Completed a Section 106 Review in Consultation With The City.**

Because my client will be seeking HUD funding for the Project, an environmental review under 24 CFR Part 58 must be completed. One of the many statutory and regulatory elements of the Part 58 environmental review involves a "Historic Preservation Review" that includes a Section 106 consultation process. In cooperation with the Tucson Preservation Office, my client has completed the Historic Preservation Review process through SHPO and, in the process, satisfied the review requirements of historic preservation as required by 24 CFR Part 58 (36 CFR Part 800). Bob Frankeberger, AIA Architect for SHPO confirmed for my client on October 3, 2014, that the Memorandum of Agreement (MOA) is satisfied and the Section 106 consultation process complete. I enclose a copy of the Historic American Buildings Survey (HABS) report for the Project that was an integral part of the MOA. Included with the HABS report are several significant items of correspondence and a copy of the MOA.

The MOA is not satisfied and may even be invalid. Again, Zach Carter: "In its current form the attached MOA would not be valid because it is not signed by a federal agency (or local government Responsible Entity acting as federal agency)." 10/7/14

On January 26, 2014, my client met with the Plans Review Subcommittee of the Tucson-Pima County Historical Commission for a "courtesy review." Although this was not part of the Section 106 consultation process, the members of the Subcommittee were given the opportunity to comment on the Project. Several of the members expressed criticism for the Project and recommended changes to the design. Most of these criticisms had to do with the size and scale of the new structure. The City's Historic Preservation Officer, Jonathan Mabry, was present and he participated in the meeting. Thus, Mr. Mabry was aware of the Subcommittee's concerns.

The City, through its HPO, participated directly in the Section 106 consultation process with SHPO. The HPO attended at least one meeting at SHPO and he communicated with SHPO about the Project throughout the Section 106 process. By letter dated May 13, 2014 (enclosed), the HPO advised my client of his conclusion regarding "adverse effect": In consultation with the Arizona State Historic Preservation Office (SHPO), it is my finding that the Adverse Effect of partial demolition of this contributing property in the Armory Park National Register Historic District will be mitigated by architectural documentation SHPO standards, and there is no additional Adverse Effect of this project on any historical, archaeological, or cultural resources. In a subsequent letter to Michael Trailer, Director of the Arizona Department of Housing, dated June 11, 2014 (enclosed),

the HPO noted that he had received a number of emails and phone calls about the Project, which he described as a "Low Income Housing Tax Credit project." The letter notes that the City facilitated a meeting at City Hall on April 11, 2014, between my client and "multiple stakeholders to discuss the project." The letter details concerns raised by the "stakeholders" at that meeting regarding the demolition of a portion of the existing structure and "the visual impact of the current design of the replacement building on the adjacent historic neighborhood." The letter concludes by recommending that the Arizona Department of Housing require the developers to "further refine the design of the new building to be more compatible with its surroundings through a process that engages adjacent neighbors, the Historical Commission and other stakeholders."

The April 11th meeting was not attended by stakeholders from Barrio Historico. Residents within view and next to the proposed project were never notified and only by chance found out about this development. We were never notified by the developer and even after numerous phone calls by our neighbor to Mary Ann Beerling, they refused to meet with him.

From that date onward, my client has met with members of the public to hear their comments and concerns about the design. In response to those comments, my client modified the building plans. More specifically, the plans were modified to include those items shown on the enclosed list. The most recent design was presented at a public meeting held on October 7, 2014, by the City of Tucson. Thus, my client has engaged with the City and the public throughout the Section 106 consultation process.

This is confusing. First, Mr. Hinderaker claims that the Section 106 process is complete [see below] and if that is, as he claims, the case, then how could there be a public Section 106 meeting after the fact?

The initial 106 meeting held by the city was't even billed as such!

Section 106 states that stakeholders must be involved from the beginning of the design process, not shown the project as designed and ready to build by the developer with no input after the fact. The stakeholders had little or nothing to do with this process. Even after the design was highly criticized, the developer did next to nothing to alter the design to the satisfaction of nearby residents. It is still four stories, looms over neighboring houses and is completely inconsistent with the fabric of the historic neighborhoods.

In addition, after my client made an invitation to the Advisory Council on Historic Preservation (ACHP) to participate directly in the Section 106 consultation process the ACHP declined. By letter dated July 3, 2014 (enclosed), the ACHP advised Compass that the ACHP had reviewed the undertaking. ACHP concluded that the undertaking did not warrant their participation in the Section 106 consultation to resolve adverse effects. Further, the ACHP informed Compass that it could complete the MOA in consultation with SHPO to satisfy the requirements of Section 106.

False. ACHP could not participate because the Section 106 process was not initiated until after HOME funding was applied for.

We have yet to see any documentation of a Section 106 process dating to last July. Do you have such documentation?

## **2. The City Did Not Notify Compass About The Programmatic Agreement Until The Section I06 Consultation Process Was Essentially Complete.**

Section 106 had not even been initiated.

With SHPO's recent confirmation that the MOA is satisfied, the environmental review process for historic preservation under 24 CFR Part 58 should be complete, but that may now be in doubt. On October 1, 2014, Tom Ingram wrote to Compass on the City's behalf. Mr. Ingram first informed my client that he was close to completing the Environmental Review Report (ERR) and everything appeared to be in order. But then he explained that according to City staff (Mr. Mabry) the Project "will likely fall under the governance of the 'Programmatic Agreement Among the City of Tucson, the Advisory Council of Historic Preservation and the Arizona State Historic Preservation Officer.'" Mr. Ingram goes on to explain that while the Programmatic Agreement dates back to 2001, "the Division has never worked with it in the past." This, and other facts I have learned, suggest to me that the City may not have properly implemented the Programmatic Agreement or applied it with any consistency since 2001.

Total speculation on the part of Mr. Hinderaker.

## **3. The City Waived Its Role Under The Programmatic Agreement By Not Asserting It Sooner.**

The City may not invoke the Programmatic Agreement at this late date. The Programmatic Agreement is not a zoning ordinance. It is simply an agreement between the City, SHPO and ACHP that purports to transfer the ability to conduct certain aspects of the Section 106 consultation process from SHPO to the City under certain circumstances. But with that ability came certain requirements on the City. Here, the City has not met those requirements. Under Section II.A of the Programmatic Agreement, the City is required to ensure that "subrecipients" of HUD funding, like Compass, are aware of the Programmatic Agreement and "the need to complete the Section 106 review in coordination with Certified Staff (of the City) *prior to the initiation of the project activities.*" (emphasis added.) Here, project activities were initiated no later than May of 2014, when Compass initiated the Section 106 consultation process with SHPO. The City, through its HPO, participated in that process with SHPO. The process resulted in a completed MOA signed by the State HPO, James Garrison, dated August 4, 2014. In accordance with the MOA, Compass retained Bob Mackay, Architect, to prepare the enclosed HABS report for the Property. I am informed that Mr. Mackay has been preapproved by both SHPO and the City to perform this function.

Under federal law, SHPO had authority to complete a Historic Preservation Review, including the Section 106 consultation process. Federal law contemplates that there will be only one Section 106 consultation process. The Section 106 consultation process is now complete and the City participated in that process.

Where is the documentation of this early Section 106 process?

Why doesn't ACHP have any record of this? Why were no stakeholders aware of this?



Under the legal doctrines of waiver and estoppel, the City cannot now subject Compass to a second Section 106 consultation process based upon an intergovernmental agreement that the City has never properly implemented and failed to follow in this case. The City HPO has understood the nature of the Project since at least January 2014. He participated in the Historic Preservation Review conducted by SHPO. His letter dated May 13, 2014, found no Adverse Effect.

There was never an initial 106 process. Here we empathize with the city HPO who, in a closed door meeting with the developer on May 12th, was not allowed time or access to community input to make an informed decision.

The process is complete and nothing in federal law or the Programmatic Agreement allows the City to take the Project back through a second Section 106 consultation.

Again, Zach Carter:

"While much of the existing MOA could be utilized by the City in completing its Section 106 responsibilities, the City would need to revise and amend the document in its entirety, with input from consulting parties. There appear to be several community members who are interested in this activity; additionally, there appears to be interest in mid-century modernist architecture from the larger Tucson/Pima County community. Therefore, the Section 106 process should include outreach to these individuals, groups, and organizations to identify potential consulting parties. As always, evidence of this public outreach should be retained in the Environmental Review Record, and may be requested by the Advisory Council on Historic Preservation (ACHP) or by HUD.

The Section 106 process should also document consideration of alternatives to demolition of the historic resource, and realistic evaluation of these possibilities. My understanding is that the currently preferred alternative may include partial retention of the hotel façade facing Stone Avenue, and of the historic sign. If this is part of the resolution of adverse effects, then it must be included in the MOA.

Currently the MOA appears to resolve adverse effects through recordation only. Also, while the MOA discusses a design for the new development that would be in keeping with the scale and configuration of adjacent structures, it should go on to specify the content of these design elements. Mitigation and new design elements contributing to resolution of adverse effects should be included in the MOA.

The ACHP must be invited to consult when an activity will have an adverse effect on a historic property, per 36 CFR 800.6(a). The invitation to ACHP to consult and to be a signatory to the MOA needs to be extended by the City as federal agency RE. Since there is public interest in this activity, ACHP may wish to consult. If ACHP does not consult or sign the MOA, the City will still need to file the MOA with ACHP once executed, to complete the Section 106 process."

10/7/14

**4. At Most, the Programmatic Agreement Requires a Consultation With SHPO, Which Has Already Occurred.**

There may be some misunderstanding about the meaning of the Programmatic Agreement should it apply. Section IV.A requires a review by the Historical Commission only in certain instances and then only to assure “treatment” according to the “Secretary of the Interior’s Standards” (the “SI Standards”). The SI Standards relate to historic buildings that are preserved and rehabilitated. My client proposes to demolish the main structure and construct a new one in its place. Thus, Section IV.A does not apply.

Section IV.C of the Programmatic Agreement may apply to the Project because it covers instances where “existing improvements are demolished and new buildings are planned...” In those cases, the property owner must perform a survey and archaeological records check. My client appears to have already satisfied this requirement by preparing a HABS report.

Has this HABS been submitted to ACHP and HUD for their review and approval?

Finally, under Section IV.D, my client may be required to consult with SHPO under certain circumstances. These include when the proposed treatment does not meet the SI Standards and when there are proposed additions that exceed 50% of the square footage of an existing building. SHPO’s review process necessarily considered whether the Project provides treatment in accordance with the SI Standards. My client has already consulted SHPO regarding these issues and SHPO has approved an MOA. Thus, Section IV.D is satisfied and any further review process regarding these issues would be futile.

## **5. Conclusion.**

Based upon the foregoing, the HPO has no further discretion. All of the City’s regulations and requirements for approval have been fully satisfied and the HPO’s effort to raise federal regulations to block the ERR are misplaced. Thus, the HPO must now sign off on the ERR. In addition, the City should approve the Project and allow my client to proceed with demolition immediately for a more practical reason—it is the right thing to do and the City’s reputation is at stake. My client has done everything the City has asked. My client has expended over \$250,000 in reliance on the City’s assurances and guidance. This is a great Project that enjoys strong support from the community and will provide desperately needed housing for Tucson’s low income residents. If the City scuttles this Project at this juncture or demands design changes that make the Project infeasible, that would be unfortunate for those people who desperately need low income housing options and unjust given that the City could have and should have raised any concerns over the Programmatic Agreement at the beginning of the process before my client invested so much money. The City should not force my client to go through another Section IO6 consultation process or reopen the process because certain individuals do not like the results of the SHPO consultation process that has already occurred.

This project does not enjoy great support from the community!

Everyone surrounding this project is against the demolition of this historic resource.

We would love to see this property developed and put to re-use as low-income housing. The property, as is, is totally viable for restoration and would be an asset to our neighborhood and city if restored to its former glory.

I trust the City will not cave into the loud and indignant voices of some neighboring property owners or give them outsized influence over my client's Project. My client has already heard extensive public comment and so has the City and SHPO. The existing structure is well beyond repair, has been vacant for many years and must be demolished. The new structure will comply with all applicable City regulations, including zoning, building code and fire code. As for concerns over the structure's scale and impact on neighboring properties, those concerns were expressed multiple times and my client addressed them by changing the building's design. The City should allow the Project to proceed without further delay so that Compass can get on with providing much needed low income housing to the community.

We trust the city will not be bullied and cave into the well oiled voices of expensive lawyers!

We have no "outsized influence" here. We are at a great disadvantage to their well paid staff and insider dealings with the state.

And again, the developer has done next to nothing to mitigate the great Adverse Effect that this behemoth of a building will bring to our historic neighborhood. Some minor color changes do nothing to alleviate the realities of living in small, dark, windowless apartments.

Our city can and should do better than this, not only for the well being of its citizenry but also for the historic context that this development will adversely effect.

Thank you for considering our point of view. I look forward to discussing the matter with the City and HUD on October 15, 2014.

Very truly yours,

John Hinderaker

JH/yr

Enclosures

Copy: Mr. Mark Shoemacher

Mr. Mark Appleby

Mr. Zach Carter (HUD)

**From:** Ramona Williams  
**To:**  
**Subject:** Fwd: Re: Meeting invitation: Downtown Motor Lodge- Wednesday December 10 @ 9:30 AM  
**Attachments:** Williams, Ramona.vcf

>>>

**From:** Sally Stang  
**To:** Ramona Williams  
**Date:** 12/08/2014 12:28 PM  
**Subject:** Fwd: Re: Meeting invitation: Downtown Motor Lodge- Wednesday December 10 @ 9:30 AM

Sally Stang, Director  
Housing & Community  
Development Department  
City of Tucson

310 North Commerce Park Loop  
Santa Rita Building  
520.791.4171 office  
520.837.5395 direct

>>> Demion Clinco <[demionc@yahoo.com](mailto:demionc@yahoo.com)> 12/5/2014 5:58 PM >>>  
Good afternoon Director Stang,

I wanted to reach out to you directly after emails back and forth with Romona Williams in your office today about the December 10 meeting. I am still unclear if this meeting is part of the section 106 process with consulting parties.

After receiving a number of emails today I have an additional question about how the MOA was executed earlier in the year without the participation of interested parties, stakeholders or neighbors. It seems that Arizona Department of Housing took action based on this MOA. Can you provide insight into exactly how the City Signed MOA covered the actions of ADH and what the outcome was. Additionally, I remain very concerned about about the timeline of the section 106 process from its start to now. If the MOA was created earlier in the year without the participation of consulting parties (instead their explicit exclusion) It seems the process is ahead of itself. Shouldn't this process start with the involvement of consulting parties in the development of the MOA, not simply the modifications? It would help if there was clear

transparency about what has happened to get us to this point.

It would be very useful before our meeting if you could provide the following information to the participants:

1. A time line of the creation of the MOA and the section 106 process from its start to now.
2. An outline of the established undertaking.
3. How consulting parties have been identified
4. A summary of the public participation/involvement plan.
5. A document/map that shows the APF - at the T-PCHC meeting city staff said the APF were the Historic Neighborhoods - is this formally documented.
6. The identification of historic properties
7. The evaluation of historic significance
8. A list of consulting parties included so far.
9. An outline of how residents in the surrounding historic districts have been notified and included in the process.
10. the current MOA

Additionally, I want to voice my concern that the December 10th meeting dose not include representation from the Barrio Hisotrico Historic Preservation Zone Advisory Board (a clear interested and impacted party) or the neighbors who are directly effected by the undertaking who have expressed interest in participating as consulting parties. I believe the success of the section 106 process is based on an inclusive process that actively engages the community and solicits participation.

I have CC Zach Carter from HUD as I understand that he providing guidance in this process. I look forward to hearing back from you.  
Thank you so much.

All the best,  
Demion Clinco



CITY OF TUCSON  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
ADMINISTRATION DIVISION

Date: December 9, 2014

**Subject: Dec 10, 2014 Meeting of interested parties: Downtown Motor Hotel**

Dear: Mr. Clinco,

Thank you for your correspondence dated 12/5/2014 requesting information on the Section 106 process and where the City is in the process.

Below are numbered responses to the questions. Some of the responses will include attachments and will be marked as such:

**1) Question: A time line of the creation of the MOA and the section 106 process from its start to now.**

**Response:** The 'process' started on Oct 14<sup>th</sup> when HCD received the referral to the HOME program. That is what launched the City/HCD's involvement in the process. Since Oct 14, we have had two public meetings, (Oct 28, Nov 20) We are currently in the phase of gathering public comments.

**2) Question: An outline of the established undertaking:**

**Response** (See attachment marked #2) **PLEASE NOTE:** attachment 2b outlines action/activities before HCD was involved.

**3) Question: How consulting parties have been identified**

**Response:** Between Oct 14 (the beginning of the Sect 106 process for the City) and Oct 28, we requested that Jonathan Mabry's office (OIP), provide us a list of the interested parties including Neighborhood Association contacts, Historic District contacts, and attendees from previous meetings that were held. (prior to HCD's/Section 106 process for federal funding was instigated). OIP provided us a list and we notified those contacts via email. (Email list attached) as well as posting the regular Public Meeting notice with the Clerk's Office and on our website. (See attachment #3)

**4) Question: A summary of the public participation/involvement plan.**

**Response:** The meetings (since the Oct 14<sup>th</sup> start of the 106 process) were publicly noticed, and the comments are located for viewing on HCD's website:

<http://hcd.tucsonaz.gov/hcd/whats-new> In addition, the information has gone out to all the



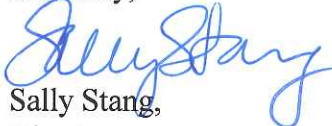
contacts provided by OIP (Historic Preservation) who have been identified as interested parties. At the meeting of Nov 20, 2014; City staff asked attendees to review the email list that was provided to ensure email addresses were correct. Many were returned the first time undeliverable. There were no responses to the invitation to correct incorrect email addresses. Comments are still being accepted at the City HCD website:

<http://hcd.tucsonaz.gov/hcd/whats-new>

- 5) **Question: A document/ map that shows the APF – at the T-PCHC meeting city staff said the APF were the Historic Neighbors – is this formally documented.** Please note: We assume that APF is referring to Area of Potential Effect (APE) (See 3 attachments marked #5)
- 6) **Question: The identification of historic significance.**  
**Response:** This information can be obtained from the Historic Preservation Office
- 7) **Question: The evaluation of historic significance.**  
**Response:** This information can be obtained from the Historic Preservation Office
- 8) **Question: A list of consulting parties included so far.**  
**Response:** (email list posted on HCD's website): <http://hcd.tucsonaz.gov/hcd/whats-new> (See attachment #3)
- 9) **Question: An outline of how residents in the surrounding historic districts have been notified and included in the process.**  
**Response:** Individual residents per se have not been notified since HCD's process began on Oct 14. Again, the meeting notices were sent to those identified from OIP as previously interested parties and meeting notices were posted in the Clerks office and on the HCD website. <http://hcd.tucsonaz.gov/hcd/whats-new>
- 10) **Question: The current MOA.**  
**Response: PLEASE NOTE:** This MOA is not a City entity signed MOA: it is an MOA between SHPO and Downtown Motor Lodge. If the project is approved for Section 106 federal funding, a new MOA will be drafted and implemented between the **City** and Downtown Motor Lodge, SHPO and ACHP (if interested) at that time.  
(See attachment #10)

If you have any further questions, please let us know.

Sincerely,



Sally Stang,

Director

Housing & Community Development Department

Attachment



# DOWNTOWN MOTOR APARTMENTS

## ATTACHMENT # 2



Downtown Motor Apartments is an acquisition and demolition with new construction of a blighted structure. The project will provide 44 units of affordable housing in a growing urban area that lacks affordable housing, especially for households that work in and near downtown Tucson. This sustainable development project consists of thirty-five one bedroom and nine two bedroom apartments. It will serve low income and veteran households. Construction includes demolition of the majority of the dilapidated structure and the commitment to remodel the two front buildings along South Stone Avenue and to refurbish the existing vintage street sign.

Downtown Motor Apartments is located just a few blocks south of the central business district at 383 South Stone Avenue. Downtown Motor Apartments is within the City of Tucson's "Downtown Area Infill Incentive District" and has strong locational attributes due to its access to public transit that includes five Sun Tran bus stops, the Ronstadt Transit Center and the new Modern Street Car (light rail). The site offers walk-able proximity to a variety of services within one-quarter mile to one-mile radius that includes retail stores, grocery stores, pharmacies, convenience stores, banks, restaurants, hair care, dry cleaners, and apparel stores. Also nearby are recreational facilities (parks, museums, theatres and other venues), community/senior centers, and public, charter, and private schools serving elementary, middle, and high school students. In addition, it is near the University of Arizona, as well as three Pima Community College campuses, and very close to civic facilities that include government offices that serve the public, police/fire stations, and public libraries, places of worship, social service providers, hospitals, and medical clinics.

GREEN building features include low maintenance exterior, energy efficient window and doors, Energy-Star appliances and equipment, etc. The building common areas include a library and computer room, balconies, private outdoor areas, covered and secure parking garage for vehicles and bicycles, a laundry room, and shared interior circulation. The office building includes a lobby that will be used as a gallery for tenants/artists. Professional on-site property management and staff will be provided.



Attachment #2b

**Project**

**Downtown Motor Apartments**

**Stakeholder Meeting**

**October 7, 2014/5:30 - 7:00 p.m. / Joel D. Valdez Main Library**

Overview of City Regulations & Review Process Pertaining to Stone Motor Apartments, 383 S. Stone Ave., Tucson. New construction of a 44-unit, 4-story apartment complex; renovations to front portion of existing buildings and proposed demolition of remainder (listed as contributing in the Armory Park National Register Historic District)

**Location & Zoning**

Property is zoned C-3 (i.e., for commercial uses); located within the Armory Park National Register Historic District; not within but adjacent to Armory Park and Barrio Historico local Historic Preservation Zones [HPZ]; located within Infill Incentive District, but project is not utilizing this optional zoning overlay.

**Planning & Development Services (PDS) Review Timeline Case Numbers:**

- Individual Parking Plan (IPP) Case Number: T14SA00036
- Design Development Option (DDO) / Design Review Board (ORB) Case Number: T14SA00263

**1/14/14** - Although not in a Historic Preservation Zone (HPZ), the applicant submitted an HPZ Courtesy Review application package for demolition and new construction of an affordable housing apartment complex. PDS staff found the application to be complete and had no recommendations. The applicant was advised to contact the Armory Park Historic Zone Advisory Board to schedule a Courtesy Review.

**1/23/14** - The applicant attended the Plans Review Subcommittee of the Tucson-Pima County Historical Commission (T-PCHC) for a Courtesy Review of the project. Following is the Motion and Discussion included in the Legal Action Report for the above Subcommittee Meeting:

*Motion by Commissioner Stables to approve plans as submitted with the recommendation to consider a new roofline and to step the building to make the scale of the building more suitable. Motion seconded.*

*Further discussion included comments from Commissioners Mirto and Clinco expressing concern for the approval of the demolition of a significant historic resource. Mr. Tom explained that the historic Joesler character had been diminished over time due to alterations. Mr. Tom added that in certain areas the building is in such disrepair that its restoration is not a viable option. [Note: Mr. Tom was the project architect.] A second motion by Commissioner Stables that the T-PCHC is not in favor of the demolition of historic resources, however, if the project were to proceed the recommendation is to consider a new roofline and to step the building to make the scale of the building more compatible with surrounding structures and suitable to the human scale.*

*Motion passed. Vote 5 - 0.*

## Attachment #2b

Downtown Motor Apartments  
Stakeholder Meeting  
October 7, 2014/5:30 - 7:00 p.m. / Joel D. Valdez Main Library

**1/27/14** - PDSB issued an HPZ Courtesy Review Decision Letter with the following conditions:

1. *The applicant strongly considers consultation with the Barrio Historico Neighborhood Historic Zone Advisory Board;*
2. *The applicant alters roof type to be more appropriate to scale and compatible with the development zone;*
3. *The applicant steps the height of the building to be more appropriate to scale of the surrounding structures and compatible with the development zone.*

**1/30/14** - IPP Application Submitted and Accepted for Processing; Development Package also submitted for processing; Floodplain submitted, approval conditional to approval of development package and building plans.

**2/3/14** - Staff Review finds Property Is Zoned C-2 and Is Not Within 300' of R-3 or More Restrictive Zoning; Project Does Not Require Notification

**2/11/14** - Plan Found In Compliance with IPP Criteria. Decision Made to Approve Individual Parking Plan

*NOTE: On September 23, 2014, the Mayor and Council approved a text amendment that updated the notice requirement for IPPs proposed within 300' of properties with a historic designation. While this does not apply to this project; it will apply to future projects.*

**8/19/14** - DDO/DRB Applications Received for Processing; 8/20/14 applicant notified of DRB meeting date

**9/3/14** - Notice of DDO Request Sent to Affected Parties; DDO Request Reviewed by the DRB; Case Continued to 10/3/14 DRB Meeting

**9/17/14** - End of Public Comment Period on DDO

**10/6/14** - PDSB Director's Decision sent to Property Owners; Applicants attended continued DRB meeting and presented revised landscape plans. DDO Request Reviewed by the DRB; DRB Recommended Approval. Applicants will need to provide revised landscape plans to PDSB before the issuance of PDSB Director's Decision Letter.

**10/8/14** - PDSB Director's Decision sent to Property Owners; 10/15/14 is date decision is effective; 10/22/14 is final date to appeal decision

**City Requirements for Projects Seeking a Permit for Demolition of a Historic Property**  
Projects that seek demolition permits for buildings 50 years or older and that are listed or eligible for listing in the National Register of Historic Places must provide to the City Historic Preservation Officer full architectural documentation for review and approval of the documentation's completeness before demolition permits may be issued. The purpose of architectural documentation is to provide a permanent record of a building's historical significance before its loss. [City Ordinance 10776, April 13, 2010.]

Because the Downtown Motor Apartments, built in 1941, is over 50 years old and is a contributor in the Armory Park National Register Historic District, the developer is required to provide full architectural documentation to the City Historic Preservation Officer for review and determination of completeness prior to the City issuing a demolition permit. Because architectural

## Attachment #2b

Downtown Motor Apartments  
Stakeholder Meeting  
October 7, 2014/5:30 - 7:00 p.m./ Joel D. Valdez Main Library

documentation has been required by the State Historic Preservation Office as part of the funding for this project, the developer will submit that same documentation to the City Historic Preservation Officer for approval.

City's Historic Preservation Role for Projects Seeking Federal Funding through the State

- Projects with properties (1) either individually listed in the National Register of Historic Places or listed as contributors in a National Register Historic District and (2) seeking state funding assistance in which federal dollars are involved are required to undergo a consultation with the State Historic Preservation Office (SHPO) pursuant to Section 106 of the National Preservation Act to determine if there are any adverse effects and how those adverse effects may be mitigated. This is often referred to as a "106 review."

- Such projects must also be reviewed and commented on by the local jurisdiction if that local jurisdiction is a Certified Local Government (CLG). CLGs are designated by both the National Park Service, which administers federal historic preservation laws and regulations, and the Arizona State Historic Preservation Office.

- CLG designation requires the City Historic Preservation Officer to consult with the SHPO and formally comment on whether the project will have any adverse effects on a historic property or on a historic district and on how adverse effects may be mitigated according to federal standards. Federal standards allow for mitigation of demolition through detailed architectural documentation.

- Because the developer of the proposed Downtown Motor Apartments is seeking funding through the Arizona Department of Housing's Low Income Housing Tax Credits (LIHTC) Program (a federal tax credit); because the project involves a contributor in a National Register Historic District; and because the City of Tucson is designated as a CLG, the City Historic Preservation Office participated in a joint consultation with SHPO and the project team. During that consultation, the project team made the case that it is not economically feasible to preserve the entire existing building because of structural issues and abundance of hazardous materials such as asbestos. The City Historic Preservation Officer submitted a letter with findings consistent with this consultation, noting that the project will have an adverse effect on the building's designation as a contributor to the Armory Park National Register Historic District and acknowledging that the adverse effect may be mitigated through architectural documentation before the demolition in accordance with federal standards. SHPO issued its own letter with the same findings; in such consultations, the SHPO findings prevail.

## Attachment # 3

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| BC: abreezamz@hotmail.com (abreezamz@hotmail.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: ABrown@ourfamilyservices.org> (ABrown@ourfamilyservices.org>)       | Transferred | 11/18/2014 4:38 PM |
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| BC: dina_rosengarten@hotmail.com (dina_rosengarten@hotmail.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: dnonaka@copecommunityservices.org (dnonaka@copecommunityservices.org)           | Transferred | 11/18/2014 4:38 PM |
| BC: dodgeflowerna@cs.com (dodgeflowerna@cs.com)                                     | Transferred | 11/18/2014 4:38 PM |
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| BC: dsijams@gmail.com (dsijams@gmail.com)                                           | Transferred | 11/18/2014 4:38 PM |
| BC: dtwelker@eyes.arizona.edu (dtwelker@eyes.arizona.edu)                           | Transferred | 11/18/2014 4:38 PM |
| BC: duffyneighborhood@yahoo.com (duffyneighborhood@yahoo.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: dvild@yahoo.com (dvild@yahoo.com)                                               | Transferred | 11/18/2014 4:38 PM |
| BC: dyanez1@yahoo.com (dyanez1@yahoo.com)                                           | Transferred | 11/18/2014 4:38 PM |
| BC: eastin@mindspring.com (eastin@mindspring.com)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: eeepro1@yahoo.com (eeepro1@yahoo.com)                                           | Transferred | 11/18/2014 4:38 PM |
| BC: Elaine Becherer (Elaine.Becherer@tucsonaz.gov)                                  | Read        | 11/18/2014 5:06 PM |
| BC: ellen.brown@pcao.pima.gov (ellen.brown@pcao.pima.gov)                           | Transferred | 11/18/2014 4:38 PM |
| BC: elrioneighborhoodassociation@gmail.com (elrioneighborhoodassociation@gmail.com) | Transferred | 11/18/2014 4:38 PM |
| BC: emartinez@swfhc.com (emartinez@swfhc.com)                                       | Transferred | 11/18/2014 4:38 PM |
| BC: ephemera77@aol.com (ephemera77@aol.com)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: etac_romad@msn.com (etac_romad@msn.com)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: face.Janton@gmail.com (face.Janton@gmail.com)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: fcacruz@gmail.com (fcacruz@gmail.com)                                           | Transferred | 11/18/2014 4:38 PM |

### Attachment # 3

|                                                                         |             |                    |
|-------------------------------------------------------------------------|-------------|--------------------|
| BC: garyberni@aol.com (garyberni@aol.com)                               | Transferred | 11/18/2014 4:38 PM |
| BC: gcb1@netscape.net (gcb1@netscape.net)                               | Transferred | 11/18/2014 4:38 PM |
| BC: gene.einfrank@gmail.com (gene.einfrank@gmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: geo@geowhe.com (geo@geowhe.com)                                     | Transferred | 11/18/2014 4:38 PM |
| BC: georgina@ag.arizona.edu (georgina@ag.arizona.edu)                   | Transferred | 11/18/2014 4:38 PM |
| BC: gerhyne.garay@gmail.com (gerhyne.garay@gmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: Gigi.rodriquez@cplc.org (Gigi.Rodriguez@cplc.org)                   | Transferred | 11/18/2014 4:38 PM |
| BC: gilbertfimbres@aol.com (gilbertfimbres@aol.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: gisbarbara@gmail.com (gisbarbara@gmail.com)                         | Transferred | 11/18/2014 4:38 PM |
| BC: gkalil@kalilbottling.com (gkalil@kalilbottling.com)                 | Transferred | 11/18/2014 4:38 PM |
| BC: gledingham@theriver.com (gledingham@theriver.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: Glenn Fournie (Glenn.Fournie@tucsonaz.gov)                          | Read        | 11/18/2014 4:45 PM |
| BC: gonzini51@hotmail.com (gonzini51@hotmail.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: guillermo.andrade@lafrontera.org (guillermo.andrade@lafrontera.org) | Transferred | 11/18/2014 4:38 PM |
| BC: guy_7272@msn.com (guy_7272@msn.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: hannahglasston@cox.net (hannahglasston@cox.net)                     | Transferred | 11/18/2014 4:38 PM |
| BC: harry.Roberts@TeamRWB.org (harry.Roberts@TeamRWB.org)               | Transferred | 11/18/2014 4:38 PM |
| BC: idetweiler@codac.org (idetweiler@codac.org)                         | Transferred | 11/18/2014 4:38 PM |
| BC: ileanavaca@yahoo.com (ileanavaca@yahoo.com)                         | Transferred | 11/18/2014 4:38 PM |
| BC: its@theriver.com (its@theriver.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: ivoman13@hotmail.com (ivoman13@hotmail.com)                         | Transferred | 11/18/2014 4:38 PM |
| BC: J.Dowdall@msn.com (J.Dowdall@msn.com)                               | Transferred | 11/18/2014 4:38 PM |
| BC: j.gibbsarchitect@gmail.com (j.gibbsarchitect@gmail.com)             | Transferred | 11/18/2014 4:38 PM |
| BC: J3149@aol.com (J3149@aol.com)                                       | Transferred | 11/18/2014 4:38 PM |
| BC: jackmclain@mac.com (jackmclain@mac.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: JamesKrepps@gmail.com (JamesKrepps@gmail.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: janetmiller@gmail.com (janetmiller@gmail.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: Jboyle@nursing.arizona.edu (Jboyle@nursing.arizona.edu)             | Transferred | 11/18/2014 4:38 PM |

## Attachment # 3

|                                                                                   |             |                     |
|-----------------------------------------------------------------------------------|-------------|---------------------|
| BC: jcervell@email.arizona.edu (jcervell@email.arizona.edu)                       | Transferred | 11/18/2014 4:38 PM  |
| BC: jeff@jeffdigregorio.com (jeff@jeffdigregorio.com)                             | Transferred | 11/18/2014 4:38 PM  |
| BC: jefffarkas@cox.net (jefffarkas@cox.net)                                       | Transferred | 11/18/2014 4:38 PM  |
| BC: jill@aniceworld.com (jill@aniceworld.com)                                     | Transferred | 11/18/2014 4:38 PM  |
| BC: jkovicak@cox.net (jkovicak@cox.net)                                           | Transferred | 11/18/2014 4:38 PM  |
| BC: jlapolar1@q.com (jlapolar1@q.com)                                             | Transferred | 11/18/2014 4:38 PM  |
| BC: jmora@ccs-pio.org (JMora@ccs-pio.org)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: jmrolf1229@gmail.com (jmrolf1229@gmail.com)                                   | Transferred | 11/18/2014 4:38 PM  |
| BC: jmuckle@codac.org (jmuckle@codac.org)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: joanchall@yahoo.com (joanchall@yahoo.com)                                     | Transferred | 11/18/2014 4:38 PM  |
| BC: jochoa@compasshc.org (jochoa@compasshc.org)                                   | Transferred | 11/18/2014 4:38 PM  |
| BC: jodabu@hotmail.com (jodabu@hotmail.com)                                       | Transferred | 11/18/2014 4:38 PM  |
| BC: Jodie Barnes (Jodie.Barnes@tucsonaz.gov)                                      | Read        | 11/18/2014 4:39 PM  |
| BC: JoeFlores@cox.net (JoeFlores@cox.net)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: jojhernan@aol.com (jojhernan@aol.com)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: Jonathan Mabry (Jonathan.Mabry@tucsonaz.gov)                                  | Replied     | 11/18/2014 4:38 PM  |
| BC: jordan.layton@cpsaarizona.org (jordan.layton@cpsaarizona.org)                 | Transferred | 11/18/2014 4:38 PM  |
| BC: Josefina.Cardenas.Jc@gmail.com (Josefina.Cardenas.Jc@gmail.com)               | Transferred | 11/18/2014 4:38 PM  |
| BC: joseph_cates1965@yahoo.com (joseph_cates1965@yahoo.com)                       | Transferred | 11/18/2014 4:38 PM  |
| BC: josephtucs@aol.com (josephtucs@aol.com)                                       | Transferred | 11/18/2014 4:38 PM  |
| BC: jre@lithops.com (jre@lithops.com)                                             | Transferred | 11/18/2014 4:38 PM  |
| BC: julie@partnersforhousingsolutions.com (julie@partnersforhousingsolutions.com) | Transferred | 11/18/2014 4:38 PM  |
| BC: junitas19@aol.com (junitas19@aol.com)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: Kacey@KAarch.com (Kacey@KAarch.com)                                           | Transferred | 11/18/2014 4:38 PM  |
| BC: Karla Avalos-Soto (Karla.Avalos-Soto@tucsonaz.gov)                            | Read        | 11/19/2014 10:29 AM |
| BC: Kate Kish (Kate.Kish@tucsonaz.gov)                                            | Read        | 11/19/2014 1:04 PM  |
| BC: KatyScoblink@helptucson.org (KatyScoblink@helptucson.org)                     | Transferred | 11/18/2014 4:38 PM  |
| BC: kidlaw96@aol.com (kidlaw96@aol.com)                                           | Transferred | 11/18/2014 4:38 PM  |



## Attachment # 3

|                                                                       |             |                    |
|-----------------------------------------------------------------------|-------------|--------------------|
| BC: kittyreeve@cox.net (kittyreeve@cox.net)                           | Transferred | 11/18/2014 4:38 PM |
| BC: ktom@architecturecompany.net (ktom@architecturecompany.net)       | Transferred | 11/18/2014 4:38 PM |
| BC: Kwelter@codac.org (Kwelter@codac.org)                             | Transferred | 11/18/2014 4:38 PM |
| BC: KWJW3@cox.net (KWJW3@cox.net)                                     | Transferred | 11/18/2014 4:38 PM |
| BC: kylie@livingstreetsalliance.org (kylie@livingstreetsalliance.org) | Transferred | 11/18/2014 4:38 PM |
| BC: lacarlson@cox.net (lacarlson@cox.net)                             | Transferred | 11/18/2014 4:38 PM |
| BC: laura427@cox.net (laura427@cox.net)                               | Transferred | 11/18/2014 4:38 PM |
| BC: leon.feliciano@gmail.com (leon.feliciano@gmail.com)               | Transferred | 11/18/2014 4:38 PM |
| BC: leons1@cox.net (leons1@cox.net)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: les_p_hackenslash@yahoo.com (les_p_hackenslash@yahoo.com)         | Transferred | 11/18/2014 4:38 PM |
| BC: les_p_hackerslash@yahoo.com (les_p_hackerslash@yahoo.com)         | Transferred | 11/18/2014 4:38 PM |
| BC: lhowell@cox.net (lhowell@cox.net)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: linda2526.lw@gmail.com (linda2526.lw@gmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: lisamele@ai.com (lisamele@ai.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: livingsimplyclub@yahoo.com (livingsimplyclub@yahoo.com)           | Transferred | 11/18/2014 4:38 PM |
| BC: lkot@Primavera.org (lkot@Primavera.org)                           | Transferred | 11/18/2014 4:38 PM |
| BC: lmazerbo@OurFamilyServices.org (lmazerbo@ourfamilyservices.org)   | Transferred | 11/18/2014 4:38 PM |
| BC: loispawlak@cox.net (loispawlak@cox.net)                           | Transferred | 11/18/2014 4:38 PM |
| BC: lori.nunez@lafrontera.org (lori.nunez@lafrontera.org)             | Transferred | 11/18/2014 4:38 PM |
| BC: lpearmain@msn.com (lpearmain@msn.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: lrothshepherd@cox.net (lrothshepherd@cox.net)                     | Transferred | 11/18/2014 4:38 PM |
| BC: luckmatthew@gmail.com (luckmatthew@gmail.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: lvnasec@outlook.com (lvnasec@outlook.com)                         | Transferred | 11/18/2014 4:38 PM |
| BC: lyle.ford@rallypointtucson.org (lyle.ford@rallypointtucson.org)   | Transferred | 11/18/2014 4:38 PM |
| BC: lynnw@longrealty.com (lynnw@longrealty.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: mararchitectsinc@cox.net (mararchitectsinc@cox.net)               | Transferred | 11/18/2014 4:38 PM |
| BC: mark.crum115@gmail.com (mark.crum115@gmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: mark.roe@exodushelp.org (mark.roe@exodushelp.org)                 | Transferred | 11/18/2014 4:38 PM |

### Attachment # 3

|                                                                                     |             |                    |
|-------------------------------------------------------------------------------------|-------------|--------------------|
| BC: masonm@email.arizona.edu (masonm@email.arizona.edu)                             | Transferred | 11/18/2014 4:38 PM |
| BC: mattzoll@cox.net (mattzoll@cox.net)                                             | Transferred | 11/18/2014 4:38 PM |
| BC: mbeach06@cox.net (mbeach06@cox.net)                                             | Transferred | 11/18/2014 4:38 PM |
| BC: mbeerling@compassaffordablehousing.org (mbeerling@compassaffordablehousing.org) | Transferred | 11/18/2014 4:38 PM |
| BC: mbhoman@msn.com (mbhoman@msn.com)                                               | Transferred | 11/18/2014 4:38 PM |
| BC: megan.lee@cpsaarizona.org (megan.lee@cpsaarizona.org)                           | Transferred | 11/18/2014 4:38 PM |
| BC: merkaba@cox.net (merkaba@cox.net)                                               | Transferred | 11/18/2014 4:38 PM |
| BC: mhazlett@amphi.com (mhazlett@amphi.com)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: michaelkeith@downtowntucson.org (michaelkeith@downtowntucson.org)               | Transferred | 11/18/2014 4:38 PM |
| BC: michal.andrew@teamrwb.org (michal.andrew@TeamRWB.org)                           | Transferred | 11/18/2014 4:38 PM |
| BC: mickmrf1@msn.com (mickmrf1@msn.com)                                             | Transferred | 11/18/2014 4:38 PM |
| BC: mikea@lineandspace.com (mikea@lineandspace.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: mikemorgue@cox.net (mikemorgue@cox.net)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: mikerebro@yahoo.com (mikerebro@yahoo.com)                                       | Transferred | 11/18/2014 4:38 PM |
| BC: miraclemanorna@cox.net (miraclemanorna@cox.net)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: mjghory@gmail.com (mjghory@gmail.com)                                           | Transferred | 11/18/2014 4:38 PM |
| BC: mlee@pasaderanetwork.org (mlee@pasaderanetwork.org)                             | Transferred | 11/18/2014 4:38 PM |
| BC: mmayer1@mindspring.com (mmayer1@mindspring.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: mmilazzo@compasaffordablehousing.org (mmilazzo@compasaffordablehousing.org)     | Transferred | 11/18/2014 4:38 PM |
| BC: moatesart@q.com (moatesart@q.com)                                               | Transferred | 11/18/2014 4:38 PM |
| BC: moniqua.k.lane@gmail.com (moniqua.k.lane@gmail.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: Montserrat.Caballero@pima.gov (Montserrat.Caballero@pima.gov)                   | Transferred | 11/18/2014 4:38 PM |
| BC: moonjyee@gmail.com (moonjyee@gmail.com)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: mray@dakotacom.net (mray@dakotacom.net)                                         | Transferred | 11/18/2014 4:38 PM |
| BC: mrnapresident@mesquiteranch.org (mrnapresident@mesquiteranch.org)               | Transferred | 11/18/2014 4:38 PM |
| BC: mrnavicepresident@mesquiteranch.org (mrnavicepresident@mesquiteranch.org)       | Transferred | 11/18/2014 4:38 PM |
| BC: MRozar67@msn.com (MRozar67@msn.com)                                             | Transferred | 11/18/2014 4:38 PM |
| BC: mshoemacher@gmail.com (mshoemacher@gmail.com)                                   | Transferred | 11/18/2014 4:38 PM |

### Attachment # 3

|                                                                       |             |                    |
|-----------------------------------------------------------------------|-------------|--------------------|
| BC: mspark@cox.net (mspark@cox.net)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: myvenicehouse@aol.com (myvenicehouse@aol.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: mznlglor@gmail.com (mznlglor@gmail.com)                           | Transferred | 11/18/2014 4:38 PM |
| BC: nataliabzieman@gmail.com (nataliabzieman@gmail.com)               | Transferred | 11/18/2014 4:38 PM |
| BC: nbrbns@aol.com (nbrbns@aol.com)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: ncwall@aol.com (ncwall@aol.com)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: neil.scott@q.com (neil.scott@q.com)                               | Transferred | 11/18/2014 4:38 PM |
| BC: Nicole Ewing-Gavin (Nicole.Ewing-Gavin@tucsonaz.gov)              | Deleted     | 11/19/2014 8:55 AM |
| BC: niemicat@hotmail.com (niemicat@hotmail.com)                       | Transferred | 11/18/2014 4:38 PM |
| BC: nmwarner51@msn.com (nmwarner51@msn.com)                           | Transferred | 11/18/2014 4:38 PM |
| BC: nopal.85756@gmail.com (nopal.85756@gmail.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: odowd@flash.net (odowd@flash.net)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: oienjmo@msn.com (oienjmo@msn.com)                                 | Transferred | 11/18/2014 4:38 PM |
| BC: onecitizenonevote@gmail.com (onecitizenonevote@gmail.com)         | Transferred | 11/18/2014 4:38 PM |
| BC: onthebluetoo@gmail.com (onthebluetoo@gmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: opt1775@yahoo.com (opt1775@yahoo.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: paloverdena@gmail.com (paloverdena@gmail.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: Pamela.Moseley@pima.gov (Pamela.Moseley@pima.gov)                 | Transferred | 11/18/2014 4:38 PM |
| BC: pandrew@primavera.org (pandrew@Primavera.org)                     | Transferred | 11/18/2014 4:38 PM |
| BC: pat.crutcher@va.gov (pat.crutcher@va.gov)                         | Transferred | 11/18/2014 4:38 PM |
| BC: Patricia Gehlen (Patricia.Gehlen@tucsonaz.gov)                    | Forwarded   | 11/19/2014 7:57 AM |
| BC: patriciamb@cox.net (patriciamb@cox.net)                           | Transferred | 11/18/2014 4:38 PM |
| BC: patrickbunker1@msn.com (patrickbunker1@msn.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: pbsadza@gmail.com (pbsadza@gmail.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: pcaldwell@ourfamilyservices.org (pcaldwell@ourfamilyservices.org) | Transferred | 11/18/2014 4:38 PM |
| BC: pete@cdphousing.com (Pete@cdphousing.com)                         | Transferred | 11/18/2014 4:38 PM |
| BC: pfv@email.arizona.edu (pfv@email.arizona.edu)                     | Transferred | 11/18/2014 4:38 PM |
| BC: PH8list@aol.com (PH8list@aol.com)                                 | Transferred | 11/18/2014 4:38 PM |

### Attachment # 3

|                                                                                        |             |                    |
|----------------------------------------------------------------------------------------|-------------|--------------------|
| BC: philipp@richjoy.com (philipp@richjoy.com)                                          | Transferred | 11/18/2014 4:38 PM |
| BC: phoman2@cox.net (phoman2@cox.net)                                                  | Transferred | 11/18/2014 4:38 PM |
| BC: PLDunford@cox.net (PLDunford@cox.net)                                              | Transferred | 11/18/2014 4:38 PM |
| BC: pnorback@cox.net (pnorback@cox.net)                                                | Transferred | 11/18/2014 4:38 PM |
| BC: poetssquare@gmail.com (poetssquare@gmail.com)                                      | Transferred | 11/18/2014 4:38 PM |
| BC: porourke6@cox.net (porourke6@cox.net)                                              | Transferred | 11/18/2014 4:38 PM |
| BC: president@broadmoorbroadwayvillage.com<br>(president@broadmoorbroadwayvillage.com) | Transferred | 11/18/2014 4:38 PM |
| BC: President@FeldmansAZ.org (President@FeldmansAZ.org)                                | Transferred | 11/18/2014 4:38 PM |
| BC: prussell@eeeveterans.org (prussell@eeeveterans.org)                                | Transferred | 11/18/2014 4:38 PM |
| BC: psalm116@gmail.com (psalm116@gmail.com)                                            | Transferred | 11/18/2014 4:38 PM |
| BC: pueblo-gardensneighborhood@cox.net (pueblo-gardensneighborhood@cox.net)            | Transferred | 11/18/2014 4:38 PM |
| BC: rabago89@hotmail.com (rabago89@hotmail.com)                                        | Transferred | 11/18/2014 4:38 PM |
| BC: R-A-IMOEHL@cox.net (R-A-IMOEHL@cox.net)                                            | Transferred | 11/18/2014 4:38 PM |
| CC: Ramona Williams (Ramona.Williams@tucsonaz.gov)                                     | Delivered   | 11/18/2014 4:38 PM |
| BC: ramoscheverri@aol.com (ramoscheverri@aol.com)                                      | Transferred | 11/18/2014 4:38 PM |
| BC: RB6603@att.net (RB6603@att.net)                                                    | Transferred | 11/18/2014 4:38 PM |
| BC: RebeccaAP@ELRIO.ORG (RebeccaAP@ELRIO.ORG)                                          | Transferred | 11/18/2014 4:38 PM |
| BC: reusrobert@yahoo.com (reusrobert@yahoo.com)                                        | Transferred | 11/18/2014 4:38 PM |
| BC: rfetom@architecturecompany.net (rfetom@architecturecompany.net)                    | Transferred | 11/18/2014 4:38 PM |
| BC: richarda_10918@yahoo.com (richarda_10918@yahoo.com)                                | Transferred | 11/18/2014 4:38 PM |
| BC: richardstudwell@msn.com (richardstudwell@msn.com)                                  | Transferred | 11/18/2014 4:38 PM |
| BC: Rick@lavaty.com (Rick@lavaty.com)                                                  | Transferred | 11/18/2014 4:38 PM |
| BC: rjroati@hotmail.com (rjroati@hotmail.com)                                          | Transferred | 11/18/2014 4:38 PM |
| BC: rkattnig@ag.arizona.edu (rkattnig@ag.arizona.edu)                                  | Transferred | 11/18/2014 4:38 PM |
| BC: rlsbcs@liveline.com (rlsbcs@liveline.com)                                          | Transferred | 11/18/2014 4:38 PM |
| BC: rmtrinidad@compasshc.org (rmtrinidad@compasshc.org)                                | Transferred | 11/18/2014 4:38 PM |
| BC: robert@hedrickacres.org (robert@hedrickacres.org)                                  | Transferred | 11/18/2014 4:38 PM |
| BC: robertsbowers@cox.net (robertsbowers@cox.net)                                      | Transferred | 11/18/2014 4:38 PM |

Attachment # 3

|                                                                   |             |                    |
|-------------------------------------------------------------------|-------------|--------------------|
| BC: rose.nba@cox.net (rose.nba@cox.net)                           | Transferred | 11/18/2014 4:38 PM |
| BC: royzarow@iglide.net (royzarow@iglide.net)                     | Transferred | 11/18/2014 4:38 PM |
| BC: rpsparkmal@cox.net (rpsparkmal@cox.net)                       | Transferred | 11/18/2014 4:38 PM |
| BC: RRNAMike@aol.com (RRNAMike@aol.com)                           | Transferred | 11/18/2014 4:38 PM |
| BC: Russlyn Wells (Russlyn.Wells@tucsonaz.gov)                    | Read        | 11/19/2014 9:44 AM |
| BC: rutheblunier@hotmail.com (rutheblunier@hotmail.com)           | Transferred | 11/18/2014 4:38 PM |
| BC: s.nation@hotmail.com (s.nation@hotmail.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: salbego@cox.net (salbego@cox.net)                             | Transferred | 11/18/2014 4:38 PM |
| CC: Sally Stang (Sally.Stang@tucsonaz.gov)                        | Read        | 11/18/2014 4:38 PM |
| BC: samantha.bivens2@redcross.org (samantha.bivens2@redcross.org) | Transferred | 11/18/2014 4:38 PM |
| BC: sandyloutucson@cox.net (sandyloutucson@cox.net)               | Transferred | 11/18/2014 4:38 PM |
| BC: Sascha.Navarro@va.gov (Sascha.Navarro@va.gov)                 | Transferred | 11/18/2014 4:38 PM |
| BC: skyjacobs@gmail.com (skyjacobs@gmail.com)                     | Transferred | 11/18/2014 4:38 PM |
| BC: slimtuc@msn.com (slimtuc@msn.com)                             | Transferred | 11/18/2014 4:38 PM |
| BC: smolterferris@yahoo.com (smolterferris@yahoo.com)             | Transferred | 11/18/2014 4:38 PM |
| BC: SPNA@cox.net (SPNA@cox.net)                                   | Transferred | 11/18/2014 4:38 PM |
| BC: SRamsey@helptucson.org (SRamsey@helptucson.org)               | Transferred | 11/18/2014 4:38 PM |
| BC: standuptall@gmail.com (standuptall@gmail.com)                 | Transferred | 11/18/2014 4:38 PM |
| BC: Stanley@email.arizona.edu (Stanley@email.arizona.edu)         | Transferred | 11/18/2014 4:38 PM |
| BC: stanley19263@msn.com (stanley19263@msn.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: Steve.Nelson@pima.gov (Steve.Nelson@pima.gov)                 | Transferred | 11/18/2014 4:38 PM |
| BC: styerwhite@yahoo.com (styerwhite@yahoo.com)                   | Transferred | 11/18/2014 4:38 PM |
| BC: sven_silberschlag@ml.com (sven_silberschlag@ml.com)           | Transferred | 11/18/2014 4:38 PM |
| BC: Sylvia.cuestas@pima.gov (Sylvia.cuestas@pima.gov)             | Transferred | 11/18/2014 4:38 PM |
| CC: Teresa Williams (Teresa.Williams@tucsonaz.gov)                | Delivered   | 11/18/2014 4:38 PM |
| BC: tgreeng@centurylink.net (tgreeng@centurylink.net)             | Transferred | 11/18/2014 4:38 PM |
| BC: thevanburen@mehapartments.com (thevanburen@mehapartments.com) | Transferred | 11/18/2014 4:38 PM |
| BC: tieyorksltue@gmail.com (tieyorksltue@gmail.com)               | Transferred | 11/18/2014 4:38 PM |

### Attachment # 3

|                                                                                     |             |                     |
|-------------------------------------------------------------------------------------|-------------|---------------------|
| BC: tjackson@ourfamilyservices.org (tjackson@ourfamilyservices.org)                 | Transferred | 11/18/2014 4:38 PM  |
| BC: toddbukowski@yahoo.com (toddbukowski@yahoo.com)                                 | Transferred | 11/18/2014 4:38 PM  |
| BC: Tom Heath (Tom@theheathteam.com)                                                | Transferred | 11/18/2014 4:38 PM  |
| BC: Tom.Wills@cox.net (Tom.Wills@cox.net)                                           | Transferred | 11/18/2014 4:38 PM  |
| BC: tortuga51@gmail.com (tortuga51@gmail.com)                                       | Transferred | 11/18/2014 4:38 PM  |
| BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)                             | Transferred | 11/18/2014 4:38 PM  |
| BC: treat4sage@hotmail.com (treat4sage@hotmail.com)                                 | Transferred | 11/18/2014 4:38 PM  |
| BC: tschwartz@compassaffordablehousing.org (tschwartz@compassaffordablehousing.org) | Transferred | 11/18/2014 4:38 PM  |
| BC: TUCIRISH@aol.com (TUCIRISH@aol.com)                                             | Transferred | 11/18/2014 4:38 PM  |
| BC: twocanfest@yahoo.com (twocanfest@yahoo.com)                                     | Transferred | 11/18/2014 4:38 PM  |
| BC: tworockings@cox.net (tworockings@cox.net)                                       | Transferred | 11/18/2014 4:38 PM  |
| BC: vbaker35@aol.com (vbaker35@aol.com)                                             | Transferred | 11/18/2014 4:38 PM  |
| BC: vlegvold@earthlink.com (vlegvold@earthlink.com)                                 | Transferred | 11/18/2014 4:38 PM  |
| BC: Ward6 (Ward6@tucsonaz.gov)                                                      | Deleted     | 11/19/2014 10:08 AM |
| BC: wasteph@cox.net (wasteph@cox.net)                                               | Transferred | 11/18/2014 4:38 PM  |
| BC: waynesunne@netscape.net (waynesunne@netscape.net)                               | Transferred | 11/18/2014 4:38 PM  |
| BC: wildaboutdacats@cox.net (wildaboutdacats@cox.net)                               | Transferred | 11/18/2014 4:38 PM  |
| BC: wille@email.arizona.edu (wille@email.arizona.edu)                               | Transferred | 11/18/2014 4:38 PM  |
| BC: william.altaffer@azbar.org (william.altaffer@azbar.org)                         | Transferred | 11/18/2014 4:38 PM  |
| BC: womankraftaz@yahoo.com (womankraftaz@yahoo.com)                                 | Transferred | 11/18/2014 4:38 PM  |
| BC: wuna.org@gmail.com (wuna.org@gmail.com)                                         | Transferred | 11/18/2014 4:38 PM  |
| BC: zoeorawr@gmail.com (zoeorawr@gmail.com)                                         | Transferred | 11/18/2014 4:38 PM  |

**Previous Meeting attendees emails:**

|                                                           |             |                    |
|-----------------------------------------------------------|-------------|--------------------|
| BC: Albert.Elias@tucsonaz.gov (Albert.Elias@tucsonaz.gov) | Transferred | 11/18/2014 4:44 PM |
| BC: artgod@whidbey.com (artgod@whidbey.com)               | Transferred | 11/18/2014 4:44 PM |
| BC: azkaleb@gmail.com (azkaleb@gmail.com)                 | Transferred | 11/18/2014 4:44 PM |

### Attachment # 3

|                                                                                       |             |                    |
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| BC: barbieu1@gmail.com (barbieu1@gmail.com)                                           | Transferred | 11/18/2014 4:44 PM |
| BC: barbieui@gmail.com (barbieui@gmail.com)                                           | Transferred | 11/18/2014 4:44 PM |
| BC: Ben Irving <projectinsightaz@gmail.com> (Ben Irving <projectinsightaz@gmail.com>) | Transferred | 11/18/2014 4:44 PM |
| BC: bill@schlesinger (bill@schlesinger)                                               | Transferred | 11/18/2014 4:44 PM |
| BC: caguirre082@centurylink.net (caguirre082@centurylink.net)                         | Transferred | 11/18/2014 4:44 PM |
| BC: casamariatucson@yahoo.com (casamariatucson@yahoo.com)                             | Transferred | 11/18/2014 4:44 PM |
| BC: cathyivers1@gmail.com (cathyivers1@gmail.com)                                     | Transferred | 11/18/2014 4:44 PM |
| BC: craig@tracmedia.com (craig@tracmedia.com)                                         | Transferred | 11/18/2014 4:44 PM |
| BC: danna.auriana@va.gov (danna.auriana@va.gov)                                       | Transferred | 11/18/2014 4:44 PM |
| BC: Diana Amado (Diana.Amado@tucsonaz.gov)                                            | Read        | 11/18/2014 4:48 PM |
| BC: Elaine Becherer (Elaine.Becherer@tucsonaz.gov)                                    | Read        | 11/18/2014 5:05 PM |
| BC: erawl@earthlink.net (erawl@earthlink.net)                                         | Transferred | 11/18/2014 4:44 PM |
| BC: Glenn Fournie (Glenn.Fournie@tucsonaz.gov)                                        | Read        | 11/18/2014 4:45 PM |
| BC: hannahglasston@cox.net (hannahglasston@cox.net)                                   | Transferred | 11/18/2014 4:44 PM |
| To: HCDAdmin (HCDAdmin.CSPO2.CHDOM2@tucsonaz.gov)                                     | Read        | 11/19/2014 7:16 AM |
| BC: jamesojeda@gmail.com (jamesojeda@gmail.com)                                       | Transferred | 11/18/2014 4:44 PM |
| BC: jmora@ccs-pio.org (JMora@ccs-pio.org)                                             | Transferred | 11/18/2014 4:44 PM |
| BC: jodabu@hotmail.com (jodabu@hotmail.com)                                           | Transferred | 11/18/2014 4:44 PM |
| BC: Jody Gibbs (j.gibbsarchitect@gmail.com)                                           | Transferred | 11/18/2014 4:44 PM |
| BC: john@johnroldan.com (john@johnroldan.com)                                         | Transferred | 11/18/2014 4:44 PM |
| BC: Jonathan Mabry (Jonathan.Mabry@tucsonaz.gov)                                      | Delivered   | 11/18/2014 4:44 PM |
| BC: Joyce Alcantar (Joyce.Alcantar@tucsonaz.gov)                                      | Read        | 11/18/2014 5:08 PM |
| BC: justin.lanne@naihhorizon.com (justin.lanne@naihhorizon.com)                       | Transferred | 11/18/2014 4:44 PM |
| BC: kate.kisha@tucsonaz.gov (kate.kisha@tucsonaz.gov)                                 | Transferred | 11/18/2014 4:44 PM |
| BC: kenbacker@earthlink.net (kenbacker@earthlink.net)                                 | Transferred | 11/18/2014 4:44 PM |
| BC: lumsden@email.arizona.edu (lumsden@email.arizona.edu)                             | Transferred | 11/18/2014 4:44 PM |
| BC: lynnw@longrealty.com (lynnw@longrealty.com)                                       | Transferred | 11/18/2014 4:44 PM |
| BC: mab@brink.com (mab@brink.com)                                                     | Transferred | 11/18/2014 4:44 PM |

### Attachment # 3

|                                                                                        |             |                    |
|----------------------------------------------------------------------------------------|-------------|--------------------|
| BC: mbeerling@compassaffordablehousing.org<br>(mbeerling@compassaffordablehousing.org) | Transferred | 11/18/2014 4:44 PM |
| BC: mlheuet@gmail.com (mlheuet@gmail.com)                                              | Transferred | 11/18/2014 4:44 PM |
| BC: mshoemacher@gmail.com (mshoemacher@gmail.com)                                      | Transferred | 11/18/2014 4:44 PM |
| BC: opt1775@yahoo.com (opt1775@yahoo.com)                                              | Transferred | 11/18/2014 4:44 PM |
| BC: pat.crutcher@va.gov (pat.crutcher@va.gov)                                          | Transferred | 11/18/2014 4:44 PM |
| BC: pcaldwell@ourfamilyservices.org (pcaldwell@ourfamilyservices.org)                  | Transferred | 11/18/2014 4:44 PM |
| BC: Peggy Hutchison (phutchison@Primavera.org)                                         | Transferred | 11/18/2014 4:44 PM |
| BC: Pete@cdphousing.com (Pete@cdphousing.com)                                          | Transferred | 11/18/2014 4:44 PM |
| BC: phillip@richjoy.com (phillip@richjoy.com)                                          | Transferred | 11/18/2014 4:44 PM |
| BC: phillipp@rickjoy.com (phillipp@rickjoy.com)                                        | Transferred | 11/18/2014 4:44 PM |
| BC: phutchinson@Primavera.org (phutchinson@Primavera.org)                              | Transferred | 11/18/2014 4:44 PM |
| BC: piaseckibarb@gmail.com (piaseckibarb@gmail.com)                                    | Transferred | 11/18/2014 4:44 PM |
| BC: Ramona Williams (Ramona.Williams@tucsonaz.gov)                                     | Delivered   | 11/18/2014 4:44 PM |
| BC: rosiandrade@yahoo.com (rosiandrade@yahoo.com)                                      | Transferred | 11/18/2014 4:44 PM |
| BC: Sally Stang (Sally.Stang@tucsonaz.gov)                                             | Read        | 11/18/2014 5:00 PM |
| BC: shropball12@cox.net (shropball12@cox.net)                                          | Transferred | 11/18/2014 4:44 PM |
| BC: sknutson@compassaffordablehousing.org<br>(sknutson@compassaffordablehousing.org)   | Transferred | 11/18/2014 4:44 PM |
| BC: sltofel@Tofelconstruction.com (sltofel@Tofelconstruction.com)                      | Transferred | 11/18/2014 4:44 PM |
| BC: smcdaid@codac.org (smcdaid@codac.org)                                              | Transferred | 11/18/2014 4:44 PM |
| BC: standuptall@gmail.com (standuptall@gmail.com)                                      | Transferred | 11/18/2014 4:44 PM |
| BC: stanley19263@msn.com (stanley19263@msn.com)                                        | Transferred | 11/18/2014 4:44 PM |
| BC: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)                                       | Read        | 11/18/2014 8:40 PM |
| BC: Teresa Williams (Teresa.Williams@tucsonaz.gov)                                     | Read        | 11/19/2014 9:47 AM |
| BC: tgreen9@centurylink.net (tgreen9@centurylink.net)                                  | Transferred | 11/18/2014 4:44 PM |
| BC: tieyourshoe@gmail.com (tieyourshoe@gmail.com)                                      | Transferred | 11/18/2014 4:44 PM |
| BC: tpattsmith@icstucson.org (tpattsmith@icstucson.org)                                | Transferred | 11/18/2014 4:44 PM |
| BC: wille@email.arizona.edu (wille@email.arizona.edu)                                  | Transferred | 11/18/2014 4:44 PM |

**Mayor & Council addresses:**



## Attachment # 3

|                                                            |           |                     |
|------------------------------------------------------------|-----------|---------------------|
| CC: Alvira Gallego (Alvira.Gallego@tucsonaz.gov)           | Read      | 10/23/2014 4:34 PM  |
| CC: Amy Stabler (Amy.Stabler@tucsonaz.gov)                 | Emptied   | 11/1/2014 1:02 AM   |
| CC: Anakarina Rodriguez (Anakarina.Rodriguez@tucsonaz.gov) | Read      | 10/23/2014 5:17 PM  |
| CC: Ann Charles (Ann.Charles@tucsonaz.gov)                 | Delivered | 10/23/2014 4:32 PM  |
| CC: Brianda Vila (Brianda.Vila@tucsonaz.gov)               | Delivered | 10/23/2014 4:32 PM  |
| CC: Carmen Noriega (Carmen.Noriega@tucsonaz.gov)           | Read      | 10/23/2014 4:32 PM  |
| CC: Cathy Borinstein (Cathy.Borinstein@tucsonaz.gov)       | Emptied   | 11/4/2014 1:02 AM   |
| CC: Diana Amado (Diana.Amado@tucsonaz.gov)                 | Forwarded | 10/24/2014 11:21 AM |
| CC: Heileen Evans (Heileen.Evans@tucsonaz.gov)             | Delivered | 10/23/2014 4:32 PM  |
| CC: Javier Herrera (Javier.Herrera@tucsonaz.gov)           | Emptied   | 10/31/2014 1:01 AM  |
| To: Jonathan Rothschild (Jonathan.Rothschild@tucsonaz.gov) | Emptied   | 10/31/2014 1:02 AM  |
| CC: Judith Anderson (Judith.Anderson@tucsonaz.gov)         | Delivered | 10/23/2014 4:32 PM  |
| To: Karin Uhlich (Karin.Uhlich@tucsonaz.gov)               | Delivered | 10/23/2014 4:32 PM  |
| CC: Karla Avalos-Soto (Karia.Avalos-Soto@tucsonaz.gov)     | Read      | 10/24/2014 11:37 AM |
| CC: Kate Kish (Kate.Kish@tucsonaz.gov)                     | Read      | 10/24/2014 11:01 AM |
| CC: Katie Bolger (Katie.Bolger@tucsonaz.gov)               | Read      | 10/27/2014 9:40 AM  |
| CC: Lannie Patel (Lannie.Patel@tucsonaz.gov)               | Emptied   | 11/1/2014 1:03 AM   |
| CC: Laura Dent (Laura.Dent@tucsonaz.gov)                   | Read      | 10/24/2014 9:03 AM  |
| CC: Lisa Markkula (Lisa.Markkula@tucsonaz.gov)             | Delivered | 10/23/2014 4:32 PM  |
| CC: Luke Knipe (Luke.Knipe@tucsonaz.gov)                   | Emptied   | 10/27/2014 5:51 PM  |
| CC: Mark Kerr (Mark.Kerr@tucsonaz.gov)                     | Emptied   | 11/1/2014 1:03 AM   |
| CC: Martha Cantrell (Martha.Cantrell@tucsonaz.gov)         | Read      | 10/24/2014 12:51 PM |
| CC: Mary Fimbres (Mary.Fimbres@tucsonaz.gov)               | Read      | 10/28/2014 10:52 AM |
| CC: Matt Kopec (Matt.Kopec@tucsonaz.gov)                   | Forwarded | 10/23/2014 4:40 PM  |
| CC: Melinda Jacobs (Melinda.Jacobs@tucsonaz.gov)           | Delivered | 10/23/2014 4:32 PM  |
| CC: Molly Thrasher (Molly.Thrasher@tucsonaz.gov)           | Emptied   | 10/31/2014 1:02 AM  |
| CC: Odessa Draheim (Odessa.Draheim@tucsonaz.gov)           | Read      | 10/24/2014 8:20 AM  |
| To: Paul Cunningham (Paul.Cunningham@tucsonaz.gov)         | Read      | 10/24/2014 10:35 AM |
| CC: Ramona Williams (Ramona.Williams@tucsonaz.gov)         | Read      | 10/23/2014 4:33 PM  |
| To: Regina Romero (Regina.Romero@tucsonaz.gov)             | Delivered | 10/23/2014 4:32 PM  |
| CC: Renee Sowards (Renee.Sowards@tucsonaz.gov)             | Emptied   | 11/1/2014 1:03 AM   |
| To: Richard G. Fimbres (Richard.Fimbres@tucsonaz.gov)      | Forwarded | 10/23/2014 5:00 PM  |
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| CC: Sally Stang (Sally.Stang@tucsonaz.gov)                 | Read      | 10/24/2014 6:16 AM  |
| To: Shirley Scott (Shirley.Scott@tucsonaz.gov)             | Emptied   | 11/1/2014 1:03 AM   |
| CC: Steve Arnquist (Steve.Arnquist@tucsonaz.gov)           | Read      | 10/23/2014 4:38 PM  |
| To: Steve Kozachik (Steve.Kozachik@tucsonaz.gov)           | Emptied   | 10/31/2014 1:02 AM  |
| CC: Tamara Prime (Tamara.Prime@tucsonaz.gov)               | Delivered | 10/23/2014 4:32 PM  |
| CC: Ted Prezelski (Ted.Prezelski@tucsonaz.gov)             | Read      | 10/28/2014 12:52 PM |
| CC: Teresa Olson (Teresa.Olson@tucsonaz.gov)               |           |                     |

MAP FIND TOOLS PREFERENCES HELP

Scale: 1: 6,000

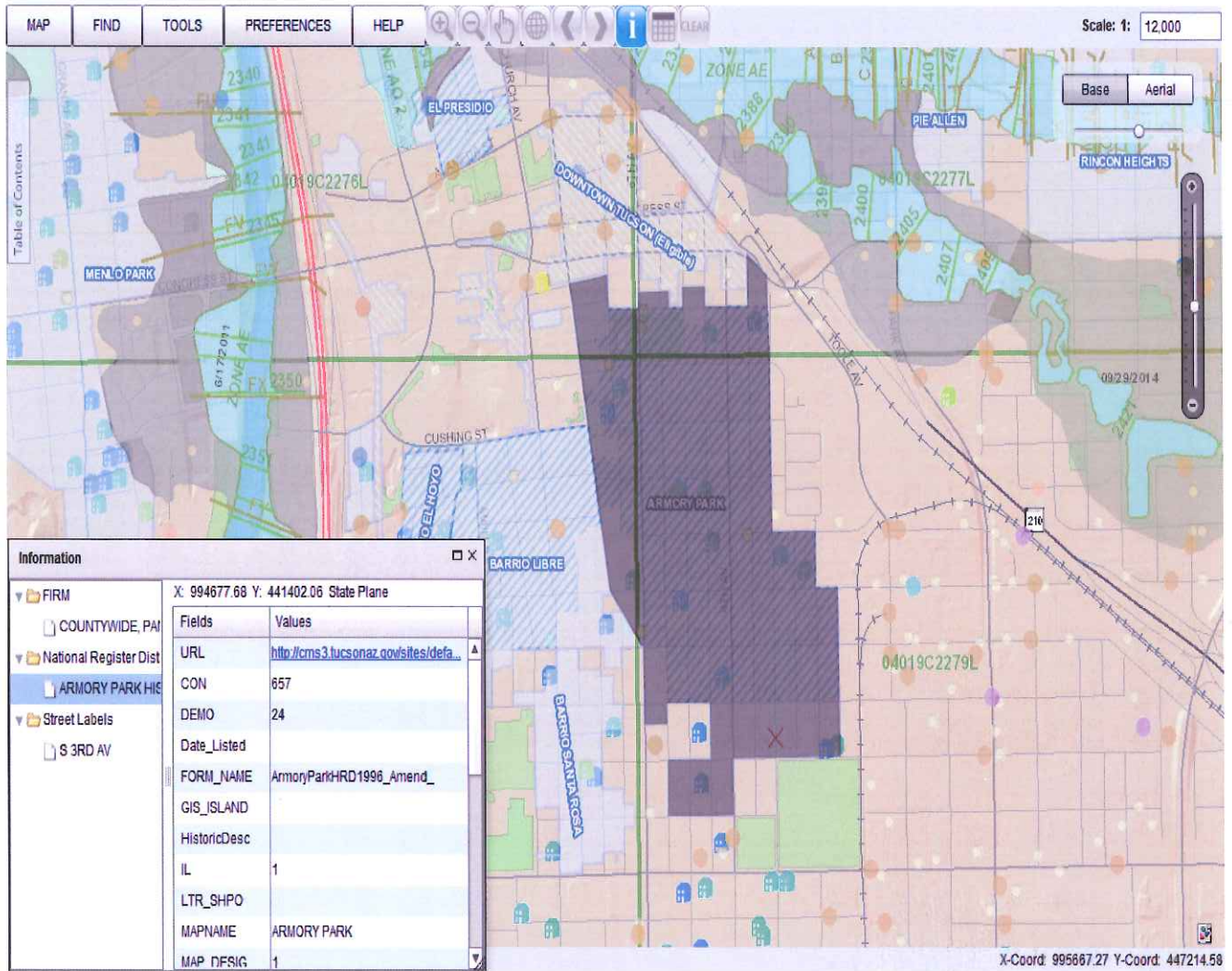
Base Aerial

Information

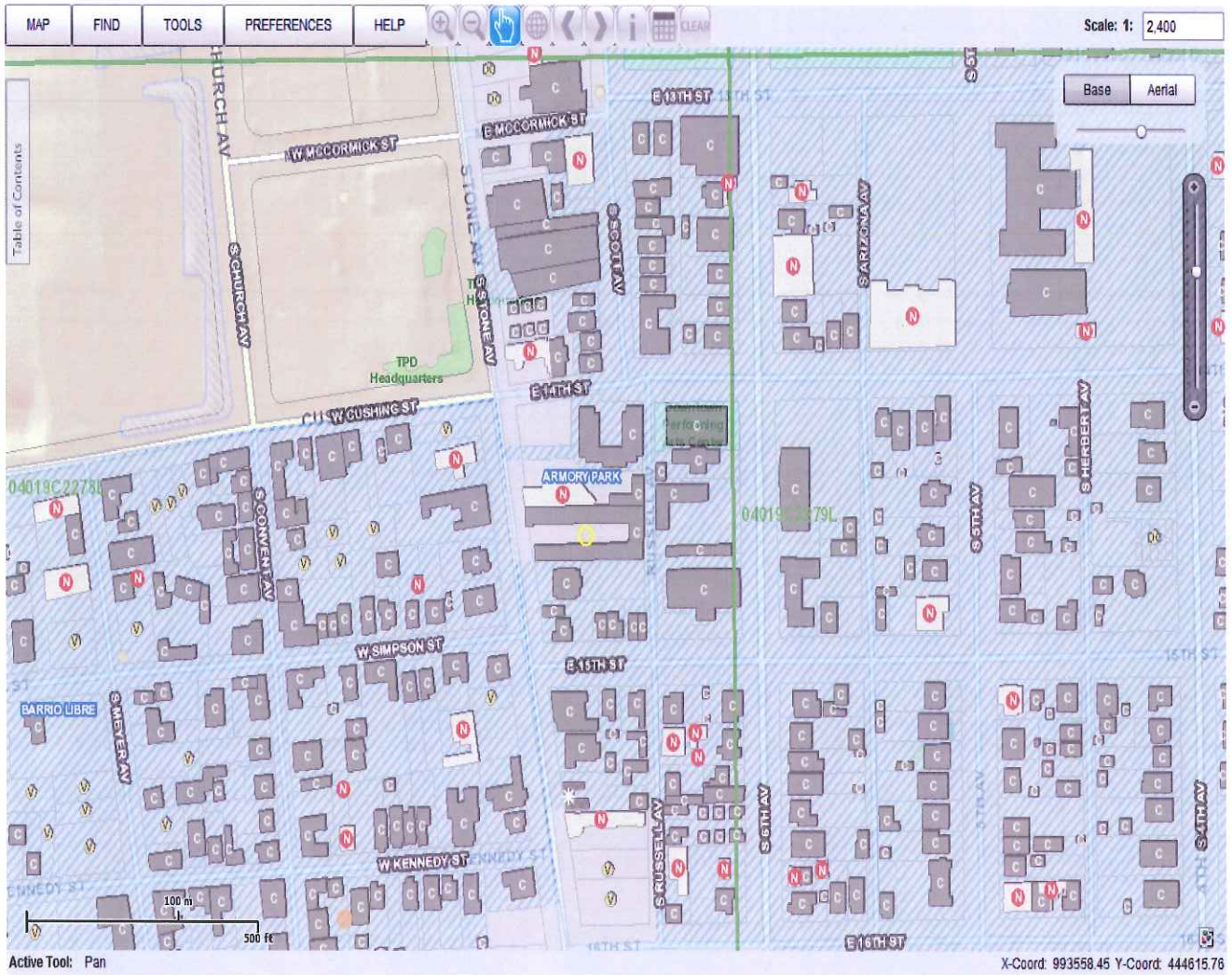
X: 994016.23 Y: 444110.47 State Plane

| Fields       | Values                                                                                      |
|--------------|---------------------------------------------------------------------------------------------|
| URL          | <a href="http://cms3.tucsonaz.gov/sites/defa...">http://cms3.tucsonaz.gov/sites/defa...</a> |
| CON          | 657                                                                                         |
| DEMO         | 24                                                                                          |
| Date_Listed  |                                                                                             |
| FORM_NAME    | ArmoryParkHRD1996_Amend_                                                                    |
| GIS_ISLAND   |                                                                                             |
| HistoricDesc |                                                                                             |
| IL           | 1                                                                                           |
| LTR_SHPO     |                                                                                             |
| MAPNAME      | ARMORY PARK                                                                                 |
| MAP_DFSIG    | 1                                                                                           |

X-Coord: 994828.73 Y-Coord: 445209.43



Attachment # 5



Attachment # 5

**MEMORANDUM OF AGREEMENT**  
**BETWEEN Downtown Motor Lodge, LLC**  
**AND THE**  
**ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)**  
**REGARDING THE DOWNTOWN MOTOR HOTEL**  
**383 South Stone Avenue, Tucson, Arizona**

WHEREAS, Downtown Motor Lodge, LLC plans the undertaking of the construction of a three story apartment building with podium using HUD funding to be constructed on a site currently known as the Downtown Motor Hotel , a recent contributor to the Armory Park National Register Historic District, and which will be demolished as an integral part of the project. The project location is 383 South Stone Avenue; and,

WHEREAS, Downtown Motor Lodge, LLC plans to use federal funding as part of the site development financing and in accordance with Section 104(g) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(g)] and HUD regulatory requirements at §24 CFR Part 58 "ENVIRONMENTAL REVIEW PROCEDURES FOR ENTITIES ASSUMING HUD ENVIRONMENTAL RESPONSIBILITIES", thereby making the Project an undertaking subject to review under Section 106 of the National Historic Preservation Act (NHPA), 16 U.S.C. § 470f, and its implementing regulations, 36 C.F.R. Part 800; and

WHEREAS, Downtown Motor Lodge, LLC has defined the undertaking's area of potential effect (APE) as Pima County Assessor's Parcel number 117-14-0930, Block 232 Lot 7 in the City of Tucson and as described in Exhibit A; and

WHEREAS Downtown Motor Lodge, LLC has determined that the undertaking may have an adverse effect as a result of demolition of substandard housing on the Downtown Motor Hotel, a recent contributor to the Armory Park National Register Historic District, and which includes structural demolition as an integral part of the project; and,

WHEREAS Downtown Motor Lodge, LLC and the SHPO agree the proposed undertaking will be within the Armory Park National Historic District, in which several adjacent contributing buildings are of comparable size and scale. The new building is considered to be compatible with the characteristics of the National Register district; and,

WHEREAS, in accordance with 36 C.F.R. § 800.6(a)(1), Downtown Motor Lodge, LLC has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination providing the specified documentation, and the ACHP has chosen not to participate in the consultation pursuant to 36 C.F.R. § 800.6(a)(1)(iii);

NOW, THEREFORE, Downtown Motor Lodge, LLC and the Arizona State Historic Preservation Office agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

*DOT MB*

## Attachment # 10

### STIPULATIONS

Downtown Motor Lodge, - LLC shall ensure that the following measures are carried out:

Due to the fact that this building has been acknowledged as a contributing property to a historic district and the original structure has been altered where many of the historic elements are missing or in poor condition, the following actions will be adhered to for documentation of site redevelopment and/or demolition of the Downtown Motor Hotel:

#### Documentation ( Drawings):

Existing documents and drawings (will work with the University of Arizona archive to get copies of the original architect's drawings.)

Documents and drawings will be provided which includes modifications made to the original design.

Provide drawings for site, historic objects and historic landscape features.

Provide a map indicating location and relationship to adjacent structures.

#### Photographs:

Digital photos will be provided to meet the National Register Photo Policy of the 4 elevations of each building where possible. The photos will not be perspective corrected nor taken with large format negatives. Note: Standards will meet National Register Photo Policy of acceptable Digital Camera images placed on a CD or DVD in the recommended digital image format.

[http://www.nps.gov/nr/publications/guidance/Photo\\_Policy\\_final.doc](http://www.nps.gov/nr/publications/guidance/Photo_Policy_final.doc)

Provide context photos per photo policy.

#### Field Reports:

Review existing drawings and measure as needed to document changes and additions.

Review and provide annotated samples (copies) of existing photographs.

#### Written Data:

Research and document data found at governmental agencies, historic libraries and historic archives.

Research and document important historic events or historic persons that have a relationship to the building.

Describe measured building and existing building materials.

List important historic events or historic persons that have a relationship to the building.

Resource documentation will be submitted when complete to the Arizona State Historic Preservation Office at: State Historic Preservation Office (SHPO), Arizona State Parks Board, 1300 W. Washington Street, Phoenix, Arizona 85007, Attn: James Garrison State Historic Preservation Officer. Acceptance of the final documentation by the SHPO will conclude the requirements of this MOA.

#### IV. DURATION

This MOA will expire if its stipulations are not carried out within five (5) years from the date of its execution. At such time, and prior to work continuing on the undertaking, Downtown Motor Lodge, LLC shall either (a) execute a MOA pursuant to 36 C.F.R. § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. § 800.7. Prior to such time, Downtown Motor Lodge, LLC may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation VII below. Downtown Motor Lodge, LLC shall notify the signatories as to the course of action it will pursue.

#### V. MONITORING AND REPORTING

Each quarter following the execution of this MOA until it expires or is terminated, Downtown Motor Lodge, LLC shall provide all parties to this MOA a summary report detailing work carried out pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in Downtown Motor Lodge, LLC's efforts to carry out the terms of this MOA.

#### VI. DISPUTE RESOLUTION

Should any signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, Downtown Motor Lodge, LLC shall consult with such party to resolve the objection. If Downtown Motor Lodge, LLC determines that such objection cannot be resolved, Downtown Motor Lodge, LLC will:

A. Forward all documentation relevant to the dispute, including the Downtown Motor Lodge, LLC's proposed resolution, to the ACHP. The ACHP shall provide Downtown Motor Lodge, LLC with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, Downtown Motor Lodge, LLC shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. Downtown Motor Lodge, LLC will then proceed according to its final decision.

B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, Downtown Motor Lodge, LLC may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, Downtown Motor Lodge, LLC shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the MOA, and provide them and the ACHP with a copy of such written response.

C. Downtown Motor Lodge, LLC's responsibility to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

#### VII. AMENDMENTS

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

#### VIII. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other parties to attempt to develop an amendment per



Attachment # 10

Stipulation VII, above. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, -Downtown Motor Lodge, LLC must either (a) execute an MOA pursuant to 36 CFR § 800.6, or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. Downtown Motor Lodge, LLC shall notify the signatories as to the course of action it will pursue.

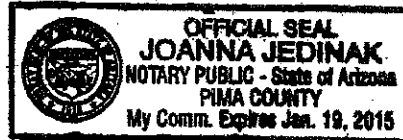
EXECUTION of this MOA by the Arizona State Historic Preservation Office and implementation of its terms evidence that Downtown Motor Lodge, LLC has taken into account the effects of this undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

By: CAH-Downtown Motor Lodge, LLC  
It's Manager

By: Compass Affordable Housing, Inc.  
It's Manager

By: Maryann Beerling, CEO



*Joanna Jedirak 7/28/14*

*Maryann Beerling*  
Maryann Beerling, Chief Executive Officer

Date 7-28-14

By: Tucson Housing AM, LLC  
It's Member

By: Bethel MM, LLC  
Its Manager

By Bethel Development, Inc,  
It's Member

By: Daniel N. Terlecki, President/Owner

*Daniel N. Terlecki*  
Daniel N. Terlecki, Owner/President

Date: 7-28-14

Arizona State Historic Preservation Office

*James Garrison*  
James Garrison, State Historic Preservation Officer

Date 8/4/14

*[Handwritten initials]*



Attachment # 10

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIMA, STATE OF ARIZONA,  
AND IS DESCRIBED AS FOLLOWS:

Lot 7 in Block 233 of the City of Tucson, Pima County, Arizona, according to the official survey, field notes, and map as made and executed by S. W. Foreman and approved and adopted by the Mayor and Common Council of said city (then Village) of Tucson, on June 26, 1872, a certified copy of which map is of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 70 thereof.

APN: 117 14-0950

*DT MB*

12/3/14  
date



Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

DARREN CLARK

name

24 W SIMPSON ST TUCSON AZ 85701

address

TIEYOURSHOE@GMAIL.COM

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/5/14  
date



Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely, *Gary Patch*

GARY PATCH  
name

24 W. SIMPSON / TUCSON AZ 85701  
address

standuptall@gmail.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/10/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

John Hesser

name

438 S. 3rd Ave

address

Johnhesser@mac.com

email

*I am not totally opposed to this. Tucson needs privately funded low income housing. Perhaps a slight downsize with better design?*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

**HCDAdmin - I wish to be a stakeholder in the 106 process**

---

**From:** Brian Bateman <buffaloshine@gmail.com>  
**To:** <HCDAdmin@tucsonaz.gov>  
**Date:** 12/10/2014 10:44 PM  
**Subject:** I wish to be a stakeholder in the 106 process  
**Cc:** <standuptall@gmail.com>

---

To whom it may concern,

The destruction of the Downtown Motor Hotel on Stone Avenue and the development planned for the property fly in the face of historical sensibility, wise downtown development and neighborhood integration.

Please do not proceed with the planned project as it does not "fit" in the space, parking is inadequate and most importantly, the historical building is both sound architecturally and significant historically. The existing structure can be remodeled to assure that the growing need for low cost housing is met.

Brian Bateman  
612 S. 5th Ave.  
Tucson, AZ 85701  
520-310-0522



December 11, 2014

Dear Ms. Stang,

Regarding the historic Downtown Motor Hotel, please find enclosed letters from the concerned residents of Barrio Viejo and Armory Park requesting to participate as consulting parties in the Section 106 process.

It is very unsettling that this entire process has been fast tracked at the exclusion of many of us who will be adversely effected by this undertaking. We also understand that there have been even more closed door meetings that have excluded neighbors.

This is unfair and inconsistent with the with the Section 106 process. Many of us have still not been formally notified that this project is even happening.

Moving ahead, we all look forward to our inclusion in this process as consulting parties.

In the coming days, we will be sending additional Section 106 requests from residents of both neighborhoods.

Thank You,

Concerned Citizens of Barrio Historico and Armory Park

National Register of Historic Places Districts / Tucson, Arizona

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and  
Urban Development, Zach Carter

12/9/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

*Korene Offenbacher*

name

*218 E PASEO Churea*  
address *Green Valley AZ*  
*85644 - 3335*

email

*The PROPOSED building is HORRIBLE!*

*owner of:*

*536, 536 A, 566 B S. 6<sup>th</sup> Ave  
& 531 S. Russell Ave  
Tucson, AZ  
85701*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/9/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

*Sorene Offenbacher*

name

218 E PASEO Churea  
address Green Valley AZ  
85614-3335

owner of:  
526, 526A, 526B S. 6<sup>th</sup> Ave  
& 527 S. Russell Ave  
Tucson AZ  
85701

email

N/A

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



12 / 9 / 14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,



Mr Robert Mossman  
405 S 4th Ave  
Tucson AZ 85701-2455

address

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12-8-14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Pedro Vazquez / Rachel Vazquez

name

322 E 18 ST

address

email

- cc Advisory Council on Historic Preservation
- State Historic Preservation Office
- City of Tucson, City Councilor Steve Kozachik
- Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

12/9/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Jeff & Treba Stanley

name

428 S. Stone Ave

address

stanley@email.arizona.edu

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/9/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Pamela Davis

name

604 S. 6<sup>th</sup> Ave Tucson, 85701

address

florabundant@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



December 6 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Janet K Miller

name

522 S-Fifth Ave Tucson 85701

address

janetkmiller@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/5/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Elaine M. Paul

name

38 W. Simpson St Tucson, Az 85701

address

empaul38@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 7, 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

FRANK R MILMA PISUT

name

520 So. 4<sup>th</sup> Ave Tucson 85701

address

fpisut@icloud.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



December 5<sup>th</sup>, 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Amanda Paul

name

38 W. Simpson St.

address

andy.c.paul@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

December 6, 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
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Sincerely,

Frank and Isela Valenzuela

name

521 So. 6<sup>th</sup> Avenue

address

\_\_\_\_\_ email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12-6-14

date

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Tucson, AZ 85726-7210

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Sincerely, *Bruce A. Cole*

BRUCE A. COLE

name

419 E. 19<sup>th</sup> ST

address TUC AZ.

email

1bebae@MSN.COM

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 6, 2014  
date

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

LISA THOMSON

name

483 S. Convent Ave.

address

LisaMele@aim.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/9/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

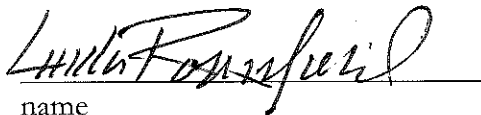
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Sincerely,



name

619 S 5th Ave

address

LIANRO55@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12-5-14

date

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City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Marylou Heuett

name

417-419 50. Stone Avenue / P.O. Box 0882

address

Tucson, Arizona 85702-0882

mlheuette@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/7/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Sim Swan

name

600 So 9th ave

address

simoneswan@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12-7-14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Glenda Bonim  
name

336 E 16th St (85701)  
address

glenda-bonim@yahoo.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



December 8, 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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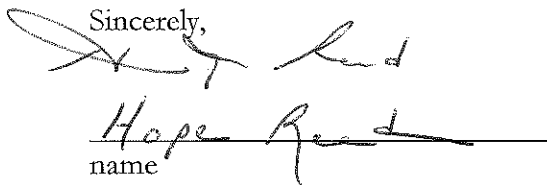
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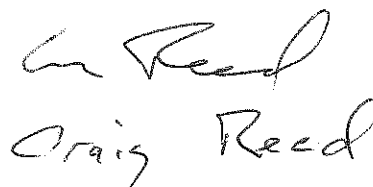
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Sincerely,

  
name

  
Craig Reed

479 S. Coarvent Avenue  
address

hope@hopereedmarketing.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec. 6, 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely, *Grace H.R. Nuñez*  
*420 S. 4th Avenue*  
*Tucson AZ 85701-2408*

name *See, where were all these departments when the lofts at*  
*428 were built next door to my house. I was never*  
address *notified. Come look for yourself - 428 S. 4th Avenue,*  
*Do they look like they belong in our historical*  
email *neighborhood?? I don't see anything that resembles*  
*"historical" to me. P.S. I've lived at 420 for*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

*70 years.*

**ARMORY PARK HISTORIC ZONE ADVISORY BOARD (APHZAB)**

DEC 7 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

FRANCIS JOHN LOUEGROUE

name

623 S. MAIN AVE MT D TUC. AZ 85701

address

FRANCIS LOUEGROUE@YAHOO.COM

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/9/14

date

Sally Stang, Director  
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P.O. Box 27210  
Tucson, AZ 85726-7210

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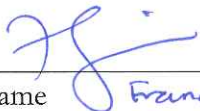
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Sincerely,

 + Gail Browne  
name Frances Sjoberg

620 S. 5<sup>th</sup> Ave., Tucson, AZ 85701  
address

frances.r.sjoberg@gmail.com      gailbrowne22@cox.net  
email

cc      Advisory Council on Historic Preservation  
         State Historic Preservation Office  
         City of Tucson, City Councilor Steve Kozachik  
         Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
         Development, Zach Carter

12/5/14

date

Sally Stang, Director  
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Sincerely,

*Jill Reese*

name

*638 S. 3rd Ave.*

address

*azjill@cox.net*

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

7 DECEMBER 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

RICHARD G. BRITTAIN

name

581 SOUTH MEYER AVENUE

address 85701

rgbrittain@msu.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

ROBERT BOSS  
name

377 CONVENT AVE  
address  
TUCSON

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 6 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Alex J. Oberlick

name

335 N. Main Ave. 85701 Tucson

address

 barrioapts@yahoo.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



12/06/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

*Alex Kairoff / Ann Madej*

*Alex Kairoff and Ann Madej*

name

*436 S. Railroad Ave., Tucson, AZ 85701*

address

*alex@centrarealty.com*

email

*annmmadej@yahoo.com*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

December 6, 2014

Dear friend,

We live in the neighborhood and are definitely concerned about the preservation of the Downtown Motor Inn. In other cities, similar properties have been preserved and utilized for unique purposes (e.g. Food co-ops, art compounds, and hip boutique hotels). Is there any way this property could still be purchased from the developer and have them locate a more suitable building for the vets without destroying a historic Tucson landmark? Some ideas may include crowdfunding, historic preservation grants, and fundraising.

Since the destruction of many historic neighborhoods during the 1970's Urban Development, Tucson needs to be mindful of preserving the properties that make Tucson desirable and unique. We must continue to be vigilant to maintain the distinct character of Tucson.

Sincerely,

Alex Kairoff and Ann Madej

(520) 576-8281 or (520) 576-2134

[alex@centrerealty.com](mailto:alex@centrerealty.com) or [annmmadej@yahoo.com](mailto:annmmadej@yahoo.com)

12/8/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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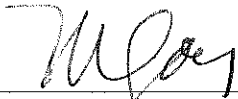
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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,



name

60 Calle Encanto Tucson 516

address

prop. address  
220 E. 15th St.  
85701

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12.6.14

date

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City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

  
name Victoria MacDonald

215 E. 19<sup>th</sup> St. Tucson, Az 85701

address

N/A

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/7/14  
date

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

*Nancy Martin, Secretary BD of Directors  
Womankraft Art Center  
388 S. Stone Ave  
Tucson, AZ 85719  
mskreko@g.com*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/7/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Lisa Wagenheim

name

525 S. 6th Avenue 85701

address

lwagenheim@cox.net

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

December  
July 7, 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Bill Enríquez

name

2030 W. Calle Armenta

address

Bill 2030 @ j mail . com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

*December*  
~~December~~ 6, 2014

\_\_\_\_\_ date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,



name Randall Rodman Holdridge

604 S. Third Ave, 85701

address

\_\_\_\_\_ email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



12/8/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Bolyn Bayler

name

452 S. Convent, Tucson, AZ 85711

address

bbayler@email.arizona.edu

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/7/14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Lupe A. Armendariz  
name

4043 E. 29th St. Tucson, Ariz. 85711  
address

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Scott Carroll      Scott Carroll

name

21 E. 15<sup>th</sup> ST. Tucson, AZ. 85701

address

SCARROLL21@COX.NET

email

cc      Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

*Dullesmina Alice Fils*  
name

947 N. KEUTEA DR  
address TUCSON, AZ 85745

M.Namos36@cox.net  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

*29 W. Kennedy, owner*

12/8/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

*Greg Kuykendall*

name

*388 S Convent Ave 85701*

address

*greg@kuykendall-law.com*

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

December 9, 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Mellow Dawn Leund

name

822 S 3<sup>rd</sup> Ave. Tucson. AZ 85701

address

mellowdawn@hotmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Lauren Nagel

name

500 S. 3rd Ave, Tucson, AZ 85701

address

LNAGEL@AOL.COM

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 9 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

 Robin Beaulieu  
name

644 S 5<sup>th</sup> Ave  
address

rbbeault@gmail.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



date

12/6/14

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Gilbert + Maria Felix

name

555 S. Stone Ave.

address

lilygilfelix@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

DECEMBER 08, 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

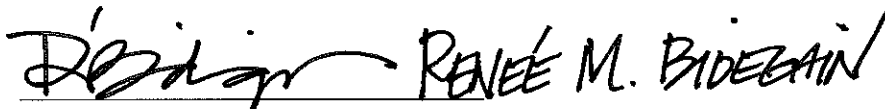
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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

 RENEÉ M. BIDEGAIN

name

618 S. 5th AVENUE TUC, AZ 85701

address

madisonbidegain@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

**From:** "Carter, Zach R" <Zach.R.Carter@hud.gov>  
**To:** Jody Gibbs <j.gibbsarchitect@gmail.com>, "Williams, Ramona" <Ramona.Will...>  
**Date:** 12/19/2014 3:32 PM  
**Subject:** RE: Downtown Motor Hotel 106 Process  
**Attachments:** Fwd: Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona

Jody,

Thank you for copying HUD on this communication. Thank you also for forwarding us your comments submitted to the City on Nov. 20th, which includes more detailed architectural analysis (attached).

I wanted to note that some of the questions below appear to fall outside the scope of issues addressed in the Section 106 process, which is the identification of historic properties and their unique qualities, related to National Register criteria of significance; the analysis of the impact of federally assisted activities on those properties; and the resolution of adverse effects. Several of the comments you've copied below are specific to the proposal, but others relate only to interactions among various participants in the process rather than to the project itself.

While the Section 106 lead agency has to have a process for obtaining public input, this does not necessarily require contacting each individual property owner to determine a project's impact on those owners, as individuals. While project information should be accessible to the interested public (such as at the office of the Responsible Entity or online), a copy of project plans is not required to be distributed to each resident.

Under HUD's regulations at 24 CFR Part 58, the City must be the lead agency for the Section 106 process. This cannot be delegated to a third party. The City and SHPO determine who is a consulting party. Consulting parties are a different, and more limited group, than interested members of the public. It would be very unusual, and probably not administrable, to make all residents in an area consulting parties.

I am concerned that if the Barrio Historico Historic District Advisory Board waits for the City to provide an individualized response to each of the requests below, some of which, again, are not clearly part of the Section 106 process, this may detract from the opportunity for the Board to provide any additional design- and preservation-specific comments and to have those considered by the City and consulting parties. It is important for HUD to clarify that while the Section 106 regulations at 36 CFR 800 require the City to consider and address specific comments about these resources and effects, the Section 106 agency has some discretion in the way it does this. Responding to comments can be done via website postings or in discussion with commenters, and the City can respond to similar comments in more efficiently by grouping them together.

Sincerely,

Zach Carter  
Office of Environment & Energy  
U.S. Dept. of Housing & Urban Development  
One Sansome Street, Suite 1200  
San Francisco, CA 94104-4430  
415-489-6621  
zach.r.carter@hud.gov<mailto:zach.r.carter@hud.gov>

(HUD environmental resources and training are available on the HUD Exchange website at <https://www.hudexchange.info/environmental-review/>)

From: Jody Gibbs [mailto:j.gibbsarchitect@gmail.com]  
Sent: Friday, December 19, 2014 11:48 AM

To: Williams, Ramona; William Balak; kenbacher@earthlink.net; Mary Lou Heuett; a.hazen@cox.net; B. Vint; mayor1@tucsonaz.gov; ward1@tucsonaz.gov; ward2@tucsonaz.gov; ward3@tucsonaz.gov; ward4@tucsonaz.gov; ward5@tucsonaz.gov; ward6@tucsonaz.gov; citymanager@tucsonaz.gov; albert.elias@tucsonaz.gov; Demion Clinco; Gary Patch; jintzel@tucsonweekly.com; caaliama@azstarnet.com; Darren DaRonco; tsteller@azstarnet.com; sgassen@azstarnet.com; tdavis@aystarnet.com; David Carter; Carter, Zach R  
Subject: Fwd: Downtown Motor Hotel 106 Process

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

From: Jody Gibbs <j.gibbsarchitect@gmail.com<mailto:j.gibbsarchitect@gmail.com>>

Date: Fri, Dec 19, 2014 at 12:39 PM

Subject: Downtown Motor Hotel 106 Process

To: sally.stang@tucsonaz.gov<mailto:sally.stang@tucsonaz.gov>

Ms. Sally Stang, Director  
Housing and Community Development  
City of Tucson  
RE: Downtown Motor Hotel  
106 Process

Dear Sally,

As you know the Barrio Historico Historic District Advisory Board voted unanimously on November 18 at a publicly noticed meeting, "that the demolition of the historic building and the proposed construction of a four story building at the Downtown Motor Hotel site both would cause irreparable damage to the historic zones".

We have witnessed two very chaotic and seemingly contrived public meetings in the 106 process.

Below are some questions which I hope you will answer promptly concerning the 106 progress.

- 1) Could you please identify the consulting parties selected to date ? How were they selected; what role will they play in the 106 process ?
- 2) Could you please identify the areas and individuals impacted by the potential demolition of the historic Joesler building and the areas and individuals impacted by the potential construction of the four story building ? Has this been determined and if so by whom ? How will this be determined if it has not been determined and by whom ?
- 3) What is the schedule of the of the meetings of the consulting parties and are their meetings public and clearly noticed ? Have meetings already occurred ?
- 4) What is the schedule of the 106 process in total ?
- 5) Will the 106 process involve mitigation of the impact of the proposed four story building on the two historic districts as well as mitigation of the impact of the loss of the historic Joesler building ? Will other alternatives be considered that do not require construction of the four story building and the demolition of the historic Joesler building?
- 6) Many people in Barrio Historico favor rehabilitating the historic Downtown Motor Hotel into low income housing and not constructing the four story building. If the historic Joesler building were rehabilitated into low income housing there would be nothing to mitigate - no impact by loss of the historic building and no impact on the historic districts of the four story building. Will the 106 Process consider the alternative of converting the existing historic Joesler building into low income housing as a means of eliminating the negative impact of the construction of the four story building on the Historic Districts and the negative impact of the destruction of the 1941 Joesler building ?
- 7) It is my understanding that the developer paid approximately \$625,000 for the property and it is also my understanding that the developer is applying for \$600,000 in Home funds for this project.

Is the developer or anyone else maintaining that the existing historic Joesler building cannot be rehabilitated into low income housing even if the \$600,000 in Home funds is received and the effective cost of acquisition of the property is approximately only \$25,000 ?

8) Would you please email me a copy of the Eric Means Construction Company study or comments regarding the feasibility of rehabilitation of the existing historic Joesler building if such exists ?  
Could you please send me a copy of the developer's application for Home funds and the comments of City staff on this proposal ?

9) At the second public meeting the developer said they weren't interested in reducing the number of units or height or number of cars.

Is mitigation to proceed on that basis of what the developer wants or on the basis of correcting the compatibility of the four story building with its historic neighbors ? The Criteria for such compatibility listed in section 5.8.6 of the City's Unified Development Code and defined within the code.

10) The proposed development is surrounded by Barrio Historico on the west and Armory Park on the north, east, and south.

The architectural dividing line between Armory Park and Barrio Historico is not precise. There are Victorian Revival buildings (typical of Armory Park) in the Barrio Historico Historic District, and there are one story adobes buildings (typical of Barrio Historico) located in the Armory Park Historic District. Examples of both of these conditions can be found across the street from the proposed development and in the same block of the proposed development.

Given these conditions and the location of the project, the impact of the four story building and the impact of the demolition of the historic Joesler building both greatly effect both the Barrio Historico Historic District and the Armory Park Historic District. In fact because the proposed development is in between the two historic districts it could reasonably be said that the development equally impacts both historic districts. Can you identify for me which of the consulting parties represents Armory Park and which of the consulting parties represents Barrio Historico ?

11) Could you clarify if all property owners and residents in Barrio Historico and Armory Park have been informed of the potential demolition of the historic Joesler building and of the potential four story building and have they been advised that these two events negatively impact three cultural resources: 1) the historic listed 1941 Joesler building, 2) the character of the Barrio Historico Historic District itself and the historic buildings within it, 3) the character of the Armory Park Historic District itself and the historic buildings within it ?

Have all the residents and property owners in Barrio Historico and Armory Park received elevations and renderings of the proposed four story building showing the project in the context of its historic neighbors ?  
12) I am informed that Jonathan Mabry has stated that the Barrio Historico residents support this project because Pedro Gonzales of the Barrio Viejo Neighborhood Association sent a letter saying so.

There is no evidence that the Barrio Viejo Neighborhood Association is representative of Barrio Historico. The Barrio Viejo Neighborhood Association is required legally to provide annual meeting reports to the City and to notify neighborhood residents and property owners (through City mailed notices) of bi-annual meetings for the election of officers. The Barrio Viejo Neighborhood Association has filed nothing with the City for over six years - no notice of a meeting to discuss this project, no notice of any meetings, no notice of elections, no minutes, nothing.

The Department of the City that deals with Neighborhood Associations is none other than the Office of Integrated Planning in which Jonathan Mabry works. Therefore it is inexcusable that Jonathan Mabry would say that an organization without noticed meetings and without noticed elections can be considered representative. You and he have overwhelming evidence that many residents in Barrio Historico oppose the construction of the four story building and the destruction of the historic Joesler building because of their negative impacts on the Historic District. Likewise you have evidence that many people support the rehabilitation of the historic building into low income housing.

In talking to Pedro it is clear that the details of the four story project were never explained to him nor was the possibility of converting the historic Joesler building into low income housing.

Unfortunately in both 106 public meetings City staff allowed considerable time for false accusations that opponents of the four story building were opponents of low income housing despite ample evidence to the contrary. If you have any evidence of opposition to low income housing on that site from persons in Barrio Historico or Armory Park please send me a copy. Likewise if you have a letter from Pedro Gonzales supporting the four story building please send me a copy.

13) The proposed four story building has a density of about 88 units per acre and is four stories tall. There are no four story buildings in either Armory Park or Barrio Historico and none with a density of 88 units per acre.

Do you plan to notify the residents and property owners in each district with an email or letter showing them the proposed four story building in context with its historic neighbors and clarifying that there is nothing of this height and density in either historic district; and also explaining that the project proposes to demolish a listed historic building designed by Josiah Joesler ?

14) On May 13 of this year Jonathan Mabry wrote a letter to the developer of this project stating that he had reviewed the plans proposed by the developer and that there was no additional negative impact upon any historical or cultural resource beyond the demolition of the historic Joesler building. That statement is false. The four story building has a very negative impact upon both the Armory Park and the Barrio Historico Historic Districts, which are both major the cultural and historic resources in the City. Mabry's letter was then used by the developer to induce the Arizona State Preservation Office to enter a Memorandum of Agreement dated August 4 which repeats the false statement that the proposed four story building causes no negative impact on historic and cultural resources beyond the damage caused by the demolition of the historic Joesler building. Further that Memorandum falsely states that the new proposed four story building is "compatible with the characteristics of the National Register district" and is comparable in "scale" with several adjacent contributing buildings. Those statements are also false. Mabry's letter was no doubt submitted by the developer in their application for federal Internal Revenue Service Section 42 Low Income Housing Tax Credits (administered by the Arizona State Department of Housing), and in the the developer's application for federal Home Funds (administered by the the City of Tucson). Both the developer and the City know or should have known that Mabry's statements were false. The proposed project negatively impacts three cultural and historic resources: 1) the listed historic 1941 Joesler building 2) the Barrio Historico Historic District and 3) the Armory Park Historic District. The making and including of false statements in applications for \$600,000 federal Home funds and in the pursuit of an ever larger amount of funds generated by federal IRS Section 32 program are probably illegal.

15) The Barrio Historico Historic District Advisory Board on September 17 voted unanimously that the four story "proposed building is not compatible with its surrounding historically zoned neighbors in height, street scape, setbacks, site utilization, roof type type, exterior wall materials, proportions, projections and recessions, doors, windows, rhythm, building form, and details". The vote was conducted by the examination of each criteria for compatibility listed in the Code.

Other parties in the City Historic Review Process are required to review the project similarly per section 5.8.5 and section 5.8.6 of the Code. Unfortunately, and seemingly contrary to law, this has not occurred. Instead such other parties have equivocated, spoken incompletely, spoken incorrectly, or remained silent. This includes the the City Preservation Officer Jonathan Mabry, the Planning and Development Service Department of the City, the Armory Park Historic District Advisory Board, and the Tucson - Pima County Historic Commission Plans Review Subcommittee. If you have a clear evaluation of this project by any those parties done with a vote on each criteria listed in the Code, please send me a copy. If you don't have such evaluations, clearly made, in accordance with City Code sections 5.8.5 and 5.8.6, why don't you ?

16) As you know the Memorandum of Agreement signed August 4 between the developer and the Arizona State Historic Preservation Office was ruled invalid.

As you may also know Jonathan Mabry refused repeated requests from myself and others to provide information on this project prior to August 4. He maintained that the City had no records on the project.

Likewise the developer refused to provide information to me saying that it was premature and plans were not adequately defined. We now know from records received from the State that both the developer and the City were speaking falsely.

Mabry's refusal to provide records in his possession on this project appears to violate both State and Federal laws pertaining to public access to information.

Given this regrettable history of no transparency and apparent violation of law by the City would you consider running an ad in the newspaper (Star or Weekly) showing the plans and all elevations of the proposed building and its relationship to the historic buildings in Armory Park and Barrio Historico along with notification and information regarding the potential demolition of a building by well known Tucson architect Josiah Joesler ?

Or would you consider running even small ads in the Star or Weekly directing the public to a website showing the full plans and elevations of the proposed building in context with its historic neighbors in both Armory Park and Barrio Historico (along with the criteria in the Code which is supposed to be used to determine compatibility), and request public input on the impact of the proposed four story project on the three historical and cultural resources: 1) the listed historic 1941 Joesler building 2) the historic buildings and character of the Barrio Historico Historic District

and 3) the historic buildings and character of the the Armory Park Historic District ?

17) Because of the City's prior misconduct and because the City is not an "arm's length" independent third party there is a conflict of interest in having the City act as the "designated authority" to conduct the 106 process concerning this project. Would you consider removing the City as the "designated authority" in favor of an independent third party ?

18) I am told that at last Friday's meeting of the Tucson Pima County Historic Commission that Jonathan Mabry reported that the decision had already been made to demolish the historic Joesler building, and repeating the false statement that Barrio Historico neighborhood supports the four story building and the demolition of the historic Joesler building. Has such a decision already been made ? And if so by whom ?

19) Does your office not have any Mayor and Council policy guidelines of low income home housing projects requesting Home Funds - for example:

a) the developer is asking for \$600,000 in public Home funds and yet the housing will revert to market rate rentals owned by the developer after a limited time period. Have the Mayor and Council policy issued no guidelines requiring Home Funds to be spent on projects that will remain low income housing ?

b) the proposed project is not for the poorest in our City but rather for persons making approximately \$14,000 or more. Have the Mayor and Council not issued policy guidelines to your department to address housing of the neediest (for example homeless children or battered women or the poorest elderly and handicapped) with Home funds ?

c) Have the Mayor and Council not issued policy guidelines regarding the housing standards to be met in projects using City administered Home funds ? For example in the proposed project, there are no private outdoor spaces and no private balconies. There are no large common green spaces. The project has units with no natural light and no windows in the living and dining rooms. There is no through ventilation.

20) Last Thursday, December 11, the Barrio Historico Historic District Advisory Board voted to request "consulting status" to the 106 process for themselves and for all residents and for all property owners in the Barrio Historico Historic District. Frankly, it would also be good idea for all the residents and property owners in Armory Park. People want democratic control of their lives and their neighborhoods. They don't need intermediary parties to speak for them. They can speak for themselves. Can "consulting status" be extended to all residents and property owners in the two historic districts ? Who would make that decision ?

Your assistant had requested that I meet with you today, however it seems more appropriate that you

respond to the above questions first. I will share your answers with members of the Advisory Board and will other persons in the neighborhood, and then get back to you.

Sincerely,  
Jody Gibbs, Property Owner, Barrio Historico Historic District  
Co-chair, Barrio Historico Historic District Advisory Board



22 December 2014

DOWNTOWN MOTOR HOTEL

Section 106  
Mitigating the Adverse Effect  
Alternatives to the proposed design

---

1]  
RESTORE THE BUILDING AS LOW-INCOME OR SECTION 8 HOUSING.

This is a historic building surrounded by historic neighborhoods. Contrary to the developers and SHPO's biased and collusive findings, this property is perfect for restoration. It is a well built, solid, masonry building. With the courtyard converted from asphalt to green space it would make for a beautiful place to live and would have the least impact to the historic buildings and neighborhoods surrounding it.

Parking should only be allowed in the rear of the building with parking access from Russell Avenue only.

We understand that this does not accomplish what the developer wants, but another smaller, say 20 unit building could easily be built on one of the many, many vacant lots lining Stone and 6th to 22nd St.

Smaller buildings with less density would integrate people into our neighborhoods, not segregate them.

One of the biggest complaints about the developers proposal is the density ratio on such a small footprint. There is no green space or balconies and the living areas have no windows.

We repeat, the living areas have no windows. This is inhumane design at its worst.

Bethel Development Inc., a for profit enterprise, has failed to create quality living environments for the citizens of Tucson. It has done little or nothing to mitigate the longterm damage to the historic fabric that makes our neighborhoods one of the most interesting and beautiful places to live.

2]  
DOWNSCALE THE CURRENT PROPOSAL

The current proposal has a 4 story building in an historic area that has NO FOUR STORY BUILDINGS. The buildings in the neighborhoods and properties that surround

the Downtown Motor Hotel are two story Victorian, one or two story brick or one story adobe. The current plan is completely out of context and scale to its surroundings. The developer claims they have listened to the neighborhood concerns and changed the designs to accommodate them. They have not changed the scale, density of units or parking considerations at all.

If they must destroy the building, then build only a two story structure that doesn't loom over and look down into neighboring properties. Again, additional units could be built on another lot.

3]

### CHANGE THE MATERIALS

As planned, this is a wood frame building on a historic block where there are no wood frame buildings at all. None at all. The building should be brick and/or built with materials that echo the surrounding historic properties. It should have substance and character.

4]

### ADD GREEN SPACE, BALCONIES AND WINDOWS.

With the right design, windows in the living areas could easily be added. The developer has failed in their architectural planning to find a creative, innovative way to better the design plan. There are architects in Barrio Historico who have sent design alternatives and sketches to the developer encouraging them to sit down and discuss creative alternatives.

The developer never responded to their input.

5]

### BUILD THE STREETScape TO SCALE

Saving a small portion of the existing building might hinder, rather than help, more appropriate design alternatives. What about historical, context designed buildings to the street with a green space behind them and a lower density building at the alley?

What about adding a floor of apartments to the Casa Vincente building so the overall project height can be lowered, balconies and windows added?

Think outside of this literal box.

6]

### INCLUDE THE NEIGHBORING PROPERTY OWNERS IN MITIGATION

None of the immediate neighbors have been included in any design or mitigation process. No one has ever been contacted by mail by the developer or the city or state to participate in the Section 106 process. These are the people who will be most affected by this monster building. This will affect their lives and property values for years and decades to come. They deserve a voice at the table.

7]

#### ADDRESS PARKING ISSUES

The current plan has 44 units with only 29 parking spaces. While the developer has obtained a variance, they cannot guarantee that all residents will not have vehicles. We live in a car-centric city and society. It would be nice to hope that everyone will use alternative transportation, but it will simply not be the case for years to come. A parking agreement should be made with neighboring landowners to assure that there will be access to more parking...the Casa Vincente parking lot, for example.

If ground floor parking is built, residents should only be allowed entrance and exit off of Russell Avenue. This will lessen the impact on Stone and the accompanying traffic, noise and pollution that this high density building would bring. It would also allow for green space in the front of the building.

Permeable parking lot surfaces if any spaces are exterior.

8]

#### MAKE THIS PROCESS TRANSPARENT

It has been very difficult to access and obtain information pertaining to this project. There should be much more transparency and communication. Could a website be set up? We would be happy to build an facilitate such a site.

9]

#### RESTORE WOMANKRAFT GALLERY

This Victorian mansion that is directly across the street and would be highly impacted by this development. This is a non-profit women's art collective.

10]

#### LANDSCAPE STONE AVENUE

From 13th Street to 18th Street with trees and lighting.

11]

BURY UTILITY LINES

To enhance the historic fabric and nature of the neighborhoods, bury all of the existing utility lines to improve the streetscape and lessen visual clutter.

12]

NEGOTIATE A LAND SWAP

The city could force a land swap and take possession of the DMH and repurpose it as Section 8 housing. It could also be resold for development as a Motor Hotel. There are many vacant lots along the Stone/6th Avenue corridor that would be much better suited for the developers proposal.

Again, smaller buildings of say 20 units, rather than monster buildings, would better suit the neighborhood and people would be integrated, rather than segregated.

*Swap stair tower to north side.*

## CONSULTING PARTIES WE WOULD LIKE IN THE SECTION 106 PROCESS

Gary Patch  
Darren Clark  
Designers / Live across the street from the DMH on Simpson  
Within view of site

Patricia Stanley  
Jeff Stanley  
Live on Stone, across the street  
Within view of site

Woman Kraft  
Directly across the street from the development.  
Within view of site

Danny  
Katja Fritzsche  
Live on Stone next to the Stanley's  
Within view of site

Stephen Paul  
Elaine Paul  
Live on Simpson Street  
Within view of site

Mary Lou Huett  
Lives on Stone one door south from DMH  
Within view of site

Philipp Neher  
Architect with Rick Joy Architects  
Has great creative insight into design and mitigation

Ken Scoville  
Tucson Historian  
Has dealt with many issues around historic sites and development

Jody Gibbs  
Architect / Board member of the Barrio Historico Preservation Zone Advisory Board

Demion Clinco  
Tucson Historic Preservation Foundation

Bill Dillon  
Lives on Stone in National Trust property / in view of site

12/9/14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

SANDRA LEAL  
name

580 S. 9th AVE #1701  
address

SLEAL75@gmail.com  
email

- cc Advisory Council on Historic Preservation
- State Historic Preservation Office
- City of Tucson, City Councilor Steve Kozachik
- Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

Dec 8 2014

date

Sally Stang, Director  
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Tucson, AZ 85726-7210

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Sincerely,

Claire M. Zepeda and Gontran R. Zepeda

name

53 W. Simpson St.

address

fuera-viejo@NEXilis.gotdns.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14  
date

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Sincerely,

David Furmanski  
name

119 E 16th Street  
address

Furmanski68@msn.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



12/7/14

date

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City of Tucson Department Housing and Community Development  
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Tucson, AZ 85726-7210

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Sincerely,

Wendy Tewksbury + Rob Wisner

name

601 S 5th Ave

address

wt@hathouseswithhistory.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec. 8 '14

date

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Sincerely,

Charles and Kate Koch

name

807 S. 3rd Ave. Tucson 85701

address

coolmakes05@msn.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/11/14  
date

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City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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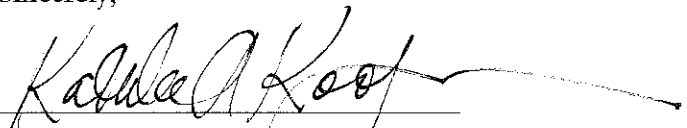
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Sincerely,

  
name

821 S. 5th Ave TUL 85701  
address

kakoopman@aol.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

8 December 2014  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
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Sincerely,

Elizabeth Garber ELIZABETH GARBER  
name

546 S. 4th AVE. TUCSON AZ 85701  
address

elizabethjessiegarber@gmail.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 8 / 2014  
date

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Sincerely,

Roy P. Pearson  
name

546 S. 4<sup>th</sup> AVE  
address

RPPEARSON@COX.NET  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec. 11, 2014

date

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Kathleen McDonough

name

63 West Simpson St. Tucson, Az. 85701

address

KMC1200@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/12/14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

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Sincerely,

Robert G. Bailey, Jr.  
name

222 E. 14<sup>th</sup> St., Tucson, Arizona 85701  
address

ARMORY PARK

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/10/14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

**Re: Downtown Motor Hotel Demolition and Proposed Development Plan**

Dear Ms. Stang,

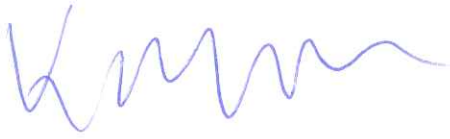
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Sincerely,

K. FRITZSCHE 

name

452 S. STONE

address

artgod@whidbey.com

email

- cc Advisory Council on Historic Preservation
- State Historic Preservation Office
- City of Tucson, City Councilor Steve Kozachik
- Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter



12.9.2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

 Mr. Bruce Crossman  
512 S. 3rd Ave., Apt. 7  
Tucson AZ 85701-2400

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 10. 14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Ray Kysik

Robert J. KINGSTON

name

4403 E. Cerrada del Charo Tucson AZ 85718

address

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

dec 8 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Therese de Vet + Steve Kanschig  
name

392 S. Convent Ave 85701  
address

tdevet@mac.com  
email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12 / 10 / 14  
date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Chad Kouts

name

344 S. 6th Ave.

address

chad@jvico.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

10-12-14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,



JEFFERSON BAILEY

name

330 S. 3RD Ave 85701

address

deaconjefferson@gmail.com

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

Dec 9 2014

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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*To say the least!*

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Sincerely,

Mary Lou Williams

name

733 S. 3rd AV 85701

address

email

*This proposal is ridiculous.*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/8/14

date

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City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Hollywheel Wright / Ricci Silberman owners of Cushing St. Family Practice

name

58 W Cushing St.

address

Tucson AZ 85701

email

Hollywheel@gmail.com

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

13 DEC 14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Rob Risley

name

510 S. Convent Ave, Tucson AZ 85701

address

rob@risley.net

email

(mail received at his address only:  
333 N Central Ave  
PHX AZ 85004

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter



Dec 10 - 14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

Augustine N. Bernal

name

9446 La SUIDA DR

address

BERNAL8@Cox.Net

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12/5/14

date

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

*Stephen H. Paul*

name

*38 W. Simpson ST*

address

*stephen@hamiltandstillers.com*

email

*I have never been notified by the City or by the developer of any public meetings. My neighbor has ~~to~~ informed me of them !!*

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

Dec 9 14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
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Tucson, AZ 85726-7210

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Sincerely,

Jane List

name

624 S. Rubio Ave, Tucson

address

email

Mailing address:  
111 Harrison Ave.  
Newport, R.I.<sup>m-9</sup>  
02840

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

December 10, 2015

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely, *M. Bevin*

MICHAEL BEVINS

name

848 S. 4<sup>th</sup> Ave

address

mbevin1@verizon.net

email

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

12-8-14

date

Sally Stang, Director  
City of Tucson Department Housing and Community Development  
P.O. Box 27210  
Tucson, AZ 85726-7210

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Sincerely,

own home at  
512 S. 4th Ave.  
Tucson, AZ

Mary E. Perillo

name

3989 W. Skelton Canyon Circle

address

Westlake Village,  
CA 91362

m.perillo@centurylink.com

email

centurylink.

cc Advisory Council on Historic Preservation  
State Historic Preservation Office  
City of Tucson, City Councilor Steve Kozachik  
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban  
Development, Zach Carter

- NO MODERN  
STRUCTURES!

Keep the historic  
integrity!



**CITY OF TUCSON**  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
ADMINISTRATION DIVISION

City of Tucson Responses to concerns raised regarding the Section 106 Process as it relates to the Downtown Motor Apartments application for federal HOME funds.

- The square footage of the proposed apartments is greater than average in Tucson and does not equate to warehousing people, shoe-boxing, or higher density than Pima County jail.
- The project's parking plan has been approved by Planning & Development Services.
- The City cannot answer as to what HUD has read.
- The developer completed all notification requirements for a project outside of a Historic Preservation Zone.
- The Barrio Historico Historic District Advisory Board's vote is taken into consideration as public comment as each Historic District Advisory Board's function is limited to activities within its historic district. This project lies outside of Barrio Historico's historic district.
- A Section 106 Process is only necessary if federal funds are being used in a project; activity can occur prior to the consideration or application for federal funds.
- The developer has made modifications to the design setting back the front elevation so it no longer hangs over the remaining front buildings.
- Questions regarding the Unified Development Code should be addressed with the Planning and Development Services Department.
- Architects often have differing opinions
- The teleconference call with HUD on 10/15/14 was a technical assistance session which is not a public meeting.
- The property is in the Armory Park Historic District but is not in a Historic Preservation Zone (HPZ) and therefore HPZ rules do not apply.
- The City cannot answer to the developers' choice of property.
- The July 2014 Memorandum of Agreement between the Arizona State Historic Preservation Office and the developer is not applicable to the developers' application for the HOME Investment Partnership funding loan from the City.
- The City cannot answer to the opinions of the developer's attorney.
- The City cannot answer to the opinions of the AZ SHPO.
- The City received requests from multiple individuals requesting to be "consulting parties;" those individuals will be added to the email list for information and their comments will be considered and responded to as part of the interested "public."



- As of 12/24/14 the following have been identified as “Consulting Parties:”
  - The Arizona State Historic Preservation Office – as required by regulation
  - The Tucson Historic Preservation Foundation – as the largest private organization preserving and celebrating the distinctive and irreplaceable historic resources of Tucson, Pima County and Southern Arizona.
  - The Tucson Pima County Historical Commission, Plans Review Subcommittee – as a representative of local government and participating organization in Programmatic Agreement between the City of Tucson, the Arizona State Historic Preservation Office, and the Advisory Council on Historic Preservation.
  - The Armory Park Historic Zone Advisory Board-although the subject property is not in the Armory Park Historic Preservation Zone it is in the Armory Park Historic District.
  - The Armory Park Neighborhood Association-as the neighborhood association in which the subject property is located.





CITY OF TUCSON  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
ADMINISTRATION DIVISION

File copy  
Sent via US mail  
12/24/14

December 24, 2014

RE: Section 106 Process

Dear Friends;

Thank you for your correspondence requesting to be a consulting party in the Section 106 process as it pertains to the Downtown Motor Hotel project.

Unfortunately, you have not been designated as a 'consulting party' in this process. However, each of your comments, letters and correspondence will be reviewed and considered as part of the Public Comment portion of this process. They will also be posted online for viewing. This information and all other information regarding this process and project are available for viewing at <http://hcd.tucsonaz.gov/hcd/whats-new>

Please note; there will be no mail communication regarding this process or project. If you wish to receive *email* correspondence that could possibly go out to other interested parties pertaining to the Section 106 process, please contact Ramona Williams at 520-837-6959 or [ramona.williams@tucsonaz.gov](mailto:ramona.williams@tucsonaz.gov) to be added to the list.

Sincerely,

Sally Stang, Director  
Housing & Community Development Department





**From:** Ramona Williams  
**To:** Williams, Ramona  
**CC:** Sally Stang; Williams, Teresa  
**Subject:** Section 106 Process  
**Attachments:** Williams, Ramona.vcf

Friends,

Thank you for your correspondence regarding the Section 106 process as it pertains to the Downtown Motor Hotel project.

Unfortunately, you have not been designated as a consulting party.

However, each of your comments, letters and correspondence will be reviewed and considered as part of the Public Comment portion of this process. They will also be posted online for viewing. This information and all other information regarding this process and project are available for viewing at <http://hcd.tucsonaz.gov/hcd/whats-new>

Thank you,

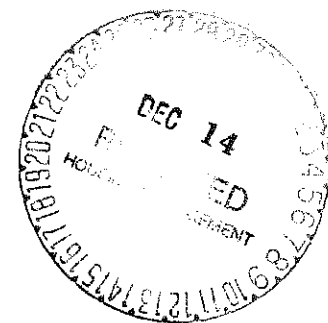
Ramona Williams

~~~~~

Executive Assistant to
Sally Stang, Director
City of Tucson
Housing & Community Dev. Dept.
310 N Commerce Park Loop
Tucson, AZ 85745
ramona.williams@tucsonaz.gov
ph:(520)837-6959

12.14.2014

date



Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

[Handwritten signature]
JOHN + DEB Richards
name OWNERS of 5445 5th Ave.

mailto: 1110 N Yakima Ave, Tacoma WA 98403
address

~~johnabbottrichards@gmail.com~~ debjrichards@gmail.com AND
email johnabbottrichards@gmail.com
(TWO "B's" TWO "T's")

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

From: Mary Lou Heuett <mlheuett@gmail.com>
To: Ramona Williams <Ramona.Williams@tucsonaz.gov>
Date: 12/28/2014 1:13 PM
Subject: Re: Section 106 Process

Ms, Williams ,

The form email was interesting but not unexpected as the 106 process you are conducting is a closed sham process and the developer will change nothing. They have already made that clear. They went into both 106 processes not giving a damn about the people around them. They only care about the money they will make in the long run when the big box is turned over in 10-20 years for market rate housing. Your current 106 has about as much integrity as the first 106 process conducted by the City of Tucson for this project. In other words there is none. This is another process conducted by the City of Tucson as a check the box the decisions were already made. This 106 process and the last was and is window dressing for the developer. Saving a tiny portion of the building, the sign for the Downtowner , a little architectural model and few architectural drawings by U of A students is not adequate mitigation for the total loss of this historic building to a big box intrusion that affects the entire area around it. This building sets the stage for more big box projects in both Armory Park and Barrio Historico. You have not and will not consider the indirect impacts to the properties around you. Because the City and the developer do not give a damn. The architectural study the developer recently has conducted by a high priced architect is a sham. This architect is expensive and has little or no experience in low cost housing. So please don't parade this study as definitive it is just a another study that is not independent and continues to give the developer what he wants. It might be nice if the people who are supposed to be consulted and are part of the 106 process such as it is are invited to the meetings and informed as to where and when they are at.

Mary Lou Heuett
419 /417 So. Stone

On Wed, Dec 24, 2014 at 2:34 PM, Ramona Williams <Ramona.Williams@tucsonaz.gov> wrote:

> Friends,
> Thank you for your correspondence regarding the Section 106 process as it
> pertains to the Downtown Motor Hotel project.
>
> Unfortunately, you have not been designated as a consulting party.
> However, each of your comments, letters and correspondence will be
> reviewed and considered as part of the Public Comment portion of this
> process. They will also be posted online for viewing. This information and
> all other information regarding this process and project are available for
> viewing at <http://hcd.tucsonaz.gov/hcd/whats-new>
> Thank you,
>
> Ramona Williams
> ~~~~~
> Executive Assistant to
> Sally Stang, Director
> City of Tucson
> Housing & Community Dev. Dept.

HCDAdmin - Letter of support, downtown motor lodge project

From: Randy Peterson <randy@kxci.org>
To: "HCDAdmin@tucsonaz.gov" <hcdadmin@tucsonaz.gov>
Date: 01/02/2015 10:08 AM
Subject: Letter of support, downtown motor lodge project
Attachments: Letter of Support on Downtown Motor Lodge Project.doc

HCD department staff,

Please see my attached letter in support of Compass Affordable Housing's project to bring low-income housing to the old motor lodge area on South Stone. Thank you for the opportunity to share my thoughts in support of this worthy project. Happy New Year,

Randy Peterson
KXCI General Manager
Become a member at KXCI.org

1/2/15

To: Housing and Community Development Department,
City of Tucson

From: Randy Peterson,
General Manager, KXCI-FM Community Radio
10+ downtown resident

Re: Downtown Motor Lodge project

To Whom It May Concern,

I am writing a quick note today to demonstrate my support for the 44-unit affordable housing project slated for 383 South Stone Avenue, which I believe will provide both desperately needed affordable housing and a stimulus to the redevelopment of the neighborhood, removing a blighted eyesore in the process.

The project, for military veterans and low-income persons, has been designed to provide access to public transportation and amenities that support a residential, neighborhood-based lifestyle, being conveniently located to shopping, schools, health care and other public and private services (as well as a number of downtown-based non-profit organizations).

As I understand it, the project offers tenants a library and computer room, private outdoor areas, secured parking and bicycle storage. All of this is important to low income persons that work downtown.

With respect to the historic district, the construction would remove rundown blighted structures that diminish the quality and character of the neighborhood, while still preserving the two front buildings along South Stone, as well as the vintage street sign. Compass Affordable Housing has pro-actively worked with the neighborhood to truly make this project a win-win-win for all, and I view the project as a positive addition to the neighborhood.

I strongly support this project and encourage the full support of the City of Tucson as the responsible entity awarding federal funds.

If you have any questions or need any additional information, please feel free to contact me at randysthename@hotmail.com.

Randy Peterson
PO BOX 1211
Tucson AZ 85702

From: Richard Brittain <rgbrittain@msn.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 01/02/2015 10:18 AM
Subject: Downtown Motor Hotel

I object to the destruction of the Joestler Historic Motor Hotel and the redevelopment as proposed.

Richard G. Brittain
581 South Meyer Avenue
Tucson 85701
884-8226

From: Hannah Glasston <hannah@ethertongallery.com>
To: <HCDAdmin@tucsonaz.gov>
Date: 01/02/2015 9:35 PM
Subject: Downtown Motor Hotel

To Those Concerned,

I have spoken at two meetings regarding my opposition to the current plan for the historic Joesler-designed Downtown Motor Hotel property, but wanted to note that in an email to you if you are collecting comments from here only.

Thank you for holding open public process meetings; I wish I had been informed earlier so that I could have had early input. As you know, our inner city neighborhoods are under siege. Those of us who have lived and worked in historic neighborhoods for many years value our relationship with our neighbors and friends and are invested in historic preservation so that we may have the quality of life we enjoy.

I am the person who edited the well-received, Tucson Preservation Foundation award-winning, Historic Neighborhoods Map. I enjoyed the enthusiasm of those involved, from the city to the Drachman Institute to University Medical Center and all of the neighborhoods and now citizens and businesses who have enjoyed it and been influenced by it. I have long been interested in and supportive of our cherished historic neighborhoods and buildings.

What I am not interested in is the old "us versus them" attitude that was prevalent here among developers for many years as a way to split interests. I am a supporter of low-income housing, recognize the dire need for it in this city as well as across this country and will always support the right project done in the right way. Unfortunately, I do not believe this is the right project for this neighborhood and I don't think the plans are well thought out. I look forward to better options: more creativity, lower profile building and something that fits in spatially and aesthetically with a neighborhood that has worked long and hard to accommodate people of all needs.

Thank you and I also look forward to increased awareness by the city of its people who live in the neighborhoods affected by the various zonings, buildings, and decisions which will be coming in the next many years. Tucson is my long-time home--I live in a historic district and own property in three other historic districts. My life and work is here and I intend to continue to try and protect the city, the values, and the future of the city I call home. I hope you will do the same.

Many thanks,

Hannah Glasston
hannahglasston@cox.net

January 1, 2015

Sally Stang, Director
City of Tucson Department of Housing and Community Development
PO Box 27210
Tucson, Arizona 85726-7210

RE: Proposed Development Plan for Downtown Motor Hotel Site

Dear Ms. Stang,

I am not a fan of the Downtown Motor Inn because of its current state and clientele. It is a wart and removal would not be a bad thing.

I am appalled at the prospect of a 44 unit, 4 story development on that site. It would tower above adjacent property and have a negative impact on the surrounding neighborhood. It is an incongruous intrusion and inconsistent with the adjacent streetscape. These types of intrusions destroy the fabric of a neighborhood. I know about this type of intrusion. I live across the street from a disastrous site built in the 1950's or 60's...the Bel Air Apartments. This atrocity towers above adjacent buildings and was converted to section 8 housing. It has a rolling stream of tenants with no commitment to the neighborhood. But I digress.

The issue is intrusive non conforming structures with elevated density that alter the neighborhood visually and materially.

I have lived in and maintained historic buildings for over 40 years. I give lectures to my Environmental Health classes (UA CPH 375 and 575) on buildings, development, transportation and air pollution and their relationship to human health. I am a member of the International Indoor Air Quality Academy and have knowledge of LEED, and Smart Growth principles. As proposed, this building is a mistake. It destroys the "sense of place" important to urban revival for Tucson's future and fails at integrating with existing structures.

In my concern for retaining some aspect of Tucson as a healthy, livable place with a substantial history, I am willing to participate in meetings in a consulting capacity as offered under 36 CFR 800.2 (c)(5).

Let's not destroy what we all love.

Sincerely,



Mary Kay O'Rourke
420 East 18th St. Tucson 85701

MKOR@email.arizona.edu

(CC) Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environmental Energy, Region 9 US Dept. Housing and Urban Development (Zach Carter)



December 30, 2014

Dear Ms. Stang,

Regarding the historic Downtown Motor Hotel, we have now collected over 100 letters from the residents of Barrio Historico Historic District and Armory Park Historic District asking to be included in the Section 106 process. Please add these to those we have sent previously.

Many residents [none] have yet to be informed of this development by mail and we are astonished by your email that disempowered all of those citizens - who sent formal 106 letters - from inclusion in the mitigation process. The City of Tucson has only identified four consulting parties for their biased and closed 106 review - there are no representatives from the property owners or individuals within sight of and directly impacted by this monster building. From what the developer presented at the two sham public 106 meetings, there has been almost no Adverse Effect mitigation whatsoever. The building is still 4 stories, there is no green space, the living areas have NO windows and the parking is totally inadequate. The building, as designed, will destroy a historic, nationally registered building and will harm and highly damage the fabric and nature of these two important, historic neighborhoods.

That you have not invited a single person from Barrio Historico [directly across from the site] to the mitigation table is beyond fathomable.

We feel we have done more than the city, state, neighborhood associations and developer combined to help make people aware of this hideous building that would severely impact the historic fabric of our neighborhoods. Therefore, we ask, once again, to be included as Section 106 participants so that we can represent the hundreds of people in Barrio Historico and Armory Park who oppose and will be forever impacted by this project.

Thank You,

Gary Patch
Darren Clark

Concerned Citizens of Barrio Historico and Armory Park

National Register of Historic Places Districts / Tucson, Arizona

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and
Urban Development, Zach Carter

12/21/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Karen M. Zimmerman

name

115 E. 15th St

address

Karzip@cox.net

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Nov 20, 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Aimee R. Hazen

name

562 S Meyer Ave Tucson, Az 85701

address

a.hazen@cof.tn.us

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/11/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Jerry Edwards

name

220 E. 14th ST

address

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 15 - 2014
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Pauline Porter
name

447 S. Stone Ave
address

pporter@AOL.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 16 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Loren Dawn

name

1730 N Nancy Rose Blvd. 85712

address

kloren@myexcel.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 19, 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

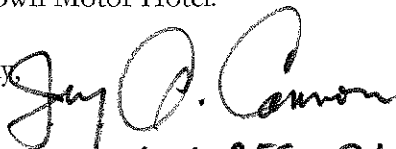
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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,



JERRY & DOLORES CANNON

name

417 South 4th Ave Tucson AZ 85701

address

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12-16-2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

The proposed structure has no historical significance at all or any reflection OF TUCSON.

Alfredo Quiroz

name

2726 E. Winchester Vista Tucson 85713

address

ajquiroz@msn.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12-10-14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

CRAIG BAUGH

name

92 W. SIMPSON ST.

address

TCB 12/2 @ GMAIL.COM

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/09/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

ISRAEL NAVARRETTE
name

484 S. Convent ave.
address

DBACK75@GMAIL.COM
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Mary Ann Brazil

name

350 West Simpson Tucson AZ 85701

address

mab@brink.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

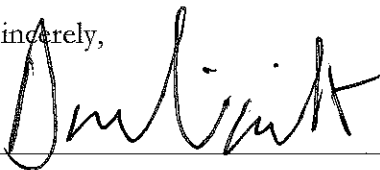
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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,



name

358 West Simpson Tucson AZ 85701

address

danny@brink.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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Sincerely,

Carolyn B Crews & Paul Crews
name

130 W. 17th St #101
address

carolcrews@gmail.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/9/2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

BOB MELLON

name

46 W. SIMPSON ST, TUCSON, AZ
address 85701

BOBMELLON@HOTMAIL.COM

email

NANCY WARSHAWER

← SAME

NANOZUZU@GMAIL.COM

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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Sincerely, *Dale Arouty*

Dale Arouty

name
Mailing Address
5220 E. Camino Bosque Tucson AZ 85718

address

daadale@aol.com

email

property address in armorey Park 625, 629, 631, S. 5th AVE
415-417-419 E 18th St. 85701

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Sue Ellen Schuerman

name

230 S. Herbert Ave

address

sschuerman@cox.net

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Robert Erbe

name

230 S. Herbert Ave

address

robert.erbe@cox.net

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/12/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,



name

MARIA J. ROBLES + GLORIA GEE



423 SOUTH 5TH AV.

address

MOTHS@COMCAST.NET

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/21/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Danielle Beaudry
name

219 E. 13th Street Tucson
address
AZ 85701

~~msd~~ msdonibeaudry@gmail.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/20/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Jin Sarantides

name

5315 N. Corte Puesta Del Sol - Tucson, AZ 85718

address

mid.1954@gmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/26/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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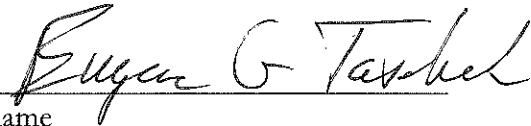
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Sincerely,



name

318 E. 13th St, Tucson

address

geno1az@gmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12 DEC 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Catherine Eyde

name

801 S. MEYER Ave 85701

address

Catherine Eyde@gmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 15 2014

date

Sally Stang, Director
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P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,



FRANK PATANIA

name

620 S. 4TH AVE

address TUCSON AZ 85701

frankpatania@yahoo.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec. 13. 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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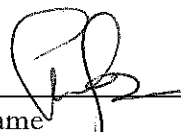
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Sincerely,

 SUSAN FLEISHMAN
name

home owner: 30 E. 16th St 85701 → mailing address: PO Box 42525 85733
address

sfleish@earthlink.net
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/11/14

date

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City of Tucson Department Housing and Community Development
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Sincerely,

James Allender

name

219 S. 5TH Ave, Tucson 85701

address

~~armorypark@aol.com~~

email armorypark@aol.com

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/15/14

date

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P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Louis Levinson

name

535 S. Russell Ave. (mailing address - Box 2849 - Tucson 85702

address

Aztec1409@gmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12-15-2014

date

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City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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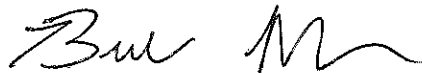
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Sincerely,



BRANDON GRIFFITH

name

501 S. 5TH AVENUE, TUCSON, AZ

address

bobbymcgriff@hotmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

Sent via email
11/15/14
12:04

January 6, 2015

Demion Clinco, President
Tucson Historic Preservation Foundation
P.O. Box 40008
Tucson, AZ 85717

Subject: Section 106 Process - Downtown Motor Hotel

Dear Mr. Clinco,

Thank you for your correspondence dated December 22, 2014 concerning the Section 106 Process for the Downtown Motor Hotel. In this letter and in your letter dated December 5, 2014, you indicated that you are concerned about the public notification and participation in the two public meetings that were held earlier this year (Oct 28 and Nov 20). As stated in my previous letter, we did send out over 350 emails to interested parties in which many are residents located near the Downtown Motor Hotel. We also posted the meeting notifications on our website and via the City Clerk's office. We had over 50 citizens attend the first meeting and over 30 attend the second. At each meeting, there were times when citizens became passionate about their concerns, whether it was in support of the project or in opposition, and we believed it was important to allow them to be heard. We did take notes and we also asked participants to write down their concerns so that we could properly post them on our web site. As of today, we have over 100 comments. And this request for comments was and has been continually repeated that anyone from the public can forward their comments and concerns to us at HCDAdmin@tucsonaz.gov should they not feel comfortable speaking at the meetings or if they were unable to attend.

Concerning your invitation to the December 10, 2014 meeting of consulting parties sent to you on December 1, 2014; in your email response dated December 3, 2014 you were clear that you understood the intent of the meeting was a part of the Section 106 process and the invitation was for consulting parties. Also, this fact was clarified in our discussion during the meeting on December 10, 2014.

Also during the December 10th meeting, we did establish the follow up meeting date and time to be 12/18/14 at 4:30pm unless otherwise notified. The meeting was initiated by your statement that you wanted to have time to go back to your organization to discuss the issue. We talked at length about the timing of the meeting in that you had a THPF meeting scheduled at the end of the week, the TPCHP Plans Review Subcommittee had a meeting the following day and Mr. Burr



January 6, 2015

indicated that the Armory Park Neighborhood Association had a meeting that week too. Perhaps the message was lost in discussing that Helen Erickson's situation was complicated by the fact that the TPCHP is a public body that requires 24 hour notice of the agenda which was a problem in that their meeting was scheduled for 12/11/14. She was unable to discuss this item officially at their 12/11/14 meeting but an announcement was made requesting that individual members send additional mitigation suggestions directly to me. We waited for you for an hour on the 18th as we were expecting you since you did not notify us that you could not attend. Of course we will be glad to meet with you concerning any suggestions from your organization.

In regards to your concern about the Area of Potential Effect, the APE was determined by the City's Office of Historic Preservation but based on discussions with the consulting parties and from the public comments, it will be a topic of discussion during our consultation with AZ SHPO.

I do apologize that in our response to you on December 9, 2014 was erroneous. We clearly answered how interested parties were notified and did not answer the question that was asked "How consulting parties have been identified?" We have determined a list of consulting parties in accordance with 36 CFR 800.2 (c), As of 12/24/14, the following have been identified as "Consulting Parties":

- o The Arizona State Historic Preservation Office – as required by regulation
- o The Tucson Historic Preservation Foundation – as the largest private organization preserving and celebrating the distinctive and irreplaceable historic resources of Tucson, Pima County and Southern Arizona.
- o The Tucson Pima County Historical Commission, Plans Review Subcommittee – as a representative of local government and participating organization in Programmatic Agreement between the City of Tucson, the Arizona State Historic Preservation Office, and the Advisory Council on Historic Preservation.
- o The Armory Park Historic Zone Advisory Board-although the subject property is not in the Armory Park Historic Preservation Zone it is in the Armory Park Historic District.
- o The Armory Park Neighborhood Association-as the neighborhood association in which the subject property is located.

Sincerely,



Sally Stang, Director
Housing & Community Development Department

Via email: demion.clinco@preservetucson.org & demionc@yahoo.com



CATEGORIES OF COMMENTS REGARDING THE DOWNTOWN MOTOR APARTMENTS

From October 28th meeting

CATEGORIES

- PRESERVATION OF EXISTING BUILDING
- LAND SWAP
- BUILDING HEIGHT
- SECTION 106 PROCESS (City Staff will respond)
- SIZE/DESIGN OF PROPOSED APARTMENTS
- SIZE/DESIGN OF PROPOSED BUILDING
- RENTS/UTILITIES
- PUBLIC OUTREACH
- PARKING

PRESERVATION OF EXISTING BUILDING

LOSS OF HISTORIC CHARACTER

- 1. 1950s +/- The carports were enclosed. The motel rooms went from 19 to 29 units
- 2. Original rooms were designed as motel rooms attached to a carport
- 3. Original rooms and carports, which have been enclosed, have been converted into small apartments with small kitchenettes
- 4. Original Motel room sizes: 270 sf per room
- 5. Original Carports: 187 sf per carport
- 6. Original building: Motel rooms: 19 rooms, Carport spaces: 19 carports
- 7. Kitchenettes were added to small motel rooms and converted carports
- 8. Poor craftsmanship with the additions and interior remodeling

PRESERVATION OF EXISTING BUILDING (PG.2)

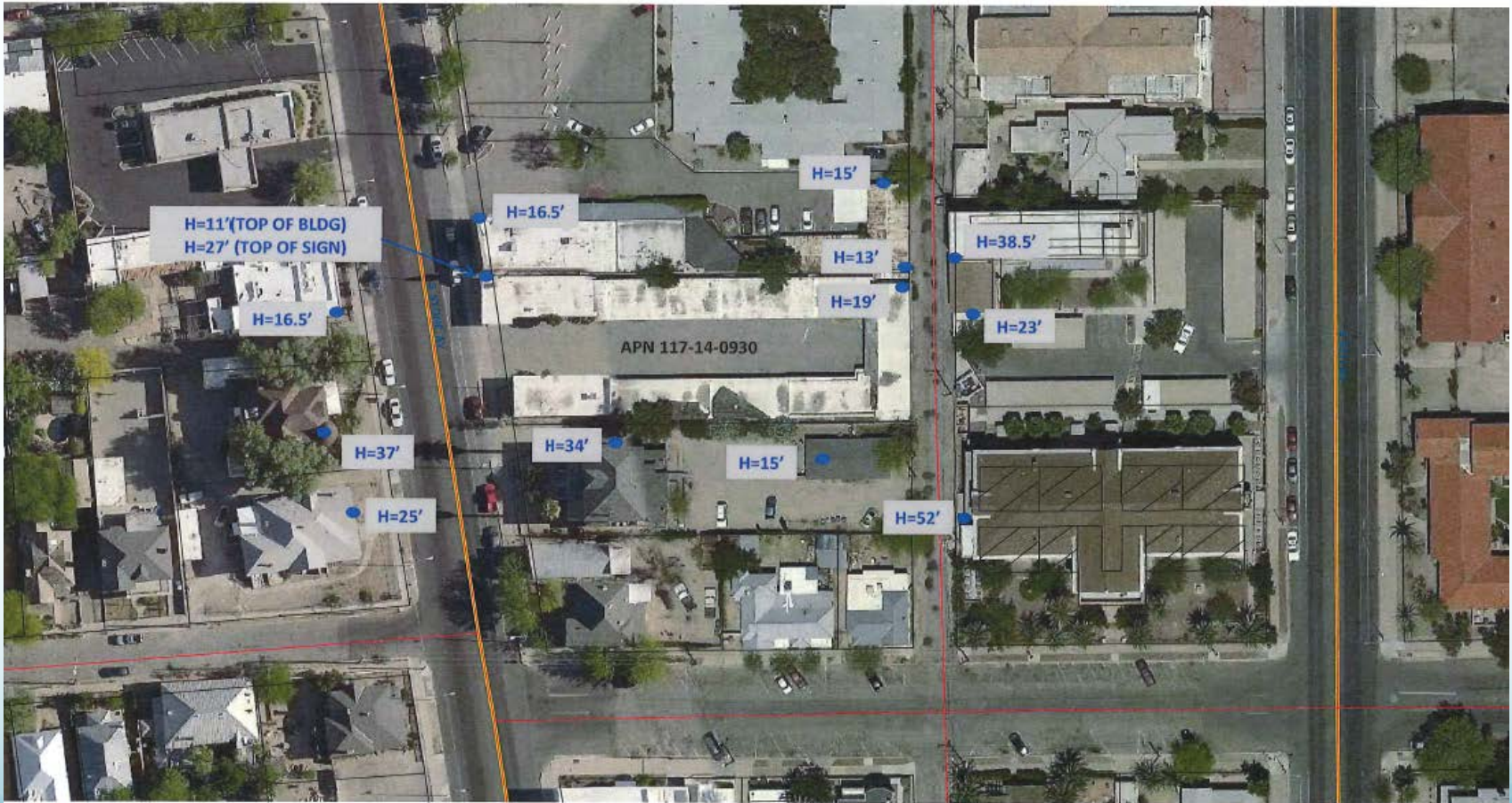
LOSS OF HISTORIC CHARACTER

- 9. Horizontal railing replaced with non code compliant Wrought Iron vertical railing
- 10. Addition to the lobby. New construction to the Lobby was built on the City's sidewalk right-of-way
- 11. Flagstones were added to the 2 front building. This represented a lost of historic fabric
- 12. Removal of all Landscape Elements in the central drive
- 13. Roof damage over 40% of existing roofs
- 14. Water damage and mold on and in walls
- 15. Lead paint and asbestos abatement required
- 16. Fire and Structural damage at 2 story building
- 17. A substantial amount of historic fabric has been lost

LAND SWAP

- Prohibited by Program Regulations
- Not economically feasible for either City or Developer
- Project as designed, where designed, is allowed by all local codes and ordinances
- Strong community support for project as currently located

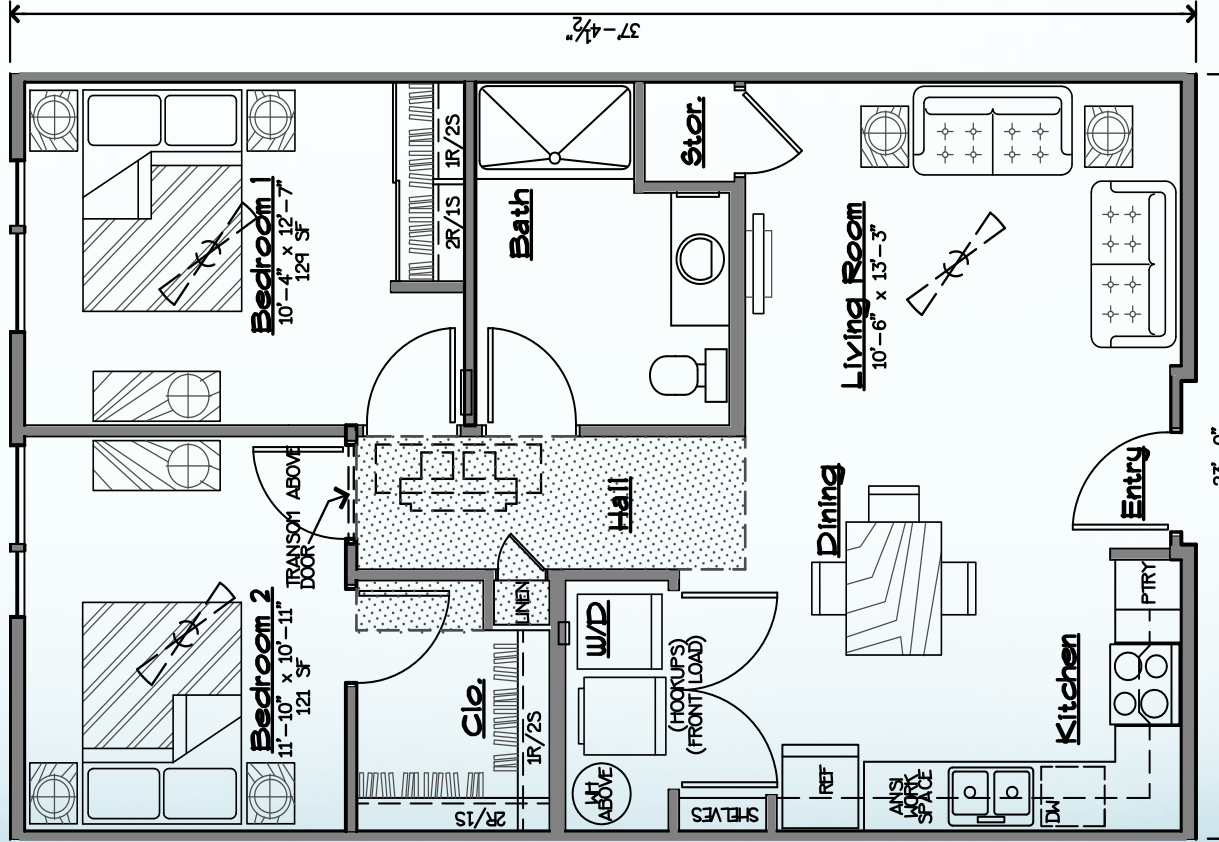
SURROUNDING BUILDING HEIGHT CONTEXT



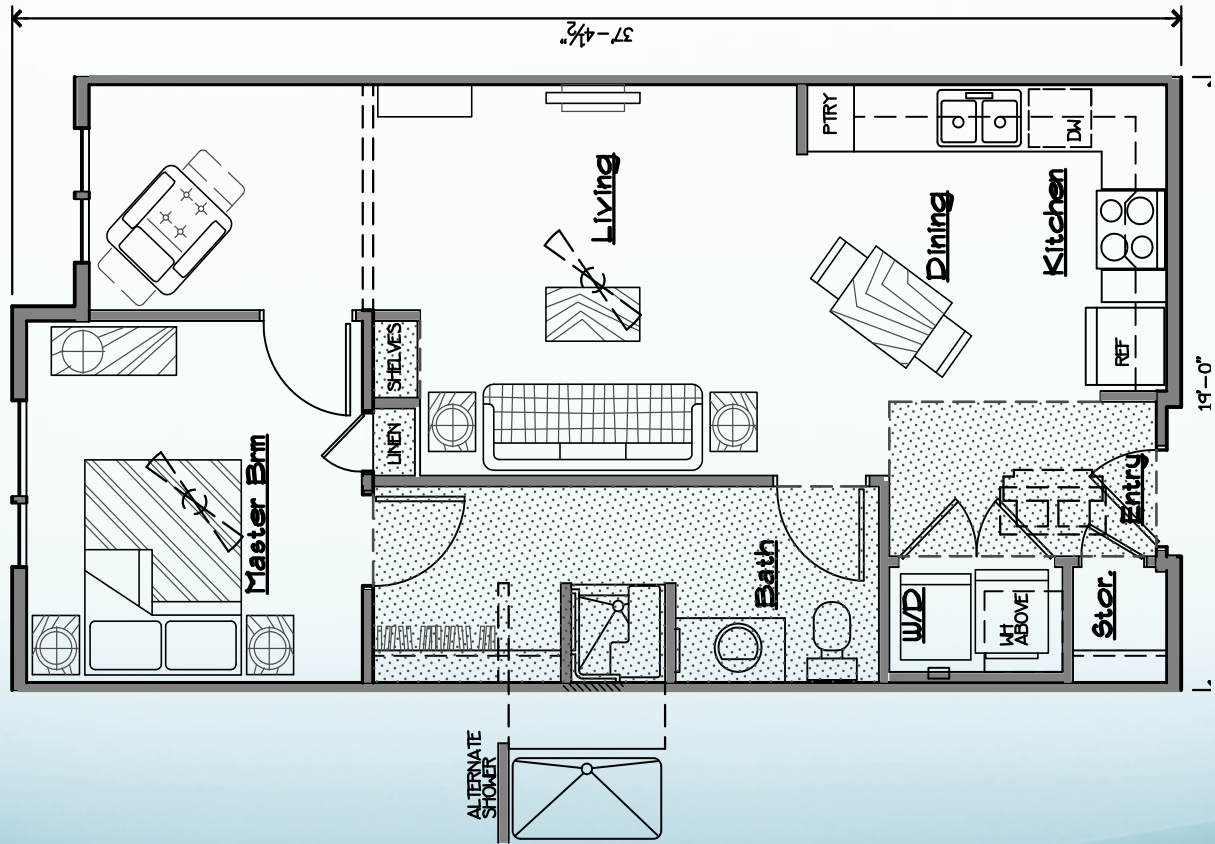
SIZE/DESIGN OF PROPOSED APARTMENTS

- One (1) BR, one (1) BA units are 692 gsf
- Two (2) BR, one (1) BA units are 856 gsf

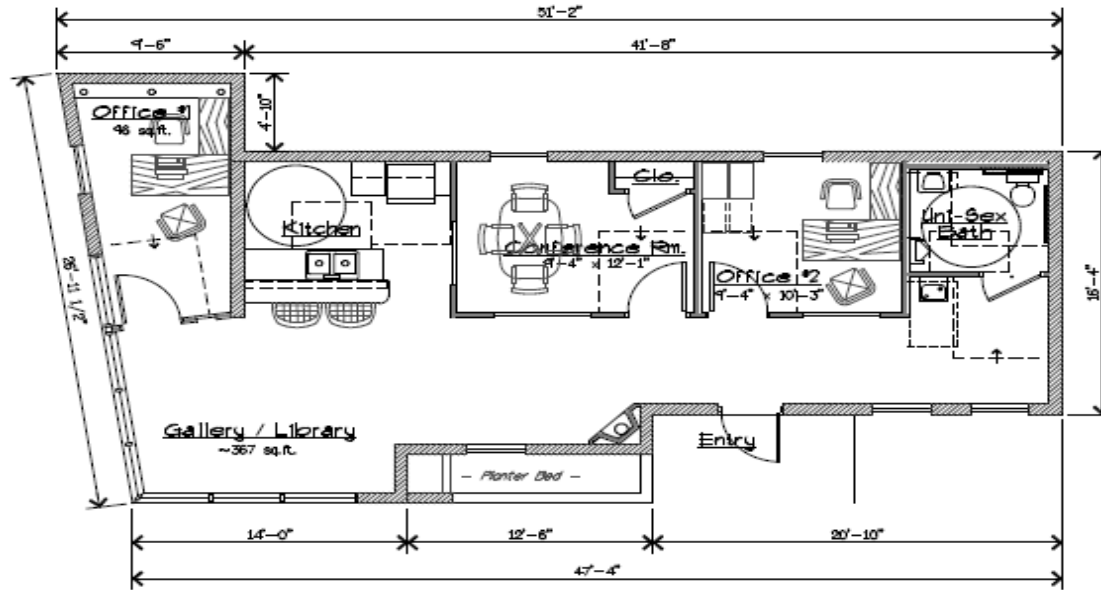
2 BR 2BA Plan (856 SF)



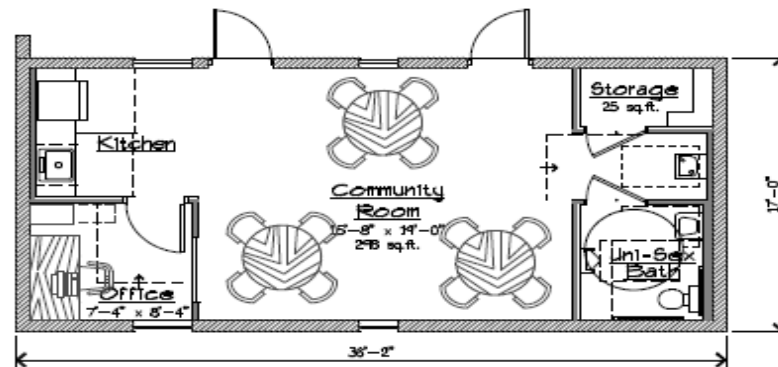
1 BR 1 BA Plan (692 SF)



Community and Office Space



OFFICE / GALLERY FLOOR PLAN
SCALE: 1/4"=1'-0"



COMMUNITY ROOM FLOOR PLAN
SCALE: 1/4"=1'-0"

SIZE/DESIGN OF PROPOSED BUILDING

- Within allowable side-yard setback limits (5'; 0' allowed)
- Within allowable height limits (could build to 75')
- Within allowable density limits
- Building has been stepped back from original design
- Roof line has changed from hip roof to parapet
- Building has been moved in from property lines
- Overhanging balconies were removed from front
- Additional articulation added to rear of building
- Rear yard setback increases from 0' to 20'
- Proposal incorporates reuse of existing front buildings and project sign

INITIAL PROPOSED DESIGN



VIEW FROM STONE AVENUE

Initial Proposed Design



Perspective from
Russell Avenue



Perspective from Stone Avenue

Revised Building Elevation





Revised Building Elevation



RENTS AND UTILITIES

- Rents are affordable to households with incomes at or below 60% of Area Median Income, depending upon household size
- Affordable housing is in critical short supply, especially near the downtown core of Tucson

RENTS INCLUDE ALL UTILITIES

PARKING

- Project is located in the Downtown In-Fill Incentive District
- City of Tucson approved an Individual Parking Plan
- Parking needs have been studied and adequate, secure parking has been provided under the podium and is hidden from street view

Public Outreach

All required public meetings were attended; all required notifications were made; no rezoning was initiated; project is not in an HPZ; the following meetings were Courtesy Public Meetings and not required by City of Tucson:

- January 17, 2014 Courtesy neighborhood meeting with representatives of the Historic Committee from Armory Park and Ward 6 on site
- April 11, 2014 Courtesy Presentation to Office of Integrated Planning, Armory Park Neighborhood Association, Council Member Steve Kozachik, and other interested citizens
- August 6th, 2014 Courtesy Public Presentation at Ward 6 Office
- October 7th, 2014 Courtesy Public Meeting to present design changes

DMA - Incorporated Public Comments

- Roof style was changed from peaked to flat - lowering overall building height
- Stepped-back the west elevation for architectural interest, diversity, and scale
- Windows were changed from horizontal sliders to Low-E single-hung design
- Balconies were re-designed and reduced to eliminate elements projecting over existing building 1-story structures
- Added articulation to building elevations for architectural interest, diversity, and scale

DMA - Incorporated Public Comments

- Building materials will vary for architectural interest, diversity, and scale
- Color palette to reflect existing Stone Avenue aesthetic
- Added pocket landscaping at Stone Avenue frontage and to the interior of the site to enhance resident experience
- Repair and refurbish the existing two 1-story buildings that will remain
- Repair and keep existing Downtown Motor Hotel sign

SUMMARY

- THE DOWNTOWN MOTOR APARTMENTS IS A WELL CONCEIVED, AFFORDABLE MULTI-FAMILY HOUSING DEVELOPMENT NEAR THE DOWNTOWN CORE DEVELOPED BY TWO EXPERIENCED FIRMS, COMPASS AFFORDABLE HOUSING AND BETHEL DEVELOPMENT, INC.
- THE DOWNTOWN MOTOR APARTMENTS HAS A BROAD BASE OF COMMUNITY SUPPORT EVIDENCED BY THE NUMBER OF POSITIVE LETTERS AND COMMENTS RECEIVED
- DOWNTOWN MOTOR APARTMENTS LOOKS FORWARD TO BEING A POSITIVE INFLUENCE IN THE NEIGHBORHOOD AND WORKING CLOSELY WITH ALL ITS NEIGHBORS TO INSURE THE VERY BEST OUTCOME FOR ALL



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

City of Tucson Responses to concerns raised regarding the Section 106 Process as it relates to the Downtown Motor Apartments application for federal HOME funds.

- The City's Section 106 Process began on October 14, 2014 upon forwarding of the HOME application to HCD Project Coordinator, Glenn Fournie by program staff as part of the Environment Review process.
- The criteria used to select projects for HOME funding is contained in the City/County HOME application procedures that are available on our website at:
http://hcd.tucsonaz.gov/files/hcd/Procedures_for_Requesting_HOME_Funds_Final15-11-11.pdf
- All activities and consultations prior to 10/14/14 were not related to the City's requirement to conduct a Section 106 review related to HOME funds.
- On October 23, 2014 notification of the first public meeting scheduled on October 28, 2014 relating to the Section 106 process required because of the application for HOME funds was emailed (copy of email list is available) and posted in the City Clerk's office in accordance with City notification procedures.
 - The email notification was sent to:
 - List of interested parties from previous meetings/activities
 - Area Neighborhood Associations
 - Historic Districts
 - Mayor and Council
- Notification was not sent to property owners surrounding the project as it was not required, however area neighborhood associations on file received notice to be distributed to members in accordance with their procedures.
- The presentation of information related to design is being provided by the developer at the November 20, 2014 meeting.
- Public input is ongoing
- The City is having cross-departmental and cross-organizational discussions on how to improve the Section 106 process

