

November 19, 2014

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

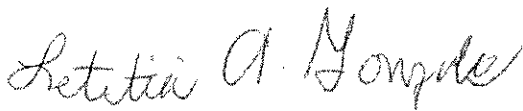
Dear Ms. Beerling –

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 –

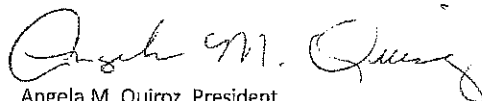
Barrio Santa Rita Park – West Ochoa neighborhood association has approved the low-income housing as presented at the City of Tucson public hearing October 29, 2014.

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

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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 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 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.

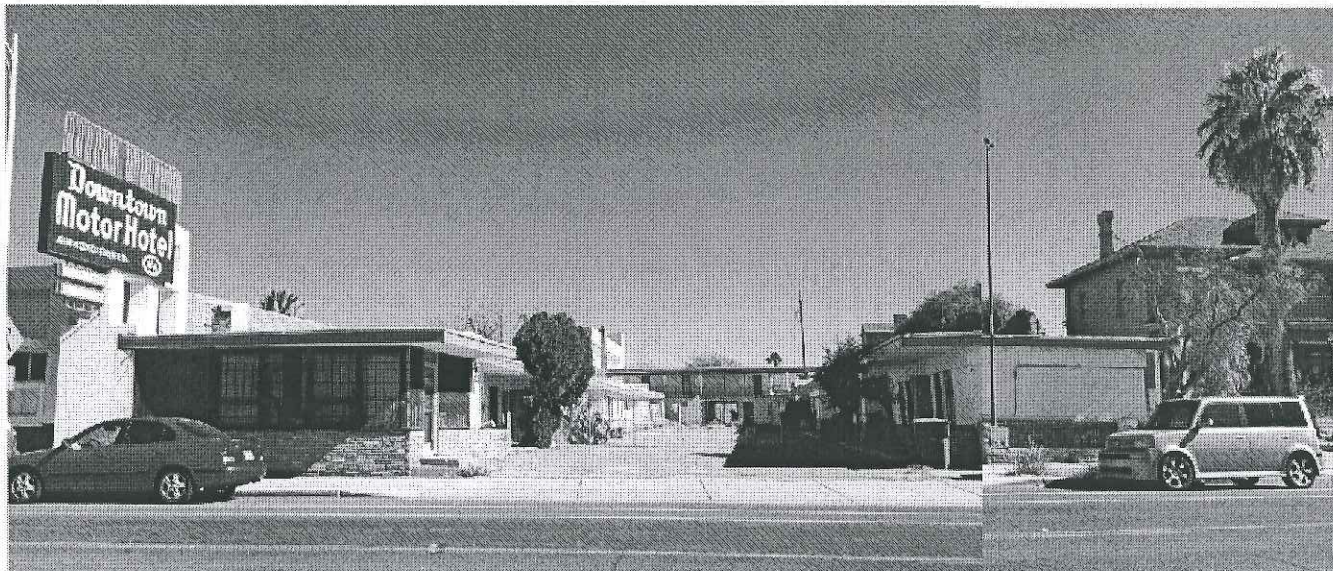
That these apartments have NO windows in the living areas and no yard or balconies is incredible and borders on abusive, inhumane design. Rich or poor, everyone should have sunlight and a view.

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

