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,

Sincerely

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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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.

120ma WA 98403 M OIII address Advisory Council on Historic Preservation CC

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: Subject: 12/28/2014 1:13 PM 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 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 archteictural study the developer recently has conducted by a high priced architect is a sham. This architect is expensive and has little or no expereince in low cost housing. So please don't parade this study as definitative 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 suposed 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 lowincome 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

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:

<hackline="1"><HCDAdmin@tucsonaz.gov> 01/02/2015 10:18 AM</ha>

Date:

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.

Mary Kay O'Rourke

Sincerely,

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.

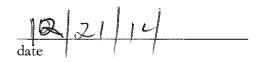
We feel we have done more than the city, state, neighborhood associations and developer combined to help make people aware of this hideous building that would severely impact the historic fabric of our neighborhoods. Therefore, we ask, once again, to be included as Section 106 participants so that we 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



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,

Advisory Council on Historic Preservation cc 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 20, 2014

Sally Stang, Director City of Tucson Department Housing and Community Development P.O. Box 27210 Tucson, AZ 85726-7210

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Sincerely,

Cune R. Hazer

name

562. S. Meyer are Lucur, Cy 85701

address

Cohozen Coxonto

email

date

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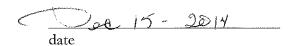
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	Jev	ry	Ed	Walra	210
name		•			
220	E.	141	n s	T	
address					
email					



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Sincerely,

name

1475. Stone Ave

address

paparter@AOL.Com

Mc 16 2014

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Sincerely,

1730 N Nancy Rose Blud, 85712 address Kloven @ Myexcel, com email

Oce 19, 2014

date

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Sincerely J. Jerry & DOLORES CANNON

name

417 South 4th Ave Tucson 4285701

address

email

12-16-2014 date

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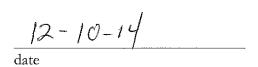
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The proposed Streetive has no historical Sincerely, Sincere



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CRAIS BAV4H

name

92 W. SIM PSON St.

address

TCB 1212 @ GMAIL. Com

email

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ISRAGL NAVARRETTE

name

4845. Convert ove.

address

DBACK 75@ GMAIL. Com

12/15/2014 date

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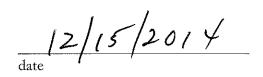
Mary Ann Brazil

name
350 West Simpson Theson A2 85701

address

mab@brink.com

email



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18 West Simpson Tucson AZ 85701 Lanny about k. com

12/15/14

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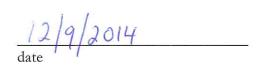
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Sincerely,

Carolyn B Orens & Jack

130 W. 17th St #101
address

Caroforews@gmail.com
email



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BOB MELLON

name

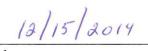
46 W. SIMPSON ST TUGON, AZ

address

BOBMELLOND HOTMAIL..COM

email

NANCY WARSHAWER



date

Sally Stang, Director City of Tucson Department Housing and Community Development P.O. Box 27210 Tucson, AZ 85726-7210

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name Mailing Address

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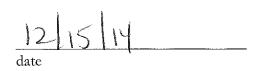
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12/15/14 date

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MARIA J. ROBLES 4

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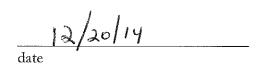
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219 E. 13th Street Tucson

address

msdanibeaudry (orgmail. com

email



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Midi 1954 @ gmail ocom

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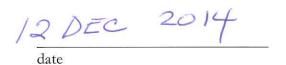
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name

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atherine t

85701

address

catherine eyde @ gmail.com.

email

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620 S. 4TH AVE

Frankpatania @yahoo.com

Pec. 13. 2014

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SUSAN FLEISHMAS

name owner: 30 E. 16th St 85701 - maily address: POBOX 42525 85733

email

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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

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address			
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