

Name:	David Shropshire	Address:	289 E. Lost Way
Phone:	323-1708 x-295	Email:	Shropball12@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 <sup>housing</sup> ~~housing~~ also 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. 26<sup>th</sup> 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 26<sup>th</sup> 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 infill 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 CHALCOPSKY

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. 2<sup>nd</sup> 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/ the 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



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

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**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](http://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

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**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

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**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**

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

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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](http://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

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**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

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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 4<sup>th</sup> 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,

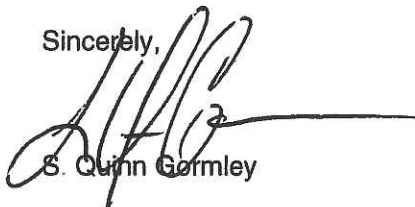
I was recently informed that there is some controversy over the development of the proposed affordable housing project referenced above. As I understand it, the people objecting do not agree with the developer's concept of demolishing a majority of the existing structure and the renovation of the remaining 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

**NAI**Horizon

2900 N Swan Road Suite 200 | Tucson, Arizona USA 85712 | +1 520 326 2200 | [naihorizon.com](http://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

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**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

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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](http://www.tofelconstruction.com)

HCDAdmin - Downtown Motor Lodge

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**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>

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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. 6<sup>th</sup> 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

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

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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](mailto:cathy@kxci.org)

## HCDAdmin - Downtown Motor Hotel

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**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**

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**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

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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  
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**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

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**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 4<sup>th</sup> 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

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**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](http://www.barriofestival.com)

Preview by Yahoo



**HCDAdmin - Downtown Motor Hotel**

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**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

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*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 + feeler (thingy) not regularly for open space design
- 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:

lisa.mele@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~~ 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)

520 AC  
85701

Address: 445 S-ELIAS AVE  
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 FRATESCUMI

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 AMOBY PARK - to bring the neighborhood to a high historical level/standard - taking down a foester 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 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.

Downtown Motor Lodge: Public Meeting

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

COMMENT CARD

|                         |                                     |
|-------------------------|-------------------------------------|
| Name: <b>CARY PATCH</b> | Address: <b>24 W SIMPSON</b>        |
| Phone: <b>576 3450</b>  | Email: <b>standuptalk@gmail.com</b> |

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.**

Downtown Motor Lodge: Public Meeting

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

COMMENT CARD

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@traamedia.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

---

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..."

---

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.

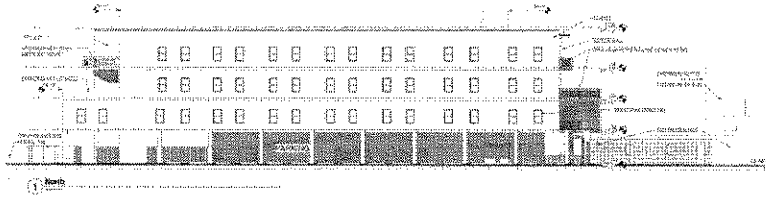
We also understand that there are tax credits that have to be allocated in order for this proposal to continue. WE URGE YOU AND THOSE INVOLVED AT A STATE LEVEL TO NOT ALLOCATE FUNDS FOR THIS PROJECT.

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.

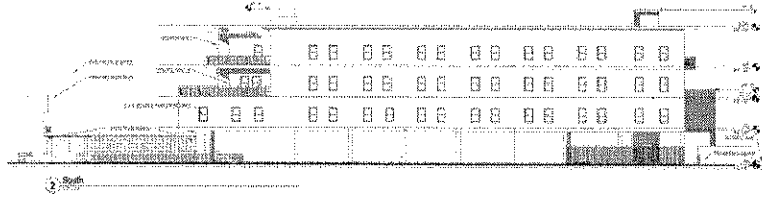
Thank You,  
Gary Patch  
Darren Clark

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 asses 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

---

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

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

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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

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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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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.

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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: Tony GIBBS

Address: Box 1070 Tucson AZ 85702

Phone: 878 0740

Email: J. GIBBS@GIBBSGEMMELL.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.

**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 downtown 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**

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Attending:

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

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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 1970s 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 Tulser    |
| 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: JOHN BACE | Address: PO Box 269 Tw A2 85702 |
| Phone:          | Email: jodaku@hotmail.com       |

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. 40th St. South Tucson

Phone: 520/308-3096

Email: phutchison@primavera.org

Please write your comment below:

Seven 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

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 Quiróz  
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.