

June 16, 2014

City of Tucson Planning and Development Services  
PO Box 27210  
Tucson, AZ 85726

RE: Demolition of Americana Apartments

To Whom This may Concern:

I am the Managing Partner of Alphonso, LLC which owns Broadway Village Apartments at 150 South Eastbourne. As a neighbor, I have been notified about the potential demolition of the Americana Apartments to create more parking.

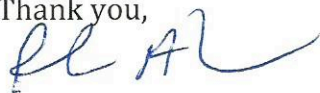
My partners and I have transformed what was a crime-ridden, non-performing apartment complex into a very nice place to live. We appreciate all that the Broadway Village Shopping Center owners have done to improve the area, and are grateful for the attractive, forward-thinking tenants they have attracted, several of whom are our friends.

My background is historic renovation work, and I have received awards from the City of Tucson and Pima Tucson Historic group for my work. I have also been recognized by the State Historic Preservation Office as an expert in historic revitalization.

The Americana Apartments have no redeeming value as a historic landmark and there should be no opposition to tearing them down. The one issue with this neighborhood is a lack of parking. This would take out a seedy apartment building and also create ample parking. I can't see why anybody should object to that.

If you need to reach me, I am at 520-609-6093 or [plinaz@gmail.com](mailto:plinaz@gmail.com).

Thank you,

A handwritten signature in blue ink, appearing to read 'PL AL', is written over the typed name.

Phil Lipman  
Alphonso, LLC.