

## Summary of Section 106 Process meeting March 18, 2015

### Consulting parties

Meeting began at 10:39 AM.

Those present were: John Burr, Mark Shoemaker, Maryann Beerling, Jack McClain, Demion Clinco, Arthur Stables, Jodie Barnes (COT), Sally Stang (COT), Teresa Williams (COT), Glenn Fournie (COT), Jonathan Mabry (COT), Ramona Williams (COT), Jaime Loichinger (ACHP), Bob Frankeberger (State Historic Preservation Office), Dan Terkecki (Bethel), and Lee Pucket.

#### 1) Discuss how the Developer arrived at final number of 44 units:

Mark Shoemaker explained that 44 represents density allowed by the City Code. Mark stated that the code actually allows for the developer to go five stories high, but the developer chose not to and retained some of the historic significance of the original building as a courtesy to the neighborhood. Discussion followed

#### 2) Architect explanation of estimated Cost:

- a. Alternative methods to remove hazardous material
- b. RSM means access data

Developer provided a letter that was read by Maryann Beerling.

Jaime asked if rendering was available for all (She had not gotten the email containing the documents). Everyone in the meeting room had copies. Jaime confirmed that indeed she had come across project buildings that were too far gone to rehab.

#### 7) Cumulative Effects- (skipped to this item so Jonathan Mabry could leave)

Jonathan Mabry read draft Memo as the City of Tucson Historic Preservation officer to Sally Stang. In the report Jonathan stated how many building had been lost.

Bob Frankeberger stated only 1 time in 20 years had he ever seen view obliterations taken in to consideration in the 106 process. The view will not stop the project.

#### 3) Summary of Changes

The developer reached out to neighborhoods. Suggestions were made at those meetings and taken in to considerations. Changes made are: roof and window changes, stepped back elevation, added balconies, varied building material, considered color palette, increased side yards, kept some original design.

#### 4) Rendering from 3-4 blocks away looking east with building to scale.

#### 6) Proforma with and without tax credits:

It was requested that HCD (Ramona) send out an email notifying all consulting parties whenever an update is made to the website regarding 106.

5) Final timeline

The developer stated that construction should have started in Dec. Discussion was held.

All comments from the consulting Parties should be to Sally within the next two weeks, by April 2.

The next meeting was scheduled for April 9.

An OIP member was requested to attend the next meeting.

Anticipated draft agreement MOA by May 30.

Agenda items for next meeting are:

Adverse effect determination

Mitigation suggestions

Timeline updated

Target date for MOA- May 30.

Meeting ended at 12:51