

Preserving America's Heritage

March 26, 2015

Ms. Sally Stang
Director
Housing and Community Development Department
310 North Commerce Park Loop
Tucson, AZ 85726

Ref: *Proposed Partial Demolition of the Downtown Motor Hotel
City of Tucson, Arizona*

Dear Ms. Stang:

The Advisory Council on Historic Preservation (ACHP) appreciated the opportunity to participate in a consultation meeting on March 18, 2015, to discuss the referenced undertaking. The meeting's agenda focused on a discussion of the undertaking's adverse effects as well as various project iterations and the financial feasibility of each.


The ACHP was pleased to hear that the City is revising its finding to reflect adverse effects to the Armory Park Historic District. This change recognizes the effects to the district as a whole from the undertaking. We understand, however, that the City has determined that there will be no adverse effects to the adjacent Barrio Libre Historic District. While the new construction will be visible from the Barrio Libre Historic District, the City does not believe that it will alter the characteristics that have qualified it for listing in the National Register of Historic Places. We recommend that the City provide this finding to the Arizona State Historic Preservation Officer (SHPO) for its official concurrence. Also note that other consulting parties will need to have 30-days to review this finding.

The additional information provided by the City and the project proponents demonstrated the economic infeasibility of fewer units on the existing property parcel, and the structural inability for the building to be rehabilitated to accommodate the necessary number of units. The information also made it clear that affordable housing is a well-documented need within the City. The City has the responsibility to examine reasonable and feasible alternatives to the proposed undertaking. The City also has the responsibility to support a project that is economically feasible and meets program goals. To that end, the City should clarify if there are any other alternatives that meet the program requirements. If it is concluded that none exist, then it is reasonable for the City to summarize its efforts at the next consulting parties meeting. The City can then proceed to discuss mitigation strategies to resolve adverse effects, which may include, but not be limited to project design, recordation, and interpretation.

The ACHP appreciates the extensive input from consulting parties regarding this project. Their participation has informed the discussion and clarified the importance of the local architect and his impact on the neighborhood. Consultation is the cornerstone of the Section 106 process. It emphasizes an open and active dialog with others, and *where feasible*, seeks agreement with them regarding matters arising during the process [see 36 CFR Part 800.16(g).] Ultimately, it is the City's responsibility to demonstrate its compliance with Section 106, as it is currently doing.

We look forward to the next consultation meeting to develop a Memorandum of Agreement and clarify the role of consulting parties in resolving the adverse effects of the project on the Armory Park Historic District. If you have any questions regarding our comments, please contact Ms. Jaime Loichinger at (202) 517-0219, or via email at jloichinger@achp.gov.

Sincerely,



Charlene Dwin Vaughn, AICP
Assistant Director
Office of Federal Agency Programs
Federal Permitting, Licensing and Assistance Section



**TUCSON
HISTORIC
PRESERVATION
FOUNDATION**

March 31, 2015

Sally Stang
Director, Housing and Community Development Department
City of Tucson
310 North Commerce Park Loop
PO Box 27210, Tucson, Arizona 85726-7210

**Re: Adverse effects and impacts of Downtown Motor Hotel Project to
surrounding Historic Districts: Armory Park and Barrio Libre**

Dear Ms. Stang,

The Tucson Historic Preservation Foundation (THPF) is deeply concerned about the formal evaluation of adverse effect, not only on this project, but the precedent it sets for the evaluation of future undertakings in Tucson.

During the February 12, 2015 Section 106 meeting, the project developers, the city preservation officer, and Arizona SHPO all asserted that the Downtown Motor Hotel undertaking had no significant adverse effect on surrounding historic districts, nor on adjacent and neighboring contributing historic properties. The Advisory Council on Historic Preservation sent a letter to the City of Tucson contradicting that finding on March 9, 2015. At the March 18, 2015 meeting the preservation officer presented a draft of the revised "Evaluation of Adverse Effects of HUD-funded Project at 383 South Stone Avenue, Tucson, Arizona."

THPF is pleased the preservation officer is now revising the finding of Adverse Effects to include Armory Park. However, we strongly disagree that the demolition of the contributing (individually eligible) property and the proposed highly intrusive incompatible undertaking directly adjacent to the Barrio Libre NRHP district will not have Adverse Effect on the Barrio Libre District. 36 CFR PART 800 -- PROTECTION OF HISTORIC PROPERTIES § 800.5 Assessment of adverse effects. Provides detailed criteria for assessing adverse effect, specifically:

(1) *Criteria of adverse effect.* An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

- (i) Physical destruction of or damage to all or part of the property;
- (ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
- (iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
- (v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;

Per section (v) the four-story undertaking introduces a visual element that will diminish and negatively impact the integrity of the Barrio Libre. Scale is a character defining feature of the Barrio Libre District documented in the National Register Nomination:

Scale of the buildings throughout the district remains small and color is primarily an earth tone stucco, broken only by the occasional red brick of painted Queen Ann. Decoration consists of wood trim, white, or a now-faded Victorian green. There is a horizontality to the district resulting from the contiguous row houses, broken in profile only by existing voids.

The adjacent proximity of the undertaking to the Barrio Libre and its enormous non-compatible scale will dramatically effect and diminish the district's "horizontality." The proposed intrusive undertaking overpowers the historic form, changes the scale, competes in size, scale and design with the nearby historic building and the Barrio Libre district as a whole. Furthermore the undertaking bears no relationship to the proportions and massing of the adjacent historic buildings or the Barrio Libre district. Additionally, the national register nomination cites the sense of place created by street flush front adobe facades as distinguishing quality:

Barrio Libre is readily distinguished from the neighborhoods that surround it. Within the district, especially along the portions of Meyer and Convent Avenues, row houses are contiguous, with flush facades, and are built to the front property lines. This tradition of urban site emplacement creates an enclosed and well defined street space not found in later residential neighborhoods...

The proposed undertaking will adversely effect this quality by intruding into the sightlines of the district's streetscapes and permanently eroding the sense of place. The Barrio Libre National Register Nomination identified Armory park as a "buttress" to it's eastern edge and part of it's sense of place:

The eastern boundary is Stone Avenue, and alongside it lies Armory Park Historic District, a residential district of turn-of-the-century Anglo types. The districts complement one another and act as a buttresses, each for the other.

The proposed project diminishes this relationship and the erosion of the “buttress,” is clear adverse effect on both districts.

Because the Arizona SHPO has not produced any formal guidance on this issue of indirect effect and visual diminishment and instead made sweeping determinations and concurrences without formal evaluations or studies, we have looked for guidance from beyond the State Historic Preservation Office. Clear guidance can easily be found around the country. The Delaware SHPO has developed an excellent policy document to Assess Visual Effects on Historic Properties:

<http://history.delaware.gov/pdfs/visualeffects.pdf>

Using this guidance, it is beyond dispute that the current project creates both an *Adverse Aesthetic Effect* “that impair[s] the character or quality of a historic property, and thus cause a diminishment of the enjoyment and appreciation of the property” and an *Adverse Visual Effect* “through introduction of a visual element that is incompatible, out of scale, in great contrast, or out of character with the surrounding area and the aesthetics or character,”

This undertaking has a clear Adverse Aesthetic Effect and Adverse Visual Effect to Barrio Libre. To fully understand just how great the adverse effects is to the district, the City needs to conduct a formal analysis and study to determine the full impacts before any adverse effect can be mitigated.

To date, there has been no formal assessment to evaluate the compatibility of the project. We ask that the city conduct a study of compatibility that will specifically include and be determined by:

- a. mass – the arrangement of the project’s spaces;
- b. scale and proportion – the size and proportion of the project to the surrounding structures and features;
- c. height – although sometimes it may be necessary that a project height extend beyond that of the surrounding buildings and other features within view of the project, it is important that the height of the project does not cause the line of sight to move so far up that the surrounding features are out of view, thereby detracting from the original view;
- d. shadows;
- e. color;
- f. the degree to which the project would contribute to the area’s aesthetic value;
- g. the degree of contrast, or lack thereof, between the project and the background, surrounding scenery, or neighborhood; and
- h. the amount of open space.

In addition to the need for a full analysis to fully comprehend the impact of the undertaking, THPF strongly disagrees with the March 18, 2015 Draft memorandum statement that:

The project is designed to minimize indirect adverse effects to the Armory Park Residential Historic District by retaining and rehabilitating the street-facing portions of the historic building, restoring its original sign, and having the height of the new building not exceed the height of the tallest adjacent historic building in the district.

The retention of these features is nominal in comparison to the magnitude of the proposed project and resulting adverse effect. They simply do not minimize the indirect effect to Armory Park or Barrio Libre Historic Districts. The comparison of the proposed undertaking to the tallest adjacent historic building in the district is disingenuous at best as it ignores scale, setbacks, proportions, site utilization, projections, rhythm and massing. The project proposes to retain the front fragments of the original historic motor court and add a four-story building. This addition is fully inconsistent with National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings. The proposed undertaking destroys significant historic materials, features, and forms, and lacks compatibility with the original historic building and the Armory Park and the Barrio Libre Historic Districts. The proposed undertaking erodes and destroys Historic Character. Preservation Brief 14 states:

New addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building — in other words, one that overpowers the historic form and changes the scale — will usually compromise the historic character as well. The proposed undertaking overpowers the historic form, changes the scale, competes in size, scale and design with the historic building. The addition bears no relationship to the proportions and massing of this historic building.

We respectfully ask the preservation officer revise the draft finding of adverse effect to specifically state the undertaking has direct, indirect and cumulative adverse effects on Armory Park Historic District; remove the section that suggests the adverse effect has been minimized; remove the paragraph regarding the 18 February 2015 Mayor & Council action as it does not impact this project and creates confusion; note that the proposed project will prevent the property from individual listing in the NRHP as part of the pending Josias Joesler Multiple Properties Submission; and amend the finding regarding Barrio Libre to state the proposed project directly alters and diminishes the characteristics that make it eligible for listing in the National Register and state the undertaking has a adverse effect on Barrio Libre NRHP district.

Demion Clinco
Tucson Historic Preservation Foundation
PO Box 40008
Tucson, Arizona 85717
demion.clinco@preservetucson.org

HELEN ERICKSON

ericksonterrascap@gmail.com

520-909-9921

Sally Stang, Director
Housing and Community Development Department
320 Commerce Park Loop
Tucson, AZ 85745

RE: Section 106 Process for Federal Funding grant for 383 S. Stone Avenue, Downtown Motor Hotel Apartments

Dear Ms. Stang,

I would like to express my concerns about the way the required Section 106 process was conducted for this property.

By design, the process is intended to proceed in linear stages, beginning with the identification of an undertaking, moving on to the area of potential effect, then to efforts to avoid these effects, and only finally to mitigation.

For those of us involved in the discussion, it was never clear at which stage we were being consulted.

In December, for example, we were told we were to comment only on mitigation.

Then, during the past week we were informed that the area of effect had now been changed: instead of impacting only the building and its square footage, the area of effect now included the Armory Park Historic District, but had no impact on the Barrio Libre District immediately across the street. In terms of indirect economic affect alone, this is clearly not the case.

Simultaneously we were told once again to consider mitigation strategies.

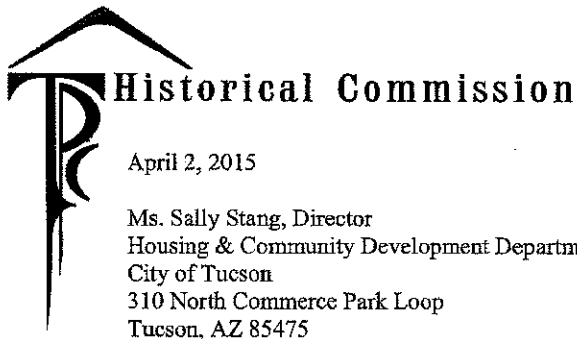
My feeling is that the lack of a sequential process made any of our efforts very difficult and frustrating. From the beginning, we sensed that your goal was to ignore rather than to consider the opinions of stakeholders.

Had the process been followed appropriately, it would in all likelihood have led to a superior project. As it is, the failed process has left in its wake anger and negativity towards any future projects – which is sad, since we clearly need to provide low-income housing in this area.

Sincerely,



Helen Erickson, MLA, Associate ASLA
Heritage Preservation Specialist



April 2, 2015

Ms. Sally Stang, Director
Housing & Community Development Department
City of Tucson
310 North Commerce Park Loop
Tucson, AZ 85475

Via e-mail: sally.stang@tucsonaz.gov

RE: Section 106 Consulting-Party Comment on Proposed Mitigation Stipulations for Memorandum of Agreement Regarding the Downtown Motor Hotel project

Dear Ms. Stang:

As a Section 106 Consulting Party for the Downtown Motor Hotel project, the Tucson-Pima County Historical Commission (TPCHC) offers the following comments on the proposed mitigation stipulations to be included in the Memorandum of Agreement that is currently being prepared (see Attachment next page). The Plans Review Subcommittee of the TPCHC discussed the proposed mitigation stipulations at its meeting of March 26, 2015. Representatives of the City and the developer for the project were in attendance at that meeting.

Please let me know if you have any questions regarding this letter. A representative of the TPCHC will be in attendance at the next meeting of consulting parties on April 9.

Sincerely,

Teresita Majewski, Chair
Tucson-Pima County Historical Commission

Cc: Frank Dillon, Principal Planner, COT Planning & Development Services; Jonathan Mabry, COT Historic Preservation Officer

ATTACHMENT

ATTACHMENT

Tucson-Pima County Historical Commission Plans Review Subcommittee questions (in red, in brackets following stipulation) and suggested revisions to Mitigation Stipulations – Compass Affordable Housing and Bethel Development, Inc. (the "Developer") for the Downtown Motor Hotel (the "Property"); discussed at PRS meeting of March 26, 2015

*Denotes that wording of stipulation has been changed from original.

1. Developer will allow certain interested parties the right to salvage building materials, ornamentation and architectural remains from the Property prior to demolition. Liability waivers will be required. [How will "certain interested parties" be determined? Will this opportunity be advertised?]
2. *Developer will work with the Armory Park Historic Zone Advisory Board on building colors with an emphasis on masses of strong shades and horizontal colorization. [Note that it is more appropriate to work with the APHZAB on this issue than with the neighborhood association.]
3. Developer will financially support interested parties to create an on-site exhibit/display that will interpret the historic building on the property or to create a plaque/memorial to Josias Joesler, Architect, at a location to be determined by those parties and Developer. [Should define the extent of the financial support (minimally \$5,000). Content of the display should be reviewed and approved by the City Historic Preservation Office prior to fabrication and installation.]
4. *Developer has provided Architectural Documentation of the Property to SHPO Standards. One copy of the documentation will be provided to the City Historic Preservation Office, and a second copy will be provided to the Armory Park Historic Zone Advisory Board.
5. *Compass Affordable Housing and the City of Tucson Housing and Community Development Department will facilitate a workshop in collaboration with the City Historic Preservation Office for the Armory Park and Barrio Viejo Neighborhoods on income criteria and application procedures for funding assistance for historically appropriate rehabilitation of historic properties and other available City and State funding opportunities for historically appropriate rehabilitation of their historic properties.
6. Developer will make a \$1000 donation to the Feed Your Neighbors Programs for residents living in the historic districts surrounding the property. [Define "resident" used in this stipulation. Are you talking about homeless residents or general residents?]
7. *Developer will purchase historically appropriate trees through Trees for Tucson and work with volunteers and neighbors to plant them at their historic homes. The City Historic Preservation Office will provide a list of historically appropriate trees to Trees for Tucson.
8. *Developer will save and restore the existing "Downtown Motor Apartments" sign. Developer will pay the costs of preparing an application for "Historic Landmark Sign Designation" and will work with the City Historic Preservation Office to complete the process.
9. Developer will retain approximately 47' of the westernmost portion of the north building on the property and approximately 36' of the westernmost portion of the south building on the property. These spaces will be used as offices and community space.

Sally Stang - downtown motor hotel 106 process comments of the barrio historico historic district advisory board

From: Jody Gibbs <j.gibbsarchitect@gmail.com>
To: Sally Stang <sally.stang@tucsonaz.gov>
Date: 4/2/2015 10:13 PM
Subject: downtown motor hotel 106 process comments of the barrio historico historic district advisory board

Dear Sally Stang,

at the march 31 public meeting of the barrio historico historic district advisory board the following motions (4-11) were voted unanimously by the advisory board. these motions and unanimous votes are recorded in the minutes of the meeting on public record at the city clerk's office of the city of tucson.

motion 4

the final design (of the proposed four story building) presented at the march 18, 2015 106 process meeting does irreparable damage to the historic joesler building.

motion 5

the barrio historico historic district advisory board strongly disagrees with the statement by jonathan mabry from the city that demolition of 90 per cent of the hotel does not effect the barrio histoico (barrio libre) and armory park historic districts.

motion 6

the 106 process as being done by the city of tucson is a breach of the public trust. the advisory board of the adjacent historic districts, the representatives of the advisory boards, and the residents of the two districts are not represented and allowed to participate in a useful manner.

motion 7

the archeology report submitted as part of the 106 process is incomplete and does not provide any documentation of the joesler or the historic resources surrounding the site.

motion 8

none of the mitigation presented at the meeting is adequate to offset the loss of the joesler building and mitigates the irreparable damage to the two adjacent historic districts.

motion 9

barrio historico has been discriminated against throughout the process and continues to be discriminated against during the 106 process and by jonathan mabry's comments in the 106 process.

motion 10

barrio historico advisory will send a letter to all involved in the process with comments on the 106 process. (the letter which was read and approved by unanimous vote of the board is sent to you as a separate email)

motion 11

the assumption that the convent annex building is a reference point for the height and number of floors of the proposed building is wrong and contrary to the historic sections of the UDC.

sincerely,

jody gibbs, co-chair
barrio historico historic district advisory board

Sally Stang - barrio historico historic district advisory board comments on the 106 process regarding the downtown motor hotel

From: Jody Gibbs <j.gibbsarchitect@gmail.com>
To: Sally Stang <sally.stang@tucsonaz.gov>
Date: 4/2/2015 11:53 PM
Subject: barrio historico historic district advisory board comments on the 106 process regarding the downtown motor hotel

this letter was approved unanimously by the barrio historico historic district advisory board at the public meeting on March 31. minutes of that meeting are on record at the city clerk's office.

the motion was made and unanimously approved to send the following statement to the mayor and council, the city manager, hud, the az department of housing, the media, and others.

in the case of the proposed four story building on the site of the historic joesler motor hotel, 383 s.stone avenue, in between the barrio historico historic district and armory park historic district, the barrio historico historic district advisory board finds the following:

- a) both the bhab and apab oppose the proposed four story building. it violates the principles of the city code as well as the adopted objectives and goals of "plan tucson" and will cause irreparable damage to the two historic districts.
- b) the 106 process is a sham. it disregards the facts, the city code, and both neighborhoods' advisory boards. city staff jonathan mabry and sally stang appear to be attempting to rescue the developer's flawed application to the az department of housing for funding regarding this project. their conflict is obvious. any funding reservation for this project needs to be reallocated to projects that did not have flawed processes nor flawed memorandums of understanding in their applications, and to projects that do not cause damage to historic zones.
- c) the design of the project is opposed by both neighborhood advisory boards and by the tucson preservation foundation as inappropriate and damaging to the historic districts.
- d) the advisory board supports the restoration of the historic joesler building into housing into one bedroom and single room occupancy units for tucson's neediest. the developer's own cost estimate suggests this can be done for a cost of approximately \$68,000/unit compared to their estimated cost of approximately \$230,00/unit for dwellings in the proposed four story building. it should be pointed out that all units in a restoration of the historic joesler building would have through ventilation, natural light, and windows in all rooms, and a private outdoor space for each unit. none of this is the case in the units of the proposed four story building.

the newly renovated historic motel south of the downtown at 475 south stone shows what a compatible building should look like in this location, and the potential for the renovation of the historic joesler building.

the proposed four story building is generic and could be located anywhere in the country. renovation of the historic joesler building would preserve our culture and provide a design appropriate to tucson and tucson's historic zone in a building providing access to an outdoor space. this is appropriate for

our climate and heritage. tucson is not noted for double loaded corridor buildings with units located above a parking garage, no private outdoor spaces, and no through ventilation.

the director of housing and community development of the city should know these things and safe guard the historic zones and support buildings that are compatible with the historic zones, and the lifestyle found in tucson. the director is a public official and not an employee of the developer.

e) jonathan mabry should stop saying that the building east of the downtown site, built in 1956, provides an appropriate height for new construction in armory park. the armory park historic district is significant as a representation of change in residential styles in tucson between the arrival of the railroad and the end of world war II. the war ended in 1945. mabry should stop repeating a falsehood and so should sally stang.

the advisory board finds it obscene that the chief preservation officer of the city thinks the proposed four story building has no negative impact on the barrio historico and armory park. for over a year he didn't even contact barrio historico. he apparently fails to recognize the opportunity to utilize the historic joesler building to provide desirable living for the good of tucson's historic districts and tucson's neediest.

f) both sally stang and jonathan mabry aided the developer in their flawed application to the az departmen of housing for funding for this project. they never conducted the required public hearings, and never notified barrio historico residents. although their titles say "preservation" and "community development"

they appear in the 106 process as servants to the developer, not to the public, and certainly not to the historic zones.

g) during the 106 process sally stang said the project is for the "homeless". on the contrary the tenants of the proposed four story building are apparently required to have a job and an income of at least \$24,000 a year.

This is hardly the profile of tucson's neediest. furthermore after a period of time the proposed four story building will revert to total private ownership and market rental rates. surely we can do better than this for the historic districts and for the homeless.

the current 106 process seems to be staged for jonathan mabry to say that the four story building causes no damage to the historic districts when it does. and to allow sally stang to rubber stamp the developers plans and justifications, to correct the errors made in the developer's application to the az departament of housing for funding, to rush the project, to control the agenda, to work without public scrutiny, and at all costs to prevent the public from seeing what is being proposed in the middle of two historic neighborhoods.

as we understand this project the developer is a for profit/ non profit partnership. the for profit corporation is a 99% owner and the non profit partner is a 1% owner. the project will eventually revert to market rate rents. the for profit developer will also be the builder of the proposed \$10 million four story building. there are conflicts.

we expect the city's peservation officer and the city's director of housing and community development to fully and openly involve the neighborhood residents and to safeguard tucson's cultural heritage and the environments of two of tucson's historic districts. that has not been the case. we expect the city staff to be able and willing to negotiate/create/develop/ demand a project that does not

damage the historic zone and to create better housing for the poor and not merely to be rubber stamps. unfortunately this has not been the case.

h) the proposed project is in direct conflict with many of the goals and policies of the "plan tucson" document adopted by the mayor and council including the following:

"include historic properties in the city's programs and partnerships to develop affordable housing".

"promote and preserve tucson's cultural heritage and historic resources including archaeology (and) architecture".

"a community that respects and integrates historic resources into the built environment and uses them for the advancement of multiple community goals".

the facts seem to be that the city staff in the persons of jonathan mabry and sally stang and possibly others muffed this project from the beginning. they failed to protect the historic zones from damage, failed to include the neighborhood residents, failed to consider renovation of the historic building, and failed to consider tucson's neediest. they aided the developer to submit an application to the az department fo housing for funding that contained an inaccurate memorandum of understanding. they suffer from the same myopia that has given us "the district", "the junction", and "the towers at speedway and park" which have damaged their surrounding historic neighborhoods.

we urge you and the public to use their eyes and look at the proposed building and the surrounding two historic districts.

For the reasons listed above we ask the mayor and council, the city manager. hud, and the az department of housing to stop this project and the damage it would cause to the historic districts.

Sally Stang - APNA Stakeholder Comments

From: John Burr <jodabu@hotmail.com>
To: "sally.stang@tucsonaz.gov" <sally.stang@tucsonaz.gov>
Date: 4/2/2015 11:14 PM
Subject: APNA Stakeholder Comments
Cc: "ramona.williams@tucsonaz.gov" <ramona.williams@tucsonaz.gov>, grant wil...

Hi Sally:

My sincere apologies getting this in at the 11th hour but I think its important to comment, formally, at least by email about the 106 Process and the results of the March 18th Stakeholder meeting for the record, on behalf of APNA.

I had the opportunity of having a conversation today with Nicole Ewing-Gavin, Jonathan Mabry, and members of the OIP team. As I mentioned and requested during that 3-18-15 meeting, I feel their observation/participation in the continuing process can help clarify the issues for all of us. It is my understanding they will be participating in the April 9, 2015 meeting, and I'm gratified of that outcome.

For the record, we are quite pleased that Jonathan has revised his initial findings and found that the impact is indeed to the historic district, as well as the actual historic building. We have always felt that was the case and recognize the full meaning of what that new finding is, but also its limitations in applying to Section 106 Standards. We support that new finding, and thank him for making it. We understand why Barrio Historico would like a similar finding, but also understand the limitations in actually making that finding.

I've discussed these issues with several members of the Armory Park board and they generally concur with the position I have represented on their behalf. We did not have the opportunity to make a formal vote as a board on the issue, for our next official meeting is on April 14. I am hoping to include the results of the April 9th meeting, as well, in our continuing discussions on the issue. I speak only as the designated stakeholder representative for the board today.

What I am (and by extension- we are) hoping to create out of the issues raised by this project is a new process that the city applies to similar projects. Good Process is key to good outcomes whether or not it is requested or mandated. I am quite aware that when new development chooses existing zoning for a development what the limitations are that the city must apply, but in encouraging a more inclusive dialogue as policy, a much better process and project can happen. I truly believe that most developers would understand that an encouraged process of transparency could be both economically beneficial and better for everyone's long term goals and integration within the community. I will do what I can to further that new process.

I also believe that other changes we(collectively) have been able to make in notification policies, procedures, and actually, code (IID) in the past year have been informed by what we have all learned in this particular case. The new IID is actually a proactive historic preservation tool the city can use to encourage mutually beneficial development in the central historic core. Its basic tenets are the most important tool the city has created in the last 30 years towards encouraging historic preservation in areas that had no legal protections. We all hope that its incentives will encourage its general use in future, rather than the use of underlying zoning, to the benefit of all stakeholders. Adaptive reuse of our historic fabric is what any historic neighborhood would support and choose, if given the choice.

I look forward to continuing the dialogue with you and all the stakeholders in this process. But do please note that APNA still is formally in support of the Home Funds for this project as it currently stands at this time.

Best-

John Burr, APNA Development Chair, ex officio.