

April 9, 2015

Mitigation Stipulations - Compass Affordable Housing and Bethel Development, Inc. (the "Developer") for the Downtown Motor Hotel (the "Property")

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.
2. Developer will work with the Armory Park Neighborhood Association and the Armory Park Historic Zone Advisory Board on building colors with an emphasis on masses of strong shades and horizontal colorization.
3. Developer will financially support interested parties with up to \$5,000 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.
4. Compass Affordable Housing and City of Tucson Housing Department will meet annually for three years with the Armory Park and Barrio Viejo Neighborhood Associations and instruct on how to apply for rehab and other available City funding opportunities for their historic properties.
5. Developer will make a \$1000 donation to the Neighbors Feeding Neighbors Programs for residents living in the historic districts surrounding the property. (NEPA ITEM?)
6. Developer will contribute \$500 toward a fund used for the purchase of trees through Trees for Tucson or TEP for volunteers and neighbors to plant them at their historic homes.
7. Developer will save and restore the project sign. Developer will pay for the application fees and work with the City Historic Preservation Office to attempt to obtain "Historic Sign Designation".
8. 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.