



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

Quarterly Monitoring Report
Memorandum of Agreement
Downtown Motor Apartments
For the period 04/01/2017-06/30/2017

Stipulations – Status

I. Rehabilitation of Historic Sign and Portion of Hotel

A. Downtown Motor Lodge LLC (Developer) will save and restore the existing project sign. Developer will work with the City Historic Preservation Office to attempt to obtain “Historic Landmark Sign Designation” and will pay for the application. In addition the developer will execute a Conservation Easement on the sign in favor of the City of Tucson. The form of Conservation Easement shall be as agreed to by the City of Tucson’s Historic Preservation Officer, City Attorney, and developer.

7/15/15-9/30/15 status update: Conservation easement has been drafted and is pending execution.

10/1/15-12/31/15 status update: Conservation easement executed and recorded. Copy is attached.

10/1/16-12/31/16 status update: Historic Landmark Sign Designation was approved (decision letter is attached) and work on the sign has begun.

1/1/17-3/31/17 status update: Sign restoration, designation, and easement are complete. Please see attached photograph. **Stipulation I(A) is complete.**

B. 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 as depicted in the drawing attached as Exhibit C. These spaces will be used as offices and community space.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Underway. Demolition of other areas of the building is complete; these two sections remain.



1/1/16-3/31/16 status update: Underway. On 1/22/16 the City of Tucson received a dispute related to MOA Stipulation 1.B; dispute correspondence can be found at https://www.tucsonaz.gov/files/hcd/1-22-2016_Email_from_Demion_Clinco_combined.pdf and City of Tucson response dated 2/19/16 can be found at https://www.tucsonaz.gov/files/hcd/2-19-2016_Sallys_email_response.pdf.

4/1/16-6/30/16 status update: Construction continues.

7/1/16-9/30/16 status update: Construction continues.

10/1/16-12/31/16 status update: Construction continues; temporary Certificate of Occupancy was received 12/30/16 to meet the ADOH deadline. Project inspection and evaluation will be conducted once final Certificate of Occupancy is issued.

1/1/17-3/31/17 status update: Construction is complete. Certificate of Occupancy was issued. Inspection of the property reveals that approximately 47' of the westernmost portion of the north building and 36' of the westernmost portion of the south building was retained and those parts of the building are now established as office and community space. **Stipulation I(B) is complete.**

C. Any historic preservation of these portions of the property will meet the Secretary of the Interior's Standards for Archaeology and Historic Preservation (SOI's Standards; http://www.nps.gov/history/local-law/arch_stnds_9.htm), and will be carried out by or under the direct supervision of qualified professionals who meet the Secretary of Interior's Professional Qualifications Standards.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Developer has hired an architect approved by the Tucson Historic Preservation Office to oversee work related to the 47' of the westernmost portion of the north building and 36' of the westernmost portion of the south building as depicted in Exhibit C.

1/1/16-3/31/16 status update: Underway. On 1/22/16 the City of Tucson received a dispute related to MOA Stipulation 1.C; dispute correspondence can be found at https://www.tucsonaz.gov/files/hcd/1-22-2016_Email_from_Demion_Clinco_combined.pdf and City of Tucson response dated 2/19/16 can be found at https://www.tucsonaz.gov/files/hcd/2-19-2016_Sallys_email_response.pdf.

4/1/16-6/30/16 status update: Construction continues.

7/1/16-9/30/16 status update: Construction continues.

10/1/16-12/31/16 status update: Construction continues; temporary Certificate of Occupancy was received 12/30/16 to meet the ADOH deadline. Project inspection and evaluation will be conducted once final Certificate of Occupancy is issued.



July 13, 2017

1/1/17-3/31/17 status update: Construction is complete. The City of Tucson Historic Preservation Officer, Jonathan Mabry, PHD reviewed the completed project and deemed that the project complied with this stipulation. Please see attached letter from Dr. Mabry. **Stipulation I(C) is complete.**

D. Contingent upon lender approval, developer will execute a Conservation Easement in favor of the City of Tucson. The form of Conservation Easement shall be as agreed to by the City of Tucson's Historic Preservation Officer, City Attorney, and developer.

7/15/15-9/30/15 status update: Conservation easement has been drafted and is pending execution.

10/1/15-12/1/15 status update: Conservation easement is executed and recorded. Copy is attached. **Stipulation I(D) is complete.**

E. Developer will confer with the Armory Park Neighborhood Association, the Armory Park Historic Zone Advisory Board, and the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission on building colors with an emphasis on masses or strong shades and horizontal colorization.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.

1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association.

4/1/16-6/30/16 status update: No further action during this period.

7/1/16-9/30/16 status update: Developer continued discussion with John Burr of the Armory Park Neighborhood Association who has been conferring with the Armory Park Historic Zone Advisory Commission. No decision has yet been made concerning the building colors. Once a decision is made it will be presented to the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission.

10/1/16-12/31/16 status update: Developer conferred with the Armory Park Neighborhood Association President John Burr who conferred with the Armory Park Historic Zone Advisory Board President Jack McClain. Developer hired an architectural colorist, Mary Alexander who had access to all of the colors that were painted on boards in the consultation with John Burr, Armory Park, Bob Lanning, Architect, Bethel Development and Compass Affordable Housing. Using the wide range of colors (mute pink, very pink, stark white, blue green, dark green, orange, brown, etc.), the Developer selected the base colors. The cream color is similar to the following buildings in the area/neighborhood - the Casa Vincente wall that is next to the Downtown Motor Apartments, the three story Woman Craft building across the street and the San Carlos Apartments and Carrillo's Mortuary. This color is very prevalent in the area and can



be seen in many buildings. The greens were selected from a palette of greens that John Burr presented. The greens try to match buildings in the area – the largest ones being Club Congress and the building across from Club Congress that turn the corner on to 5th street. The orange is a color selected originally by John Burr. Consultation is not complete. However, with regard to the emphasis on masses or strong shades and horizontal colorization Ms. Alexander took the location of paint colors into consideration. Developer also added pop-outs and borders along the front, sides and back of the property on the recommendation of John Burr. Next steps are to meet with John Burr and Mary Alexander to select additional colors within the current palette and the placement of those colors in order to further enhance the horizontal massing of the building. Once complete the developer will present the final recommendations to the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission for their feedback.

1/1/17-3/31/17 status update: On 1/27/17 developer accompanied by John Burr of the Armory Park Neighborhood Association met with the Plans Review Subcommittee of the Tucson Pima County Historic Preservation Commission concerning the proposed exterior paint colors. The sub-committee voted unanimously to approve the proposed exterior color scheme as presented. See attached Legal Action Report from the 1/27/17 Plans Review Subcommittee meeting. **Stipulation I(E) is complete.**

II. Salvage

A. Developer will allow owners of historic properties in Armory Park and contractors that specialize in rehabilitation of historic properties the right to salvage building materials, ornamentation, and architectural remains from the Property prior to demolition and only from the buildings scheduled to be demolished. Liability waivers will be required. To this end, the Developer will advertise and host an open house where Armory Park historic property owners and contractors can tour the building to identify specific removable materials to attempt recovery prior to demolition. Developer will engage in reasonable efforts to provide for salvage of the bricks to be set aside for a limited period of time. All materials requested will be made available first to owners of historic properties in Armory Park and then any remaining materials will be made available to contractors that specialize in rehabilitation of historic properties. The on-site Open House will not exceed the first 40 people. Developer will not permit materials contaminated with hazardous materials such as lead or asbestos to be salvaged.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Salvage events occurred 10/18/15 and 11/13/15. Notification of salvage events were posted on the HCD Downtown Motor Apartments Project webpage and sent to the Armory Park Neighborhood Association and Armory Park Historic Preservation Zone Advisory Board. **Stipulation II(A) is complete.**

III. Interpretive Exhibit/Signage

A. Developer will provide \$1,000.00 to create an 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 the Developer. The interpretive exhibit/signage will need to approval by the City's Preservation Officer in consultation with the Tucson Pima County Historic Plans Review Subcommittee.

7/15/15-9/30/15 status update: No action during this period

10/1/15-12/31/15 status update: No action during this period

1/1/16-3/31/16 status update: Developer is working with R. Brooks Jeffrey, the Director of the Drachman Institute at the University of Arizona's College of Architecture Planning and Landscape Architecture (CAPLA). Mr. Jeffery will work with a graduate student from the Drachman Institute and the Heritage Conservation Program during the Summer of 2016 to create the interpretative exhibit.

4/1/16-6/30/16 status update: Copy of executed proposal with time line is attached.

7/1/16-9/30/16 status update: Copy of the interpretive display is attached and was approved by the City's Historic Preservation Officer. **Stipulation II(A) is complete.**

IV. Neighborhood Outreach

- A. Compass Affordable Housing and the City of Tucson Housing and Community Development Department will meet annually for three years with the Armory Park and Barrio Viejo Neighborhood Associations and instruct on how to apply for the City's Homeowner Rehab Program and other available City funding opportunities for their historic properties.

7/15/15-9/30/15 status update: No action during this period

10/1/15-12/31/15 status update: No action during this period

1/16/16-3/31/16 status update: No action during this period

4/1/16-6/30/16 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.

7/1/16-9/30/16 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.

10/1/16-12/31/16 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.

1/1/17-3/31/17 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.



4/1/17-6/30/17 – On June 20, 2017 the Housing and Community Development Department staff and Compass Affordable Housing hosted an open house for members of the Armory Park and Barrio Viejo Neighborhood Association members to provide information and assistance in applying for assistance through the City’s Lead Based Paint Program for their historic properties. A postcard was mailed to all residents of the Armory Park and Barrio Viejo Neighborhoods (copy attached). Also attached is the sign in sheet from the open house.

V. Mitigation Funds

A. Developer will commit \$8,500.00 toward a Historic Preservation Fund, to aid in the repair and maintenance of historic features of historic properties in Armory Park and Barrio Viejo. The Armory Park Neighborhood Association, by separate agreement, will be the sole fiscal and discretionary agent for the fund.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.

1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association.

4/1/16-6/30/16 status update: No further action during this period.

7/1/16-9/30/16 status update: Armory Park Neighborhood Association approved to submit the invoice for the \$8,500 for the Historic Preservation Fund. It is expected that this stipulation will be completed in the next quarter.

10/1/16-12/31/16 status update: \$8,500 check was remitted to the Armory Park Neighborhood Association. A copy of the check is attached. **Stipulation V(A) is complete**

B. Developer will commit \$3,500.00 toward a fund for the repair of historic sidewalks in the Armory Park Historic District. The Armory Park Neighborhood Association will be the sole fiscal and discretionary agent for this fund.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.

1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association who has applied to the City of Tucson to leverage the funds to repair more sidewalks.

4/1/16-6/30/16 status update: Funds were paid 6/15/16. Funds helped to leverage an additional grant award of \$12,500 from the ParkWise Commission’s Neighborhood



Reinvestment Committee. Copies of award letter and payment are attached. **Stipulation V(B) is complete.**

VI. City Training

A. The City's Certifying Officer and Environmental Officer in the Housing and Community Development Department and the City's Historic Preservation Officer will attend the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 Seminars* within the first year of the MOA.

7/15/15-9/30/15 status update: The City's Certifying Officer in the Housing and Community Development Department and the City's Historic Preservation Officer attended the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 Seminars* September 9-11, 2015. Copies of their completion certificates are attached.

10/1/15-12/31/15 status update: The City's Environmental Officer has registered for the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 seminars* scheduled for 2/23/16-2/24/16 in Washington DC.

1/1/16-3/31/16 status update: The City's Environmental Officer has completed the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 seminars*. Completion certificates are attached. **Stipulation VI(A) is complete.**

Scheduling changes proposed:

07/15/15-9/30/15 status update: None
10/1/15-12/31/15 status update: None
1/1/16-3/31/16 status update: None
4/1/16-6/30/16 status update: None
7/1/16-9/30/16 status update: None
10/1/16-12/31/16 status update: None
1/1/17-3/31/17 status update: None
4/1/17-6/30/17 status update: None

Problems encountered:

07/15/15-9/30/15 status update: None
10/1/15-12/31/15 status update: None
1/1/16-3/31/16 status update: None
4/1/16-6/30/16 status update: None
7/1/16-9/30/16 status update: None
10/1/16-12/31/16 status update: None
1/1/17-3/31/17 status update: None



4/1/17-6/30/17 status update: None

Disputes and Objections received regarding the implementation of the MOA in the City's efforts to carry out the terms of the MOA:

7/15/15-9/30/15 status update: None

10/1/15-12/31/15 status update: Received one concern 10/26/15 submitted by Demion Clinco of the Tucson Historic Preservation Foundation which was responded to on 10/27/15; copy attached.

1/1/16-3/31/16 status update: Received one dispute 1/22/16 submitted by Demion Clinco of the Tucson Historic Preservation Foundation which was responded to on 1/22/16; links indicated above.

4/1/16-6/30/16 status update: None received during this period.

7/1/16-9/30/16 status update: None received during this period.

10/1/16-12/31/16 status update: None received during this period.

1/1/17-3/31/17 status update: None received during this period.

4/1/17-6/30/17 status update: None received during this period.





Please join us for an open house for information and assistance in applying for our Lead Based Paint Program for qualified participants

Tuesday, June 20th from 5:00 p.m. to 6:00 p.m.

320 N. Commerce Park Loop, Sentinel Building

The City of Tucson Housing and Community Development Department and Compass Affordable Housing are pleased to invite residents of Armory Park and Barrio Viejo to a presentation of Lead Based Paint Hazard Control Program.

El Departamento de Vivienda y Desarrollo Social (HCD) de la Ciudad de Tucson en colaboración con Compass Affordable Housing hacen una cordial invitación a los vecinos de Armory Park y Barrio Viejo para una junta informativa acerca de un programa para eliminar los riesgos relacionados con pinturas a base de plomo.

De antemano se agradece a todos los vecinos su presencia a esta reunion informativa en donde también se le prestará asistencia a aquellos interesados en solicitar participación en el programa.

DOWNTOWN MOTOR LODGE MEETING SIGN-IN SHEET

Meeting Date: 6/20/2017

320 N Commerce Park Loop Sentinel Building Sabino Room

Name	Phone	Address
Evelyn A. Cortez	792-3433	447 So Stone Ave 85724
Vicki Burke	on file	PO Box 2132 85762
Elaine MacPherson	(602) 433-0834	29 W Kennedy St
Maryann Beerlings	Compass	883 S Stone Ave 85701
Heather Varney	Compass	2835 N Stone Ave
Sharon Vetter	SWFHC	2030 E Broadway 85719
Leticia Corpi	837-5423	City of Tucson HCD/PCU
Becky Chavez	837-5342	Rebecca Chavez atucsonaz.gov
Susana Cardia	837-5346	Susana Cardia TucsonAZ.gov
Kanea A. Timmons	837-5330	Kane Timmons / City of Tucson