

Minutes of the Fort Lowell Restoration Advisory Committee Meeting
5230 E. Fort Lowell Road, Tucson, Arizona 85712
March 11, 2009 5:00 p.m.

1. **Call to Order**

Meeting called to order at 5:00 p.m. Those in attendance were:

Larry Hecker, Committee Chair
Elaine Hill, Committee Member
Frank McClure, Committee Member
Peggy Sackheim, Committee Member
Patsy Waterfall, Committee Member
Anne Woosley, Committee Member
David Yubeta, Committee Member
Lynne Birkinbine, City of Tucson
Lisa Cuestas, City of Tucson
Kathy Dixon, City of Tucson, Ward 2
Midge Irwin, City of Tucson
Norma Stevens, City of Tucson
Simon Herbert, Pima County
Loy Neff, Pima County
Drew Gorski, Poster Frost Assoc.
Corky Poster, Poster Frost Assoc.
Bruce Hilpert (sub-consultant to PFA)
Robert Cooke, Neighborhood Resident
Bob Jones, Neighborhood Resident
Tamiyo Monshita, Neighborhood Resident
Barry Spicer, Neighborhood Resident
John and Mary Meaney, Neighborhood Residents
Susan Beesemyer, Neighborhood Resident
Louise Serpa, Neighborhood Resident
Loomis and Willard Carleton, Neighborhood Residents
Dave Faust, Concerned Citizen
Donna Chernick, OFLNA Council

2. **Review of the February 4, 2009 minutes (ACTION)**

Frank McClure moved that the minutes of the February 4, 2009 meeting be accepted; seconded by Patsy Waterfall and passed unanimously.

3. **Work Plan: Project Status Reports**

a. **COT, Project Status Updates**

i. **Discussion: Review and comments on Fort Lowell Day Celebration**

Midge Irwin, Parks and Recreation, reported that from the Parks perspective, the Fort Lowell Day celebration was very successful as was the adobe workshop, led by David Yubeta of the National Parks Service.

Irwin added that the workshop, conducted by Yubeta, served a two-fold purpose:

- 1) performed some of the repairs on the Adkins property and officer's quarters and,
- 2) trained city, county, and BLM staff on adobe repairs, resulting in a "lead" team, trained under Yubeta to address future adobe repairs on the various properties.

ii. Environmental cleanup update

Lynne Birkinbine, Environmental Services, reported the EPA had announced that stimulus money will be allocated for the Brownsfield Grants nationwide, increasing the available monies to around 185 million. The highest ranking grant requests, will receive the stimulus money. If the environmental cleanup of the Adkins Property is among the highest ranked requests, money is expected to be in hand June 15, 2009.

iii. Donaldson House update

The Donaldson House is undergoing roof repair and stabilization to prevent further deterioration. Roof damage was far more extensive as Environmental Strategies proceeded with the stabilization and repair. Structural calculations have been done to ensure that work is done correctly. Work is continuing on framing and the actual roofing.

iv. Other COT updates – there were none.

b. Poster Frost Associates (PFA), Master Plan Status Updates

i. Discussion: Master Plan Public Meeting No. 3

Corky Poster, Poster Frost Associates, reviewed the outcome of the final public meeting held February 18th. A slightly different format was followed with a shorter presentation and then breaking out into individual stations afterwards to give attendees ample time to review the different elements of the master plan site. The four different parts of the master plan include:

1. Fort site – creation of the spatial characteristics of Fort Lowell itself, including the reconstruction of the cottonwood lane and installation of a historic kiosk at the west side of the Adkins location that would act as an orientation center for the fort;
2. sports fields – a series of consolidated sports fields along the south side of the site;
3. multiuse recreational area – including the tennis courts and pool, viewing stands, fitness areas and children's pool;
4. eastern side – adding more interpretive trails in the recreation/riparian area along the Pantano and filling in the natural area with some of the missing parts of the pecan groves.

Three options for the museum include:

1. new museum at the north end,
2. orientation kiosk under a ramada, accessible from both ends, or
3. keeping current museum location.

Committee Member Anne Woosley added comments on the proposed museum. She said a phased approach would make the most sense given the economic reality and endorsed the idea of new construction near the pond area.

She sees it as a more central location, connecting the entire footprint of what is seen at Fort Lowell and bridging history with the recreational activities of the park.

Drew Gorski, Poster Frost Associates, reported on the contents and tallies of the 40 comment sheets he'd received and clarified that the figures in the handout were in raw data form. One of the comments sections addressed the location of the proposed Apache statue. Three different ideas were proposed with the relocation of the Chief Trumpeter being the most favorable.

Gorski added that restoration plans will be reviewed in the next month or so and recommendations formulated for work planned in the summer and fall. Next the business and management plans will be generated by the economic consultant and shared with the committee at the April meeting. The third piece is compiling the capital costs for the project.

- ii. **Other PFA updates** – Poster asked for advice from the committee as PFA needs to move on to the restoration and business plans (capital costs).

c. County, Project Status Updates

i. Fort Lowell: Proposed Project Flow and Schedule (hand out)

Simon Herbert distributed a proposed project flow and schedule for the future phases of the project. This schedule is designed to help get oriented from the third public meeting, specifically construction work on the Adkins parcel. The county is involved with both the master plan process and the spending of the bond money which is directed to the Adkins parcel. From the master plan Poster Frost will be directing their energy toward a restoration plan for the Adkins parcel that will be implemented. Progress so far is 1-2 on the handout and there are actually four of those processes before the final preferred concept/restoration plan. Then it goes before the City of Tucson and the Pima County Board of Supervisors. Once approved, the restoration plan begins to be designed. Tentative dates include design around November, 2009 and construction in August 2010. Additional phases will be implemented as funding becomes available (future bonds).

ii. Fort Lowell Adobe Repair Demonstration and Workshop

Herbert continued how David Yubeta and the National Park Service actually worked on two things:

1. In the hospital area on Saturday afternoon, demonstrations were held on how to make adobe bricks and were mainly geared towards the kids;
2. As part of the emergency repair program that began in 2007 the most critical areas of the three officer's quarters on the Adkins property were addressed. Staff from city and county maintenance departments learned how forging an adobe building can be, addressing emergency repairs such as leaks. Yubeta plans to do a refresher course in the future.

Herbert issued the notice to proceed issued for the last round of emergency repairs of the officer's quarters on the Adkins property, to include more bracing, additional application of mud adobe protective layers, and grading.

iii. Emergency repairs to Officer's Quarters: Update on repairs conducted during workshop and proposed additional repairs.

See 3.c.ii.

iv. **Other County updates** – there were none.

4. New Business

a. Master Plan: Schedule review

The committee will continue meeting on a monthly basis. A preliminary economic report will be given at the next meeting. The start of the restoration process will be discussed.

b. Restoration Plan update – Poster and Gorski had previously discussed. The background and executive summary reports will be forthcoming.

c. Other new business – there was none.

5. Call to the public

- Louise Serpa stated how she did not think it was unsafe to use the center turn lane at Fort Lowell and Craycroft and perhaps a light could be installed.
- Loomis Carleton said that the proposed road texture for Craycroft might slow down the traffic.
- Susan Beesemyer said to keep the status of Fort Lowell as a country lane and not allow access and egress onto Fort Lowell. Also, invite an Apache to sit on the committee.
- John Meaney suggested consulting with Rebecca Orozco from Cochise College who is very knowledgeable about the Apache. Meaney also expressed concerns about the Fort Lowell and Craycroft intersection as it affects the neighborhood.
- Barry Spicer commented on the future of the commissary apartments, adapting them to a museum or commercial activity and a third option of continuing its 100 years of residential use.
- Bob Jones would like to see a park that utilizes gray water harvesting.
- Tamiyo Monshita commented on the familiar icons such as the Adkins and TMC water towers as she walks through the neighborhood.
- Donna Chernik wanted the commissary to stay and suggested building a café in the white house on the Adkins property.

6. Items for next meeting — scheduled for April 8 and there will be continued discussion on the Apache bronze statue.

7. Adjournment

Meeting adjourned at 6:47 p.m.