

Minutes of the Fort Lowell Restoration Advisory Committee Meeting

5230 E. Fort Lowell Road, Tucson, Arizona 85712

October 13, 2010, 5:00 P.M.

1. Call to Order

Meeting called to order at 5:04 p.m. A quorum of the Committee was present. Those in attendance were:

Larry Hecker (Committee Chair)

Elaine Hill (Committee Member)

Peggy Sackheim (Committee Member)

Frank McClure (Committee Member)

Patsy Waterfall (Committee Member)

Jim Conroy (City of Tucson)

Midge Irwin (City of Tucson)

Lynne Birkinbine (City of Tucson)

Lisa Cuestas (City of Tucson)

Simon Herbert (Pima County)

Loy Neff (Pima County)

Andrew Gorski (Poster Frost Mirto)

Pat Hartshorne (SCS Engineers)

Bill Anderson (OFLNA)

Barabara Paulus (OFLNA)

Patricia Cadigan (OFLNA)

Judy Clinco (OFLNA)

Joyce Cashman (OFLNA)

Myron Dungy (OFLNA)

Barry Spicer (OFLNA)

Winston Warr (OFLNA)

Diana Warr (OFLNA)

Lynn Ratener (OFLNA)

Carolie Sherard (OFLNA)

Bob Jones (Neighborhood Resident)

Tamiyo Morishita (Neighborhood Resident)

2. **(Action)** Review of Meeting Minutes: July 14 meeting

Peggy Sackheim moved to approve the minutes of the July 14 meeting. Elaine Hill seconded the motion. Motion passed unanimously.

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

a. **COT, Project Status Updates**

i. **EPA Grant Environmental Clean Up Project.**

Jim Conroy provided a brief summary of City activities related to the Fort Lowell project as introduction for Lynne Birkinbine, who reported on the status of the EPA Grant Environmental Clean Up Project. Project Work Plan ready to submit for review to EPA, ADEQ, and SHPO. SHPO review and approval is necessary because Work Plan includes archaeological monitoring and mitigation plan. A meeting with EPA is scheduled next week to determine how NHPA, Section 106, cultural resources compliance process will be structured for this project. Initial indications are that SHPO will require a Memorandum of Agreement (MOA) and formal review process, but this will be confirmed at the meeting. If an MOA is required, this process could take two months, or more. EPA and ADEQ review could take a similar time. These reviews must be completed, with approvals, before the clean up project can begin. COT will try to have concurrent reviews conducted to compress the time frame. These reviews will push back the anticipated start date of the clean up possibly to January 2011, with work conducted in January-February. The Work Plan focuses on the first phase of clean up in the southern portion of the Adkins property, working from south to north with archaeological monitors present. This approach will ensure that the Officers Quarters will be cleared first to allow rehabilitation and preservation work to proceed with as little delay as possible. It is hoped the southern portion will be cleared in time to allow public access during the Fort Lowell Days/La Reunion celebration in February, 2011. Work on the northern portion of the Adkins property will be subject to availability of funding, but could be delayed if EPA grant funds are expended and additional funding is needed.

ii. **No other COT updates.**

b. **County, Project Status Updates**

i. **Adkins Parcel – Demolition Project**

Andrew Gorski, PFM, and Simon Herbert, Pima County, provided a summary of project status. The demolition project is complete. Buildings and structures that were removed include the Adkins steel manufacturing shed, the Magor House, the windmill tower behind the Adkins Residence, and several concrete slabs. The County Facilities Management Department assisted with project management with the contractor, EPS, Inc. Several staff members paid compliments to the contractor (who was not present) on an excellent job and noted they were especially sensitive to minimizing impacts on cultural and historical resources, and on vegetation and natural resources on the property. No corollary damage resulted, either to cultural or natural resources. Lynne Birkinbine informed the group that she arranged for a video to be made of the demo work by Channel 12.

Cut-and-paste the following link into your web browser to view the video, <http://tucson12.tv/programs/TucsonNOW/index.php?view=XTN100510lo&viewhi=XTN100510hi>

Photographs of the demolition project will be posted soon on the project website, at <http://www.pima.gov/cultural/FtLowell/index.html>

The archaeological monitor reported several artifacts uncovered by the work, including a prehistoric projectile point. One prehistoric feature was revealed beneath the steel manufacturing shed, a “roasting pit” feature. Several artifacts were also saved, primarily structural remains from the removed buildings, for future use in interpretive exhibits, including three of the historic cast-iron sewer pipes being used as structural supports in the steel manufacturing shed (one with an original manufacturer’s label), and several wall sections from the shed. These items will be important contributing elements to future interpretive exhibits of the post-Fort historic periods at the Adkins property. TEP also removed an electrical transformer and poles during the demolition work.

ii. Phase I, Design: Preservation Plan for the Adkins Parcel at Fort Lowell Park.

Simon Herbert, Loy Neff, and Andrew Gorski, PFM, provided a summary of project status. County is currently scoping the design phase. It is hoped that scoping and procurement can proceed concurrently with the environmental clean up project to allow a timely construction start date on this phase (after the Phase 1 clean up is complete). Implementing the Preservation Plan will include the following major tasks:

- 1. Rehabilitation of Officers Quarters #3 (OQ).**
- 2. Preservation of OQs 1 and 2 (will include installing “ghost” structures to protect the structural remains and capture the mass, form, and lines of the original buildings).**
- 3. Preservation and stabilization of the Adkins Residence and Water Tower.**
- 4. Orientation building on the west side of the historic Fort Lowell Parade Ground. This will be a new building, built to mimic the fort buildings’ form, to be used for visitor orientation, perhaps interpretive displays, storage, and public restroom facilities. Construction will be phased, subject to available funding.**
- 5. a. Utilities/infrastructure: civil engineering**
b. Landscaping plan: vegetation, pathways, parking
- 6. Public meetings: consultant participation in series of open public meetings before implementation of the Preservation Plan.**
- 7. Construction administration services**
- 8. Archaeological monitoring and mitigation**

The project is anticipated to proceed in the following sequence: complete design scoping and procurement; issue contract; implement and complete design phase; conduct construction scoping and procurement; issue contract; start construction.

Project will be phased according to available funding. Approximately \$1.1 million is available for this project.

Although a specific completion date cannot be predicted at this time, Andrew Gorski expressed the shared hope of staff that the Phase I construction will be complete in time for the Arizona Statehood Centennial celebration in 2012.

The Chair allowed questions during this presentation.

In connection with the construction plans, Elaine Hill asked about the proposed HAWK crossing (pedestrian stoplight and traffic calming) on Craycroft Road, to provide a safe pedestrian connection along Cottonwood Lane between the east and west components of Historic Fort Lowell Park. This is proposed in the Master Plan, but funding has not been identified.

Jim Conroy addressed this question by discussing potential funding options, which include obtaining grant funding (from various sources), or obtaining funding from the Regional Transportation Authority (RTA). COT and County are exploring ways and means of obtaining funding through these opportunities, but cannot predict outcome or schedule of funding availability at this time.

iii. No other County updates

c. PFM, Project Status Updates

i. Adkins Parcel – Demolition Project

Andrew Gorski participated in the County update (see above).

ii. Adkins Parcel – Preservation Plan Implementation Status

Andrew Gorski participated in the County update (see above).

4. New Business

- a. Loy Neff informed the committee that the County Cultural Resources Manager has received and responded to correspondence from neighborhood residents with concerns about the Master Plan and Preservation Plan and impacts on the Fort Lowell neighborhood.

5. Call to the public – (input was also allowed during the Project Status Updates).

Barry Spicer, neighborhood resident, asked about the integration of the OFLNA neighborhood plan with the Fort Lowell Master Plan and Preservation Plan. His concerns included how the neighborhood plan would be incorporated to harmonize with the Phase I design, including entry areas and landscaping.

Andrew Gorski, PFM, addressed this question with assurance that the OFLNA plan has served as a guide to the Preservation Plan and is incorporated at a “schematic level” in the Master Plan. As the Phase I design work proceeds, the neighborhood plan will be incorporated at a more detailed level.

Jim Conroy asked the group if the neighborhood plan has been formally adopted by COT. If so, he wants to be sure all appropriate review entities are consulted in future planning.

Elaine Hill answered in the affirmative.

6. (Action) Items and schedule for the next meeting.

- a. After discussion among staff and Advisory Committee, Elaine Hill moved that the next quarterly meeting be scheduled for January 12, 2011. Peggy Sackheim seconded the motion. Motion passed unanimously.

7. Meeting adjourned at approximately 5:38pm.