

**Minutes of the Fort Lowell Restoration Advisory Committee Meeting**

**5230 E. Fort Lowell Road, Tucson, Arizona 85712**

**October 12, 2011, 5:00 P.M.**

**1. Call to Order**

**Meeting called to order at 5:07p.m. A quorum of the Committee was present. Those in attendance (and signed in) were:**

**Larry Hecker (Committee Chair)**

**Peggy Sackheim (Committee Member)**

**Elaine Hill (Committee Member)**

**David Yubeta (Committee Member)**

**Patsy Waterfall (Committee Member)**

**Lynne Birkinbine (City of Tucson)**

**Lisa Cuestas (City of Tucson)**

**Midge Irwin (City of Tucson)**

**Simon Herbert (Pima County)**

**Loy Neff (Pima County)**

**Linda Mayro (Pima County)**

**Gary Campbell (Pima County)**

**Jon Mirto (Poster Frost Mirto)**

**Pat Hartshorne (SCS Engineers)**

**Bill Anderson (OFLNA)**

**Janet Marcus (OFLNA)**

**Tamiyo Morishita (neighborhood resident)**

**2. (Action) Review of Meeting Minutes: July 13 meeting**

**Paggy Sackheim moved to approve the minutes of the July 13 meeting. Patsy Waterfall seconded the motion. Motion passed unanimously.**

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

**a. COT, Project Status Updates**

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

Lynne Birkinbine and Lisa Cuestas reported on the status of the EPA Grant Environmental Clean Up Project. The project is still in the permitting review and approval stage. The project Memorandum of Agreement (MOA) between EPA, COT, and SHPO is in final stages and being signed. COT hopes to receive the executed MOA within a week. COT will follow up and request that signatures be expedited. The revised work plan for the clean up is still under review by ADEQ, but it is hoped that the review will be completed within a week. SCS Engineers is developing a Storm Water Pollution Prevention Plan (SWPPP), required for projects exceeding 1-acre ground disturbance. The SWPPP will be submitted to ADEQ for review once the clean up work plan is approved. It is expected ADEQ will require 30 days for review. COT is setting up a meeting with the Tohono O'ohdam Nation, the Consulting Party representing interested Tribes, prior to the project start to meet the EPA requirement for Tribal consultation. This will be done in parallel with the on-going reviews. The continuing reviews have pushed back the anticipated start date of the clean up project to mid-to-late November, or early December. The estimated time necessary to complete the clean up ranges from three weeks to two months, or longer, depending on the results of archaeological investigations being conducted in concert with the project.

ii. No other COT updates.

**b. County & Poster Frost Mirto (joint presentation)**

**i. Phase I, Adkins Parcel Preservation Plan Design Update**

Jon Mirto reported on the status of the Preservation Plan Design.

- a. **Design Plans:** PFM recently completed 75% plans, which will be submitted to SHPO for review after County review and approval.
- b. **Budget:** Jon discussed the current status of the project budget and bid packages developed to execute the Preservation Plan with available funds. The full budget is subject to 5% contingency and 10% bid cushion, leaving sufficient funding for the project base bid package: exterior rehabilitation of Officers Quarters (OQ) 3 and adobe rehabilitation and construction of a protective structure over OQ2. Current detailed cost estimates are favorable, so it is anticipated there will be funds available for all or some of the Alternate Bid Packages: #1 Site work, including parking lot; #2 parking lighting (no cost, TEP lease); #3 restoring Cottonwood Lane (low costs allow rolling into base bid); #4 fencing. These costs total less than the available budget, with possibly enough remaining to do interior rehabilitation of OQ3 (previously listed as Alternate A).
- c. **Schedule:** 75% plans complete; currently working towards 100% plans, completion in November. Construction bids will follow, with anticipated construction start possibly by early March, 2012 (but this depends on environmental clean up schedule).
- d. **Site Plan:** Jon showed the meeting attendees various drawings of the project site plan, including the parking lot. A request has been submitted to COT Development Services to allow stabilized decomposed granite to be used for the parking lot. Jon discussed the site lighting plan and mentioned that PFM will be on-site soon for a night-time lighting test to assist with lighting plans. Jon discussed plans for restoring Cottonwood Lane and placing pedestrian paths around the OQs; paths can also be used for maintenance vehicles. Jon showed sketches of the design for protective structure over OQ2. Jon will provide electronic copies and Loy Neff will circulate to the project team.

The discussion prompted several questions from the committee:

1. Elaine Hill asked about plans for OQ1, which the Preservation Plan calls for a protective structure, but budgetary limits have forced a lower priority. Her question was about maintenance plans until a structure can be erected. Jon

responded that the current maintenance strategy of periodic mud capping the wall stubs will continue.

2. David Yubeta raised several questions about the plans for adobe preservation:

Use of lime-based plaster amended with clay to achieve a better color effect: David explained that amending lime-based plaster with soil or clay could weaken the plaster and reduce the maintenance cycle. Jon responded that this was a method used elsewhere to good effect, such as at Canoa Ranch Headquarters. David's suggestion is use un-amended lime-based plaster covered by a "dirty water" wash to "patinize" the surface, yielding a favorable color effect. Bill Anderson contributed examples of both plastering methods used at San Pedro Chapel, with superior results using un-amended lime-based plaster. Jon agreed to work with David to fine tune the plaster specifications.

Un-intended erosional effects on adobe of planned protective structures: David reiterated his support for the protective structures at Fort Lowell OQ1 and OQ2 and believes that overall these resources will be better protected if covered, but he feels that effects of wind patterns should be considered by the design team and monitored by the City following construction. David cited an example (Calabasas Mission ruins within Tumacacori NHS) where a protective shed structure altered wind flow around adobe ruins, causing unexpected erosion patterns. David will provide references to a 2001 Colloquium on Protective Shelters - held at Tumacacori - which addresses this issue. Jon to follow up and consider to what extent altered wind patterns can be anticipated and mitigated. The City is advised that maintenance may be needed sooner than otherwise expected and that a monitoring program should be undertaken.

David also reminded the group of the need to plan for continued maintenance of the adobe structures, and Elaine Hill mentioned previous adobe workshops in which COT employees and others received training.

- e. HAWK Crossing: Jon reported on efforts by COT (Jane Duarte) and FLNA (Elaine Hill) to request that RTA assign available funds to a HAWK Crossing project at Craycroft Road (this is included in the Fort Lowell Master Plan, but currently unfunded). He will report on results of this effort.

- ii. County Facilities Management Department: Project Update

Gary Campbell reported on the clean up of fencing materials remaining from the County demolition project about a year ago. Fence posts have been removed and collected for later use and nearly all decomposing remnants of the orange plastic fencing have been removed. He and Simon Herbert will address this issue with COT.

- iii. Other County updates: no other updates.

4. New business.

- a. **(Action)** Fort Lowell Restoration Advisory Committee: Discuss and Take Action on Status of Committee Chair.

In the last meeting Committee Chair, Larry Hecker, requested the Committee to consider whether he should continue as Chair because he planned to move from the Fort Lowell neighborhood, but he remains a neighborhood property owner. After brief discussion, Peggy Sackheim motioned that a vote be taken to request Larry Hecker to continue as Committee Chair. Motion seconded by Patsy Waterfall and David Yubeta; passed unanimously. Larry graciously agreed to continue serving as Chair.

- b. Discussion: Project Team Participation in the Upcoming Fort Lowell Neighborhood Association, El Fuerte Days Celebration (February 2012).

Group discussion concerned the timing of the environmental clean up with the scheduled El Fuerte Days Celebration and several Committee members asked if public access would be allowed. Lynne Birkinbine agreed that if the clean up was completed by then, COT might allow public access; however, there could be other safety issues limiting access resulting from the nature of excavations required for the clean up, and/or the associated archaeological investigations. If there are open excavations, COT Risk Management might determine that no public access is allowed. This issue will be addressed as the clean up project progresses, but COT will make the final determination on public access. The Committee agreed that public access would be preferred, if possible. Loy Neff offered to participate for the County in either case, as in previous celebrations at an information booth supported by PFM illustration boards presenting the project.

c. Other new business: no other new business.

#### 5. Call to the public

Lisa Cuestas took the opportunity to thank the Committee and project team for their patience while the environmental clean up project has gone through its unexpectedly lengthy review and permitting process. She will persist with efforts to move the process forward, but she appreciates the understanding of other team members. Peggy Sackheim thanked Lisa and COT for their persistence in pushing the review process. Larry Hecker also expressed thanks and encouraged Lisa to continue to “push harder.”

#### 6. (Action) Schedule for next quarterly meeting at San Pedro Chapel: January 11, 2012.

Bill Anderson checked the Chapel schedule, which is open on that date, so Peggy Sackheim motioned a vote to schedule the next meeting on January 12, 2012; motion seconded by Patsy Waterfall; passed unanimously.

#### 7. Adjourn: Meeting adjourned at 5:47pm.