

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Milagro-on-Oracle-LIHTC

HEROS Number: 900000010250479

Responsible Entity (RE): TUCSON, PO Box 27210 Tucson AZ, 85726

RE Preparer: Rolanda Mazeika

State / Local Identifier:

Certifying Officer: Elizabeth (Liz) Morales

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

Project Location: 2425 N Oracle Rd, Tucson, AZ 85705

Additional Location Information:

The Milagro on Oracle site is on the southwest corner of Oracle Road and Alturas Street in Tucson. The 1.81-acre site addresses are 2425, 2437 and 2445 N. Oracle Road. The Subject's assessor's parcel numbers are 107-09-049B, 107-09-050A, & 107-09-051A. The legal descriptions are: MIRACLE MILE LOTS 5 & 6 BLK 4 EXC ALLEY,

MIRACLE MILE LOTS 3 & 4 BLK 4 EXC ALLEY, MIRACLE MILE LOTS 1 & 2 BLK 4 EXC W10' & EXC SPDR.

Direct Comments to: rolanda.mazeika@tucsonaz.gov
310 North Commerce Park Loop
Tucson, Arizona 85745

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Milagro on Oracle project is a 63-unit new construction and 15-unit adaptive reuse supportive senior housing project in the City of Tucson. The project includes the acquisition of one parcel, demolition of two structures, adaptive reuse of 15 apartments in single-story buildings formerly used as motor courts and new construction of 63 units in a four-story building on a 1.81-acre site. The site is located in the Flowing Wells neighborhood and in the "Thrive in the 05" Transformation Plan area, which meets the definition of a Community Revitalization Area as defined by the 2022-2023 Qualified Allocation Plan, and on the southwest corner of North Oracle Road and West Alturas Street, Tucson, Pima County, Arizona, 85705. The project will ensure the preservation of two motor courts that have been designated as contributing to the Miracle Mile National Historic District. The project will also comply with fair housing and accessibility requirements. The site preparation will involve the demolition of two non-contributing buildings/structures within and adjacent to the Miracle Mile Historic District. The land and buildings, which are either owned by or subject to a purchase contract held by the City of Tucson, will be transferred to the ownership entity through a ground lease. The project will have five studio apartments, 56 1-bedroom apartments (including all 48 in the newly-constructed building), and two 2-bedroom apartments. The 19 supportive housing units will be restricted to tenants with no more than 30% of AMI. Six units will have a 50% AMI limit, and the remaining 38 units will have a 60% limit. The average affordability level is 50% of AMI. These affordability requirements will remain in effect for at least 75 years (the term of the ground lease from the City), or 45 years beyond the 30-extended use period. The target population for the 19 supportive housing units are seniors (55 or older) experiencing homelessness. Services will be provided by Housing & Community Development Department's Planning & Community Development Division, which serves as the Lead Agency for the Tucson/Pima County Continuum of Care. The City of Tucson commits that it will fund these services outside the project's operating budget. The project will meet the City's Housing Quality Standards (HQS) and the ADOH UPCS standards. Onsite parking is incorporated with the project design. The project will be designed and constructed with the 2020 Enterprise Green Community energy efficiency model. The project will also be a smoke-free facility. The project will comply with fair housing and accessibility requirements.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This project supports the City of Tucson Consolidated Plan policies to develop supportive housing including: 1) New construction and/or rehabilitation of rental units for target populations; 2) Complexes serving special target populations; 3) The preservation of existing lower income housing and/or increasing the supply of lower income housing; and 4) Self-sufficiency in lower income households. This project also supports the strategy for helping people make the transition to permanent housing and independent living. The project serves the program purpose of increasing the supply of much needed affordable housing in the City of Tucson. This project is

applying for Arizona Department of Housing Low Income Housing Tax Credits. The City of Tucson Housing and Community Development Department, working with the supportive services provider, will provide Housing Choice Vouchers or other form of tenant-based rental assistance to eligible recipients and refer them to Milagro on Oracle. HCD will commit to continuing to provide vouchers to homeless elderly clients and refer them to the project. The project also supports the goals of Plan Tucson, the 2013 City of Tucson General & Sustainability Plan to provide housing, human services, public facilities, and economic development programs to address the housing needs of the most vulnerable populations. <https://www.tucsonaz.gov/pdsd/plan>.

Existing Conditions and Trends [24 CFR 58.40(a)]:

This project is located northwest of the intersection of Oracle and Grant Roads, both arterials with primary access from Oracle Road. Tucson's regional transit system including Sun Tran, Sun Express, and Sun Van provide service to Oracle and Grant Roads and bus stops are within walking distance of the site. Two bus lines travel along Oracle Road, and one bus line travels along Grant Road. Amenities within walking distance or directly available via the transit system include: medical providers and pharmacies; supermarkets and grocery; retail shopping; and senior/recreation centers. The site is located directly on the Oracle Road commercial corridor. Vacant, unattractive and obsolete structures, including an existing and former motor lodges currently occupy the site. The site has been underutilized for years, yet is a good choice for housing development based on the current affordable housing crisis as well as its proximity to transit and services. The adjoining sites consisted of the following: North was a ceramics shop and auto sales (426 & 418 W Alturas St); South was a discount grocery store (2411 N Oracle Rd). East, across Oracle Road, was a storage lot and strip mall (2424-2480 N Oracle Rd). West was a mobile home park (2444 N 14th Ave).

Maps, photographs, and other documentation of project location and description:

[2022-4-12 Milagro Google Map.pdf](#)

[2445 Site Visit.pdf](#)

[2437 Site Visit.pdf](#)

[2425 Site Visit.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[2022-4-14 Milagro FONSI.pdf](#)

7015.15 certified by Certifying Officer on:

7015.16 certified by Authorizing Officer on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-21-MC-04-0505	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)
M-21-DP-04-0229	Community Planning and Development (CPD)	HOME American Rescue Plan (HOME-ARP)

Estimated Total HUD Funded, Assisted or Insured Amount: \$1,375,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$20,636,942.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Arizona has no coastal areas. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated

1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		Special Flood Hazard Area. FEMA Flood Zone 04019C 1688L 6/16/2011. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in maintenance status for the following: Carbon monoxide. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant identified above. The Arizona Department of Environmental Quality (ADEQ) and PDEQ sites have been reviewed and these agencies have no concerns about multi-family or small apartment complex development in existing residential areas changing or adversely impacting air quality control standards. Memo from Richard Grimaldi, PDEQ, dated 12/18/2019. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Arizona has no coastal areas. Therefore, this project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After review of the Phase I Environmental Site Assessments by Western Technologies, Inc., dated

		4/13/2022, site visits by City of Tucson Housing & Community Development staff, and review of known environmental registrations and maps, the determination is that the project site is not in the vicinity of any hazardous operation involving explosive or flammable fuels or chemicals. There are no current or planned stationary above ground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site does not meet the definition of farmland per 7 CFR Part 658.2 a (1) "Farmland" does not include land already in or committed to urban development or water storage. The site is in a fully developed urban environment per USDA Soils Survey Map printed 5/11/18. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. FEMA Zone X 4019C 1688L 6/16/2011. The project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project includes the acquisition of one parcel, demolition of two structures, adaptive reuse of 15 apartments in single-story buildings formerly used as motor courts, and new construction of 63 units in a four-story building. The DNL was calculated at 72.5 dB at 2425 N Oracle and 72.4 dB at 2437 N Oracle, in the normally unacceptable range per the HUD Noise Assessment conducted by Western Technologies,

		Inc., dated 4/13/2022. A Noise Mitigation Plan is underway and the project will include standardized noise attenuation measures. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project will utilize existing municipal water and wastewater facilities. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. There are no NWSRS in southern Arizona. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The site is consistent with local and regional planning efforts, and has received planning and zoning approval from the City of Tucson. The project site is zoned C-2. The project supports the goals of Plan Tucson, the City of Tucson General & Sustainability Plan to provide housing, human services, public facilities, and economic development programs to address the housing needs of the most vulnerable populations.</p> <p>https://www.tucsonaz.gov/pdsd/plan. The project also supports the goals of the Tucson-Pima HUD 5 Year Consolidated Plan. The project converts currently vacant and/or underutilized sites to attractive modern housing units that conform within the surrounding neighborhoods in terms of overall scale, density, size, and massing. The project will meet the City's Housing Quality Standards (HQS). Planning and Zoning certification dated 3/31/2022 of site plan and zoning approval by Loran Shamis, PDSD.</p>	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	No evidence of erosion, drainage/storm water runoff on site visit by HCD staff 4/7/2022 and 4/12/2022. A Geotechnical Report is underway. Phase I ESA by Western Technologies dated 4/13/2022.	Completed Geotechnical Report is underway.
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	No evidence of onsite hazards or nuisances including soil contamination; proximity to high pressure pipe lines or other volatile and explosive products; high-voltage transmission lines; radio/TV transmission towers; excessive smoke, fumes, odors, subsidence, ground water, inadequate surface drainage, flood, etc. Tucson Electric Power poles on or near the sites were all in good condition with no evidence of spills or leakage. There are no visible poisonous plants or animals on the site. No known natural hazards exist. The sites have access to intersections with	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
		cross walks for residents to cross the street, street lighting, sidewalks, bike lanes and other safety features. Other than a brief period of construction there should be no increase in noise levels. Phase I Environmental Site Assessments completed by Western Technologies, Inc. dated 4/13/2022 and site visit by HCD staff on 4/7/2022 and 4/12/2022.	
Energy Consumption/Energy Efficiency	2	Minor increase in energy consumption by 63 new units of housing. Buildings will be designed and constructed with the 2020 Enterprise Green Community energy efficiency model.	
SOCIOECONOMIC			
Employment and Income Patterns	1	The Developer anticipates sustaining jobs in the construction industry as part of this project. Approximately ten subcontractors are anticipated to be hired and potentially 30 temporary construction jobs will be created during the construction phase of the project. The project will follow Section 3 and Davis Bacon requirements in all employment, construction, and subcontracting activities. The sites are within walking distance or a short commute on public transit to numerous retail, restaurant, and service businesses with entry level and service job possibilities.	
Demographic Character Changes / Displacement	2	The project site is in an area of low income, mixed use areas with over 77% minority populations, and approximately 55% of housing units being renter-occupied. The project includes the rehabilitation of existing motel units (non-tenants), rehabilitation of existing transitional housing to be managed by the same entity, and construction of a new affordable housing complex. No displacement of residents.	
COMMUNITY FACILITIES AND SERVICES			

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Educational and Cultural Facilities (Access and Capacity)	2	The target population for the project are seniors (55 or older) experiencing homelessness. Supportive services will be provided by Housing & Community Development Department's Planning & Community Development Division, which serves as the Lead Agency for the Tucson/Pima County Continuum of Care. The City of Tucson commits that it will fund these services outside the project's operating budget. Also within 5 miles are a number of colleges and adult education resources including Pima Community College, University of Arizona, and other education programs. Educational and cultural enrichment opportunities are available at nearby community centers, libraries, recreation centers, theaters, museums, parks and a number of veteran organizations.	
Commercial Facilities (Access and Proximity)	2	The project site is within 2 miles of major grocery stores, pharmacies, retail and service businesses, discount stores, medical providers, and thrift stores. The project sites are directly on major bus routes connecting to transit hubs.	
Health Care / Social Services (Access and Capacity)	2	The project site is within 4 miles of major medical centers and emergency rooms. Numerous emergency facilities, clinics, and physician services are within an easy commute on public transit. Support services nearby include CODAC Behavioral Health, COPE Community Services, and La Frontera facilities. The additional residents will not have an adverse impact on the available services, since many prospective clients needing services are already in the community. The project is designed as senior housing and will provide supportive services.	
Solid Waste Disposal and Recycling	2	Onsite waste disposal and recycling services with contracted through the City of Tucson Environmental Services	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
(Feasibility and Capacity)		Department. The City of Tucson provides extensive recycling options, including construction debris handling and recycling, landfill disposal, green waste recycling, and household hazardous waste disposal services.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Pima County Wastewater will provide wastewater and sewer service to project. Sewerage capacity letter from Pima County Wastewater Reclamation dated March 22, 2022.	
Water Supply (Feasibility and Capacity)	2	Tucson Water will provide water service to project. Will Serve letter signed by Tim Rowe for Michael Mourreale, Tucson Water dated 3/18/2022	
Public Safety - Police, Fire and Emergency Medical	2	The project site is less than two miles from Tucson Fire Station 4. The site is within two miles of Tucson Police Department Rillito Station. Response times vary depending on the type of call, but the average time for emergency response is five minutes or less. The project sites are within four miles of major medical centers with emergency medical care, including Banner UMC Medical Center and urgent care facilities.	
Parks, Open Space and Recreation (Access and Capacity)	2	The site is within 1.5 miles from six parks and two recreation centers. The Donna Liggins recreation center provides senior programs, services, activities and a senior meal program. The project site is also within three miles of the Armory Park Senior Center.	
Transportation and Accessibility (Access and Capacity)	2	Milagro on Oracle is located on a major arterial with excellent bus access, crosswalks, sidewalk, and bicycle lanes. Tucson's regional transit system including Sun Tran, Sun Express, and Sun Van provide service to Oracle and Grant Roads. Two bus lines travel along Oracle Road, and one bus line travels along Grant Road and bus stops are within walking distance of the site. Onsite parking will be available.	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	The site has no unique natural or water features.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The properties located at 2425 and 2445 North Oracle are mostly developed and paved, with little vegetation. The property at 2437 North Oracle is vacant with minimal non-native vegetation (palm trees). The 2437 and 2445 North Oracle properties are fully fenced and secured. The 2425 North Oracle site's fence is open during business hours, allowing access from the Oracle Road, a major arterial. There were no visible signs of wildlife at these properties.	
Other Factors			

Supporting documentation

[2022-3-31 Zoning Certification.pdf](#)
[2022-4-14 Donna Liggins Center Info.pdf](#)
[2022-4-14 Armory Park Center Info.pdf](#)
[2022-4-12 Milagro Parks Google Map.pdf](#)
[2022-4-14 Milagro Medical Google Map.pdf](#)
[2022-4-12 Milagro Hospitals Google Map.pdf](#)
[2022-4-14 Milagro Police Map.pdf](#)
[2022-4-12 Milagro Fire Google Map.pdf](#)
[2022-3-22 PCWWR Capacity Letter.pdf](#)
[2022-3-18 TW Will Serve Letter.pdf](#)
[2022-4-14 Milagro Mental Health Services Map.pdf](#)
[2022-4-14 Milagro Thift Stores Map.pdf](#)
[2022-4-12 Milagro Grocery Google Map.pdf](#)
[2022-4-14 Milagro Library Map.pdf](#)
[2022-4-14 Milagro Comm Centers Map.pdf](#)
[2022-4-14 Milagro Colleges Map.pdf](#)
[2022-4-14 Milagro Demographic FFIEC Report.pdf](#)

Additional Studies Performed:

Field Inspection [Optional]: Date and completed

by:

Rolanda Mazeika

4/7/2022 12:00:00 AM

[2445 Site Visit.pdf](#)[2437 Site Visit.pdf](#)[2425 Site Visit.pdf](#)**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

City of Tucson Office of the Mayor-Mayor Regina Romero City of Tucson Housing and Community Development Department-Liz Morales, Tucson Water- Michael Mourreal, Pima County Wastewater Management- Kurt Stemm, CEA SR City of Tucson Historic Preservation Officer - Jodie Brown City of Tucson, Arizona Game and Fish Department, State of Arizona Historic Preservation Office - Pat Daher, and Pima County Consortium HUD Consolidated Plan:

https://www.tucsonaz.gov/files/hcd/City_of_Tucson_and_Pima_County_FFY2015-2019_5-year_HUDConsolidated_Plan.pdf City of Tucson General & Sustainability Plan
<https://www.tucsonaz.gov/pdsd/plan-tucson>

List of Permits Obtained:

The reviews that go into each project include but are not limited to: Planning, Zoning, Engineering, Landscape, Fire, ADA, Plumbing, Solid Waste, Right of Way Improvements, Structural, Mechanical and Plumbing, Electrical, Fire, Zoning Engineering, Wastewater, Water, Transportation. The City of Tucson Planning and Development Services Department reviews, approves and issues all permits for: zoning, site plans, grading, storm water, demolition, parking, landscape and construction trades; issues all permits; performs inspections and issues certificate of occupancy. The Department enforces building and zoning codes.

Public Outreach [24 CFR 58.43]:

Publication of the Notice of Intent to Request Release of Funds in the Arizona Daily Star 4/16/2022, and interested parties contacted by email. The Environmental Review Record (ERR) that documents the environmental determinations for this project is available at <https://www.tucsonaz.gov/hcd/environmental-review>. The ERR will also be available and distributed on the HUD HEROS system.

[2022-4-15 Milagro on Oracle contact list.pdf](#)**Cumulative Impact Analysis [24 CFR 58.32]:**

The proposed Milagro on Oracle senior supportive housing project consists of demolition, new construction, and adaptive reuse in an area of Tucson undergoing

major redevelopment. The project will be a minor contributor to the projected increase in population, traffic and energy usage already anticipated for the area. The project site is considered infill development in an existing urban neighborhood that will use existing roadways, sewer systems, municipal water, and other utilities already in place. No significant cumulative impacts on the environment would be anticipated from the Proposed Action in conjunction with other activities.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No alternatives other than the no action alternative were considered.

No Action Alternative [24 CFR 58.40(e)]

78 units of critically needed affordable housing units, 63 new construction and 15 adaptive reuse, would not be built. Goals of the City of Tucson Consolidated Plan would not be fulfilled. The City of Tucson Housing & Community Development Department will miss the ADOH Low Income Housing Tax Credit funding opportunity that makes the project affordable at this time. The site will remain under-developed and under-utilized.

Summary of Findings and Conclusions:

The proposed new construction of 78 units of affordable senior supportive housing will not adversely affect the environment or the neighborhood. The activity is compatible with the existing mixed use in the area. There will be little to no impact on existing resources or services in the area. The land is underutilized and/or vacant, and available. The project is a positive step in meeting City of Tucson goals for encouraging appropriate growth and development in the area.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Noise Abatement and Control	A Noise Mitigation Plan is underway and the project will include standardized noise attenuation measures.	N/A	A Noise Mitigation Plan is underway and the project will	

			include standardized noise attenuation measures.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	Completed Geotechnical Report is underway.	N/A		

Project Mitigation Plan

An endangered species has been requested from Arizona Game and Fish. A Noise Mitigation Plan and Geotechnical Report are underway. Mitigation, if any, required will be conducted prior to demolition, construction, or rehabilitation. A cultural resource survey is also underway for this site. Based on the results of the survey, possible other actions may be taken as recommended by the survey, under the supervision of the City of Tucson Historic Preservation Officer.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[2022-4-11 Milagro Airport Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Compliance Determination

This project is located in a state that does not contain CBRS units. Arizona has no coastal areas. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Coastal Barriers Template 11-1-19.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

Yes

2. Upload a FEMA/FIRM map showing the site here:

[2022-4-11 Milagro Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. FEMA Flood Zone 04019C 1688L 6/16/2011. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

No

Air Quality Attainment Status of Project's County or Air Quality Management District

2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide

Ozone

Particulate Matter, <2.5 microns

Particulate Matter, <10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Carbon monoxide ppm (parts per million)

Provide your source used to determine levels here:

Pima County Department of Environmental Quality (PDEQ)

4. Determine the estimated emissions levels of your project. Will your project exceed any of the *de minimis* or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

Enter the estimate emission levels:

Carbon monoxide ppm (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

Screen Summary

Compliance Determination

The project's county or air quality management district is in maintenance status for the following: Carbon monoxide. This project does not exceed *de minimis* emissions levels or the screening level established by the state or air quality management district for the pollutant identified above. The Arizona Department of Environmental Quality (ADEQ) and PDEQ sites have been reviewed and these agencies have no concerns about multi-family or small apartment complex development in existing residential areas changing or adversely impacting air quality control standards. Memo

from Richard Grimaldi, PDEQ, dated 12/18/2019. The project is in compliance with the Clean Air Act.

Supporting documentation

[Air quality memo 12-19-19.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

Screen Summary

Compliance Determination

This project is located in a state that does not participate in the Coastal Zone Management Program. Arizona has no coastal areas. Therefore, this project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[Coastal zones template 11-1-19.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

No

Yes

Screen Summary

Compliance Determination

Supporting documentation

[2022-4-13 2437 Phase I ESA Vacant_2982JP063.pdf](#)

[2022-4-13 2425 Phase I ESA Commercial_2982JP049.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services’ websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary

Compliance Determination

Supporting documentation

[Critical Habitat Map NEPA Assist 7-15-19.pdf](#)

[2022-4-14 Milagro Aerial Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

Yes

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:

- Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR

- Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 or later version of National Fire Protection Association (NFPA) Code 58.

If all containers within the search area fit the above criteria, answer "No." For any other type of aboveground storage container within the search area that holds one of the flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "Yes."

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes

Screen Summary

Compliance Determination

After review of the Phase I Environmental Site Assessments by Western Technologies, Inc., dated 4/13/2022, site visits by City of Tucson Housing & Community Development staff, and review of known environmental registrations and maps, the determination is that the project site is not in the vicinity of any hazardous operation involving explosive or flammable fuels or chemicals. There are no current or planned stationary above ground storage containers of concern within 1 mile of the project site. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

[2022-4-13 Milagro Aerial Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

✓ Yes

No

2. Does your project meet one of the following exemptions?

- Construction limited to on-farm structures needed for farm operations.
- Construction limited to new minor secondary (accessory) structures such as a garage or storage shed
- Project on land already in or committed to urban development or used for water storage. (7 CFR 658.2(a))

✓ Yes

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

No

Screen Summary

Compliance Determination

The site does not meet the definition of farmland per 7 CFR Part 658.2 a (1) "Farmland" does not include land already in or committed to urban development or water storage. The site is in a fully developed urban environment per USDA Soils Survey Map printed 5/11/18. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[USDA Urban Area Soils Map 5-11-18.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[2022-4-11 Milagro Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

This project does not occur in a floodplain. FEMA Zone X 4019C 1688L 6/16/2011. The project is in compliance with Executive Order 11988.

Supporting documentation

[2022-4-13 Milagro FIRMette 2445.pdf](#)

[2022-4-13 Milagro FIRMette 2437.pdf](#)

[2022-4-13 Milagro FIRMette 2425.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Supporting documentation

[2021-12-15 SHPO Demo Concur 2021-1328\(161857\).pdf](#)

[2022-4-11 Milagro HPO Map.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

- New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

- Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
None of the above

4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. Complete the Preliminary Screening to identify potential noise generators in the

Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

- ✓ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 72.5

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Is your project in a largely undeveloped area?

- ✓ No

Indicate noise level here: 72.5

Document and upload noise analysis, including noise level and data used to complete the analysis below.

Yes

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 72.5

Document and upload noise analysis, including noise level and data used to complete the analysis below.

6. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

✓ Mitigation as follows will be implemented:

A Noise Mitigation Plan is underway and the project will include standardized noise attenuation measures.

Based on the response, the review is in compliance with this section. Document and upload drawings, specifications, and other materials as needed to describe the project's noise mitigation measures below.

No mitigation is necessary.

Screen Summary

Compliance Determination

The project includes the acquisition of one parcel, demolition of two structures, adaptive reuse of 15 apartments in single-story buildings formerly used as motor courts, and new construction of 63 units in a four-story building. The DNL was calculated at 72.5 dB at 2425 N Oracle and 72.4 dB at 2437 N Oracle, in the normally unacceptable range per the HUD Noise Assessment conducted by Western Technologies, Inc., dated 4/13/2022. A Noise Mitigation Plan is underway and the project will include standardized noise attenuation measures. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

✓ Yes

No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

Yes

Document and upload MOU or Agreement below.

No

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen

Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The project will utilize existing municipal water and wastewater facilities. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Sole Source Aquifer Template 5-11-18.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990.

Supporting documentation

[2022-4-13 Milagro Wetlands Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not within proximity of a NWSRS river. There are no NWSRS in southern Arizona. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild-Scenic Rivers TEMPLATE 11-1-19.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

[2022-4-13 Milagro EJScreen.pdf](#)

Are formal compliance steps or mitigation required?

Yes

No

SUPPORTIVE SENIOR HOUSING



PMM POSTER
MIRTO
McDONALD
ARCHITECTURE
PLANNING
PRESERVATION

ORACLE AND ALTURAS 1170 N. COURT AVE. TUCSON, AZ 85701
TEL: 520.388.6310 | WWW.PMM.DESIGN

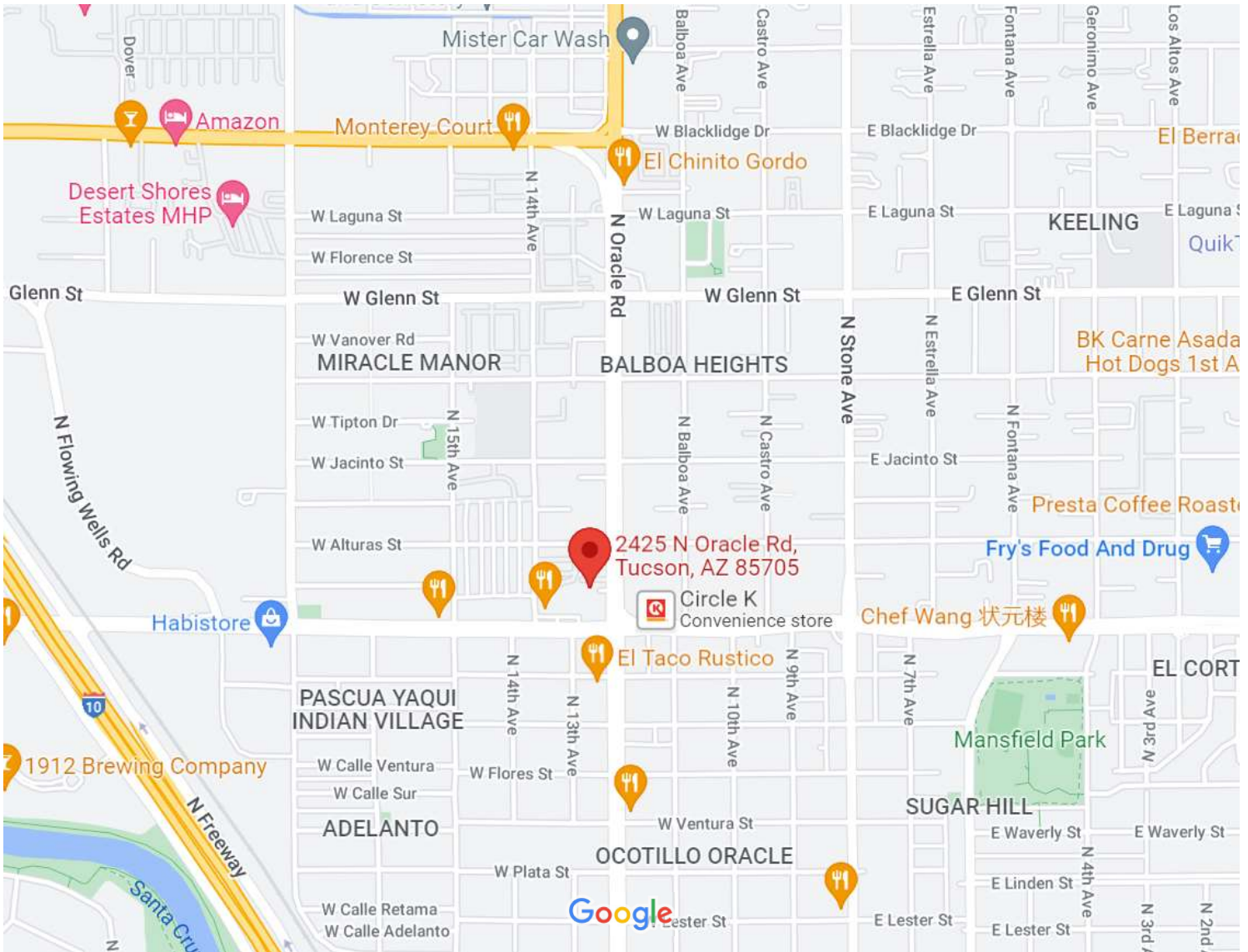
SUPPORTIVE SENIOR HOUSING

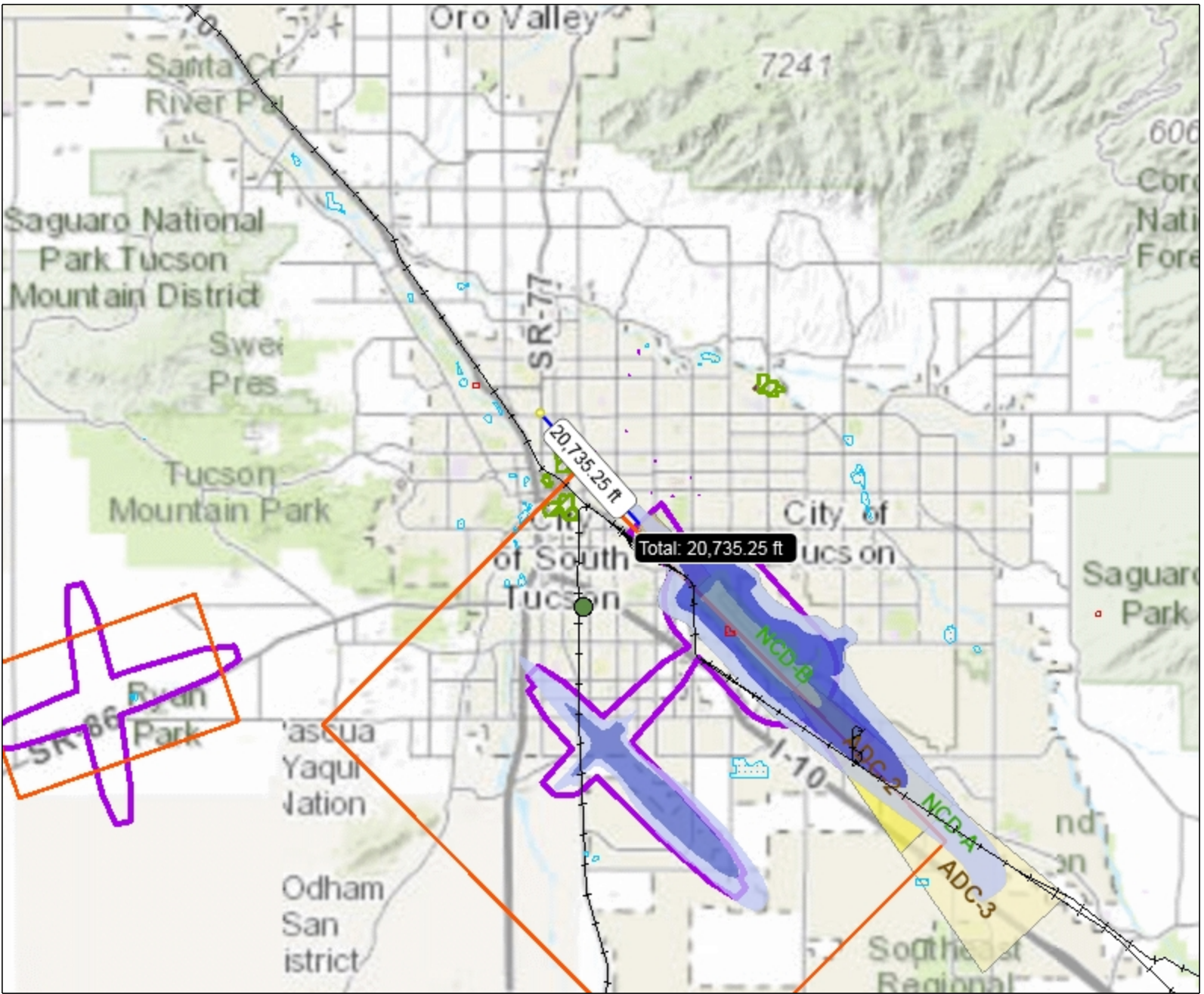


1 SSH AXON VIEW

2425 N Oracle Rd

Milagro on Oracle, 2425 & 2437 N Oracle Rd, Tucson, AZ 85705





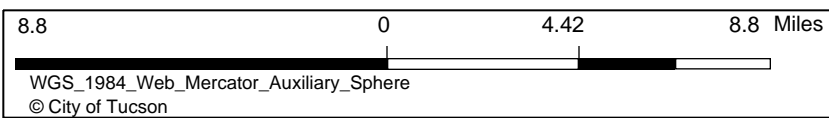
Notes

Airport Map

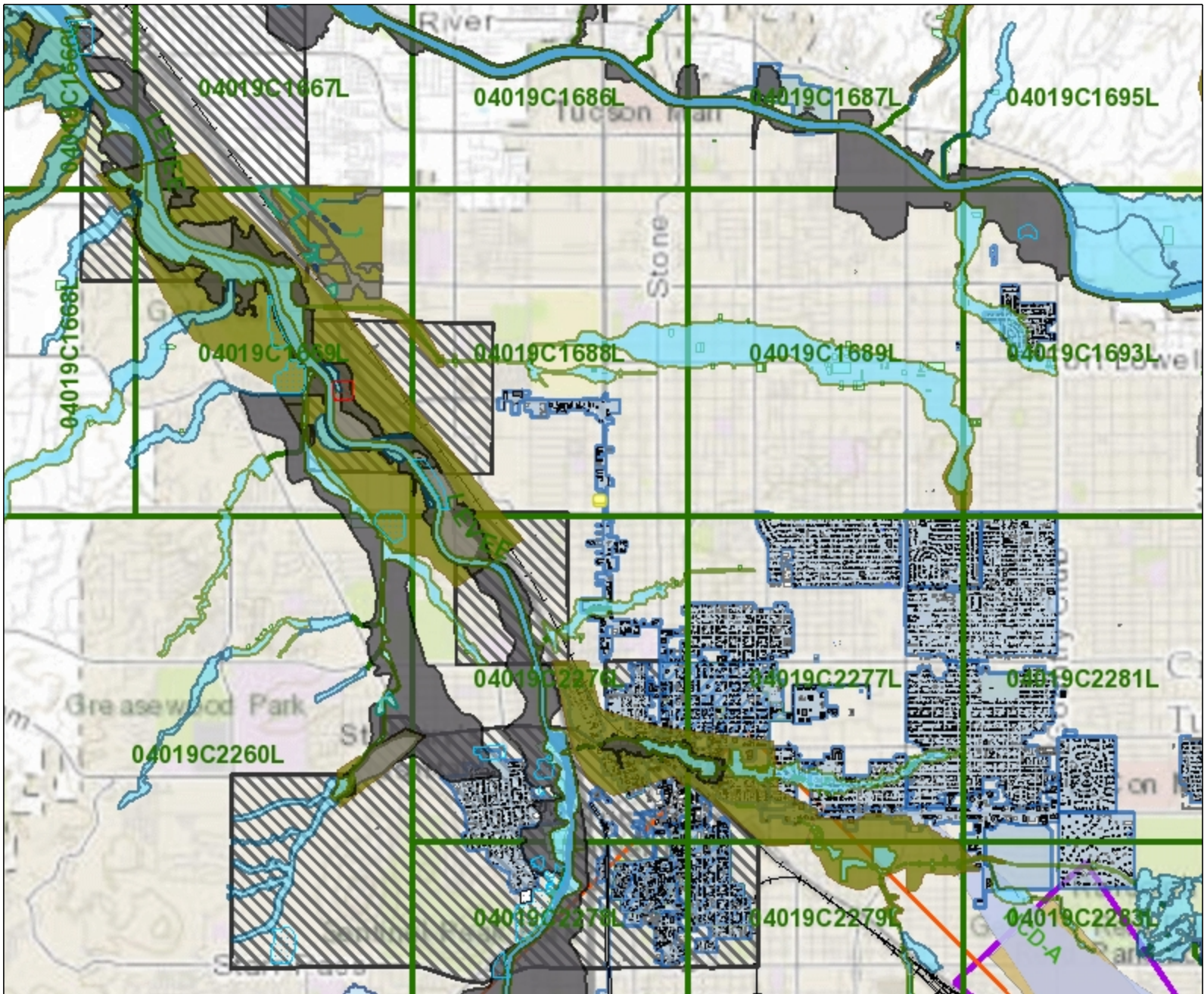
Legend

Land Fills - City/County	Avigation Easement & Disclosure Areas
Land Fills - State/Federal	DM AFB Approach-Departure Corridors
Leaking Underground Storage Tanks - COT Owned	ADC-1
Parcels	ADC-2
Railroads	ADC-3
AEZ Noise 65-70 LDN	DM AFB Noise Control Districts
70-75 LDN	NCD-A
70-PLUS LDN	NCD-B
	Airport Hazard Districts

1: 288,895 



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Notes

Flood Map

Legend

- | | | | | |
|---|---|---|---|---|
| <ul style="list-style-type: none"> Land Fills - City/County Land Fills - State/Federal Leaking Underground Storage Tanks - COT Owned A Zones ZONE A ZONE AE ZONE AH ZONE AO X Zones | <ul style="list-style-type: none"> LOMR Excluded Structures/Parcels Other Floodway 1% Chance Flood Contained in Culvert/Channel FIRM Historic Properties Listed Listed and Local Contributor Eligible | <ul style="list-style-type: none"> Ineligible Non-Contributor No Data Demolished Contribu Demolished Demolished Vacant Outside of HD City of Tucson Historic Zoning City of Tucson National Register Districts Current National | <ul style="list-style-type: none"> Eligible National Archaeological Sensitivity Zones Parcels Railroads AEZ Noise 65-70 LDN 70-75 LDN 70-PLUS LDN 75-80 LDN 80-PLUS LDN Avigation Easement & Disclosure Areas | <ul style="list-style-type: none"> DM AFB Approach-Departur Corridors ADC-1 ADC-2 ADC-3 DM AFB Noise Control Districts NCD-A NCD-B Airport Hazard Districts Historic Landmark Zones |
|---|---|---|---|---|

1: 72,224



2.2 0 1.10 2.2 Miles

PHASE I ENVIRONMENTAL SITE ASSESSMENT & HOUSING AND URBAN DEVELOPMENT (HUD) NOISE ASSESSMENT

COMMERCIAL PROPERTY

2425 North Oracle Road
Tucson, Arizona, 85705
WT Job No. 2982JP049

PREPARED FOR:

City of Tucson Housing and Commercial Development
310 North Commerce Park Loop
Tucson, Arizona, 85745

Attn: Ms. Rolanda Mazeika

April 13, 2022



Kenna Karjala
Environmental Scientist



Karl D. Peterson, R.G.
Environmental Project Manager





April 13, 2022

City of Tucson Housing and Commercial Development
310 North Commerce Park Loop
Tucson, Arizona, 85745

Attn: Ms. Rolanda Mazeika

Re: Phase I Environmental Site Assessment & HUD Noise Assessment WT Job No. 2982JP049
Commercial Property
2425 North Oracle Road
Tucson, Arizona, 85705

Western Technologies Inc. presents this Phase I Environmental Site Assessment of the commercial property at 2425 North Oracle Road in Tucson, Arizona. The results of our assessment, significant findings and conclusions are presented in the enclosed report.

This report completes the agreed scope of services. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,
WESTERN TECHNOLOGIES INC.

A handwritten signature in blue ink, appearing to read 'Karl D. Peterson', is written over a horizontal line.



Karl D. Peterson, R.G.
Environmental Project Manager

Copies to: Addressee (1)

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EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the commercial property at 2425 North Oracle Road in Tucson, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Subject Property.

The Subject Property was approximately 25,970 square feet in size developed with an approximately 5,818 square foot motel. According to the Pima County online assessor records, the parcel number for the Subject Property was 107-09-051A.

Based on a review of available historical information, the Subject Property was developed by 1941 with a multi-room motel. The northern rooms and laundry station were constructed and an asphalt-paved parking lot was added to the Subject Property by 1953. By 1960, the rectangular swimming pool was built, and by 1988, the remaining shade/storage structure was completed. Adjoining sites were developed starting in 1941.

Findings

- Current Use of the Subject Property – The Subject Property was occupied by No-Tel Motel and used as a motel at the time of the reconnaissance. No RECs were identified in connection with the current use of the Subject Property.
- Use of Adjoining Sites – The adjoining sites were used for commercial and residential purposes or were vacant land. No RECs to the Subject Property were identified in connection with the use of the surrounding sites.
- Historical Use of the Subject Property – The Subject Property was developed with a motel and used in that capacity since development. No RECs were identified in connection with the historical use of the Subject Property.
- Regulatory Agency Records Review – The Subject Property was not listed in the regulatory databases. The ADEQ WQARF database identified the Stone and Grant Superfund Site 0 feet from the north-adjointing facility. Based on the discussion in Section 6, this did not represent a REC to the Subject Property. The facilities listed in the regulatory databases did not represent a REC to the Subject Property based on current regulatory status and/or distance.
- Five unplotable records “that could not be mapped due to various reasons,” were reported in the database. As the unplotable records could not be feasibly retrieved, according to ASTM E1527-21, this record is not “practically reviewable.”
- No CRECs were identified in connection with the Subject Property.
- No HRECs were identified in connection with the Subject Property.
- No indications of vapor migration on the Subject Property were identified.
- **HUD Noise Assessment** –The Noise Assessment for the Property was conducted to determine the contributions of different noise sources on the Property. The noise sources included aircraft and roadway noise. The calculated value for the Property was used to

determine the acceptability of the noise environment. WT evaluated the Property and determined a DNL value of 72.5 dB, *Normally Unacceptable* range.

PHASE I ENVIRONMENTAL SITE ASSESSMENT & HOUSING AND URBAN DEVELOPMENT (HUD) NOISE ASSESSMENT

APPROXIMATELY 0.6 ACRES OF VACANT LAND

2437 North Oracle Road
Tucson, Arizona, 85705
WT Job No. 2982JP063

PREPARED FOR:

City of Tucson Housing and Commercial Development
310 North Commerce Park Loop
Tucson, Arizona, 85745

Attn: Ms. Rolanda Mazeika

April 13, 2022



Kenna Karjala
Environmental Scientist



Karl D. Peterson, R.G.
Environmental Project Manager





April 13, 2022

City of Tucson Housing and Commercial Development
310 North Commerce Park Loop
Tucson, Arizona, 85745

Attn: Ms. Rolanda Mazeika

Re: Phase I Environmental Site Assessment & (HUD) Noise Assessment WT Job No. 2982JP063
Approximately 0.6 Acres of Vacant Land
2437 North Oracle Road
Tucson, Arizona, 85705

Western Technologies Inc. presents this Phase I Environmental Site Assessment of the approximately 0.6 acres of vacant land at 2437 North Oracle Road in Tucson, Arizona. The results of our assessment, significant findings and conclusions are presented in the enclosed report.

This report completes the agreed scope of services. If you have any questions or if we may be of further assistance to you, please do not hesitate to contact us. Thank you for allowing us to provide these services.

Sincerely,
WESTERN TECHNOLOGIES INC.



Karl D. Peterson, R.G.
Environmental Project Manager

Copies to: Addressee (1)

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EXECUTIVE SUMMARY

Western Technologies Inc. (WT) completed a Phase I Environmental Site Assessment (ESA) of the approximately 0.6 acres of vacant land at 2437 North Oracle Road in Tucson, Arizona. The purpose of this ESA was to identify to the extent feasible, pursuant to the processes described herein, recognized environmental conditions (RECs), in connection with the Subject Property.

The Subject Property was approximately 0.6 acres in size. According to the Pima County online assessor records, the parcel number for the Subject Property was 107-09-050A.

Based on a review of available historical information, the Subject Property was developed by 1941 with a multi-room motel. An addition was built on the northern portion in 1953 and a final structure was built on the west portion in 1967. By 2006, the Subject Property was returned to a vacant lot. Adjoining sites were developed starting in 1941.

Findings

- Current Use of the Subject Property – The Subject Property was vacant land at the time of the site reconnaissance. No RECs were identified in connection with the current use of the Subject Property.
- Use of Adjoining Sites – The adjoining sites were used for commercial and residential purposes. No RECs to the Subject Property were identified in connection with the use of the surrounding sites.
- Historical Use of the Subject Property – The Subject Property was historically developed with a motel and used in that capacity until demolition. No RECs were identified in connection with the historical use of the Subject Property.
- Regulatory Agency Records Review – The Subject Property was identified in the Federal Brownfields database and the State ADEQ WQARF database. Based on the discussion in Section 6, these listings do not represent a REC. The facilities listed in the regulatory databases did not represent a REC to the Subject Property based on current regulatory status and/or distance.
- Zero unplottable records were reported in the database.
- No CRECs were identified in connection with the Subject Property.
- No HRECs were identified in connection with the Subject Property.
- No indications of vapor migration on the Subject Property were identified.
- **HUD Noise Assessment** –The Noise Assessment for the Property was conducted to determine the contributions of different noise sources on the Property. The noise sources included aircraft and roadway noise. The calculated value for the Property was used to determine the acceptability of the noise environment. WT evaluated the Property and determined a DNL value of 72.4 dB, *Normally Unacceptable*.

WT has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the approximately 0.6 acres of vacant land at 2437 North Oracle Road in Tucson, Arizona (“the Subject Property”). Any exceptions to, or deletions from, this practice are described in Section 8 of this report.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps currently in connection with the Subject Property.

If additional information becomes available or known that may suggest the presence of RECs currently in connection with the Subject Property, contact this firm for potential recommendations.



Notes

HPO Map

Legend

- | | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> Land Fills - City/County Land Fills - State/Federal Leaking Underground Storage Tanks - COT Owned Historic Properties Listed Historic Properties Listed and Local Contributor Historic Properties Eligible Historic Properties Ineligible | <ul style="list-style-type: none"> Demolished Contributor Demolished Vacant Outside of HD City of Tucson Historic Zoning City of Tucson National Register Districts Current National Eligible National Archaeological Sensitivity Zones | <ul style="list-style-type: none"> Railroads AEZ Noise 65-70 LDN AEZ Noise 70-75 LDN AEZ Noise 70-PLUS LDN AEZ Noise 75-80 LDN AEZ Noise 80-PLUS LDN Aviation Easement & Disclosure Areas DM AFB Approach-Departure Corridors DM AFB ADC-1 DM AFB ADC-2 | <ul style="list-style-type: none"> ADC-3 DM AFB Noise Control Districts NCD-A DM AFB Noise Control Districts NCD-B Airport Hazard Districts Historic Landmark Zones Historic Preservation Zones |
|--|---|---|---|

1: 18,056



0.6 0 0.28 0.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CITY OF TUCSON HISTORIC PRESERVATION OFFICE
PLANNING AND DEVELOPMENT SERVICES

January 30, 2020

Glenn Fournie
Housing & Community Development
City of Tucson
Sent via email

Dear Glenn,

Historic Preservation Office staff has reviewed the two properties on Oracle Road for possible purchase by the City of Tucson. They include a vacant lot and old motel at 2445 N. Oracle Road. The motel was built in 1940-1943 and is listed on the National Register of Historic Places as a contributor to the Miracle Mile Historic District.

We recommend clearance for the purchase of the property with the condition that all future exterior rehabilitation and/or demolition will require review by the Historic Preservation Office. At HPO discretion, any proposed rehabilitation may require review by the Tucson-Pima County Historical Commission, Plans Review Subcommittee.

Sincerely,

Allison Diehl
Historic Preservation Office
Planning & Development Services Department
City of Tucson



CITY OF TUCSON HISTORIC PRESERVATION OFFICE
PLANNING AND DEVELOPMENT SERVICES

Emailed: 12/15/21

December 6, 2021

Kathryn Leonard
State Historic Preservation Officer
Arizona State Parks & Trails
1110 West Washington Street, Suite 100
Phoenix AZ 85007-2957
kleonard@azstateparks.gov

**RE: NoTel Motel
2425 North Oracle Road, Tucson
Miracle Mile National Register Historic District**

Dear Ms. Leonard:

In 2018, Mayor and Council enacted the Grant Road Investment District (GRID) overlay to encourage transit-oriented development. The GRID zoning option allows a property owner to choose to develop property with additional uses and flexible development requirements in exchange for transit-oriented design of buildings and sites. The GRID discourages demolition but notes "...partial demolition of a historic structure is allowed if the State Historic Preservation Office (SHPO) determines that the demolition will not cause the structure to be de-listed or to become ineligible for listing the future."

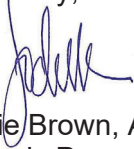
The city of Tucson is in the process of completing due diligence for the property at 2425 North Oracle Road which is a contributor to the Miracle Mile National Register Historic District. The city's intent is to rehabilitate the NoTel Motel and the Don Motel at 2445 North Oracle for affordable housing. The city is also proposing to construct an additional building on the vacant lot between the two buildings. As part of the new construction, the city is looking to demolish a portion of 2425 North Oracle Road.

Per the enclosed Inventory Form, the main building, to the south, was constructed in 1940 and the connected building and the detached ramada, at the north, was constructed in 1946. The city would be requesting to demolish the buildings constructed in 1946. I have included an aerial that showcases the buildings.

Consistent with the process outlined in the GRID, the city is requesting SHPO determination on the loss of the two buildings in question.

If you have any questions or need additional information, please let me know.


Sincerely,



Jodie Brown, AICP
Historic Preservation Officer

Enclosures

CONCUR:
**Partial demolition of 2425 North Oracle Road (1946
portion) will not cause the property to be delisted
as a contributor to the Miracle Mile Historic District**

12/15/21

For Arizona State Historic Preservation Office

EJScreen Report (Version 2.0)

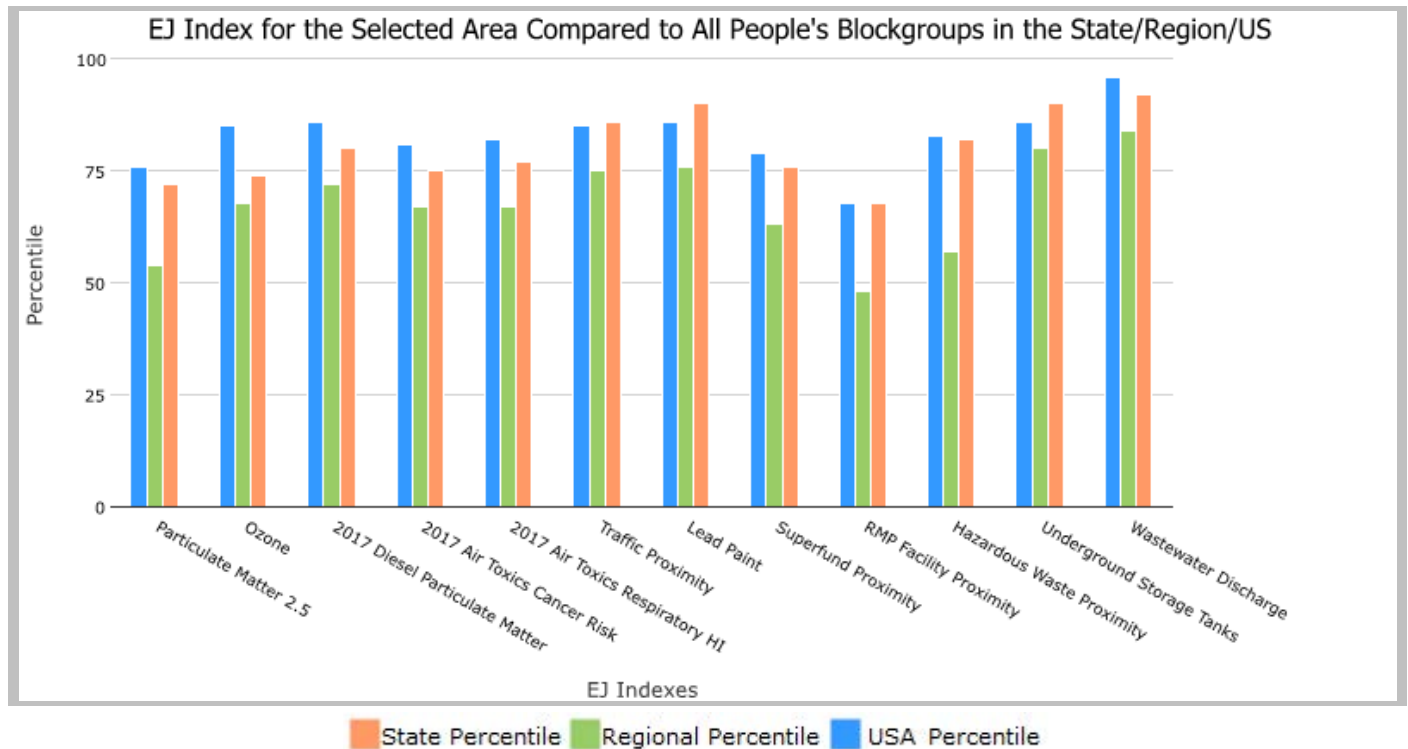
1 mile Ring Centered at 32.251317,-110.978694, ARIZONA, EPA Region 9

Approximate Population: 13,579

Input Area (sq. miles): 3.14

Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
Environmental Justice Indexes			
EJ Index for Particulate Matter 2.5	72	54	76
EJ Index for Ozone	74	68	85
EJ Index for 2017 Diesel Particulate Matter*	80	72	86
EJ Index for 2017 Air Toxics Cancer Risk*	75	67	81
EJ Index for 2017 Air Toxics Respiratory HI*	77	67	82
EJ Index for Traffic Proximity	86	75	85
EJ Index for Lead Paint	90	76	86
EJ Index for Superfund Proximity	76	63	79
EJ Index for RMP Facility Proximity	68	48	68
EJ Index for Hazardous Waste Proximity	82	57	83
EJ Index for Underground Storage Tanks	90	80	86
EJ Index for Wastewater Discharge	92	84	96



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

EJScreen Report (Version 2.0)

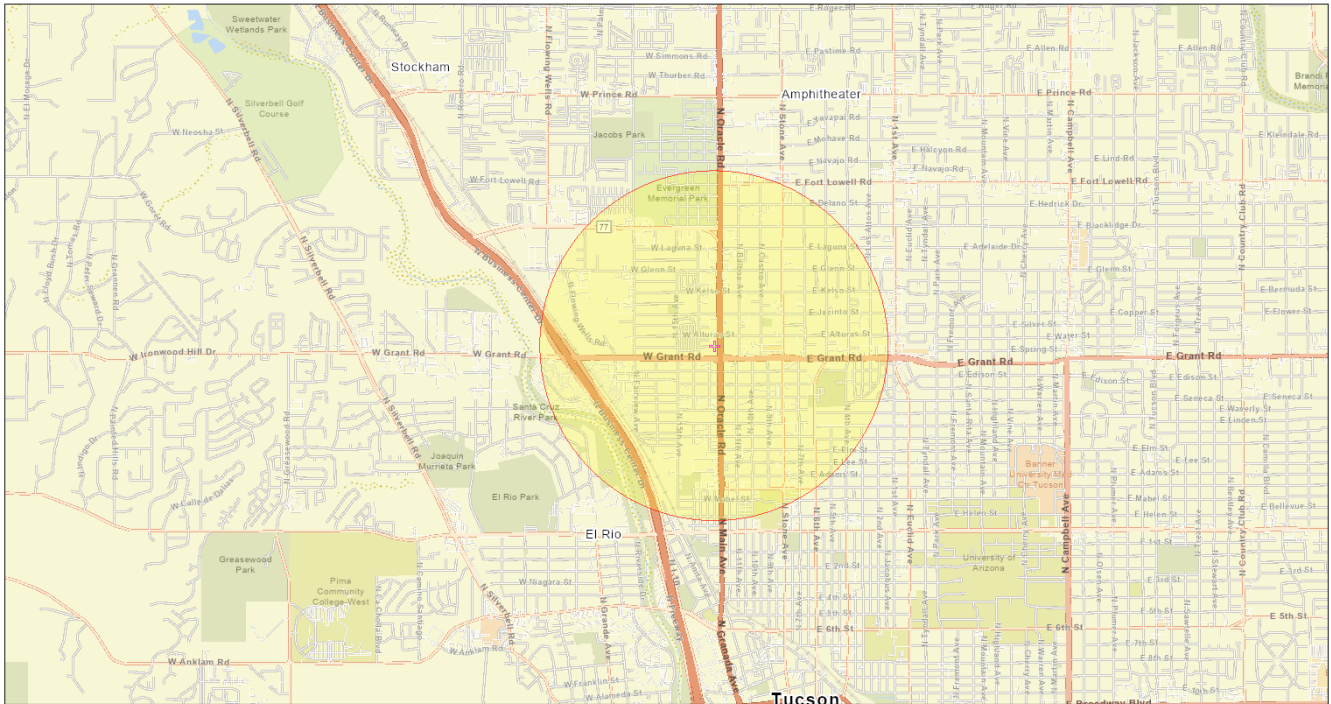


1 mile Ring Centered at 32.251317,-110.978694, ARIZONA, EPA Region 9

Approximate Population: 13,579

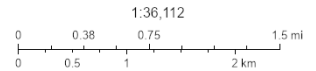
Input Area (sq. miles): 3.14

Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705



April 14, 2022

✚ Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705



CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	0

EJScreen Report (Version 2.0)

1 mile Ring Centered at 32.251317,-110.978694, ARIZONA, EPA Region 9

Approximate Population: 13,579

Input Area (sq. miles): 3.14

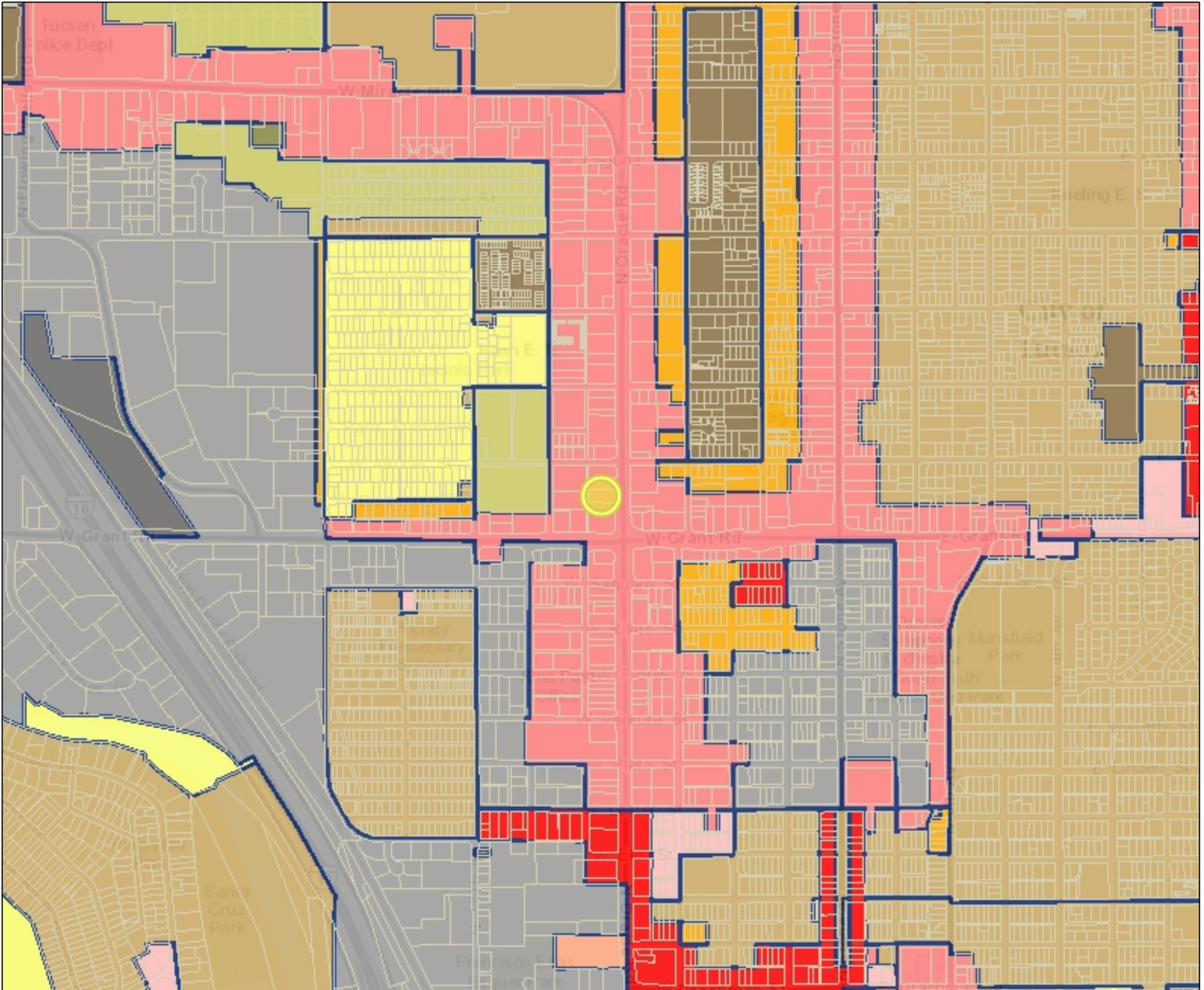
Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705

Selected Variables	Value	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Pollution and Sources							
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	6.04	7.35	23	10.8	3	8.74	4
Ozone (ppb)	52.2	54.3	17	49.6	54	42.6	89
2017 Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.432	0.327	66	0.33	70-80th	0.295	80-90th
2017 Air Toxics Cancer Risk* (lifetime risk per million)	30	32	54	30	70-80th	29	80-90th
2017 Air Toxics Respiratory HI*	0.4	0.37	68	0.41	60-70th	0.36	80-90th
Traffic Proximity (daily traffic count/distance to road)	670	550	80	1300	65	710	75
Lead Paint (% Pre-1960 Housing)	0.28	0.084	89	0.23	64	0.28	61
Superfund Proximity (site count/km distance)	0.059	0.08	51	0.15	42	0.13	48
RMP Facility Proximity (facility count/km distance)	0.12	0.65	26	1	13	0.75	19
Hazardous Waste Proximity (facility count/km distance)	1.7	1.5	70	4.4	34	2.2	67
Underground Storage Tanks (count/km ²)	5.2	1.7	92	3.3	79	3.9	79
Wastewater Discharge (toxicity-weighted concentration/m distance)	1.4	6.1	82	59	78	12	93
Socioeconomic Indicators							
Demographic Index	68%	40%	85	46%	83	36%	88
People of Color	67%	45%	75	60%	54	40%	76
Low Income	70%	35%	92	31%	94	31%	94
Unemployment Rate	14%	6%	91	6%	92	5%	92
Linguistically Isolated	9%	4%	84	8%	66	5%	82
Less Than High School Education	25%	13%	81	16%	74	12%	86
Under Age 5	6%	6%	49	6%	48	6%	51
Over Age 64	11%	17%	45	15%	42	16%	32

*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's 2017 Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

For additional information, see: www.epa.gov/environmentaljustice

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



Notes

Zoning Map

Legend

□ Parcels	■ NR-2	■ HC-2	■ HO-3	■ I-1
■ Tucson Zoning	■ R-3	■ C-3	■ P	■ I-2
■ <all other values>	■ HR-3	■ HC-3	■ HP	■ OCR-1
■ PADs	■ NR-3	■ HLC-3	■ HLRX-1	■ OCR-2
■ R-1	■ UR-3	■ UC-3	■ HRX-1	■ HOCR-2
■ HLR-1	■ C-1	■ HNC	■ RX-2	■ MU
■ HR-1	■ HC-1	■ O-1	■ HLRX-2	■ RH
■ NR-1	■ HLC-1	■ HO-1	■ SR	■ SH
■ R-2	■ UC-1	■ O-2	■ HSR	■ RV
■ HLR-2	■ UHC-1	■ HO-2	■ P-1	■ MH-1
■ HR-2	■ C-2	■ O-3		■ MH-2

1: 18,056



0.6 0 0.28 0.6 Miles

Matched Address: 2425 N ORACLE RD, TUCSON, AZ, 85705
 MSA: 46060 - TUCSON, AZ
 State: 04 - ARIZONA
 County: 019 - PIMA COUNTY
 Tract Code: 0013.03

Summary Census Demographic Information

Tract Income Level	Low
Underserved or Distressed Tract	No
2021 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,600
2021 Estimated Tract Median Family Income	\$33,971
2010 Tract Median Family Income	\$28,457
Tract Median Family Income %	49.52
Tract Population	2592
Tract Minority %	77.31
Tract Minority Population	2004
Owner-Occupied Units	352
1- to 4- Family Units	928

Census Income Information

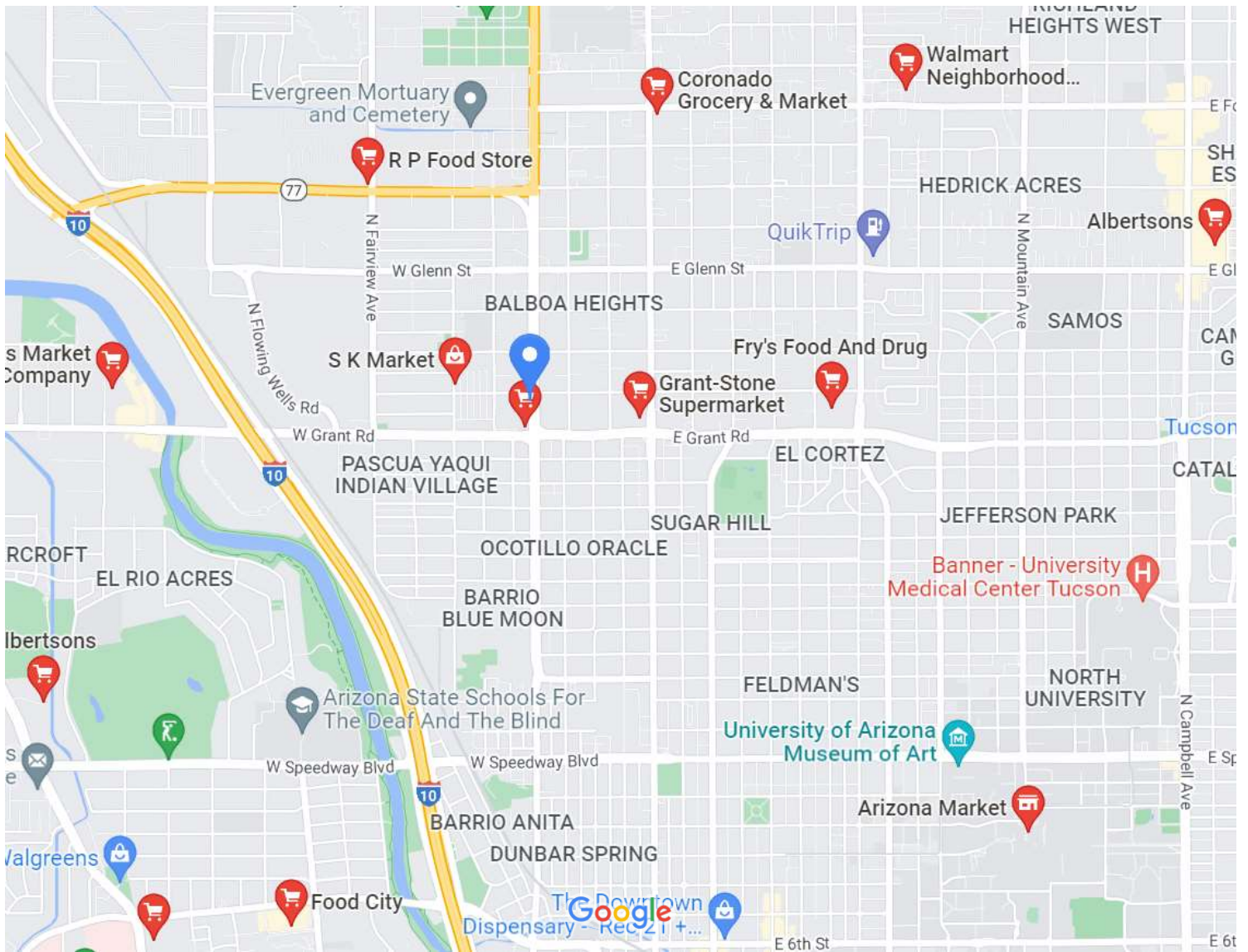
Tract Income Level	Low
2010 MSA/MD/statewide non-MSA/MD Median Family Income	\$57,457
2021 FFIEC Estimated MSA/MD/non-MSA/MD Median Family Income	\$68,600
% below Poverty Line	33.68
Tract Median Family Income %	49.52
2010 Tract Median Family Income	\$28,457
2021 Estimated Tract Median Family Income	\$33,971
2010 Tract Median Household Income	\$21,742

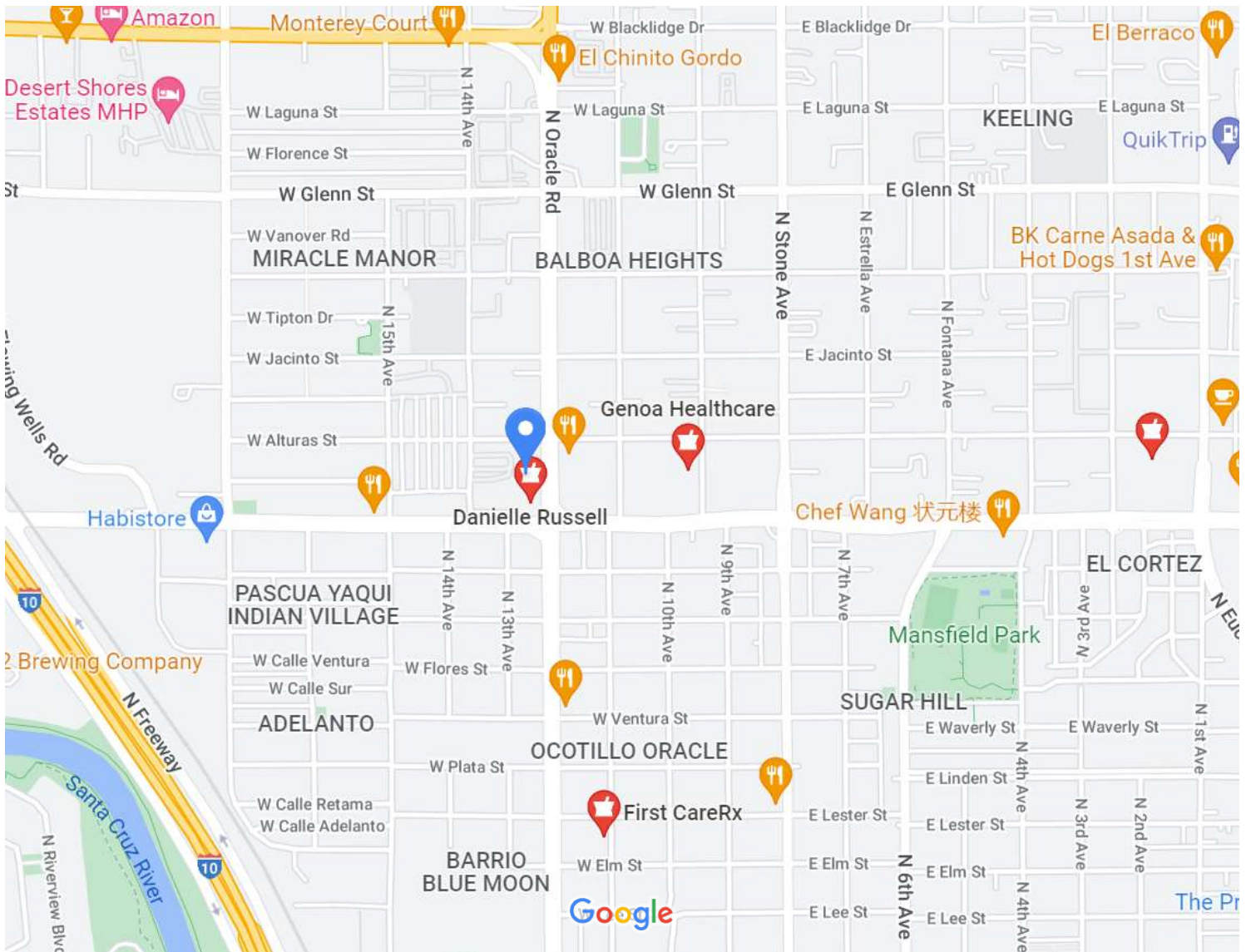
Census Population Information

Tract Population	2592
Tract Minority %	77.31
Number of Families	473
Number of Households	1196
Non-Hispanic White Population	588
Tract Minority Population	2004
American Indian Population	143
Asian/Hawaiian/Pacific Islander Population	32
Black Population	137
Hispanic Population	1690
Other/Two or More Races Population	2

Census Housing Information

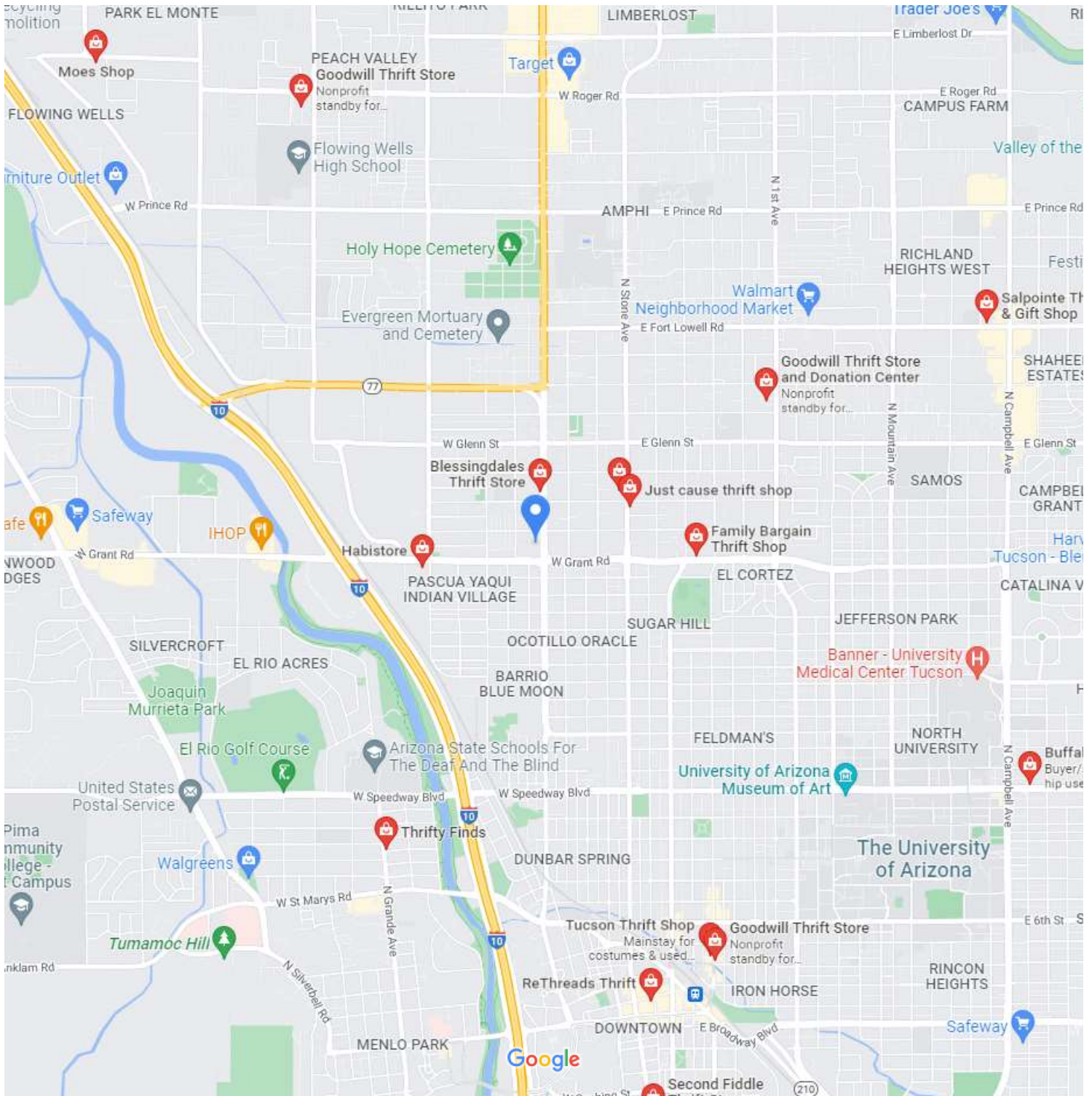
Total Housing Units	1517
1- to 4- Family Units	928
Median House Age (Years)	40
Owner-Occupied Units	352
Renter Occupied Units	844
Owner Occupied 1- to 4- Family Units	339
Inside Principal City?	YES
Vacant Units	321

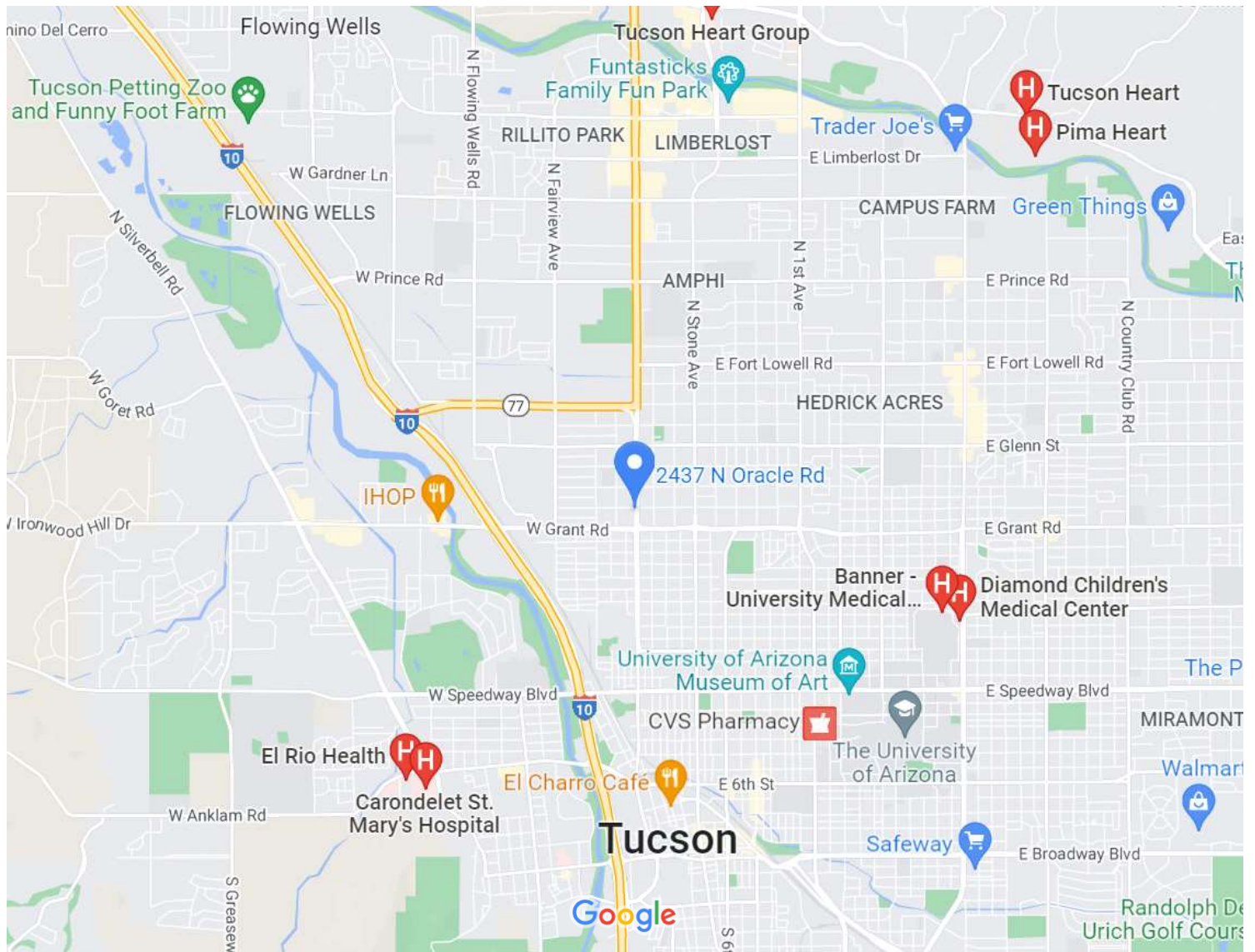




Google Maps **thrift stores**

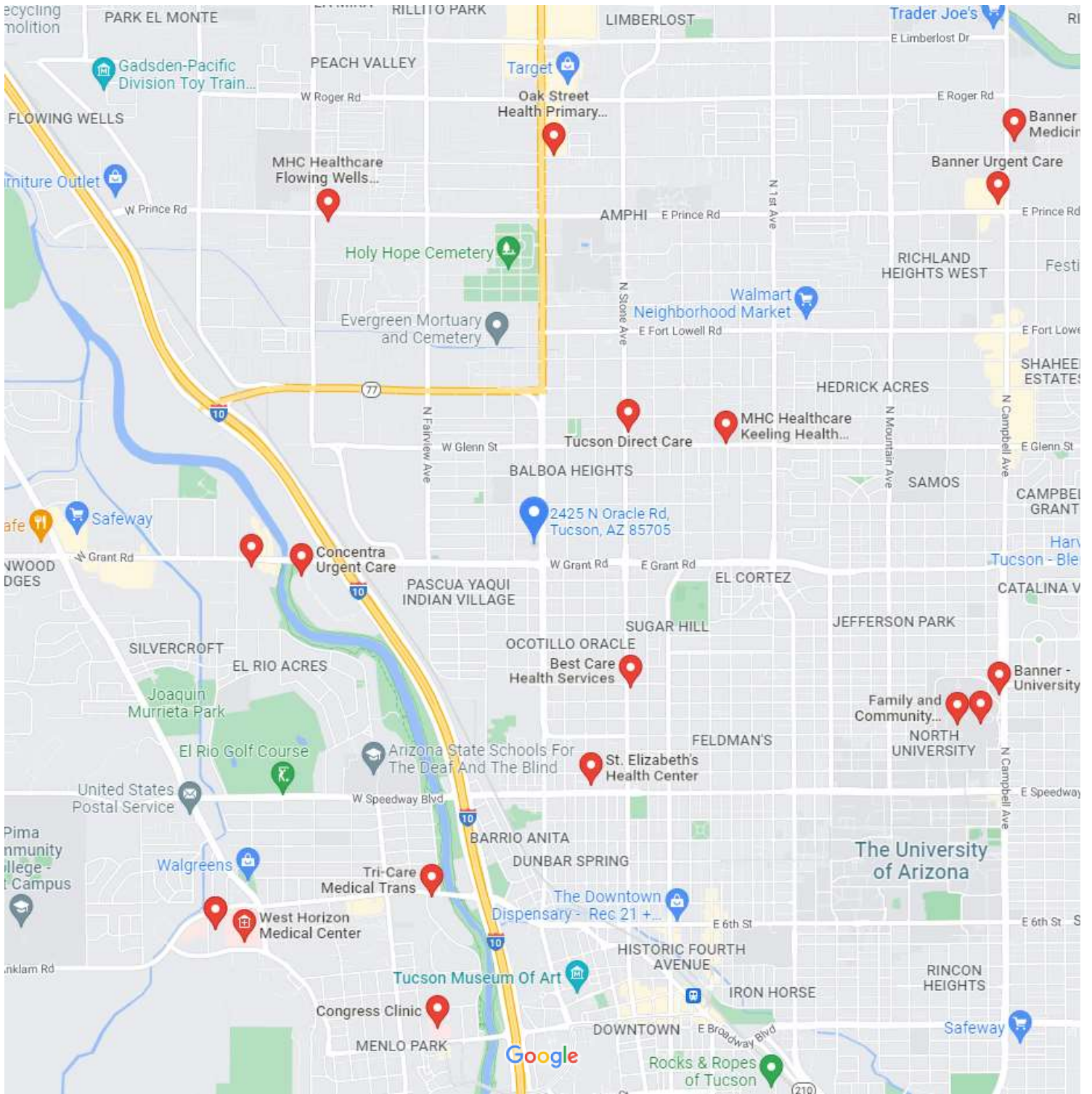
Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705

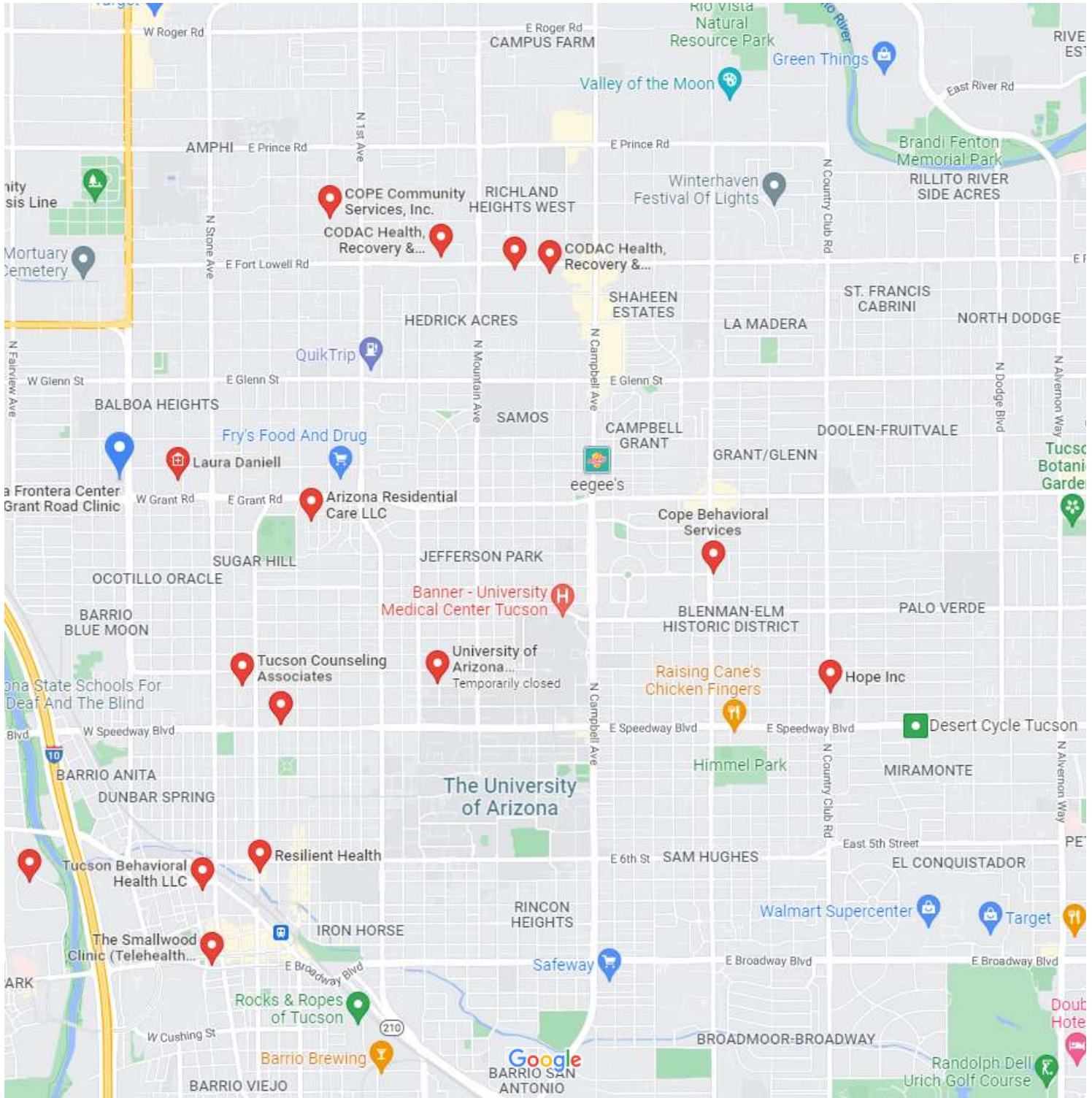




Google Maps medical clinic

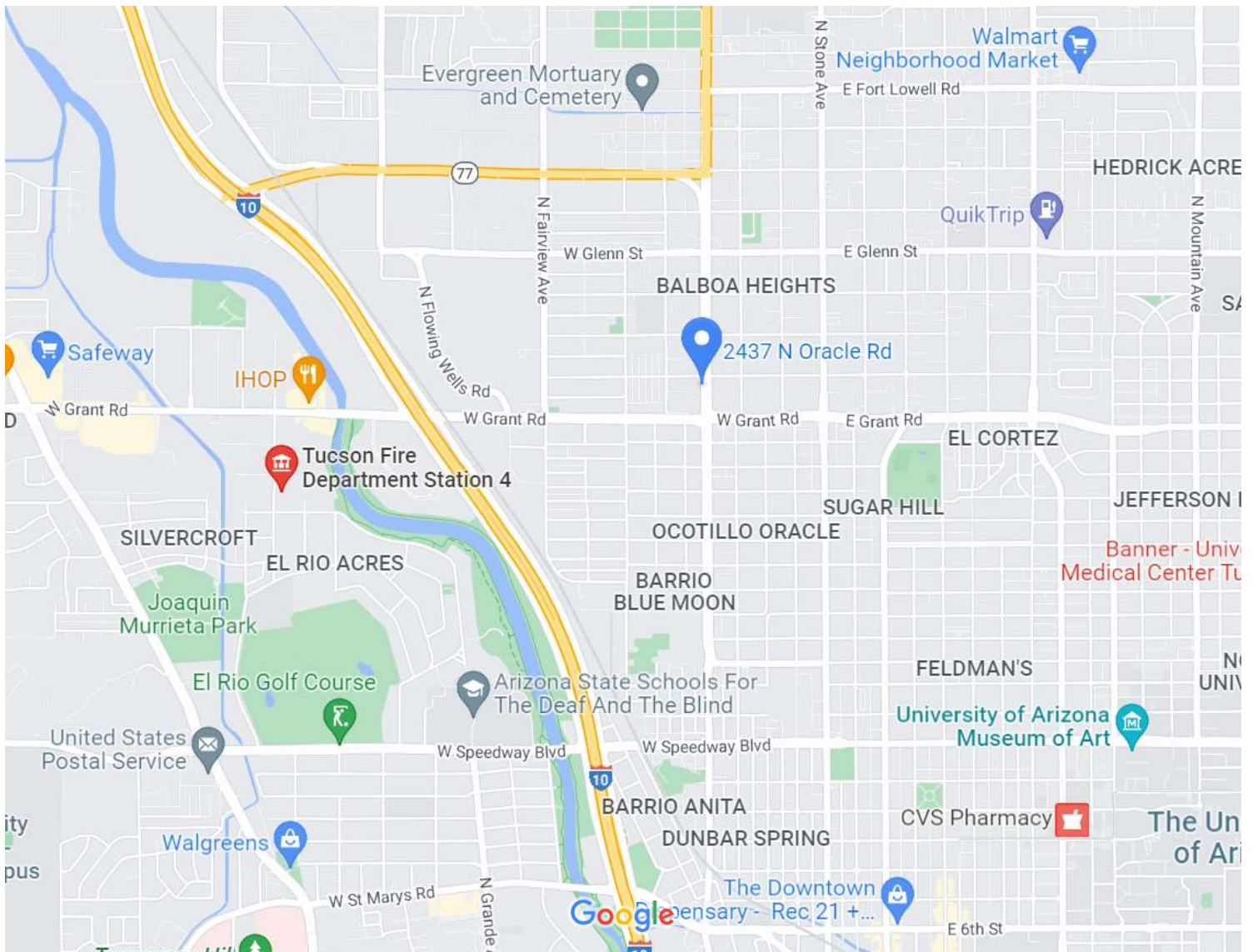
Milagro on Oracle, 2425, 2437, 2445 N Oracle Rd, Tucson, AZ 85705

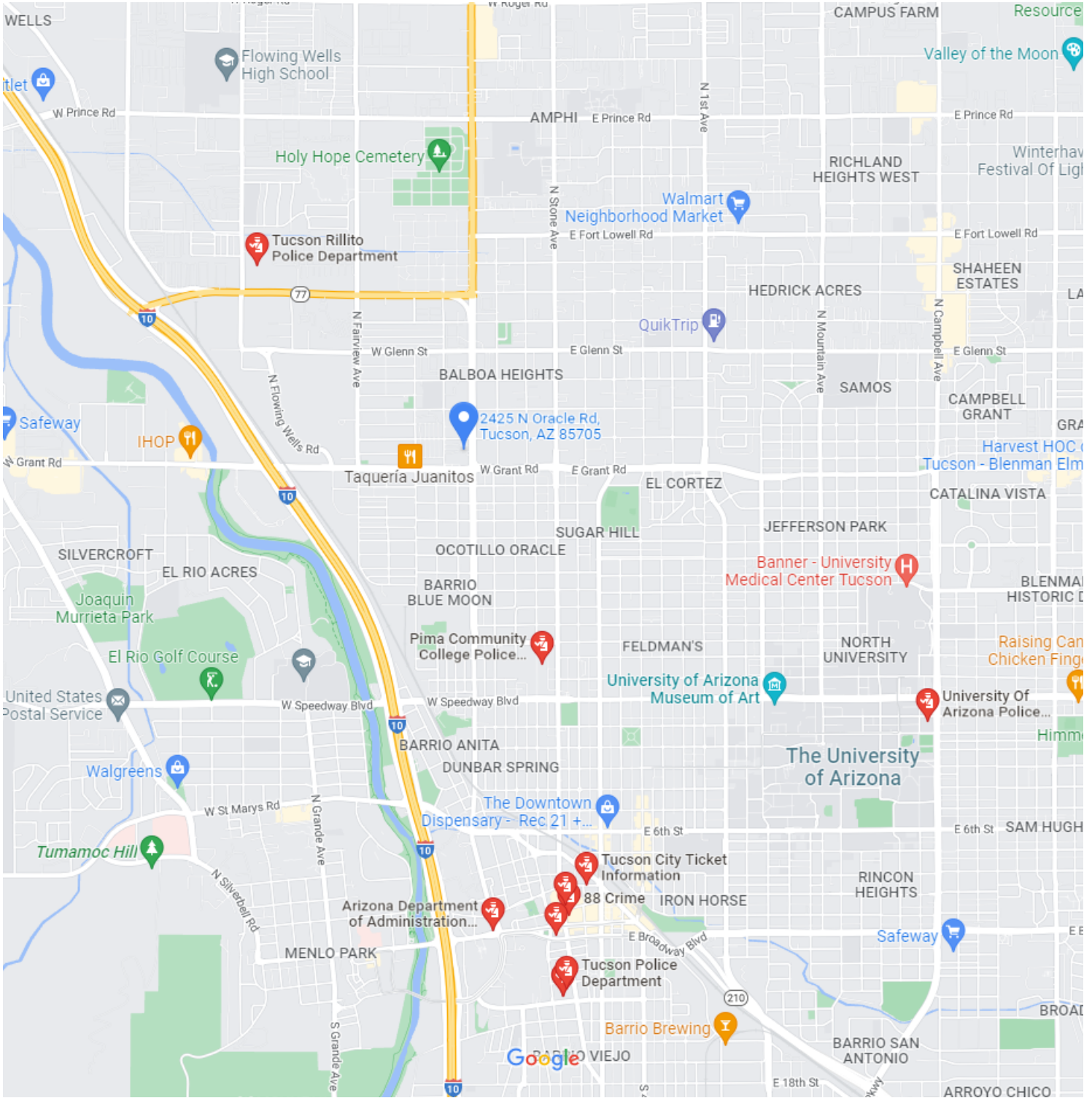


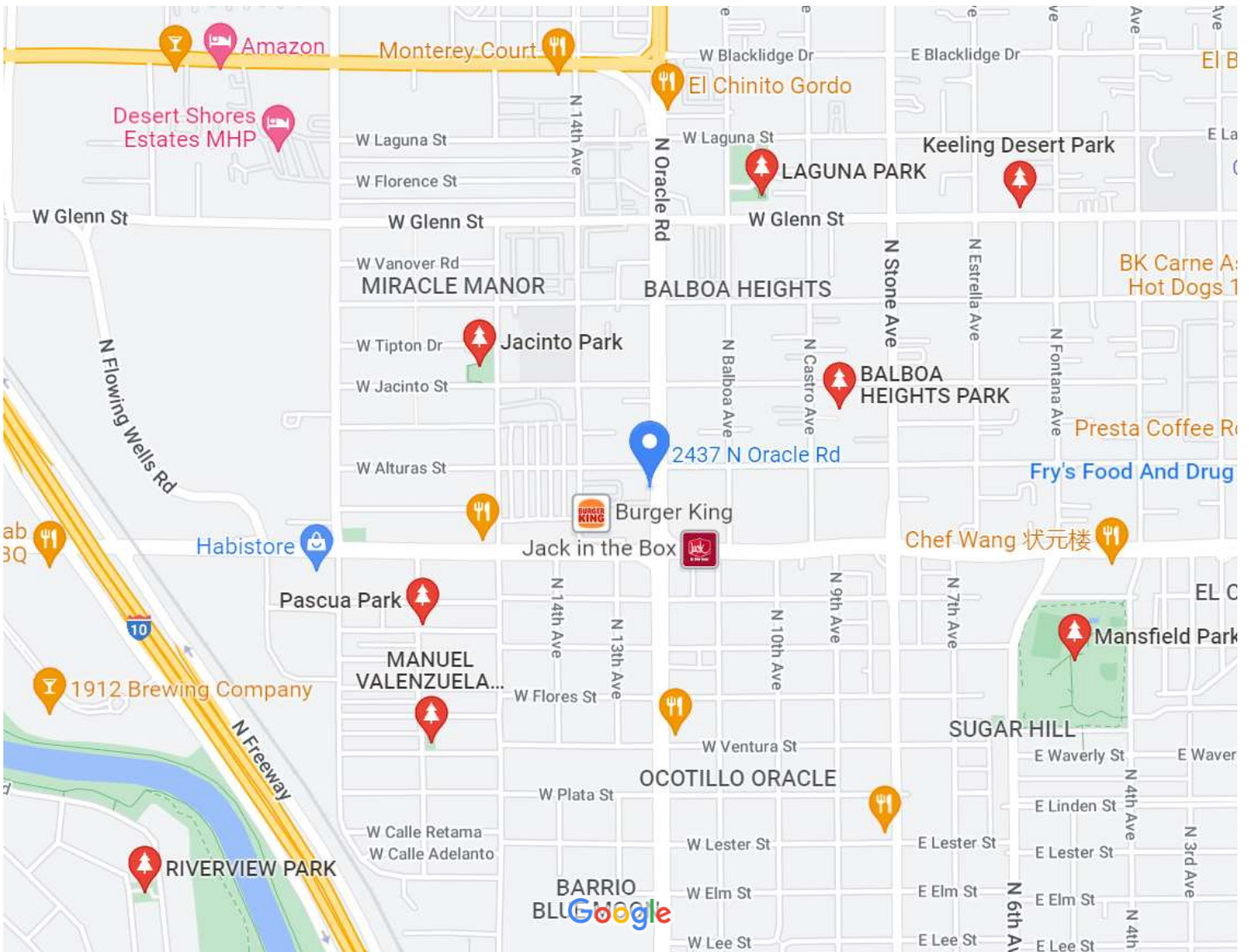


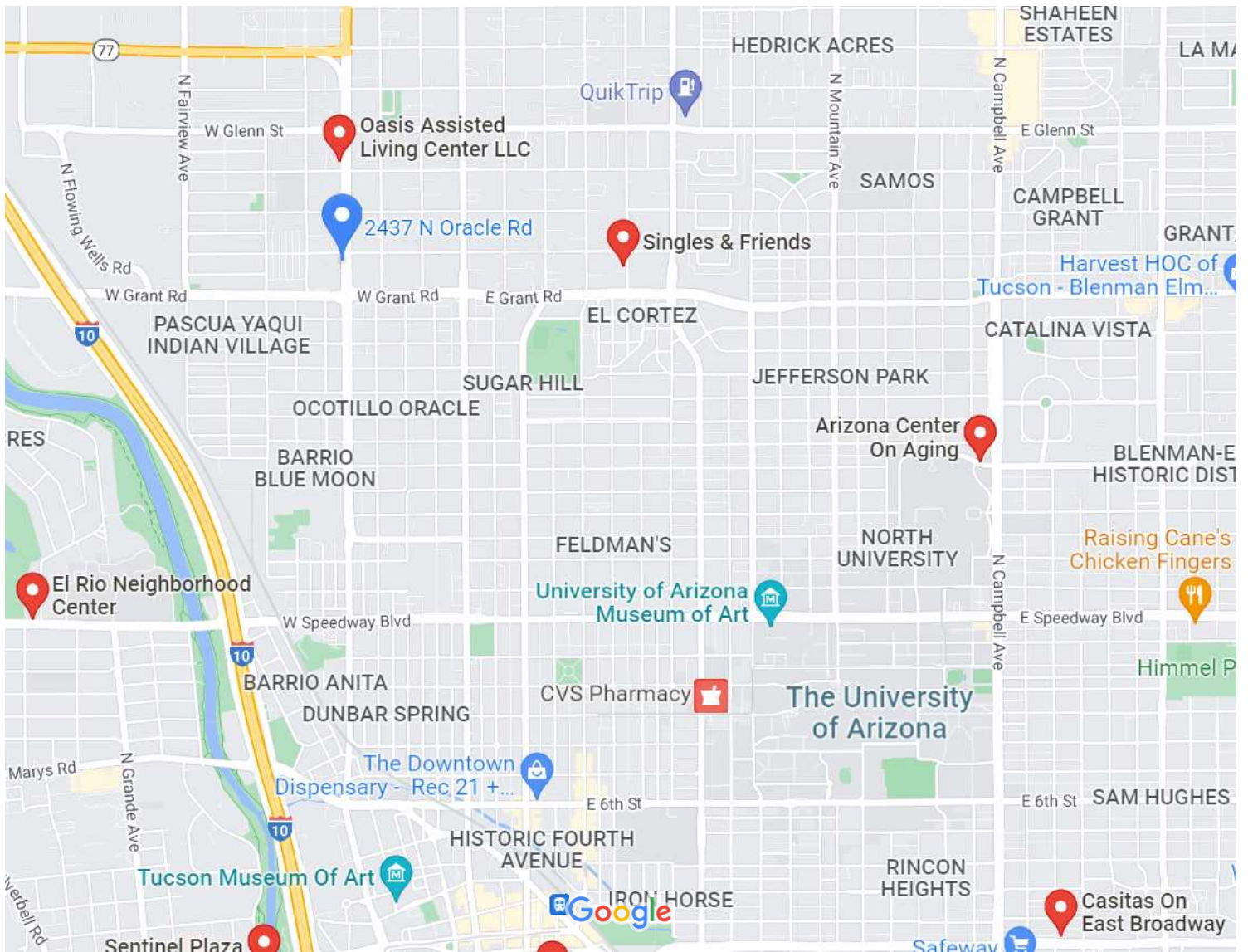
fire station

Milagro on Oracle, 2425 & 2437 North Oracle Road, Tucson, Arizona 85705











Search tucsonaz.gov



[Donate](#)

Donna R. Liggins Center



2160 N. 6th Ave. • Tucson AZ 85705
(520) 791-3247

OPEN

Monday-Friday: 9 a.m.-6 p.m.
Closed Saturday, Sunday, and Holidays.

OPEN

Monday through Friday: 9:30 a.m.-1:30 p.m.
Closed Saturday, Sunday, and Holidays.

Center Supervisor: Beth Lucas - TPRD-DonnaLiggins@tucsonaz.gov

The Donna R. Liggins Center is located in [Mansfield Park](#).

[Amenities](#)

[Gym Schedule](#)

[Donna R. Liggins](#)

[Center Passes](#)

[External Agencies' Services](#)

[Richard "Higgie" Higginbotham](#)

[Senior Activity Card](#)

Amenities

Indoor	Outdoor
Classrooms	Covered basketball court
Commercial kitchen	Playgrounds
Computer lab	Ramada
Game room	Sand volleyball
Gym	Soccer/football field
Multi-purpose room	Softball field

Indoor	Outdoor
Public WiFi	Swimming pool
Teen room	
Weight room	

Center Pass

- [Universal and Restricted Passes](#) available for purchase at any recreation center
- A [Discount Program](#) is available for passes
- All participants must take a certification class prior to using weight equipment. Dates/times vary by center

Gym Schedule

Pickleball and basketball shoot-around (no game play) are available in 1-hour blocks by reservation only. Four people allowed per court.

Reserve a court in person or by calling 520-791-3247 beginning at 8 a.m. for same-day reservations and 2 p.m. for next-day reservations. No afternoon reservations are taken on Friday for the following Monday. The main contact for groups must leave a phone number and/or an email.

Memberships or daily fees are required for access. Everyone must wear a mask during play.

Pickleball

Monday-Friday: 9-9:50 a.m., 10-10:50 a.m., 11-11:50 a.m., and 12-12:50 p.m.

Basketball shoot-around (no game play)

Monday-Friday: 2-2:50 p.m., 3-3:50 p.m., 4-4:50 p.m., and 5-5:50 p.m.

Open Recreation

- Ages 7 and older (unless accompanied by a parent or adult)
- Includes gym, game room and public computers
- Daily fee or center use pass fees apply

Weight Room

- Participants must complete an orientation class before using fitness room equipment
- Participants ages 14-17 must be accompanied by an adult when taking an orientation class
- Participants ages 14 and 15 must be accompanied by an adult who has completed an orientation class
- [Weight Room Orientation Video](#) - *A release form must be completed at the recreation center acknowledging that you have watched the video*

Senior Activity Card

- Ages 50 and older
- Monday - Friday: 9 a.m.-1 p.m.
- Required to participate in senior programs, services, and activities
- Includes activities, field trips, special events, and access to the weight room, gym, and track

- See the [Senior Programs](#) page for more information
- Activities include bingo, cards, bunco, guest speakers, crafts, exercise, field trips, cooking, special events and more.
[April Senior Schedule](#)

Senior Meal Program

- Monday-Friday at noon
- Social activities and nutritious meals for people 60 and older.
- \$2 suggested donation
- \$8 for guests not eligible for the program.
- Pre-registration is required. Call the center for more information or to register.



External Agencies' Services

NAACP- 520-622-8277

Headstart/Homebase

Monday-Thursday, 8:30 a.m.-12:30 p.m.

Federally funded program for low-income children and families to promote health and education.

For information contact Headstart at 520-884-8180

Donna R. Liggins

The Donna R. Liggins Center is named after Donna Liggins, a resident of the Sugar Hill neighborhood since 1965 and a former City employee since 1968. In her almost 40 years with the City of Tucson, Donna worked at nine different centers. She worked for the center which now bears her name and was formerly known as Northwest Center. Donna Liggins has lived in Tucson for more than 50 years and is a longtime advocate for civil rights and improving the lives of women in our community. She has served the community through numerous organizations, including the Martin Luther King Celebration Committee, the Black Women's Task Force, the Annual NAACP Freedom Fund Dinner, and the Juneteenth Committee. Donna Liggins was also the president of the NAACP Tucson Chapter, which she still actively supports. Liggins believes in the intrinsic value of spirituality, family, neighborhood, and community, and remains a proactive and committed member of our community.

Richard "Higgle" Higginbotham

Higginbotham's career included positions with Tucson Parks and Recreation and the Department of Corrections. He was also a key representative on the Pro Neighborhood Development and Grant Board. For many years, he worked as a high school and college sports official and was an accomplished Senior Olympian who competed in many sporting events, winning more than 125 medals. Higginbotham volunteered in the Tucson community, and his efforts were recognized with a dedication and naming of the Donna R. Liggins Center gymnasium in his honor. He died in 2005.

[Higginbotham's obituary.](#)

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Armory Park Center



220 S. 5th Ave. • Tucson AZ 85701
(520) 791-4865

OPEN

for Senior activities only ([news release](#)).
Monday-Friday: 9 a.m.-4:30 p.m.
Closed Saturday, Sunday, and Holidays.

Center Supervisor: Donna Thomas - TPRD-Armory@tucsonaz.gov

The Armory Park Center is located in [Armory Park](#).

[Amenities](#)

[Club #1](#)

[Senior Activity Card](#)

[External Agencies' Services](#)

[Schedule of Activities](#)

[Volunteers](#)

Amenities

Indoor

- Ballroom
- Billiards room
- Dining room
- Fitness room
- Gift shop
- Meeting rooms
- Multi-purpose room

Outdoor

- Bocce courts
- Horseshoes
- Outdoor performance area
- Outdoor restrooms
- Picnic tables
- Shuffleboard

Senior Activity Card

- [Pricing and information](#)
- Ages 50 and older
- Required to participate in senior programs, services, and activities
- Includes activities, field trips, special events, and more
- See the [Senior Programs](#) page for more information

Weight Room Orientation Classes

- Participants must complete a 15-minute online orientation class before using fitness room equipment
- Participants ages 14-17 must be accompanied by an adult when taking an orientation class
- Participants ages 14 and 15 must be accompanied by an adult who has completed an orientation class

Schedule of Activities

[Calendar of Events](#)

Pick up a copy of our monthly Silver Threads Newsletter at the front desk. We have something for everyone!

Senior Meal Program

- Pre-registration is required. Call the center for more information or to register.
- Social activities and nutritious meals for people 60 and older.
- \$2 suggested daily donation
- Meal served from 3-4 p.m.
- [Current Menu](#)

Birthday Party for Armory Members

Last Friday of the Month: 12 p.m.

Dates and times subject to change.

Health, Wellness, and Fitness

Breathe n' Motion

Tuesday: 9:30 a.m.

Fitness Dance Class

Thursday: 9:30 a.m.

Chair Yoga

Friday: 9:30 a.m.

Indoor Walking

1:30-2:30 p.m.

Games

Games

Pool & Billiards

Monday-Friday from 9 a.m. to 4 p.m.
3 regulation pool tables and one billiard table

BINGO

Tuesday: 12 p.m.

Loteria

Wednesday: 12 p.m.

Game Hour

Wednesday: 9:30 a.m.
Variety of different games including:
Chess, Checkers, Minute to Win It, etc.

Wii Bowling

Friday: 12-1 p.m.

Table Tennis

Monday and Thursday: 9 a.m.-1 p.m.
Wednesday: 1-4:30 p.m.

Dancing

Friday Afternoon Ballroom Dancing

Friday: 1:30-3:30 p.m.
Senior Activity Card required.
Additional Club #1 fee required.

Hobbies -- Interests -- Crafts

Caring and Sharing

Thursday: 11 a.m.
Sit and share stories and experiences. Coffee
and refreshments will be served. Refer to calendar.

Arts and Crafts

Thursday: 11 a.m.
Refer to calendar.

Ceramics

Monday: 11 a.m.-1 p.m.
See Class Catalog for dates and fees.

Monday Matinee

Monday: 9:30 a.m.

Pinch Clay

Thursday: 1:30-2:30 p.m.

Coloring Hour

Tuesday: 11 a.m.-12 p.m.

We also offer several virtual classes during the week. Refer to the Calendar of Events for days and times.

Education

Beginning Sign Language classes

TBA

Beginning Spanish classes

TBA

Technical Difficulties

1st and 3rd Monday: 12:30-1:30 p.m.
Get help with your phone, laptop, or computer.

Club #1

Club #1 Membership Meetings are held every 3rd Tuesday of the month at 12 noon. All Members are encouraged to attend. Club #1 is an integral part of Armory Park Center. They enhance programming through fundraising and play a role in the decision processes and assist in program funding. Elections for the Club Board are held annually. There are ample opportunities ranging from President to Members at Large!

Our Volunteers

Armory Center would not be if it weren't for the help and support from our community and volunteers. If you would like to Volunteer at Armory Center call us at 520-791-4865 for more information.

External Agencies' Services

AARP Income Tax Assistance

Dates: Tuesday and Wednesday, 8:30-10:30 a.m.

Open to the public. Packets available at the front desk. Must make an appointment online.

Attorney General's Office

TBA

Pima County Library Bookbike

TBA

Free books and reading glasses offered during this program. Open to the public.

PCOA Elder Rights and Benefits

TBA

n Agencies' Services

External Agencies' ServicesExternal Agencies' Servic

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