



MEMORANDUM

Date: May 17, 2013

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator 

Re: **Future Bond Election – Project Updates, Resubmittals and New Projects**

Background

Preparations for a future County bond election have been underway since 2006. It was then that cities, towns, tribes, County departments and other organizations were first asked to submit bond project proposals. The Pima County Bond Advisory Committee (BAC) and its numerous subcommittees have diligently reviewed all projects and have continued to receive public input throughout the process. Currently, the BAC has a list of 93 tentatively approved bond projects totaling \$650 million.

However, due to the delay in holding a bond election, the BAC decided at their January 18, 2013 meeting that it was necessary to review the BAC's tentatively approved list for possible updates and to consider new project proposals. On February 15, 2013, I provided the BAC with recommended updates to the tentatively approved bond projects; which, if adopted, would reduce the \$650 million bond package to \$534 million. The opportunity was then provided to cities, towns and tribes to submit new projects and revise their priority projects if they felt the necessity to do so. To date, we have received 80 proposals from all five incorporated cities and towns, County departments and other organizations. These proposals fall into four categories:

1. Updates to already tentatively approved projects;
2. Resubmittals that were not previously recommended by the BAC or its subcommittees;
3. New projects; and
4. New projects that are part of the ongoing discussion regarding regional job centers.

Table 1 below provides a summary of the bond funds requested by cities, towns the County and other organizations by the categories listed above. These requests total \$654 million in additional bond funding, essentially doubling the amount the BAC has already tentatively approved.

Table 1 – April/May 2013 Bond Project Requests by Category

Jurisdiction	Revised Tentatively Approved Projects Incremental Cost Increase	Resubmittals	New Projects	New Regional Employment Center Projects
Marana	\$ 7,500,000	\$47,600,000	\$ 0	\$ 20,000,000
Oro Valley	4,000,000	15,400,000	600,000	15,000,000
Sahuarita	3,228,500	0	6,000,000	3,162,500
South Tucson	0	15,500,000	3,700,000	0
Tucson	1,000,000	\$10,300,000	7,000,000	0
Pima County	11,015,000	2,500,000	86,930,000	110,772,000
Others	1,741,381	0	281,192,329	-
TOTAL:	\$28,484,881	\$91,300,000	\$385,422,329	\$148,934,500

This memorandum transmits to the BAC these proposals in their entirety, as well as provides an organizational framework to begin considering all projects, including a revised marked up tentatively approved projects list and the history of those that are resubmittals. The first attachment is a project index listing each proposed project by the submitting jurisdiction or organization organized by the four categories listed above. The second attachment contains the proposals in their entirety.

The Town of Oro Valley and City of South Tucson submitted projects that are either already part of a tentatively approved project or could be if the BAC so chooses. For example, the Town of Oro Valley requested \$400,000 for Honey Bee Village. Honey Bee Village is already one of several sites included in project HP108 Site Interpretation/Preservation. The index identifies such projects, along with the corresponding tentatively approved project number and allocation.

It should also be noted that the City of Tucson is in the process of forming a bond advisory committee of its own, whose purpose could include the recommendation of additional projects to the BAC. I have reminded the Mayor of the timeline the County is working with in order to meet deadlines associated with a November 2014 bond election and hope this new committee can act in a timely manner. I have also offered our assistance to this new committee. Unless we receive a commitment regarding the timeliness of their deliberation, I will recommend the bond election be postponed until 2015 to accommodate the recent new bond project process approved by the Tucson Mayor and Council.

Updates to Tentatively Approved Projects

After receiving the April/May 2013 requests for new bond projects and revisions to current tentatively approved bond projects, the BACs Tentatively Approved Bond Projects list was further updated and revised for the BAC's consideration. Attached is the updated list of tentatively approved bond projects. These tables now include both my February 2013 recommendations, as well as the April/May 2013 requests. As before, updates fall into three categories: 1) projects no longer needed (highlighted in yellow), 2) change requests requiring BAC review and approval (red), and 3) projects I recommend at the February 15, 2013 BAC meeting for further discussion or substantial re-justification (blue).

As you will see, about half of the BACs tentatively approved projects are identified for one of these three types of revisions. Following the tables are endnotes, as well as brief summaries of the changes requested for applicable projects. The summaries of the changes requested were developed by staff by comparing the BAC's approved project descriptions to the proposed revised project descriptions. Should BAC members wish to compare the project descriptions themselves, descriptions of all BAC approved projects can be found at www.pima.gov/bonds/future/working.htm.

The categories of updates are:

Projects No Longer Needed (Yellow)

As before, projects shown in yellow are those recommended for deletion. These were included in my February 2013 memorandum. No additional requests for deletions were received since then. The 10 projects combined total \$70.9 million and are either no longer needed or have already been completed using other funding. Removal of these projects would reduce the overall tentatively approved bond package to \$578.9 million.

Project Change Requests Requiring BAC Review or Approval (Red)

A total of 24 tentatively approved projects are highlighted in red to show that the requested changes will require BAC review. These include those that were included in my February 2013 memorandum, as well as the additional requests received in April and May 2013. If the BAC were to approve all of these requested changes, the overall tentatively approved bond package would be reduced by \$18.3 million.

Substantial Re-justification of Certain Projects

At the February 15, 2013 BAC meeting, I recommended that certain projects be re-justified due to new developments or information since their tentative approval, shown in blue. Pending further direction from the BAC, staff will review these projects in consultation with the entities that recommended them and prepare recommendations for the BAC's September 20, 2013 meeting.

If the BAC was to approve the deletion of all of the projects highlighted in yellow and the changes to all of the projects highlighted in red, the BAC's \$650 million tentatively approved bond package would be reduced to \$560.6 million.

Please note that since my February memorandum, the BAC received a letter from the County's Neighborhood Reinvestment Oversight Committee requesting that the \$30 million allocation for Neighborhood Reinvestment be maintained. I remain concerned about this request. In addition, the County's Conservation Acquisition Commission, at their February 28, 2013 meeting, approved a motion asking that the BAC confer with the Conservation Acquisition Commission before any future deliberation on decreasing open space bond funding. I do not object to this request but remind the BAC of the substantial commitment made by the BAC to this category in the 2004 bond authorization.

Resubmittals – Projects Not Previously Recommended

The City of Tucson and Towns of Marana, Oro Valley and Sahuarita all resubmitted a number of projects that were originally requested by these jurisdictions but which were not on the BAC's current tentatively approved project list. Based on our records, staff has attempted to provide the history associated with these projects, including the initial proposals dating back to 2006 or 2007; recommendations provided by subcommittees; recommendations I provided in 2007 and 2008 in response to requests from the BAC; and ultimately the action taken by the BAC. These original letters, reports and memoranda are available on the County's bond website at www.pima.gov/bonds/future/working.htm.

New Projects

Thirty-eight new projects have been submitted totaling \$385.4 million. Over half of this total funding is for three of the 38 projects. Two projects, primarily requested by The University of Arizona, account for \$175.6 million, or about 45 percent of this total. These are the Stravenue/Wilde Way Urban Development Project and the Pima County Small Business and Academic Center. These are followed by the Pedestrian Safety and Walkability Improvements project submitted by the Living Streets Alliance for \$50 million, or another 13 percent of the total.

New Projects for Regional Employment Centers

Over the past two years, the discussion of whether to include bond funding for the purpose of retaining and creating jobs has now evolved into proposals for actual bond projects. These include three projects aimed at job growth and retention in and between regional employment centers on Tucson's south side and southeast side:

- Sonoran Corridor (Highway Improvements between Interstate 10 and Interstate 19): \$90 million
- Scenic Park Drive – Rita Road to Pantano Road (Access improvements to The University of Arizona Science and Technology Park): \$10.8 million
- Noise abatement for neighborhoods affected by Davis-Monthan Air Force Base: \$10 million

Each of these three projects evolved from discussions that began with the BAC in 2011 and were most recently proposed in the County's Economic Development Action Plan adopted by the Board of Supervisors in December 2012. The County's Economic Development Action Plan also proposes a total of \$30 million in bond funding for public infrastructure related to regional job growth in the communities surrounding Tucson. The following proposals were received for this category of bond funding:

- Oro Valley Business Accelerator: \$15 million
- Marana Cultural and Heritage Park: \$20 million
- Town of Sahuarita Business Center: \$3.2 million (pending approval by the Mayor and Council on May 28, 2013).

Overall Size of Future Bond Package

The Committee had requested an update on what an appropriate upper limit might be for the next bond package. The 2004 bond package included \$582 million in general obligation bonds. Based on the financial indicators provided to you in my January 2013 memorandum and specifically the estimated contraction of the property tax base by 26.5 percent from 2009 to 2015, the most important input will be determining whether the BAC is supportive of increasing the voluntary tax rate cap and by how much. Staff can perform an analysis based on three or so different tax rate caps, maintaining our typical short payoff terms, and provide this information to the BAC in preparation for the September meeting. In the meantime, if the BAC is interested in a general estimate, it is likely reasonable to assume that a bond program 10 years in length could have an upper limit of about \$600 million; whereas with a bond program 12 years in length, \$700 to \$750 million may be achievable.

Summary

The BAC has done a tremendous job of reviewing, receiving public input, and considering the hundreds of bond project proposals submitted originally in 2006 and 2007. It is up to the BAC to decide how to consider these additional proposals. We have received requests for copies of the criteria the BAC adopted in 2009 to review projects. These are included at the end of this report, along with criteria used by subcommittees.

If the BAC keeps the scheduled September 20, 2013 date as its next meeting, it will likely be necessary to hold monthly meetings through February/March 2014 in order for the BAC to develop final recommendations to the Board of Supervisors. Additional public outreach, open houses and neighborhood meetings will also likely be necessary during this time period. I would ask that at the BAC's upcoming May 30 meeting, the BAC provide direction to staff regarding this process and any additional information needed on the proposals received.

As I have stated throughout this lengthy process, the Board of Supervisors and I greatly appreciate all of the time and effort you as committee members have committed thus far. The recent report from the Arizona Auditor General confirmed that the development and oversight of the County's bond programs is a uniquely collaborative effort between the County, cities, towns, tribes and other organizations. Your dedication to this effort, as well as the interests of the specific communities you represent, continues to be invaluable.

CHH/mjk

Attachments

Project Index
Town of Marana
Town of Oro Valley
Town of Sahuarita
City of South Tucson
City of Tucson
Other Organizations
Bond Advisory Committee and Subcommittee Criteria
Updates to Tentatively Approved Projects (tables, endnotes, summary of requested changes, project history)
History of Resubmitted Bond Projects

c: The Honorable Chairman and Members, Pima County Board of Supervisors
Nicole Fyffe, Executive Assistant to the County Administrator
Diana Durazo, Special Staff Assistant to the County Administrator

Project Index

Project Index

Bond projects submitted April/May 2013:

Town of Marana

REVISED TENTATIVELY APPROVED BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
PR210	Bureau of Reclamation Sports Park	\$17,500,000	BAC approved for \$10 million

RESUBMITTALS – PROJECTS NOT PREVIOUSLY RECOMMENDED

FC9	Lower Santa Cruz Levee Extension	\$7,000,000	
FC8	Barnett Linear Park and Flood Control Channel	\$6,000,000	
PR213	Marana Cultural and Heritage Park (recreational facilities)	\$10,000,000	
PR211	South Marana Multi-Generational Center	\$5,400,000	
CD5	Neighborhood Reinvestment Housing Stock Retention Fund	\$1,000,000	
CD4	Affordable Housing Land Acquisition, Entitlement and Improvement Fund	\$1,500,000	
FM39	North Marana Library and Community Center	\$16,700,000	

NEW REGIONAL EMPLOYMENT CENTER PROJECTS

PR213 (augmented)	Marana Cultural and Heritage Park (economic development)	\$20,000,000	Adds components to PR213 project
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Town of Oro Valley

REVISED TENTATIVELY APPROVED BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
HP111	Steam Pump Ranch Master Plan Implementation	\$4,000,000	BAC approved for \$2 million
PR217	James D. Kriegh Park Upgrades	\$3,000,000	BAC approved for \$1 million

RESUBMITTALS – PROJECTS NOT PREVIOUSLY RECOMMENDED

PR218	Naranja Park Improvements	\$9,000,000	
	Honey Bee Village Site Interpretation-Preservation	\$400,000	BAC approved HP108 for \$2 million

	Canada del Oro River Park Corridor	\$6,000,000	BAC approved PR278 for \$20 million - CA recommended substantial rejustification of PR278
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NEW BOND PROJECTS

NEW	Oro Valley Trailhead and Linda Vista Trailhead	\$600,000	BAC approved PR281 for \$2 million
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NEW REGIONAL EMPLOYMENT CENTER PROJECTS

NEW	Oro Valley Business Accelerator	\$15,000,000	
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Town of Sahuarita

REVISED TENTATIVELY APPROVED BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
PR181	Sahuarita Pool and Recreation Complex	\$15,880,500	BAC approved for \$12,652,000

NEW BOND PROJECTS

NEW	North Santa Cruz Park – Phase II	\$3,000,000	
NEW	Quail Creek – Veterans Municipal Park Phase II	\$3,900,000	

NEW REGIONAL EMPLOYMENT CENTER PROJECTS

NEW	Town of Sahuarita Business Complex	\$3,162,500	
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City of South Tucson

RESUBMITTALS – PROJECTS NOT PREVIOUSLY RECOMMENDED

FC14	40 TH Street Drainage	\$3,000,000	
FC16	South 7 th Avenue between West 28 th and 29 th Streets	\$2,500,000	
CD6	Economic Development Land Bank	\$10,000,000	County lacks legal authority

NEW BOND PROJECTS

NEW	El Paso Southwestern Greenway Construction (PR34)	\$1,500,000	BAC approved PR34 for \$15 million
NEW	East 32 nd ½ Street Drainage	\$2,200,000	

City of Tucson

REVISED TENTATIVELY APPROVED BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
PR6	Reid Park Zoo Africa Expansion	\$3,750,000	Project replacement
PR18	El Pueblo Center Improvements	\$2,500,000	BAC approved for \$2 million
PR19	Freedom Center Expansion	\$2,500,000	BAC approved for \$2 million
PR28	Lincoln Park Improvements	\$1,500,000	Scope change

RESUBITTALS – PROJECTS NOT PREVIOUSLY RECOMMENDED

PR46	Kennedy Park Improvements and Expansion	\$2,500,000	
PR11	Clements Senior Center Construction	\$4,500,000	
PR14	Silverlake Park Expansion	\$2,300,000	
PR42	Quincie Douglas Center Expansion	\$1,000,000	

NEW BOND PROJECTS

NEW	Murrieta Park Improvements	\$5,000,000	
NEW	South 12 th Avenue Cultural and Culinary Corridor	\$1,500,000	
NEW	Loft Cinema Renewal and Expansion	\$500,000	

Pima County

REVISED TENTATIVELY APPROVED BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
FM35	West Valencia Branch Library	\$11,600,000	BAC approved for \$6 million
FM51	Flowing Wells Library Expansion	\$3,100,000	BAC approved for \$2,910,000
FM45	Sahuarita Community Branch Library	\$11,600,000	BAC approved for \$6,675,000
FM108	Southeast – Houghton/Rita Ranch/Vail Community Civic Complex (without library)	\$7,000,000	BAC approved for \$14 million with library.
HP103	Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte	\$4,400,000	BAC approved for \$1.5 million
PR13	Southeast Regional Park (Esmond Station)	\$6,800,000	BAC approved \$2.4 million

PR103	Rillito Racetrack Conversion	\$14,000,000	Scope change to add additional soccer fields
PR115	Ted Walker Park Sporting Dog Training Site	\$2,500,000	Scope change to include meeting rooms

RESUBMITTALS – PROJECTS NOT PREVIOUSLY RECOMMENDED

FM102	Picture Rocks Community Center Expansion	\$2,500,000	Citizens of Picture Rocks requested that this be resubmitted
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NEW BOND PROJECTS

NEW	Pima County Forensic Science Center	\$15,000,000	
NEW	Quincie Douglas Branch Library Expansion	\$5,400,000	
NEW	Southeast Regional Community Branch Library at UA Tech Park	\$10,800,000	
NEW	Tumamoc Hill Area Regional Visitors Center	\$10,000,000	
NEW	Kino Sports Complex – Soccer Stadium Expansion	\$5,500,000	
NEW	36 th Street Natural Resource Park	\$480,000	
NEW	Mary Henderson Desert Center – First Phase Trailhead	\$2,250,000	
NEW	Green Valley Courthouse Expansion	\$500,000	
NEW	County-wide Splash-pad Program	\$3,500,000	
NEW	CAP Trail Program	\$10,000,000	
NEW	Business Neighborhood Stabilization Program	\$5,000,000	
NEW	Business Façade/Public Infrastructure Improvement Project	\$3,000,000	
NEW	Pima County Small Business Incubator	\$5,000,000	
NEW	Canoa Ranch Museum/Orientation Center	\$10,000,000	
NEW	Pima Prickly Park	\$500,000	

NEW REGIONAL EMPLOYMENT CENTER PROJECTS

NEW	Sonoran Corridor (Highway Improvements between I-10 & I-19)	\$90,000,000	
NEW	Residential Noise Attenuation Program for Davis Monthan AFB	\$10,000,000	
NEW	Scenic Park Drive – Rita Rd. to Pantano Rd. Improvements	\$10,772,000	

Other Organizations

NEW BOND PROJECTS

<u>Project #</u>	<u>Name</u>	<u>2013 Request</u>	<u>Current Status</u>
NEW	Arizona-Sonora Desert Museum – Exhibits and Facility Expansion	\$4,000,000	
NEW	Facility for the Literacy Connect and Job Path Programs	\$6,000,000	
NEW	Desert Senita Clinic – Ajo	\$280,000	
NEW	Pedestrian Safety and Walkability Improvements	\$50,000,000	
NEW	Stravenue/Wilde Way Urban Development Project (with complete remodeling of Old Courthouse)	\$99,600,000	Without museum remodeling of 1 st floor Old Courthouse House - \$86,820,000
NEW	Pima County Small Business Entrepreneur and Academic Center (with parking)	\$76,000,000	Without parking - \$64,000,000
NEW	Fairgrounds Conference Center and Banquet Hall	\$6,638,016	
NEW	Fairgrounds RV Park and Infrastructure Improvements	\$3,174,313	
NEW	Pima Air and Space Museum – UA Space Gallery	\$8,000,000	
NEW	Marana Regional Performing Arts Center	\$10,000,000	
NEW	Tucson Wildlife Center, Inc. – Acquisition and Expansion	\$2,200,000	
NEW	YMCA at the UA Science and Tech Park	\$6,000,000	
NEW	Sahuarita Food Bank	\$300,000	
NEW	Mission San Xavier East Tower Restoration	\$1,500,000	
NEW	Marana Regional Library	\$7,500,000	

REVISED TENTATIVELY APPROVED PROJECTS

FM77	Fairgrounds Building and Infrastructure Improvements	\$3,741,381	BAC approved for \$3 million
FM107	Tucson Children's Museum, dba Children's Museum	\$6,000,000	BAC approved for \$5 million
FM84	Marana Health Center Expansion	\$3,000,000	Scope change

TOTAL COSTS FOR OVERALL BOND PROJECTS SUBMITTED

Jurisdiction	Revised TA Projects Incremental Cost Increase	Resubmittals	New Projects	New Regional Employment Center Projects
Marana	\$7,500,000	\$47,600,000	\$0	\$20,000,000
Oro Valley	4,000,000	15,400,000	600,000	15,000,000
Sahuarita	3,228,500	0	6,900,000	3,162,500
South Tucson	0	15,500,000	3,700,000	0
Tucson	1,000,000	10,300,000	7,000,000	0
Pima County	11,015,000	2,500,000	86,930,000	110,772,000
Others	1,741,381	0	281,192,329	-
TOTAL:	\$28,484,881	\$91,300,000	\$386,322,329	\$148,934,500

Jurisdictions

Town of Marana



February 14, 2013

The Honorable Chairman Lawrence Hecker
Pima County Bond Advisory Committee
130 West Congress Street, 10th Floor
Tucson, Arizona 85701

Dear Chairman Hecker,

The Pima County Bond Advisory Committee's efforts have been vital in support of the community and to moving the best possible regionally balanced bond package forward to voters. The General Obligation Bond Program serves as a critical tool for providing the public amenities, facilities, and infrastructure that support sustainable communities.

Unfortunately, the prolonged effects of the economic downturn and a related decrease in county-wide property valuations have pushed the probability of a bond issues going to the voters into 2014 or beyond. Those same factors, combined with changes within our community over the last seven plus years, have made it necessary for our Council to reevaluate all of the projects submitted on behalf of the Town and our partners in 2006 and update the list of priority projects submitted to your Committee in 2009.

In light of the fact that the prevailing economic climate has forced your committee to delay recommending moving forward with a Special Bond Election, Town staff were asked to: (1) reevaluate the validity of projects, scopes, and budgets originally submitted in 2006; (2) establish an updated prioritization of the project within our community; and (3) develop proposals for any new projects that may both meet the needs of our residents and support regional goals.

Tuesday night Marana's Town Council held a Study Session to review the: project list and priorities prepared by Marana staff; your Committee's Tentatively Approved Projects Summary; and memorandums provide to your Committee by County Administrator Chuck Huckleberry over the past few months. At the end of the session the Council passed Marana Resolution Number 2013-011 establishing our priorities. These priorities reflect current economic and community conditions and initiatives outlined in the Town's voter-approved General Plan and Council approved Strategic Plan.

I would like to respectfully request that the Pima County Bond Advisory Committee consider review all of the projects submitted since the 2006 call for proposals to evaluate their relevance in the current economic environment, including those on our list that were not moved forward during your initial review, and

consider the Town's highest priority projects as you work toward finalizing recommendations to the Board of Supervisors for a future bond election.

Included with this letter is a copy of the Resolution and Exhibit A, the Council approved list of priority projects. Updated project sheets for these priorities and a new project proposal for a Performing Arts and Community Center will be submitted to your Committee prior to the March 11, 2013 deadline.

If you have questions about the Town's proposals for future Pima County Bond funding please contact me or T. VanHook, our Community Development and Neighborhood Service Director at 520.382.1909 or 520.940.0766 (cellular).

Sincerely,



Ed Honea, Mayor
Town of Marana

C: Marana Town Council Members

Gilbert Davidson, Town Manager

T. VanHook, Director of Community Development and Neighborhood Services

Tom Dunn, Pima County Bond Advisory Committee Member

Charles H. Huckelberry, Pima County Administrator

MARANA RESOLUTION NO. 2013-011

RELATING TO COMMUNITY DEVELOPMENT; APPROVING AND AUTHORIZING TOWN STAFF TO SUBMIT THE TOWN OF MARANA'S LIST OF PROPOSED BOND PROJECTS TO THE PIMA COUNTY BOND ADVISORY COMMITTEE FOR CONSIDERATION FOR INCLUSION IN FUTURE PIMA COUNTY GENERAL OBLIGATION BOND ELECTIONS

WHEREAS the Pima County Bond Advisory Committee evaluates submissions from Pima County and the incorporated jurisdictions within Pima County in order to recommend a package of projects for inclusion in general obligation bond elections; and

WHEREAS on October 27, 2009, the Town Council adopted Resolution No. 2009-185 approving projects to be submitted to the Bond Committee for a Special Bond Election; and

WHEREAS the Mayor and Council of the Town of Marana find it is in the best interests of its citizens to submit an updated list of proposed projects to the Pima County Bond Advisory Committee.

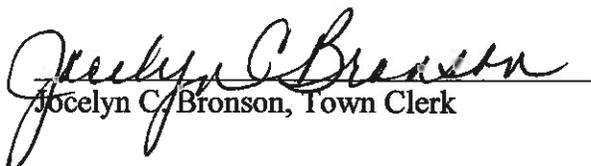
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, AS FOLLOWS:

SECTION 1. The Town of Marana's list of proposed bond projects attached to and incorporated by this reference in this resolution as Exhibit A is hereby approved, and Town staff is hereby authorized and directed to submit the list to the Pima County Bond Advisory Committee for and on behalf of the Town of Marana.

SECTION 2. The Town's Manager and staff are hereby directed and authorized to undertake all other and further tasks required or beneficial to carry out the terms, obligations, and objectives of this resolution.

PASSED AND ADOPTED BY THE MAYOR AND COUNCIL OF THE TOWN OF MARANA, ARIZONA, this 12th day of February, 2013.

ATTEST:


Jocelyn C. Bronson, Town Clerk


Mayor Ed Honea

APPROVED AS TO FORM:

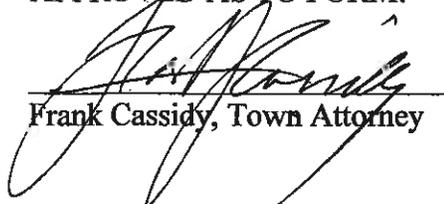

Frank Cassidy, Town Attorney



Exhibit A - Resolution Number 2013-011

Ranking	Project	Request	Updated Request
1	PR213 Marana Cultural & Heritage Park	10,000,000	17,800,000
2	FC8 Barnett Linear Channel	6,000,000	6,000,000
3	FC9 Lower Santa Cruz River Levee	7,000,000	7,000,000
4	CD4 Affordable Housing (Marana)	1,250,000	1,500,000
5	CD5 Neighborhood Housing Stock Retention Fund	750,000	1,000,000
6	FM39 North Marana Library & Multi-Generational Community Center	16,700,000	16,700,000
7	PR210 Bureau of Reclamation Sports Park	17,500,000	17,500,000
8	PR211 Southern Marana Multi-Generational Community Center	5,400,000	5,400,000
Project Removed			
	FC10 Twin Peaks Drainage	1,000,000	-
	FC11 Camino Martin Drainage	1,000,000	-
Partner Project			
	FM84 Marana Health Center Expansion	4,000,000	
	New Project to be Submitted 03-2013		
	Marana Performing Arts/Community Center	5,000,000	5,000,000

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Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: Marana Cultural and Heritage Park (Marana Heritage River Park (Recreation Facilities))

Location: The Marana Heritage River Park is located just north of the Santa Cruz River, in portions of Sections 33 and 34, T11SR11E. The site straddles Heritage Park Drive and is located just west of Tangerine Farms Road. Interstate 10 (I-10) is approximately two miles to the east.

Scope: Complete the design and construction of the Marana Heritage River Park (passive recreation and community facilities). Site development, reconstruction of historic buildings to serve as interpretive and exhibition spaces, heritage and arts facilities, access (pedestrian and vehicular), parking, convenience facilities, picnic areas, demonstration areas, areas of passive recreation, and trail connections to the Santa Cruz River are all contained in the site plan. The scope compliments the Town's application for economic development funding to stimulate tourism.

Benefits: The long-term vision for the park is to showcase Marana's agrarian culture by integrating demonstration farming, community gardens, arts and cultural exhibits, performance and event venues, equestrian facilities, and a farmer's market as the centerpiece of a thriving commercial district and tourist destination.

As the Town of Marana works to create a safe community with a strong sense of place, where diverse people are motivated to be involved and feel connected, needed and appreciated it is important that the Town develop key initiatives and high-quality projects. The Heritage River Park celebrates Marana's rich history and agricultural heritage and provides an opportunity to offer a sense of place for the community and economic benefits through private – public partnerships.

The Marana Heritage River Park tells the story of Marana's past, celebrates, honors and interprets the community's history and culture as part of an integrated recreation experience. Located along the Santa Cruz River, the park will highlight the importance of the river and water and the role of agriculture in the arid southwest from prehistory through modern farming and agribusiness. Residents and visitors will be able to explore the evolution of the rural landscape through educational programs, art events, interactive exhibits, living history, and recreation.

Costs: \$13,000,000

Bond Funding: \$10,000,000

Other Funding: In addition to the more than \$2,000,000 already invested into development of the Park, the Town will leverage additional General Fund, Park Impact Fee, and grant dollars to maximize the impact of Pima County Bond funds.

Fiscal Year Project Start and Finish Date: FY 2013/2014 – 2020/2021

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$315,000 (indirect and administrative) - for park improvements will be paid by the Town of Marana using General Fund dollars. The Marana Heritage Farm will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process. Both on-going funds for maintenance and one time funds for park development will be programmed as available. The Town of Marana Parks and Recreation Department will maintain all areas of the Heritage River Park property not encumbered to another entity through a "partner-use agreement". This includes, but is not be limited to, all entry points, fallow fields, fence lines, irrigation systems, landscaping, park facilities, paths, road frontage and service drives. Maintenance regimens will be based on best practices appropriate for the site to insure that Town of Marana Park Standards is met.

Regional Benefits: Full development of the Marana Heritage Park will provide a regional draw for tourists and visitors. Its convenient location off of I-10 allows for easy access. The rapid growth of eco and heritage based tourism makes the park and economic development vehicle for the region.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: Marana Cultural and Heritage Park (Marana Heritage River Park -Economic Development)

Location: The Marana Heritage River Park is located just north of the Santa Cruz River, in portions of Sections 33 and 34, T11SR11E. The site straddles Heritage Park Drive and is located just west of Tangerine Farms Road. Interstate 10 (I-10) is approximately two miles to the east.

Scope: Complete the design and construction of the Marana Heritage River Park (sports, performance and event facilities and infrastructure) Site development, reconstruction of public facilities to serve as interpretive and exhibition spaces, heritage and arts facilities, access (pedestrian and vehicular), parking, convenience facilities, picnic areas, demonstration areas, areas of passive recreation, and trail connections to the Santa Cruz River are all contained in the site plan. The scope compliments the Town's application for economic development funding to stimulate tourism.

Benefits: The long-term vision for the park is to showcase Marana's agrarian culture by integrating demonstration farming, community gardens, arts and cultural exhibits, performance and event venues, equestrian facilities, and a farmer's market as the centerpiece of a thriving commercial district and tourist destination.

As the Town of Marana works to create a safe community with a strong sense of place, where diverse people are motivated to be involved and feel connected, needed and appreciated it is important that the Town develop key initiatives and high-quality projects. The Heritage River Park celebrates Marana's rich history and agricultural heritage and provides an opportunity to offer a sense of place for the community and economic benefits through private – public partnerships.

The Marana Heritage River Park tells the story of Marana and the region's past, and celebrates, honors and interpret the community's history and culture as part of a integrated recreation experience. Located along the Santa Cruz River, the park will highlight the importance of the river and water and the role of agriculture in the arid southwest from prehistory through modern farming and agribusiness. Residents and visitors will be able to explore the evolution of the rural landscape through educational programs, art events, interactive exhibits, living history, and recreation.

By partnering with private investors and community-based organizations, the Town aims to create an economically viable destination for both locals and tourists alike. The Heritage Park project features for distinct development areas the Heritage Farm, Heritage Plaza, Heritage Park, and Heritage Ranch connected with an extensive system of walking/biking trails and shared-use paths.

Heritage Farm

One element of the Marana Heritage River Park is the Marana Heritage Farm. This learning farm provides an opportunity for Marana citizens to learn how to grow fruits and vegetables and resources on how to produce foods in Southern Arizona. The learning farm showcases Marana's heritage through demonstration farming and relevant exhibits and by providing an outdoor classroom for adults, children and families.

The Heritage Farm will feature community gardens, an open-air farmer's market, commercial kitchen facilities and flexible space for public and private use.

The Community Gardens will link area residents with agrarian opportunities passed down as the rich farming heritage of the community evolved. The Garden is a place where individuals and families can grow a portion of their own food in a collaborative environment, benefiting from the experience of other gardeners. Small parcels (10x20) centered around shared composting, tool storage, and water delivery are rented by community members at a nominal fee. Educational programming and site management help ensure a sustainable feel in the community.

Heritage Plaza

The Marana Heritage Plaza provides a flexible space where a tree-lined central court serving as a shady reprieve, quickly transforms into a bustling market, art fair, or family or community celebration. Serving as the northern gateway to the Marana Heritage River Park, the Plaza sets the tone by incorporating the materials used through the historic development of the area.

Providing a design standard that promotes the Town's history, core infrastructure, and easy access to utilities, makes the Heritage Plaza an economically attractive destination for investors while balancing commercial growth with preservation of Marana's unique sense of place. Successful development of commercial partnerships is central to the viability of the Marana Heritage River Park. Bringing together historic structures with updated and new amenities developed for commercial uses allows the Town to leverage space within the Marana Heritage River Park building a business-friendly environment that fosters job growth while providing a tourism destination.

Heritage Park

The Heritage River Park offers the community family-friendly play areas with attractions geared for every age. Themed areas may include a tractor playground, petting zoo, and an irrigation influenced splash pad provide learning opportunities sprinkled throughout the park.

The Marana Heritage River Park has been designed to highlight the importance of water use in the Santa Cruz River Valley. Marana has a long and rich history with more than 4,200 years of continuous human occupation. Long before the coming of the Spanish Conquistadors and missionaries in the 17th Century, the area was inhabited by the Hohokam people who developed extensive canal systems and used waters from the Santa Cruz River to irrigate crops. After WWI that Marana became primarily an agricultural center, producing mainly cotton, but also wheat, barley, alfalfa and pecans.

Adjacent to existing park facilities, a new agricultural themed splash park will provide visitors with an opportunity to experience the cooler temperatures and lush environments while learning from the functional history of irrigation farming practices. Water has been the foundation for community farming throughout history and served as a central factor in the development of what is now known as Marana. Small ponds positioned as the catch basins for the Park may provide an opportunity to serve as an educational tool to share stormwater harvesting techniques and discuss water conservation.

Heritage Ranch

Marana's proud heritage of ranching and rodeo come to life at the Marana's Heritage Ranch. This facility will draw participants and viewers alike from throughout the country to experience the rich western culture kept alive through equestrian activities, concerts, fairs, and special events. The Arena's location, along the banks of the Santa Cruz River, provides the audience a unique natural setting and access to all park amenities.

Linking the areas together is the shared-use path and trail system. The Santa Cruz River Shared-Use Path, as part of an integrated fully-linked trail system, is critical in providing visitors and residents an alternative mode of transportation for access to park amenities. Part of the Juan Batista de Anza Historic Trail, the Path features rest nodes with benches, bike racks, shade, and lush desert landscaping accented by the adjacent Santa Cruz River riparian area. The Path provides: a safe ADA accessible trail for recreational purposes including walking, biking, and skating; access for birding, photography and other leisure activities without precluding equestrian access; and an opportunity to highlight events of national significance as part of the Marana heritage experience.

Costs: \$45,000,000

Bond Funding: \$20,000,000

Other Funding: In addition to the land contribution and more than \$2,000,000 already invested into development of the Park, the Town will leverage additional General Fund, private investment, developer contributions, and grant dollars to maximize the impact of Pima County Bond funds.

Fiscal Year Project Start and Finish Date: FY 20013/2014 – 2020/2021

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$315,000 (indirect and administrative) - for park improvements will be paid by the Town of Marana using General Fund dollars. The Marana Heritage Farm will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process. Both on-going funds for maintenance and one time funds for park development will be programmed as available. The Town of Marana Parks and Recreation Department will maintain all areas of the Heritage River Park property not encumbered to another entity through a "partner-use agreement". This includes, but is not be limited to, all entry points, fallow fields, fence lines, irrigation systems, landscaping, park facilities, paths, road frontage and service drives. Maintenance regimens will be based on best practices appropriate for the site to insure that Town of Marana Park Standards are met.

Regional Benefits: Full development of the Marana Heritage Park will provide a regional draw for tourists and visitors. Its convenient location off of I-10 allows for easy access. The rapid growth of eco and heritage based tourism makes the park and economic development vehicle for the region.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: Barnett Linear Park and Flood Control Channel

Location: Along the quarter section line common to sections 26-30 of Township 11 South, Range 11 East. Project commences at the Union Pacific Railroad culvert and ends at the Santa Cruz River.

Scope: Construction of a multi –purpose corridor to convey Tortolita Fan drainage collected along the east side of the interstate and railroad to the Santa Cruz River. Project will include reconstruction of interstate and railroad drainage facilities, completion of a 200 foot wide channel with earthen side slopes, construction of a shared-use path and linear park the length of the project, relocation of utilities and irrigation, and new drainage crossings at Postvale, Sandario, Sanders, and Tangerine Farms Roads and Civic Center Drive.

Benefits: Reduction of flooding in Northern Marana, creation of a multi-modal corridor, green space, and park amenities between Interstate 10 and the Santa Cruz River, stormwater harvesting and 90 acres of new public open space. The ability to remove section of the land from flood prone land and develop it as commercial or residential

Costs: \$17,900,000

Bond Funding: \$6,000,000

Other Funding: Town of Marana
Land Owner / Developer contributions and exactions

Fiscal Year Project Start and Finish Date: FY 2014/2015 – FY 2016/2017

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$332,000 (indirect and administrative) - for infrastructure improvements will be paid by the Town of Marana using General Fund dollars.

Regional Benefits: Provides an outfall to the Santa Cruz River for the floodwater generated on the Tangerine Fan, and trail linkage to the Santa Cruz River. This improvement will allow development of flood-prone lands for residential and commercial use, including currently undevelopable land along the I-10 corridor.

Supervisor District of Project Location: Districts 1 and 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: Lower Santa Cruz Levee Extension

Location: Northeast bank of the Santa Cruz River, from Sanders Road to Trico-Marana Road

Scope: Design, acquisition and construction of a levee extension for the Santa Cruz River

Benefits: This project will protect the Berry Acres neighborhood from flooding, along with removing approximately 3 square miles of agricultural land from the Santa Cruz River floodplain. This will remove approximately 50 residential dwellings from the Santa Cruz River Floodplain.

Costs: \$14,000,000

Bond Funding: \$7,000,000

Other Funding: Land Owner/Developer contributions and exactions

Fiscal Year Project Start and Finish Date: FY 2014/2015 – FY 2017/2018

Project Management Jurisdiction: Pima County Flood Control District, Town of Marana

Future Operating and Maintenance Costs: As with other flood control and mitigation projects, the management, maintenance and operations will be under the control of the Pima County Flood Control District.

Regional Benefits: Will address local flooding from a regional watercourse draining the entire metropolitan area.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects Request

Project Name: Affordable Housing Land Acquisition, Entitlement, and Improvement Fund

Location: Town of Marana incorporated area

Scope: By acting as the land developer for affordable housing projects, the Town can leverage land acquisition dollars and community resources to offer community partners entitled and improved land. Marana's Affordable Housing Advisory Commission will work under the direction and oversight of the Pima County Affordable Commission to administer designated funding for land acquisition and infrastructure planning and development. Infrastructure improvements may include the installation of sewer lines, road construction, and parks and shared amenities development.

Benefits: Recognizing the key links between future commercial growth and the ability for the region to supply a ready workforce, safe affordable housing for working families and low-income vulnerable populations is a critical element to growth and sustainability. The lack of affordable housing in Northwest Pima County and the Town of Marana, in particular provides, a significant challenge to the region that will require create flexible solutions and a wide-variety of partnerships to address. The Town of Marana will be able to offer improved housing lots to non-profit partners for the development of affordable housing at a cost that is not prohibitive and contributes to the overall success of the project. The availability of safe appropriate affordable housing is vital to regional stability.

Costs: \$1,500,000

Bond Funding: \$1,500,000

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: FY 2014/2015 – FY 2018/2019

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Operating costs (indirect and administrative) - for land acquisition and off-site infrastructure improvements will be paid by the Town of Marana through general fund dollars.

Regional Benefits: Safe affordable housing is critical to the continued economic growth in the region. The ability to retain and attract new businesses to the region will be reliant on the availability of adequate housing for the workforce in Pima County.

Supervisor District of Project Location: District 1 and 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: Neighborhood Reinvestment Housing Stock Retention Fund

Location: Town of Marana incorporated area

Scope: Recognizing the value Marana's rich history plays as we move toward the future, neighborhood revitalization and infill projects have to work in coordination with new development to address a wide-variety of needs. Designated funding for both housing and infrastructure repair will be used in conjunction with other funding streams to bring aging neighborhoods and housing stock into alignment with contemporary standards including the development of neighborhood parks, sidewalk improvements, or other infrastructure needs designed to bring older neighborhoods the amenities enjoyed by newer developments.

Benefits: The rehabilitation of aging housing stock and the development of a neighborhood reinvestment fund will help rejuvenate and maintain vibrant neighborhoods offering affordable options in a fast growing real estate market.

Costs: \$1,250,000

Bond Funding: \$1,000,000

Other Funding: \$150,000 annually

Fiscal Year Project Start and Finish Date: FY 2015/2016 – FY 2019/2020

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Operating costs (indirect and administrative) - for parks and infrastructure improvements will be paid by the Town of Marana through general fund dollars.

Regional Benefits: Safe affordable housing is critical to the continued economic growth in the region. The ability to retain and attract new businesses to the region will be reliant on the availability of adequate housing for the workforce in Pima County.

Supervisor District of Project Location: Districts 1 and 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects Template

Project Name: North Marana Library and Community Center

Location: Northern Marana in the Marana Main Street area adjacent to the Marana Municipal Complex

Scope: 15,000 Sq. Ft full-service library facility, 8000 Sq. Ft. divisible meeting room, and 50,000 Sq. Ft. multi-generational center

Benefits: Current library is 2,000 sq.ft.. The Town estimates the present population to be 38,000, with projected growth to 44,000 by 2020. The expanding population includes many young families with children, who should be heavy library users. A full service library with a full range of library materials to serve all ages, including divisible meeting rooms serving up to 500 people, study rooms, computer information commons and areas for children, teens and adults to read, study or gather informally to share information is proposed. The library will provide homework help for students, as well as programs for adults to engage in the community and get involved as volunteers. Coupled with this facility is a proposed multi-generational center, which will provide recreation and exercise space, a gymnasium, locker rooms, art rooms, concession areas, offices and aquatics facilities. Current recreation facilities in the area are primarily focused on the Senior and youth populations; this facility will provide services to the underserved teen and adult populations.

The Town of Marana proposes locating the library on land being acquired in coordination with the Marana Unified Schools development of a new high school and that the building complex be designed to serve as a library, recreational facility, and joint government/partnership-based community and education center. Such a joint use building might also include meeting rooms/classroom space for either itinerant or permanent use by other Pima Community College, the University of Arizona, or other higher education institutions.

Costs: \$19,200,000.00

Bond Funding: \$16,700,000.00

Other Funding: Other funding may come from Town of Marana park impact fees, developer contributions, grants, and General Fund dollars.

Fiscal Year Project Start and Finish Date: Fiscal Year 2018-2019 – 2021-2022

Project Management Jurisdiction: This will be a joint facility with project management responsibilities delineated in an IGA between Pima County and the Town of Marana

Future Operating and Maintenance Costs: Maintenance and operating costs (indirect and administrative) - for infrastructure improvements will be shared by the Town of Marana, Pima County Libraries, and private and non-profit partners.

Regional Benefits: Serves residents in the Town of Marana and unincorporated Pima County Pinal County, including Rillito and Picture Rocks.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Priority: Parks

Project Name: BOR Sports Park

Location: The BOR Sports Park site is located approximately one-quarter mile east of the Marana Regional Airport in portions of Sections 2, 3, 10, 11, 14, and 15, T12S, R11E. Arva Valley Road splits the parcel into northern and southern portions. The closest major intersection is Arva Valley Road and Sandario Road, approximately three-quarters of a mile west of the site. The site is approximately one mile south of the Santa Cruz River and four miles west of Arva Valley Road and the I-10 interchange.

Scope: Plan, design, and construct a 500 acre sports facility featuring an 18 field soccer complex, 12 field softball complex, 12 field baseball complex, skate and BMX park with associated access, parking, concession facility, restrooms, and park amenities. An equestrian center with indoor and outdoor arenas, horse stalls, and trail head with access to the CAP trail system are planned for the site.

Benefits: As a growing and progressive community within the Tucson/Eastern Pima County metropolitan area, the Town of Marana is committed to providing its citizens with a full range of recreational opportunities that include active and passive recreation facilities, and an interconnected trail system. The BOR Sports Park fulfills the current and future needs of the Marana community.

Costs: \$35M

Bond Funding: \$17.5M

Other Funding: Bureau of Reclamation \$10M; Town of Marana Impact Fee \$7.5M

Fiscal Year Project Start and Finish Date: FY2015/2016 - FY2021/2022.

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$1,700,000 (indirect and administrative) - for park improvements will be paid by the Town of Marana using General Fund dollars. The Sports Park will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process \$1.75M.

Regional Benefits: The size, location, and accessibility of the BOR Sports Park site meet the regional recreation needs of the Eastern Pima County and Southeastern Arizona region. Alone, the park can provide soccer, softball, and baseball tournament opportunities for the region and the SW United States. When scheduled in cooperation with other Pima County current and planned facilities national tournament play could be available in SE Arizona.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

PR 211

Jurisdiction: Town of Marana
Date: April 15, 2013

Bond Election Proposed Projects

Project Name: South Marana Multi-Generational Center

Location: The South Marana Multi-Generational Center will be located in the Silverbell and Cortaro Road District Park area, Section 12, T12S, R12E.

Scope: Plan, design, and construct a 40,000 sq. ft. multi-generational center that features a 2 court gymnasium, indoor track, climbing wall, aerobic/dance room, fitness facility with cardio and weights, preschool playroom, 2 art rooms, 2 classrooms, a divisible multi-purpose room, locker rooms, concession area, and administrative offices.

Benefits: The Town of Marana south multigenerational center will enrich the quality of life in the community by providing a facility for social, recreational, and educational activities and support services for residents of all ages living in the northern Tucson Mountain foothills..

Costs: \$7,400,000

Bond Funding: \$5,400,000

Other Funding: \$1 M Town of Marana Impact Fees
\$1 M Community Contributions

Fiscal Year Project Start and Finish Date: Project Start – FY 2020-2021 Project completion
FY 2022-2024

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$45,000 (indirect and administrative) - for facilities and improvements will be paid by the Town of Marana using General Fund dollars. The Southern Marana Center will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process

Regional Benefits: A multigenerational center located in northern Marana would serve residents located in the surrounding Pima County area.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Town of Oro Valley



Office of the Town Manager

April 12, 2013

Chairman and Members
Pima County Bond Advisory Committee
130 West Congress
Tucson, Arizona 85701

Re: Town of Oro Valley Funding Request for 2014 Pima County Bond Election

Chairman and Members:

The Town of Oro Valley is pleased to submit our revised request for project funding as part of the anticipated 2014 Pima County Bond Election. As shown in the following table, we are requesting a total of \$38,000,000 for seven high-priority projects within the Town, including an exciting new economic development project, the proposed Oro Valley Business Accelerator.

Priority	Town of Oro Valley Project Category & Number		2014 Town of Oro Valley Request
Open Space, Historic & Cultural Conservation			
6	HP108	Honey Bee Village Site Interpretation/Preservation	\$ 400,000
2	HP111	Steam Pump Ranch Master Plan Implementation	\$ 4,000,000
Parks & Recreation			
1	PR217	James D. Kriegh Park Upgrades	\$ 3,000,000
4	PR278	River Park Acquisition & Development	\$ 6,000,000
5	PR281	Public Natural Park Trail Access	\$ 600,000
3	PR	Naranja Park Improvements	\$ 9,000,000
Economic Development			
1	ED	Oro Valley Business Accelerator	\$ 15,000,000
Total Value of Projects Requested by Oro Valley			\$ 38,000,000

In cooperation with Tucson Regional Economic Opportunities (TREO), the University of Arizona Bio5 Institute, the Town is proposing the development of a Business Accelerator on Town-owned property in Innovation Park. The Accelerator will help small bioscience and high-tech companies, that have made it through the start-up phase, scale-up to compete in the national and international market. This resource will play a crucial role in growing the bioscience sector in Southern Arizona and creating high-paying jobs.

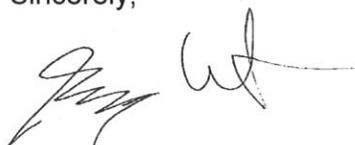
In addition to the Accelerator, the Town has revised a number of previously approved projects to reflect the changing needs of our community. Our highest priority projects are facility enhancements to James D. Kriegh Park, full Implementation of the Steam Pump Ranch Master Plan, and basic infrastructure improvements at the 214-acre Naranja Regional Park; however,

we respectfully request due consideration of each of our proposed projects, which are described in greater detail in the attached document.

A memorandum from the County Administrator, dated January 7, 2013, showed that Town of Oro Valley property owners represent more than 7% of the total Pima County Net Assessed Value (NAV), while making up only 4% of the total population. The Bond Advisory Committee has played a vital role in financing public infrastructure to meet the diverse needs of our community, and in doing so, has maintained an equitable balance between the distribution of bond funded projects and the proportional financial burden of servicing regional debt. The Town of Oro Valley expects jurisdictional benefit to continue to be a primary factor in determining the composition of the next regional bond package.

Projects and land acquisitions completed with regional bond funds have made a significant contribution to our residents' quality of life and built upon our commitment to protecting our natural resources. We look forward to continued partnership with our neighboring municipalities and the county as we develop a new slate of bond funded projects for voter approval in 2014.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Caton', written over a faint circular stamp.

Greg Caton
Town Manager

c: Oro Valley Town Council
Ally Miller, Pima County Supervisor
C.H. Huckelberry, Pima County Administrator
Don Chatfield, Pima County Bond Advisory Committee Member

**Town of Oro Valley
Funding Request for 2014 Bond Election**

**Town of Oro Valley
Funding Request for 2014 Bond Election**

Priority	Town of Oro Valley Project Category & Number	2006 Town of Oro Valley Request	BAC Status	2014 Town of Oro Valley Request	Notes
Open Space, Historic & Cultural Conservation					
6	HP108 Honey Bee Village Site Interpretation/Preservation	\$ -	Tentative Approval	\$ 400,000	Includes Honey Bee Village interpretation
2	HP111 Steam Pump Ranch Master Plan Implementation	\$ 2,000,000	Tentative Approval	\$ 4,000,000	Includes full Master Plan implementation
	Honey Bee Village Archaeological Preserve	\$ 250,000	Not Recommended	\$ -	Included in HP108
	Kelly Ranch Acquisition	\$ 8,000,000	Moved to OS3	\$ -	Included in OS3
Parks & Recreation					
1	PR217 James D. Kriegh Park Upgrades	\$ 1,000,000	Tentative Approval	\$ 3,000,000	Park facility upgrades & parking improvements
4	PR278 River Park Acquisition & Development	\$ -	Tentative Approval	\$ 6,000,000	Includes CDO connection to Catalina State Park, Big Wash/CDO confluence to 1st Ave. and Big Wash from Tangerine to Rancho Vistoso
5	PR281 Public Natural Park Trail Access	\$ -	Tentative Approval	\$ 600,000	Includes Oro Valley and Linda Vista trailheads
3	PR Naranja Park Improvements	\$ 20,000,000	Not Recommended	\$ 9,000,000	Includes utility and roadway infrastructure improvements
	Overton Arts Center & Equestrian Staging Area	\$ 6,700,000	Not Recommended	\$ -	Linear park element included in PR278
	Estes Property Acquisition	\$ 6,000,000	Not Recommended	\$ -	Pima County currently negotiating acquisition
	West Lambert Lane Park Improvements	\$ 3,000,000	Not Recommended	\$ -	No proposed improvements
	Big Wash & CDO Linear Park Construction	\$ 7,000,000	Not Recommended	\$ -	Included in PR278
	Rancho Vistoso Trailhead Access Acquisition and Development	\$ 500,000	Not Recommended	\$ -	Included in PR281
Economic Development					
1	ED Oro Valley Business Accelerator	\$ -	New Project	\$ 15,000,000	Includes facility planning, design and construction
Public Health, Libraries & Community Facilities					
	N/A	\$ -	N/A	\$ -	
Public Safety & Justice					
	N/A	\$ -	N/A	\$ -	
Flood Control & Water Conservation					
	Chalk Wash	\$ 1,000,000	Not Recommended	\$ -	
Total Value of Projects Requested by Oro Valley		\$ 55,450,000		\$ 38,000,000	

Unincorporated Pima County Project Category & Number	BAC Status	Funding Allocation	Notes
Open Space, Historic & Cultural Conservation			
OS3 Community Open Space	Tentative Approval	\$ 10,000,000	Includes Catalina State Park and Tortolita Mountain Park expansions
Parks & Recreation			
PR278 River Park Acquisition & Development Countywide	Tentative Approval	\$ 20,000,000	Includes east bank of the CDO from La Canada Drive to La Cholla Drive
PR281 Public Natural Park Trail Access	Tentative Approval	\$ 2,000,000	Includes Chalk Mine, Vulture Peak and Overton trailheads
Economic Development			
N/A	N/A	\$ -	
Public Health, Libraries & Community Facilities			
N/A	N/A	\$ -	
Public Safety & Justice			
N/A	N/A	\$ -	
Flood Control & Water Conservation			
N/A	N/A	\$ -	
Total Value of Pima County Projects Supported by Oro Valley		\$ 32,000,000	

**New Project Request
Economic Development**

Jurisdiction: Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 1

Project Name: Oro Valley Business Accelerator

Location: 12941 Pusch Mountain View Lane, Oro Valley; near the intersection of Rancho Vistoso Blvd. and Innovation Park Drive.

Scope: The Oro Valley Business Accelerator will help small bioscience and high-tech companies, that have made it through the start-up phase, scale-up to compete in the national and international market. The Accelerator will be built on Town-owned property in Innovation Park, Oro Valley's bioscience corridor, to strengthen the Town's foothold in the bioscience and high-tech industry.

The Oro Valley Accelerator could make the following services and shared facilities available to startup companies: office space, lab space, shared access to reception, IT, biospecimens collection and repository, conference rooms, video and teleconference facility, training suites, video production for investigator training and/or human subject enrollment, research site monitors, administrative support (book-keeping, payroll, HR), and consultation on regulatory strategy, market analysis and business planning. Collaborations between DxInsights, C-Path, AZCERT and the University of Arizona could provide essential elements of the Accelerator's programs.

Benefits: Creating an Oro Valley Accelerator in Oro Valley will help us grow Innovation Park and create additional primary jobs. The Oro Valley Accelerator will allow small startup companies to develop a prototype of their product or its equivalent, i.e. the early clinical data or "mock up" that attracts venture capital investors in their company. Successful companies will need to scale up production of their product and at this point, may have the stability and financial support to plan the construction of new facilities.

Oro Valley is already home to Ventana Medical Systems, a member of the Roche Group, a world leader and innovator of tissue-based diagnostic solutions for patients worldwide; and sanofi, the third largest pharmaceutical company in the world. Both facilities are located in Innovation Park where there is considerable room for expansion. Additionally, the region has significant resources devoted to the development of new high-tech and bioscience ventures, such as the University of Arizona Bio5 Institute and University of Arizona Bio5 Oro Valley.

Costs: \$15,000,000

Bond Funding: \$15,000,000

Other Funding: The Oro Valley Town Manager's Recommended Budget for FY 2013/14 includes \$30,000 for an Economic Feasibility Study of this concept. This study would build on the strategy recently developed in partnership with Tucson Regional Economic Opportunities, Inc. (TREO).

Fiscal Year Project Start and Finish Date: Start FY 2015/16, Finish FY 2016/17

Project Management Jurisdiction: Town of Oro Valley

Future Operating and Maintenance Cost: The facility will be operated by a third party and future O&M costs will be the responsibility of the Town of Oro Valley.

Regional Benefits: Regional economic development.

Supervisor District: 1

Letters of Support: TREO and University of Arizona Bio5 Institute (Attached)

Friday, February 22nd, 2013

Greg Caton
Town Manager
Town of Oro Valley
11000 N La Canada Dr
Oro Valley, AZ 85737



Dear Greg,

As the lead economic development agency for the greater Tucson and southern Arizona, TREO supports the proposed Oro Valley Accelerator. Creating an Oro Valley Accelerator at the Municipal Operation Center will help us grow the region's bioscience economy and help create primary jobs.

Oro Valley is home to some of the region's most important assets in the bioscience sectors. As home to Ventana and Sanofi, Oro Valley has established itself as a hub for bioscience innovation. In addition, with tools like the Economic Expansion Zone, Oro Valley is leading the way on creating a business friendly environment to attract world class companies.

TREO supports the Town's efforts to create a bioscience accelerator. Such a facility would provide an essential new tool and improve the region's competitiveness. Bioscience is one of our most important economic drivers and an Oro Valley accelerator would contribute significantly to our ability to attract and grow bioscience and high tech firms.

Regards,



Joe Snell
President & CEO

120 N. Stone Ave, #200
Tucson, AZ 85701
Office: 520.243.1900
1.866.600.0331
Fax: 520.243.1910
www.treoaz.org



April 8, 2013

Greg Caton
Town Manager
Town of Oro Valley
11000 N La Canada Dr
Oro Valley, AZ 85737

Dear Greg,

As director of the BIO5 Institute, I strongly support your proposal to develop an Oro Valley Accelerator at the Municipal Operation Center (MOC). Establishing this center in partnership with Sanofi, TREO, Ventana, and the University of Arizona will be crucial to elevating economic development and job creation for the region.

The Town of Oro Valley is central to the most significant bioscience cluster in Arizona. It is here where scientific collaboration, technological innovation and business opportunity thrives. As home to almost a dozen leading bioscience and hi-tech companies, Oro Valley enjoys a diverse business environment.

Additionally, the Translational Drug Discovery and Development Center and Accelerator located in the BIO5 Institute's Oro Valley facility boasts a hybrid atmosphere that bridges academia and industry. The accelerator space also provides a good space for new companies to grow in a cost-effective wet lab research space and access to shared resources. BIO5 is committed to playing a key role in creating a biotechnology hub in Oro Valley and leveraging our combined resources. As such, I enthusiastically support the proposed development of the Oro Valley Accelerator in conjunction with the Town of Oro Valley's continued promotion and expansion of BIO5's accelerator located adjacent to Innovation Park, Sanofi, and Ventana. I have no doubt that these efforts will contribute to the regions economic growth and the State's excellence in the life sciences and biotech.

Please do not hesitate to contact me if additional information is needed.

Sincerely,

Fernando D. Martinez, MD
Regents' Professor
Director, BIO5 Institute and CTSI
Director, Arizona Respiratory Center
Swift-McNear Professor of Pediatrics

Thomas W. Keating Bioresearch Building
1657 E. Helen Street | P.O. Box 210240 | Tucson, AZ 85721-0240
Tel: (520) 626-BIO5 | Fax: (520) 626-4824
www.BIO5.org

Revised Project Requests

Jurisdiction: Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 1

Project Name: James D. Kriegh Park Upgrades

Location: 23 West Calle Concordia; near the intersection of North Oracle Road and Calle Concordia

Scope: Upgrades to James D. Kriegh (JDK) Park to include, racquetball court renovations, tree replacement, shade structures for bleachers, site furniture, sign replacement, dog park enhancements, restroom upgrades, and ball field lighting upgrades. This project also includes extension and reconstruction of Egleston Drive between Linda Vista and Calle Concordia, and development of additional parking.

Benefits: This park, which was built in 1974 and features outdoor recreational amenities, is heavily used by patrons of all ages. Upgrades to this park will ensure that the community continues to have fields, courts, and picnic areas that are functional and safe.

Costs: \$3,000,000

Bond Funding: \$3,000,000

Other Funding: N/A

Fiscal Year Project Start and Finish Date: Start FY 2015/16, Finish FY 2015/16

Project Management Jurisdiction: Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs will be the responsibility of the Town of Oro Valley.

Regional Benefits: This 17-acre park helps to meet the public demand for parks and recreation facilities in Northwest Pima County, and is emerging as a regional sports tourism destination due to the completion of the enhanced Aquatic Center. Park upgrades will support regional tourism as well as residents of Oro Valley and Northwest Pima County.

Supervisor District: 1

Jurisdiction: Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 2

Project Name: Steam Pump Ranch Master Plan Implementation

Location: 10901 North Oracle Road; near the intersection of North Oracle Road and 1st Avenue

Scope: Initial stabilization, restoration of the historic Pusch ranch house, preparation of a master plan, and site improvements sufficient to open the site to the public have been completed. Additional bond funds will facilitate stabilization and rehabilitation of the historic Proctor/Leiber house, development of new community event facilities at the northern end of the property, treatment of the historic Steam Pump in accordance with State Historic Preservation Office standards, and associated infrastructure improvements in accordance with the adopted master plan. Improvements will retain the historic characteristics of the ranch property while allowing extensive public use.

Benefits: Steam Pump Ranch is considered the “foundation site” of Oro Valley, and bond funding was used to purchase the 15-acre site in 2006. Dating to the mid-1870’s, the ranch is named for a steam-driven pump hat was installed on the site near the road to Tucson, now Oracle Road. The owners, George Pusch and John Zellweger, used the pump to draw water for livestock, and during the 19th century the ranch became a stopover place for travelers between the San Pedro and Santa Cruz valleys. The buildings are in varying condition, and all but the Pusch ranch house require repair and rehabilitation. Rehabilitation, restoration and adaptive use of Steam Pump Ranch will provide a historic anchor and a unique community facility for the Town of Oro Valley.

Costs: \$5,000,000

Bond Funding: \$4,000,000

Other Funding: Town of Oro Valley general funds, Federal, State and other Grants

Fiscal Year Project Start and Finish Date: Start: FY 2015/16, Finish: FY 2016/17

Project Management Jurisdiction: Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs will be the responsibility of the Town of Oro Valley.

Regional Benefits: Rehabilitation, restoration and adaptive use of this significant cultural site will have heritage and cultural benefits for all Pima County residents and visitors.

Supervisor District: 1

Jurisdiction: Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 3

Project Name: Naranja Park Improvements

Location: 660 West Naranja Drive, Oro Valley; mid-way between La Cananda Drive and North First Avenue

Scope: Design and construction of water, wastewater, electric and roadway infrastructure in accordance with the updated Naranja Park Master Plan.

Benefits: Formerly a gravel pit owned by the State of Arizona, Naranja Park provides an extraordinary opportunity for redevelopment as a recreational and cultural center for the Town of Oro Valley and the region. The Town has budgeted \$80,000 in FY 2013/14 and FY 2014/15 for an update of the 2002 Naranja Park Master Plan. The development of basic infrastructure, including mass grading of the site and development of trunk utilities, will allow the Town to move forward with phased investments in recreational amenities and other programming features.

Costs: TBD

Bond Funding: \$9,000,000

Other Funding: Town of Oro Valley and potential grant funding.

Fiscal Year Project Start and Finish Date: Start FY 2016/17, Finish FY 2017/18

Project Management Jurisdiction: Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs will be the responsibility of the Town of Oro Valley.

Regional Benefits: This 214-acre park will include ball fields, dog parks, archery ranges, walking and hiking trails and event space to help meet the public demand for parks and recreation facilities in Northwest Pima County. Park upgrades will support regional tourism as well as residents of Oro Valley and Northwest Pima County.

Supervisor District: 1

Jurisdiction: Pima County / Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 4

Project Name: River Park Acquisition and Development

Location: Canada del Oro River Park Corridor

Scope: Includes planning, design, and construction of a continuous multi-use path system along the Canada del Oro in the following locations:

- Steam Pump Village to Catalina State Park (along the east bank of the CDO)
- CDO / Big Wash confluence to First Avenue (along the west bank of the CDO)
- Tangerine Road to Rancho Vistoso Blvd. (along the east bank of Big Wash)

Benefits: This project will provide enhanced connectivity with existing river parks along the Canada del Oro, Santa Cruz and Rillito rivers.

Costs: \$6,000,000

Bond Funding: \$6,000,000

Other Funding: N/A

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County and Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs of parks within the Town of Oro Valley will be the responsibility of the Town.

Regional Benefits: The extensive linear park system enables a broad range of recreational uses while providing alternate modes of transportation for Pima County residents and visitors.

Supervisor District: 1

Jurisdiction: Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 5

Project Name: Public Park Trail Access

Location: Public access to Tortolita Mountain Park from Oro Valley Trailhead (TH078); public access to Coronado National Forest from Linda Vista Trailhead (TH022).

Scope: Includes planning design and construction of both natural and urban pathways providing paved and unpaved parking areas, signage, fencing, entry monuments, and water sources as available.

Benefits: This program provides continued development of the Regional Trails Master Plan to support alternative modes of transportation and outdoor recreation. Protects existing open space and natural/sensitive environmental areas by providing concentrated public access.

Costs: \$600,000

Bond Funding: \$600,000

Other Funding: N/A

Fiscal Year Project Start and Finish Date: Start FY 2015/16, Finish TBD

Project Management Jurisdiction: Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs of trailheads within the Town of Oro Valley will be the responsibility of the Town.

Regional Benefits: The Sonoran Desert is the region's most valuable natural asset. Access to natural open space provides sustainable economic development through tourism, and promotes community health

Supervisor District: 1

Jurisdiction: Pima County / Town of Oro Valley

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority: 6

Project Name: Honey Bee Village Site Interpretation/Preservation

Location: Numerous eligible properties.

Scope: Planning, design and construction of facilities for the conservation and interpretation of County-owned sites. The following property areas are the highest priority for the Town of Oro Valley:

- Honey Bee Village (located in Oro Valley near the intersection of Rancho Vistoso Blvd. and Moore Road)

Benefits: This site represents one of the last remaining intact, major archaeological sites in Pima County that dates from the prehistoric period. This site is an integral part of the regions cultural and historic landscape and its conservation will provide Pima County residents and visitors with unique cultural and educational opportunities.

Costs: \$400,000

Bond Funding: \$400,000

Other Funding: Federal, State and other Grants

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County and Town of Oro Valley

Future Operating and Maintenance Cost: Future O&M costs will be the responsibility of the Town of Oro Valley once the site is turned over to the Town.

Regional Benefits: The interpretation and preservation of this cultural site will have heritage and cultural benefits for all Pima County residents and visitors.

Supervisor District: 1

**Pima County Projects
Supported by the Town of Oro Valley**

Jurisdiction: Pima County

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority:

Project Name: Community Open Space

Location: Numerous eligible properties.

Scope: Purchase property for conservation as funds allow. The following areas in unincorporated Pima County are the highest priority for the Town of Oro Valley:

- Catalina State Park Expansion (private and State Trust land)
- Tortolita Mountain Park Expansion (State Trust land)

Benefits: This program provides continued development of the Regional Trails Master Plan to support alternative modes of transportation and outdoor recreation. Protects existing open space and natural/sensitive environmental areas by providing concentrated public access.

Costs: TBD

Bond Funding: TBD

Other Funding: Federal and State Grants

Fiscal Year Project Start and Finish Date: Start FY 2015/16, Finish TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Cost: Pima County calculates the average annual cost of maintaining existing natural open space at approximately \$60 per acre.

Regional Benefits: The Sonoran Desert is the region's most valuable natural asset. Access to natural open space provides sustainable economic development through tourism, and promotes community health.

Supervisor District: 1

Jurisdiction: Pima County

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority:

Project Name: River Park Acquisition and Development

Location: Canada del Oro River Park Corridor

Scope: Includes planning, design, and construction of a continuous multi-use path system along the Canada del Oro. The following locations in unincorporated Pima County are the highest priority for the Town of Oro Valley:

- La Canada Drive to La Cholla Drive (along the southeast bank of the CDO)

Benefits: This project will provide enhanced connectivity with existing river parks along the Canada del Oro, Santa Cruz and Rillito rivers.

Costs: TBD

Bond Funding: TBD

Other Funding: N/A

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Cost: Future O&M costs of parks within unincorporated Pima County will be the responsibility of Pima County.

Regional Benefits: The extensive linear park system enables a broad range of recreational uses while providing alternate modes of transportation for Pima County residents and visitors.

Supervisor District: 1

Jurisdiction: Pima County

Revised: April 2, 2013

2014 Bond Election Proposed Project

Priority:

Project Name: Public Park Trail Access

Location: The following locations in unincorporated Pima County are the highest priority for the Town of Oro Valley:

- Public access to Tortolita Mountain Park from Chalk Mine Trailhead (TH076) and Vulture Peak Trail (TH079)
- Public access to Canada Del Oro from Overton Trailhead (TH002)

Scope: Includes planning design and construction of both natural and urban pathways providing paved and unpaved parking areas, signage, fencing, entry monuments, and water sources as available.

Benefits: This program provides continued development of the Regional Trails Master Plan to support alternative modes of transportation and outdoor recreation. Protects existing open space and natural/sensitive environmental areas by providing concentrated public access.

Costs: TBD

Bond Funding: TBD

Other Funding: TBD

Fiscal Year Project Start and Finish Date: Start FY 2015/16, Finish TBD

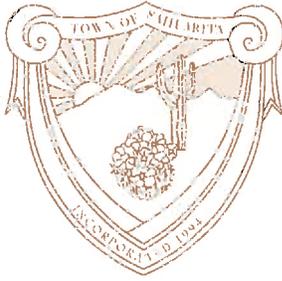
Project Management Jurisdiction: Pima County

Future Operating and Maintenance Cost: Future O&M costs of trailheads in unincorporated Pima County will be the responsibility of the County.

Regional Benefits: The Sonoran Desert is the region's most valuable natural asset. Access to natural open space provides sustainable economic development through tourism, and promotes community health

Supervisor District: 1

Town of Sahuarita



Town of Sahuarita

Office of the Town Manager

Date: April 15, 2013
To: C.H. Huckelberry
County Administrator
From: James R. Stahle
Sahuarita Town Manager
Subject: New Bond Project Requests

Charles
Mr. Huckelberry,

The Town of Sahuarita had originally submitted a single Bond Project request, the Anamax Pool and Recreation Complex, on the Pima County Bond Committee's list for the past seven years. This project was identified as, and still is, a community need and high priority in Sahuarita.

In 2010, the Town enlisted the services of a consultant to refine the cost related to the Anamax Pool and Recreation project to stay within the original cost projection. Measures included deleting the competition pool that appeared in the original plan and gather specific needs through a public input process on what the facility should incorporate into the final design. The results of the study showed the complex's cost estimate had increased to \$15.88 million dollars from the original \$12.62 million dollars submitted in 2006.

The Town has looked forward to the Bond funding the additional park facilities. Unfortunately the Town's future funding ability is minimal, if at all. In order to address the community need for this complex, Sahuarita respectfully requests the Pima County Bond Committee's consideration to increase the original request for this project by an additional \$3.23 million dollars.

Attached are the revised project sheet and conceptual plan for the Anamax Pool and Recreation Complex. The benefits to the region and the Town include a safe complex in partnership with the YMCA for youth and families to keep actively engaged for a healthier community.

Thank you for your consideration of this request to adjust the funding for our project.

Sincerely,

James R. Stahle, Town Manager

Cc: Farhad Moghimi, Assistant Town Manager
Debbie Summers, Parks & Recreation Director

Attachments: Anamax Park and Recreation Center Pool Complex

Department: Town of Sahuarita Parks and Recreation Department
Date: Updated April 15, 2013

Future Bond Election Proposed Project

Priority: A

Project Name: PR 181 – Sahuarita Pool and Recreation Complex

Location: 18000 block of South Camino de las Quintas between Interstate 19 and La Canada Drive

Scope: A multi-generation, multi-use, single pool and indoor recreation facility

Benefits: There is no public, multi-use pool complex or significant indoor community recreation facility in the Town or the surrounding area at this time. Construction of this project would benefit youth, adults, seniors and families of the Town of Sahuarita, as well as residents in the region surrounding the Town limits by addressing their currently unmet needs. The pool complex would be used for general recreation purposes, including swim lessons, fitness programs and community events. The indoor community recreation facility would serve people of all ages throughout the Town and the surrounding region with drop in, social and organized activities including a variety of unorganized or open use activities a gymnasium or meeting rooms can provide as the public demands or needs it. A variety of youth and adult programs will be made available to residents of the region. This community recreation pool and indoor recreational facility will allow maximum utility and benefit the varied and diverse needs of the greater region not currently being met, including the future residents of the region.

Costs: \$15,880,500 (Not including land or land improvements the Town has already contributed).

Bond Funding: \$15,880,500 (\$12,000,000 in Tier 1 and \$652,000 in Tier 2 recommendation and this updated request for an additional \$3,228,500 for consideration)

Other Funding: The Town of Sahuarita has already provided the property on which the facility will be located valued at approximately \$810,000 and has put in place the necessary infrastructure, planning and design for the project's future development as Phase 1 at an additional cost of \$1,000,000.

Fiscal Year Project Start and Finish Date: Estimate beginning the project FY17/18 and complete in FY19/20.

Project Management Jurisdiction: The Town of Sahuarita will manage design and construction of this project in collaboration with Pima County and the YMCA of Metropolitan Tucson. (YMCA)

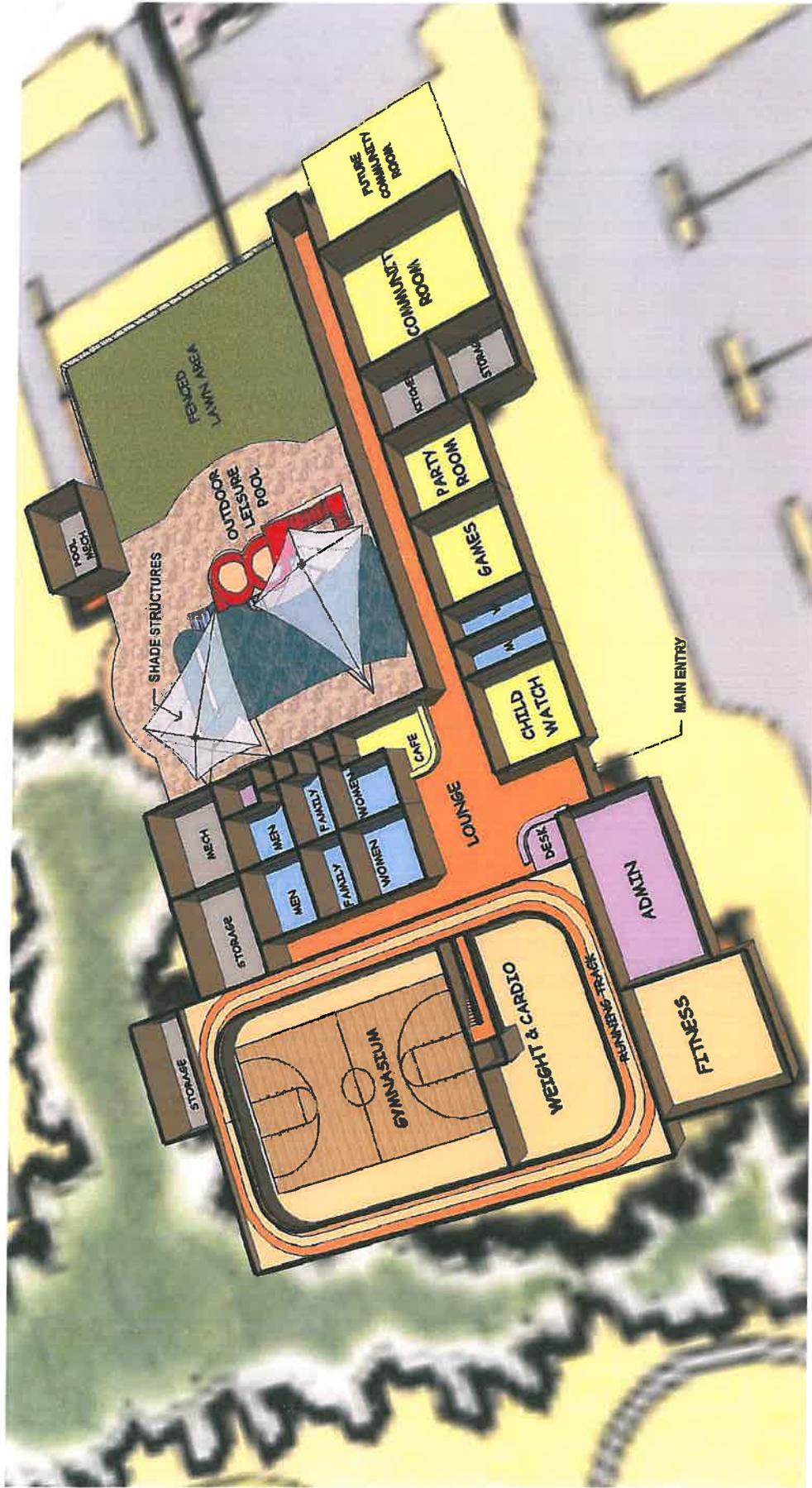
Future Operating and Maintenance Costs: The Town of Sahuarita will be responsible for operation and maintenance of the facility in collaboration with the YMCA. Annual operating and maintenance has been estimated by the YMCA and the Town's program consultant to be approximately \$800,000 to \$900,000 per year.

Regional Benefits: In addition to being of great benefit to the Town of Sahuarita, as stated above, these facilities would be available for use by residents of unincorporated areas of Pima County, such as Green valley and other areas outside the Town boundaries, but in the proximity to the Town.

Supervisor District of Project Location: Ray Carroll (Substantially benefit areas of Supervisor Valadez's and Bronson's districts.

For Internal Use Only:

Specific County Administrator Contemporary Issue being addressed with expenditure

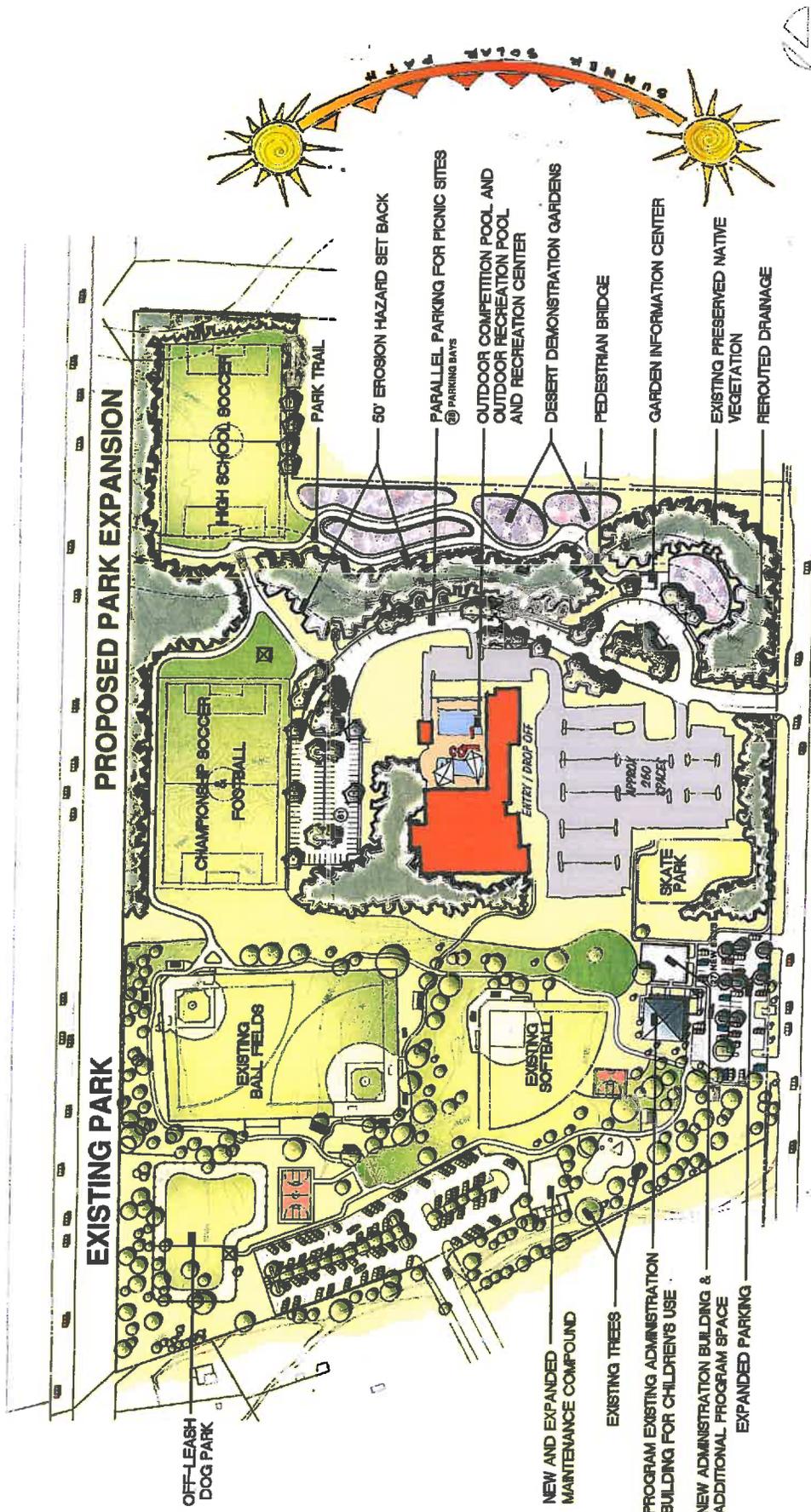


FLOOR PLAN

1

ANAMAX PARK RECREATION CENTER & POOL COMPLEX

MAY 12, 2010



MAY 11, 2010

BARKER RINKER SEACAT
ARCHITECTURE

SITE PLAN

2

REVISED ANAMAX PARK EXPANSION MASTER PLAN

PROJECT ESTIMATE	
BUILDING CONSTRUCTION COST	\$11,286,000
SITE COSTS	\$ 654,000
SOFT COSTS	\$ 1,552,300
CONTINGENCY	\$ 1,349,200
SALES TAX	<u>\$ 1,039,000</u>
TOTAL PROJECT COST	\$15,880,500

SOFT COSTS INCLUDES DEVELOPMENT COSTS, ENGINEERING AND ARCHITECT FEES, FURNITURE FIXTURES AND EQUIPMENT, WATER AND SEWER TAP FEES AND REIMBURSABLE EXPENSES. THE TOTAL PROJECT COST IS SHOWN IN 2010 DOLLARS, ASSUMING AN INFLATION FACTOR UP TO THE YEAR 2014 COULD INCREASE THE TOTAL PROJECT COST BY FOUR OR FIVE MILLION DOLLARS.

PROJECT ESTIMATE

3

ANAMAX PARK RECREATION CENTER & POOL COMPLEX

MAY 12, 2010



**Anamax Park Recreation Center and Pool Complex
PROJECT BUDGET SUMMARY
11-May-10**

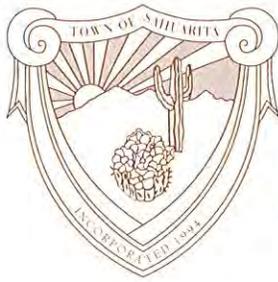
Project Component	Quantity	Unit Cost	Cost
1. FACILITY CONSTRUCTION			\$11,286,000
Building Construction (No Site)	56,906 SF	\$198	\$11,286,000 See BRS Draft Facility Program
2. OFF-SITE CONSTRUCTION			\$0
3. SITE CONSTRUCTION (3 acre site)			\$654,015
Overlot Grading & Prep	2,420 CY	\$4	\$9,684 Ave curbill of 3-ft x 6 acres outside bldg
Parking Lot & Internal Drives	216 cars	\$1,732	\$374,603 asphalt paving, curb & gutter
Access Drive	200 LF	\$143	\$28,533 24 ft w/ curb
Entry plazas	4,000 SF	\$5	\$21,603 scored grey concrete
Sidewalks	400 LF	\$16	\$6,522 5ft wide
Water & Sewer extensions to Building	200 LF	\$44	\$8,764 total length & cost for both
Fire Loop & 4 hydrants	600 LF	\$55	\$33,016
Parking & Pedestrian Lighting	7 EA	\$3,821	\$26,749 sid cut-off parking, plaza bollards
Site Signage & Furniture	1 LS	\$35,000	Allowance
Landscaping & Irrigation	-1,898 SF	\$6	-\$10,638 (1/2acres) 23,800sf x \$6.00/sf ave
Park & Active Recreation Improvements	1 Allow	\$20,000	Misc. improvements on site
Pool Backwash structures	1 Allow	\$50,000	Allowance
Misc Site Costs	1 LS	\$150,000	\$50,000 Allowance includes fencing
4. OTHER PROJECT DEVELOPMENT COSTS			\$1,552,334
Professional Fees			\$1,015,710 7.5% of Bldg, Off-Site, Site, Conting
FFE - Furniture, Fixtures & Equipment			Allowance for furniture, rec equip, misc
Exercise Equipment	4,600 SF	\$56	\$257,812 Allowance per s.f. of fitness
General FF&E	56,906 SF	\$2	\$113,811 Allowance per s.f. of building area
Computer Equipment	1 Allow	\$10,000	Allowance
Other Special Equipment	1 Allow	\$10,000	Allowance
Plant Investment / Tap Fees			\$50,000 Allowance for water, sewer, other util. fees
Construction testing & Survey			\$40,000 Soils & Materials testing, land survey
Reimbursable Expenses			\$40,000 Document printing, deliveries, travel
Plan Review Fees			\$15,000
5. SUB-TOTAL ALL PROJECT COSTS			\$13,492,349
6. CONTINGENCY		10%	\$1,349,235
7. Sales Tax		7%	\$1,038,911
8. GRAND-TOTAL ALL PROJECT COSTS			\$15,880,495
9. Unit Cost (\$/SF) Incl Items 1,2,3,6			\$282
10. Unit Cost (\$/SF) Incl Items 1,6			\$220

Cost Items Not Included:

Import / Haulaway of of structural fill, Owner's Representative, Legal fees, Land acquisition, Sales tax

© 2010 Barker Rinker Seacat Architecture





Town of Sahuarita

Office of the Town Manager

Date: April 12, 2013
To: C.H. Huckelberry
County Administrator
From: James R. Stahle
Sahuarita Town Manager
Subject: New Bond Project Requests

Mr. Huckleberry,

The Town of Sahuarita has had a single Bond Project request, the Anamax Pool and Recreation Complex, on the Pima County Bond Committee's list for the past seven years. This project was identified as, and still is, a community need and high priority in Sahuarita. Since then, the Town has continued to grow and Sahuarita is now experiencing a deficit in sports fields.

The Town has looked forward at the financial ability to fund additional parks/sports fields. The Town's future funding ability is minimal, if at all. Including the current Pool and Recreation Complex project, Sahuarita respectfully requests the Pima County Bond Committee's consideration of two additional projects. I understand that Pima County has earmarked \$10,000,000 for future public parks and sports fields.

This request is for a portion of the funding to add much needed soccer and football field capacity at two Sahuarita parks, which will also serve the greater southern Pima County region. Both projects will be for construction of additional lighted sports fields in two of our existing facilities; the Quail Creek-Veterans Municipal Park and the North Santa Cruz Park.

Attached are the two new project sheets and conceptual plans developed by Town staff in response to the current field deficit, as expressed to the Town by the eleven youth organizations currently using existing Town fields.

The benefits to the region and the Town include safe and sufficient playing and practice fields located closer to home for the area's youth. Additional fields will also help reduce the County wide deficit in youth multi-purpose sports fields. Thank you for your consideration of this request.

Sincerely,

James R. Stahle, Town Manager

Cc: Farhad Moghimi, Assistant Town Manager
Debbie Summers, Parks & Recreation Director

Attachments: North Santa Cruz Park - Conceptual Plan & Future Bond Election Proposed Project Sheet
Quail Creek – Veterans Municipal Park - Conceptual Plan & Future Bond Election
Proposed Project Sheet

Department: Town of Sahuarita Parks and Recreation Department
Date: April 8, 2013

Future Bond Election Proposed Project

Project Name: North Santa Cruz Park - Phase II

Location: 14455 S. Rancho Sahuarita Boulevard

Scope: Design and construction of improvements as Phase II of the master park plan completed in 2007 with modifications. Modifications include but are not limited to two lighted, multi-use sports playing fields, a restroom/storage facility, walking paths, ramadas with picnic amenities and associated park landscaping irrigation and additional vehicular parking. This project is changed from the original scope and plan to accommodate a growing community need in which multi-purpose fields are supplanted for baseball/softball fields.

Benefits: This project will address the rapidly increasing community need for additional lighted, multi-purpose sports fields and the growing need for the community's youth to play soccer. The public will benefit from these improvements through the increase in quantity of fields so users can participate in recreational opportunities closer to home in a safe clean environment. This project is part of the overall concept plan approved in 2007 for North Santa Cruz Park with Phase I currently developed on 14 acres and expanding another 10 acres in Phase II. Current facilities include a very small restroom with three stalls, a covered playground, ramadas with picnic facilities, a skate park, a basketball court, parking and landscaping. Current parking is not adequate. In 2012, Pima County and a local interest group built a two-field softball complex in the Canoa Ranch area to serve the senior population. The Town has also worked with the Sahuarita Unified School District to recondition two softball fields at another public facility. With the additional community softball facilities and the increased community need for public rectangle/multi-use fields, the current priority of new sports fields in Sahuarita is for multi-purpose fields. An increasing number of local soccer groups now use the Town's sports fields so current supply does not meet the demand. Adding these facilities will assist in the County wide youth sports field deficit which will provide the local community benefit. This project is part of the Town's Parks, Recreation, Trails and Open Space Master Plan and also included in the Town's future CIP Plan. The Town does not currently have the necessary funds for this project and future funds are not expected to be adequate to meet this need. The Town's public participation process will be a part of the new concept plan prior to a final design decision and *this project can be constructed in phases.*

Costs: Design and Construction estimate of \$3,000,000.

Bond Funding: \$3,000,000

Other Funding: The Town of Sahuarita has constructed a portion of the park (Phase I) for approximately \$3,000,000.

Fiscal Year Project Start and Finish Date: The project's start and finish dates will be determined as part of the Bond Program Implementation Phase. The Town has tentatively placed this in the 5-year Capital Improvement Plan based on the growing need for more public sports fields however, the Town currently has no means to pay for these facilities and funding in the future is unknown.

Project Management Jurisdiction: Town of Sahuarita will manage design and construction of this project.

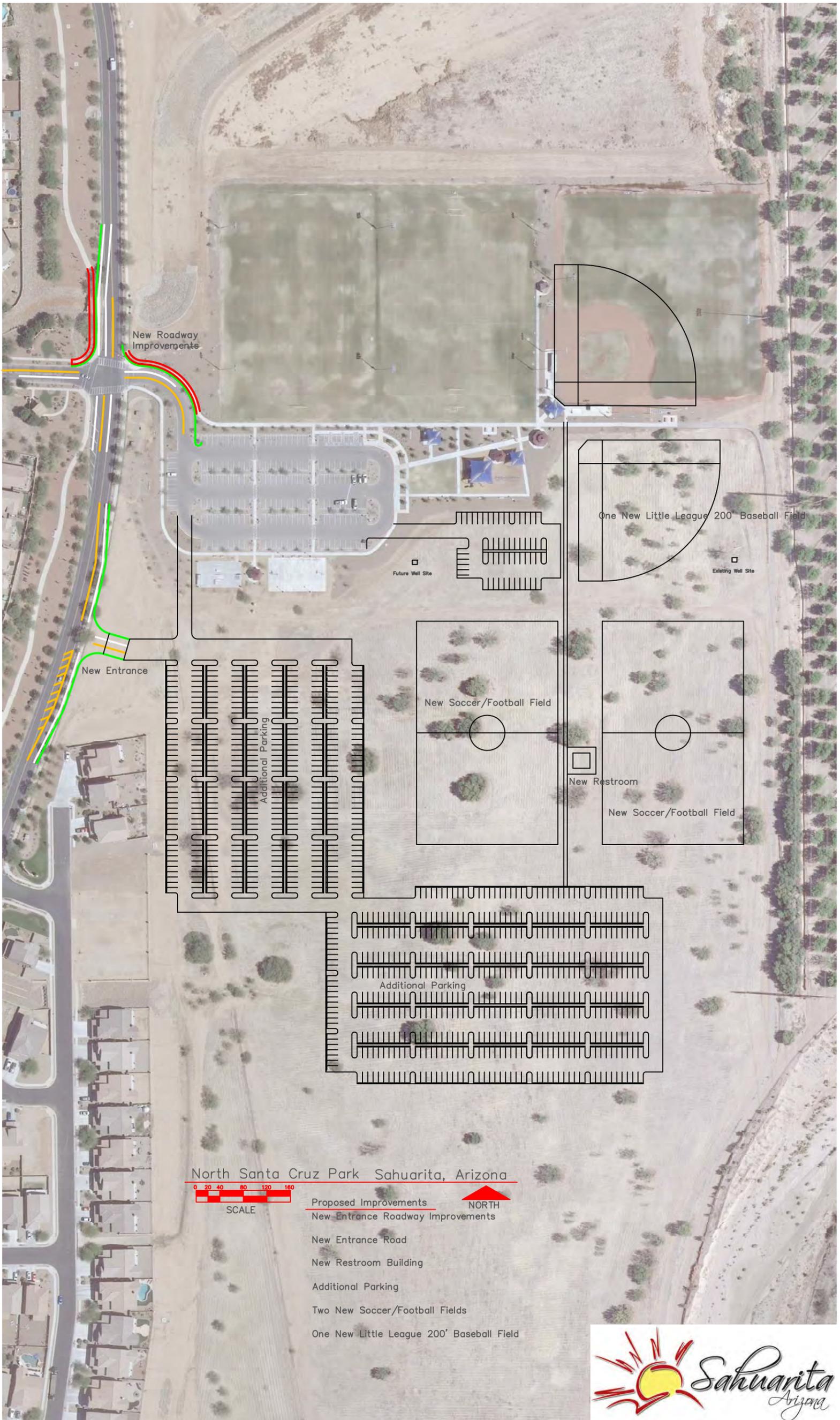
Future Operating and Maintenance Costs: Estimated to be approximately \$45,000 annually.

Regional Benefits: Adding two lighted, multi-use fields will help address the greater County wide need for additional youth sports fields and the facility is located in an underserved area.

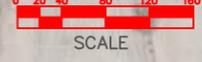
Supervisor District of Project Location: Ray Carroll

For Internal Use Only:

Specific County Administrator Contemporary Issue being addressed with expenditure



North Santa Cruz Park Sahuarita, Arizona



SCALE

Proposed Improvements
 New Entrance Roadway Improvements



NORTH

- New Entrance Road
- New Restroom Building
- Additional Parking
- Two New Soccer/Football Fields
- One New Little League 200' Baseball Field



CONCEPTUAL - APRIL 11, 2013

Department: Town of Sahuarita Parks and Recreation Department
Date: April 8, 2013

Future Bond Election Proposed Project

Project Name: Quail Creek -Veterans Municipal Park Phase II

Location: 1905 North Old Nogales Highway, directly across from the entrance to the Quail Creek community.

Scope: Design and construction of improvements in accordance with the Quail Creek-Veterans Municipal Park Plan, Phase II, including but not limited to four lighted, multi-use sports playing fields, restroom/storage facility, basketball court, walking paths, ramadas with picnic amenities and associated park landscaping irrigation and additional vehicular parking. This project is changed from the original scope and plan to accommodate a growing community need in which multi-purpose fields are supplanted for baseball/softball fields.

Benefits: This project will address the rapidly increasing community need for additional lighted, multi-purpose sports fields. Building these fields will address the growing need for the community's youth to play soccer. The public will benefit from these improvements through the increase in quantity of fields so users can participate in recreational opportunities closer to home in a safe clean environment. This project is part of the overall concept plan approved in 2007 for Quail Creek-Veterans Municipal Park with Phase I currently developed on six of twenty-five acres with a scope change based on increased community needs. Current facilities include a small restroom with two stalls, a two acre dog park, covered playground, a large ramada with picnic facilities, parking and landscaping. In 2012, in cooperation, Pima County and a local interest group built a two-field softball complex in the Canoa Ranch area to serve the senior population. The Town has also worked with the Sahuarita Unified School District to recondition two softball fields at another public facility. With the additional community softball facilities and the increased community need for public rectangle/multi-use fields, the current priority of new sports fields in Sahuarita is for multi-purpose fields. An increasing number of local soccer groups now use the Town's sports fields so current supply does not meet the demand. Adding these facilities will assist in the County wide youth sports field deficit which will provide the local community benefit. This project is part of the Town's Parks, Recreation, Trails and Open Space Master Plan and also included in the Town's CIP Plan. The Town does not currently have the necessary funds for this project and future funds are not expected to be adequate to meet this need. The Town's public participation process will be a part of the new concept plan prior to a final design decision and *this project can be constructed in phases.*

Costs: Design and Construction estimate of \$3,900,000.

Bond Funding: \$3,900,000

Other Funding: The Town of Sahuarita has constructed a portion of the park (Phase I) for approximately \$2,000,000. The Quail Creek Community Facility District is to provide for the ongoing maintenance expenses.

Fiscal Year Project Start and Finish Date: The project's start and finish dates will be determined as part of the Bond Program Implementation Phase. The Town has tentatively placed this in the 5-year Capital Improvement Plan based on the growing need for more public sports

fields however, the Town currently has no means to pay for these facilities and funding in the future is unknown.

Project Management Jurisdiction: Town of Sahuarita will manage design and construction of this project.

Future Operating and Maintenance Costs: Estimated to be approximately \$45,000 annually.

Regional Benefits: Adding four lighted, multi-use fields will address the greater County wide need for additional youth sports fields and the facility is located in an underserved area.

Supervisor District of Project Location: Ray Carroll

For Internal Use Only:

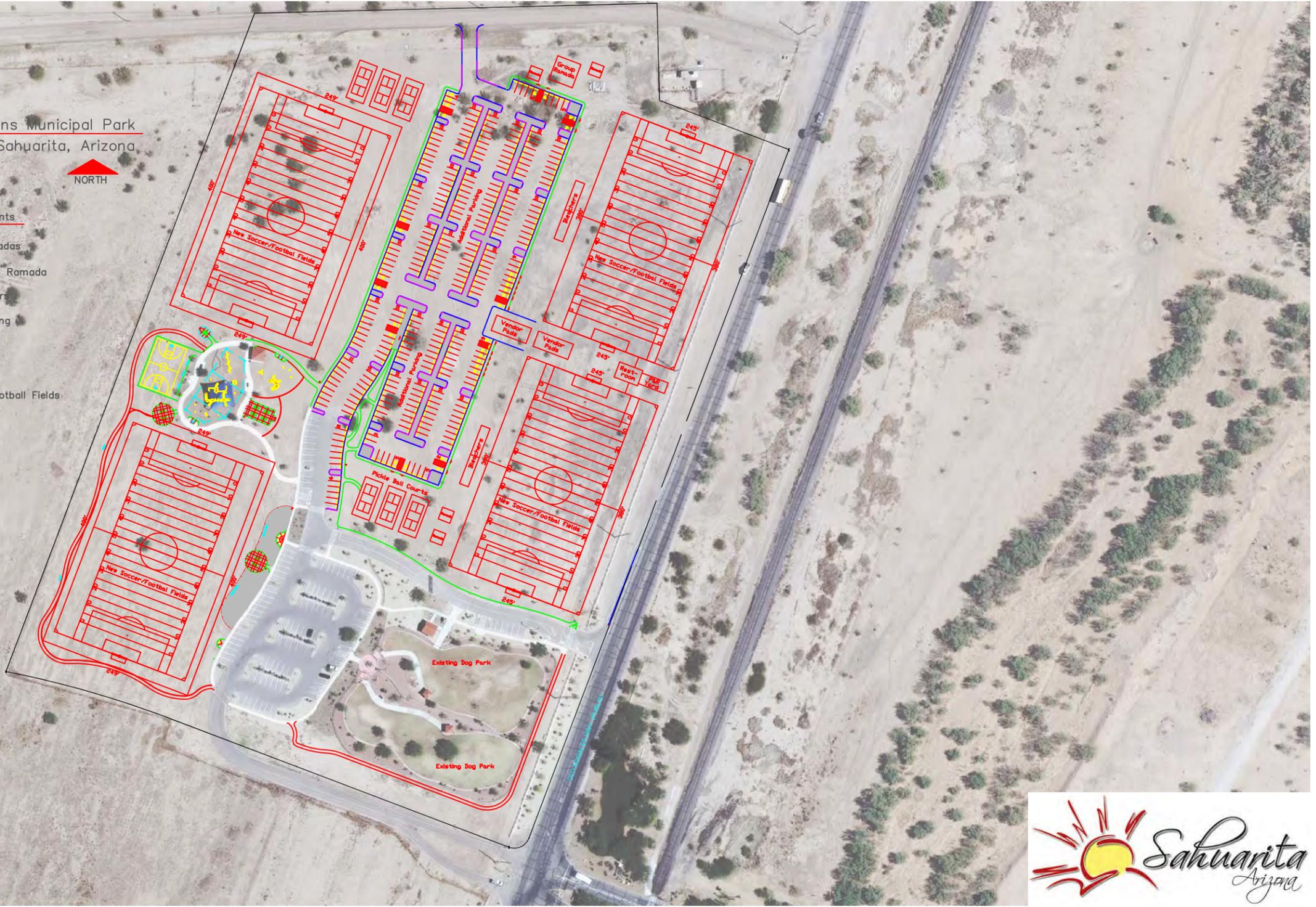
Specific County Administrator Contemporary Issue being addressed with expenditure

Quail Creek – Veterans Municipal Park
Sahuarita, Arizona



Proposed Improvements

- Four 20' x 20' Ramadas
- One 40' x 40' Group Ramada
- Two Sets of Bleachers
- New Restroom Building
- New Vendor Areas
- Additional Parking
- Four New Soccer/Football Fields
- Six Pickleball Courts



CONCEPTUAL - APRIL 11, 2013

Department: Sahuarita Town Manager Dept.
Date: May 13, 2013

2014 Bond Election Proposed Projects Template

Project Name: Town of Sahuarita Business Center

Location: Town of Sahuarita Municipal Complex

Scope:

A new 10,000 sq. ft. Business Center located at the Municipal Complex, adjacent to the intersection of Starlight View Way/Sahuarita Center Way.

Benefits:

Facilities are needed in the Town Center area of Sahuarita to accommodate activities such as high tech research and development, incubator/office space and conference facilities for business and community meetings. The Sahuarita Municipal Complex was designed to accommodate another two story building as part of future expansion plans. Constructing this building now, as the Sahuarita Business Center, on land owned by the Town and within the Municipal Complex, would enable local businesses to access a facility from which to grow their companies and keep them here in Sahuarita. Currently, no such facilities exist and none have been planned by any developers or landowners.

Costs:

Total = **\$3,162,500** (Design = \$250,000, Construction = \$2,500,000, Contingency = \$412,500)

Bond Funding: \$3,162,500

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

None identified at this time

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

Design to start FY14, Construction to start FY15, project completion FY16

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)

Town of Sahuarita

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount.

If O&M will be paid by other jurisdiction, include the jurisdiction.)

Annual O&M of \$37,500 to be paid by the Town of Sahuarita

Ongoing operational expenses for a new building will include utilities costs such as electricity, gas, water and wastewater, and other normal building expenses, such as furnishings, cleaning, security, and other maintenance costs. These future operational costs will be identified as part of the final design efforts when details of the new building are available.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

The Town of Sahuarita grew at a rate of 700% in population during the period from 2000 to 2010. Growth continues, albeit at a slower 2% annual rate. The Town Council adopted a Strategic Plan for Economic Development in 2009 as creation of a local, diversified, and self- sustaining economy is essential for our

community. The Town's workforce was also surveyed and quantified. A significant number of technical and engineering, including aerospace, workers live in the Town. However, 60% of those well- educated and highly skilled workers commute to Tucson for employment. Sixty six percent of the above 60% want to work in Sahuarita at a job commensurate with their education and skill level. Many of them want to open businesses of their own, here in Sahuarita. Additionally, in 2011, the Town identified 150 entrepreneurs, 38% of which would like to build their businesses to the point of moving to a facility outside of the home. Currently, there are no existing or planned employment center facilities in the Town. There are also very few places where clubs, associations, and service/non- profit businesses can conduct meetings within the Town. Having this facility would enable local businesses to promote themselves within the regional trade area, including Green Valley and south to the Mexican border. This will be particularly important as the aerospace/defense corridor takes shape. Additionally, a range of service businesses and non- profits would have a location from which to develop and promote their products and services.

Supervisor District of Project Location:

District 2 - Ramón Valadez

DRAFT

City of South Tucson

Jurisdiction: City of South Tucson

Date: March 2013

2008 Bond Election Proposed Project

Priority: A

Project Name: El Paso Southwestern Greenway Construction (South Tucson)

Location: South 11th Avenue to South 6th Avenue along abandoned EPSW rail line

Scope: The overall concept for the Greenway is to create a divided urban, multi-use path for bicyclists and pedestrians, which will include a 12-foot wide shared-use path, landscaping and an 8-foot wide decomposed granite path.

Benefits: The pathway will extend along a corridor that was once used by the railroad, from north of downtown Tucson, through the City of South Tucson to the Kino Sports Complex. The new path will be car-free and will connect to other regional bikeways and to many of the neighborhoods that the path travels through. The South Tucson portion of the Greenway passes within a few blocks of two elementary schools and would encourage transportation alternatives and healthy and safe outdoor activity by young people of the adjacent neighborhoods.

Costs: \$1,500,000

Bond Funding: \$1,500,000

Other Funding: none

Fiscal Year Project Start and Finish Date: 2015 start and finish

Project Management Jurisdiction: City of South Tucson

Future Operating and Maintenance Costs: City of South Tucson will maintain area

Regional Benefits: The EPSW Greenway will provide safe, attractive connections to existing and planned transportation routes throughout the region, including the University Bikeway and the 3rd Street Bike Boulevard. The southeast end of the Greenway will join an established trail system at the Kino Environmental Restoration Project. The Greenway will connect to the Julian Wash Pathway (along the UPRR right-of-way) which connects to the County's Urban Loop Trail system.

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Jurisdiction: City of South Tucson

Date: March 2013

2008 Bond Election Proposed Project

Priority: A

Project Name: 40th Street Drainage

Location: From East 40th Street and South 4th Avenue along West and East 40th Streets, West 38th Street, South 8th Avenue and West 37th Street to West 37th Street and Interstate 10.

Scope: Constructs underground culvert to carry storm water to drain under Interstate 10.

Benefits: Mitigate drainage issues at our most successful commercial facility (Fiesta Mercado/Food City), the 60-unit owner-occupied town-home residential development (Valle del Sur) directly west of Food City as well as alleviating flooding around Mission View Elementary School.

Costs: \$3,000,000

Bond Funding: \$3,000,000

Other Funding: \$3,000,000

Fiscal Year Project Start and Finish Date: 2015 start and finish

Project Management Jurisdiction: City of South Tucson

Future Operating and Maintenance Costs: To be determined

Regional Benefits: Makes whole drainage system from Tucson through South Tucson to Santa Cruz River

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Jurisdiction: City of South Tucson

Date: March 2013

2008 Bond Election Proposed Project

Priority: A

Project Name: South 7th Avenue between West 28th and 29th Streets

Location: South 7th Avenue between West 28th and 29th Streets

Scope: Install an underground drainage pipe along the roadway at South 7th Avenue between West 28th and 29th Streets and conveying floodwaters to the existing ADOT Detention Basin west of 12th Avenue.

Benefits: Corrects regular flooding of South 7th and 8th Avenues by conveying the stormwater exiting out of the existing underground drainage structure underneath South 6th Avenue at 29th Street unto South 7th Avenue north to West 28th Street and then westerly to the existing ADOT Detention Basin west of South 12th Avenue. Once completed project will improve drainage capacity near Ochoa Elementary School in the northwestern quadrant of South Tucson. Pedestrians (mainly children) will benefit by not having storm-water accumulate, thus allowing them to safely cross the intersection

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: none

Fiscal Year Project Start and Finish Date: 2015-2016 start and finish

Project Management Jurisdiction: City of South Tucson

Future Operating and Maintenance Costs: To be determined

Regional Benefits: Contributes to completing flood control infrastructure

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Jurisdiction: City of South Tucson

Date: March 2013

2008 Bond Election Proposed Project

Priority: A

Project Name: Economic Development Land Bank

Location: City of South Tucson, specific sites to be determined

Scope: Purchase of land to provide for commercial and mixed-use development

Benefits: Small amount of development appropriate vacant land would be directed to commercial (retail, hotel/motel, restaurant, etc.). Limit non-profit acquisitions. Build South Tucson sales tax base to preserve continued fiscal viability.

Costs: \$10 million

Bond Funding: \$10 million

Other Funding: Possible private or grant funding to be determined

Fiscal Year Project Start and Finish Date: Earliest possible date, continuing revolving fund.

Project Management Jurisdiction: City of South Tucson or Pima County

Future Operating and Maintenance Costs: Assumed by successful developers

Regional Benefits: City of South Tucson's self sustaining fiscal viability and economic growth have clear benefits to Downtown, easy access to employment centers and other surrounding City of Tucson areas, and by extension, to the entire region.

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Jurisdiction: City of South Tucson

Date: March 2013

2008 Bond Election Proposed Project

Priority: A

Project Name: East 32nd ½ Street Drainage

Location: From Drainage bridge under Union Pacific Railroad between South 32nd and South 33rd Streets, north under South 2nd Avenue to 32nd Street, and west under South 32nd Street to connect to existing underground drain at South 3rd Avenue and East 32nd Street.

Scope: Captures water at largest intake of storm runoff into the City of South Tucson, and connects existing underground drain previously built during South 4th Avenue construction and then to ADOT detention basin at West 29th Street and Interstate 10 through west connection scheduled under 2004 Bonds.

Benefits: Completes major drainage and flood control infrastructure through central City of South Tucson

Costs: \$2,200,000

Bond Funding: \$2,200,000

Other Funding: none

Fiscal Year Project Start and Finish Date: 2015 start and finish

Project Management Jurisdiction: City of South Tucson

Future Operating and Maintenance Costs:

Regional Benefits: Appropriately connects regional storm drainage through City of South Tucson

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

City of Tucson



**CITY OF TUCSON
OFFICE OF THE MAYOR**

JONATHAN ROTHSCHILD
MAYOR

255 WEST ALAMEDA
P.O. BOX 27210
TUCSON, ARIZONA 85726-7210
PHONE: (520) 791-4201
FAX: (520) 791-5348

April 26, 2013

C. H. Huckelberry, County Administrator
Pima County Governmental Center
130 W. Congress St.
Tucson, AZ 85701-1317

Dear Mr. Huckleberry:

In response to your correspondence dated February 27, 2013 regarding future Pima County Bond Election Planning and Performance Audit, please be advised that Parks and Recreation Department staff have completed the initial data entry phase of the performance audit for parks projects. All of the actual site visits for the facility inspections have been completed with Pima County staff.

As I am sure you are aware, the City has created a Bond Committee to determine what projects the City should take responsibility for bonding and the scope of its capacity. The Bond Committee will present a unified bond proposal to the County Bond Committee which, hopefully in conjunction with County proposals, will be a package which the City can endorse.

As part of the proposal, you will receive from the City Bond Committee an Economic Development proposal in accordance with the request you made to the other jurisdictions.

The determination to support the Bond Proposal by City residents will depend on a bond package which is equitable for all citizens.

The enclosed is provided only as a starting point for your Bond Committee to review. When the City has completed its process, it will deliver to your committee what it expects to be included in the bond. We will do our best to expedite the process.

Sincerely,

Jonathan Rothschild
Mayor

Cc: Richard Miranda, City Manager



April 26, 2013

CITY OF
TUCSON

OFFICE OF THE
CITY MANAGER

C. H. Huckelberry, County Administrator
Pima County Governmental Center
130 W. Congress Street
Tucson, AZ 85701-1317

Re: Future Pima County Bond Election Planning and Performance Audit

Dear Mr. Huckelberry:

In response to your correspondence dated February 27, 2013 regarding future Pima County Bond Election Planning and Performance Audit, please be advised the City of Tucson Parks and Recreation Department staff have completed the initial data entry phase of the performance audit for park projects. All of the actual site visits for the facility inspections have been completed with Pima County staff.

Staff have also met with the Mayor and respective Council Members to review current priorities for bond project proposals previously considered by the Pima County Bond Advisory Committee. Those discussions also included consideration for new bond project proposals. A summary of the results of those conversations is provided herein.

Updated Tentatively Approved Bond Projects

The Mayor and Council continue to support all of the City of Tucson tentatively approved bond project recommendations. The existing scope and/or project funding remain the same except for the following:

PR 6 Reid Park Zoo Africa Expansion – This project was completed with other funding; however, the Reid Park Zoological Society and Parks and Recreation Department desire to submit a project scope change for consideration. A project description form for a new **Reid Park Zoo Hippo Exhibit** for \$3,750,000 is attached. (Attachment 1)

PR 13 Southeast Regional Park (Esmond Station Regional Park) – This project provides for second phase development of the Southeast Regional Park facility in the amount of \$2,400,000. A 2004 Pima County Bond project in the amount of \$6,000,000 called for land acquisition and

Mr. C.H. Huckelberry

April 26, 2013

Page 2 of 7

first phase development of this park (\$4 million and \$2 million respectively). However, the Mayor and Council recently approved the transfer of the responsibility of this project to Pima County with a scope change to utilize the total amount of funding for land acquisition. Therefore, this proposed project should indicate the project management jurisdiction as Pima County and the anticipated project cost should be increased by a minimum of \$4,400,000 to accommodate the initial phase of development of the park.

PR 18 El Pueblo Center Improvements – The anticipated project cost is increased by \$500,000 to \$2.5 million and a revised project description form is attached. (Attachment 2)

PR 19 Freedom Center Expansion – The anticipated project cost is increased by \$500,000 to \$2.5 million to include Freedom Pool improvements and water slide, a strongly supported amenity during the bond planning process. A revised project description form is attached. (Attachment 3)

PR 28 Lincoln Park Improvements – The project scope has been revised as a result of recent improvements at the park. A revised project description form is attached. (Attachment 4)

PR 267 Sentinel Peak – A Mountain Park Improvement Project – There are no additional changes to this project but there have been citizen comments at the Bond Advisory Committee meetings requesting that the committee remove this project from consideration as the Mayor and Council directed revisions to the park's Master Plan have yet to be completed. At its December 14, 2010 meeting, the Mayor and Council unanimously approved the Sentinel Peak Master Plan as brought forward with the exception of any portions of the Master Plan that refer to the loop road and the eastern overlook closures or changes from current usage and directions of traffic. (See attached minutes – Attachment 5) The motion also provided direction to remove any reference to closure of the loop road or parking at the eastern overlook and there should be no plans to include those closures now or in the future.

Staff will follow that direction of Mayor and Council and make the appropriate changes to the Master Plan. It is important to note that City project managers are engaged in the management of currently active projects. Those active projects are a higher priority than revising the Master Plan as many of these projects have completion deadlines that must be met in order to comply with funding requirement of various sources and existing IGAs.

The Mayor and Council's intentions regarding the Master Plan for future improvements and development are clear and any future development will comply with their direction. The project description as submitted remains the same, makes no reference to loop road and eastern overlook closures, and does not need to be revised as a result of the approved Master Plan. It should be noted that the proposed bond funding of \$2.5 million represents only half of the anticipated cost. (Attachment 6)

Reconsideration of Previously Submitted Projects

The Mayor and Council are requesting the Bond Advisory Committee reconsider the following previously submitted bond project proposals.

- **PR 46 Kennedy Park Improvements and Expansion (Ward 1)** – A revised project description form that identifies a significantly revised scope and project cost (\$2.5 million) for the replacement of lighting and irrigation systems and construction of concessions facilities for a tournament-level sports facility is attached. (Attachment 7)
- **PR 11 Clements Senior Center Construction (Ward 4)** – This is a shovel ready project with plans complete and ready to submit for permits. A revised cost (\$4.5 million) and project description form is attached. (Attachment 8)
- **PR 14 Silverlake Park Expansion (Ward 5)** – (Attachment 9)
- **PR 42 Quincie Douglas Center Expansion (Ward 5)** – (Attachment 10)

New Bond Project Proposals

Due to the length of the planning process for the proposed bond package, new/additional needs have surfaced and the Mayor and Council are requesting the Bond Advisory Committee consider three new projects for approval and funding. New project proposal forms for each are attached.

Murrieta Park Improvements (Ward 1) – This project is the design and construction of improvements to the park based on recent master planning to include a new tournament level sports complex and associated amenities as well as a new swimming pool, multiuse paths and other related park infrastructure. A new project description form is attached. (Attachment 11)

South 12th Avenue Cultural and Culinary Corridor (Ward 1) – The City previously applied for a federal Transportation Enhancement Grant in 2012 that was ranked as a high priority. Unfortunately, the program no longer exists and it is for this reason the City is requesting consideration for this new economic development project (\$1.5 million) that includes the master planning and infrastructure funding for pedestrian, bike and road improvements, shade, corridor signage, and art in a cultural district that celebrates the City's unique Mexican American cultural heritage and bring investment to a highly used transportation corridor. A new project description form is attached. (Attachment 12)

The Loft Cinema Renewal and Expansion (Ward 6) – This project anticipates a total cost of \$2.5 million with a request of \$500,000 in Pima County Bond funding. The project includes the renovation and expansion of the existing theater to incorporate upgraded digital technology, accessibility improvements and lobby expansion. A new project description form is attached. (Attachment 13)

Response to February 12, 2013 Correspondence to BAC and End Note Comments

Your correspondence dated February 12, 2013 to the Pima County Bond Advisory Committee provided an update to the tentatively approved bond projects list. The corresponding project tables included columns for project status updates and your comments on possible further adjustments to certain projects for the BAC's consideration as referenced in your endnotes. The following are the City's response to the endnotes concerning specific projects.

CD 1 Affordable Housing Program – Endnote 3

The City of Tucson is supportive of the initial recommended funding allocation in the amount of \$30 million. The availability of these funds for affordable housing attracts a significant amount of private sector investment. Affordable housing investment plays a major role in creating jobs and stimulating the local economy which is beneficial to the entire community.

CD 2 Neighborhood Reinvestment Program – Endnote 4

The City of Tucson is supportive of the initial recommended funding allocation in the amount of \$30 million. Neighborhoods within the City have benefitted significantly from this grassroots funding program. Prospective projects are initiated at the neighborhood level and are reflective of their specific needs and concerns for both parks and transportation projects. The involvement and participation by neighborhood stakeholders is valuable in determining the initial concept and scope of each respective project. However, the project scope is often revised from the original concept during the detailed planning and design process and must be reduced when the available funding is not sufficient to cover the entire cost of the project. Negotiations among the stakeholders are required in order to align the scope to meet the budget and these discussions take time to complete. In addition, the negotiation, approval and execution of the IGAs between the City and County take a significant amount of time. Streamlining that process would result in a timelier project implementation.

As I understand it, the 2004 Neighborhood Reinvestment Program did not initially require any jurisdictional matching funds. The projects are generated at the neighborhood level and submitted directly to the County; therefore the City did not budget matching funds. However, many of the projects included additional funding sources (CDBG, Back to Basics) to address scopes beyond the \$500,000 maximum grant as well as to support project design, permitting and project administration. The Pima County Neighborhood Reinvestment Program 2011-2012 Annual Report illustrates that the City of Tucson leveraged funding on 57 of the 96 projects in 1997 and 2004 programs. The report also indicates that the City of Tucson leveraged \$12.1 million of the total \$15.7 leveraged funding amount.

PR 34 Urban Greenways – Endnote 11

On October 15th 2010 City Parks and Recreation Department staff gave a detailed presentation on this project to the Bond Advisory Committee. The presentation focused on the revised project description to include the design and construction of various Urban Greenways (Arcadia, Alamo, Arroyo Chico, Atturbury) to provide trail connections to the perimeter river park system (The Loop) and urban core destinations such as parks, schools, shopping, hotels and tourist attractions. There were comments and questions from the committee regarding the project with the direction to return at a subsequent meeting to include more specifics for a \$15 million project. (See excerpts from pp 3-4 of October 15, 2010 BAC meeting minutes – Attachment 14) On November 19, 2010 City staff returned with an updated presentation that included more specifics including a segment to serve South Tucson. It was moved and seconded to tentatively approve \$15 million for this project and approved 18-0. (See excerpts from pp 5-6 of November 19, 2010 BAC meeting minutes and map – Attachment 15)

It is my position that the project has previously been substantially justified and that the BAC has agreed. Staff are prepared to give another presentation, but the information provided will be substantially the same as October/November, 2010.

PR 35 City of Tucson Sports Fields and Lighting - Endnote 12

Similar to above, on October 15, 2010 City Parks and Recreation Department staff and an electrical engineering consultant made a presentation to the Bond Advisory Committee. There was a PowerPoint presentation that addressed the City's specific sports fields and lighting needs as well as the BAC questions regarding the difference between maintenance and a capital project. It was moved and seconded to tentatively approve \$10 million for this project and approved 17-0. (See excerpts from pp 4-5 of October 15, 2010 BAC meeting minutes – Attachment 16)

It is my position that the project has previously been substantially justified and that the BAC has agreed. Staff are prepared to give another presentation, but the information provided will be substantially the same as October 15, 2010.

PR 103 Rillito Race Track Conversion – Endnote 14

There have been discussions involving the Ward 3 Council Office, members of the Board of Supervisors and City and County staff regarding the possible reallocation of 2004 Pima County bond funds for the development of athletic fields at the Rillito Race Track. Those considerations need to be finalized including the required amendments to the Bond Implementation Ordinance and existing IGA.

Mr. C.H. Huckelberry

April 26, 2013

Page 6 of 7

PR 220 Adaptive Recreation Center Expansion – Endnote 15

On October 15, 2010 City Parks and Recreation Director Fred Gray gave a presentation to the Bond Advisory Committee addressing previous questions about the Adaptive Recreation Center project. It was clarified that this proposal was to build the “dry” portion of the facility. A schematic rendering of the facility per the master plan was shown to the committee and there was public support shared. It was moved and seconded to tentatively approve \$12 million for this project and approved 17-0. (See excerpts from p 5 of October 15, 2010 BAC meeting minutes – Attachment 17)

It is my position that the project has previously been substantially justified and that the BAC has agreed. Staff and members of the Patrons of the Adaptive Recreation Center are prepared to give another presentation, but the information provided will be substantially the same as October 15, 2010.

In addition to the aforementioned referenced attachments, I have also included correspondence from Vice Mayor Regina Romero (Attachment 18) and Council Member Shirley Scott (Attachment 19) that provide additional comments and support for the Pima County Bond program in general and specifically for their respective priorities for funding consideration and approval.

Thank you for the opportunity to participate in the Bond Election Planning process. The City of Tucson as well as the other local jurisdictions will certainly benefit from Pima County bond funded projects.

Please advise if additional information or clarification is necessary.

Sincerely,



Richard Miranda
City Manager

cc: The Honorable Mayor and Council Members
The Honorable Chairman and Members – Pima County Bond Advisory Committee
The Honorable Chairperson and Members – Tucson Parks and Recreation Commission
Liz R. Miller, Deputy City Manager
Kelly Gottschalk, Assistant City Manager/CFO
Albert Elias, Assistant City Manager
Fred H. Gray, Jr., Director of Parks and Recreation

Mr. C.H. Huckelberry

April 26, 2013

Page 7 of 7

See Separate Listing of Attachments

Listing of Attachments

1. PR 6 Reid Park Zoo Hippo Exhibit Project Description Form
2. PR 18 El Pueblo Center Improvements Project Description Form
3. PR 19 Freedom Center Expansion Project Description Form
4. PR 28 Lincoln Park Improvements Project Description Form
5. December 14, 2010 Mayor and Council Meeting Minutes regarding Sentinel Peak Natural Resource Park Master Plan
6. PR 267 Sentinel Peak – “A” Mountain Park Improvement Project
7. PR 46 Kennedy Park Improvements and Expansion Project Description Form
8. PR 11 Clements Senior Center Construction Project Description Form
9. PR 14 Silverlake Park Expansion Project Description Form
10. PR 42 Quincie Douglas Center Expansion Project Description Form
11. Murietta Park Improvements Project Description Form
12. South 12th Avenue Cultural & Culinary Corridor Project Description Form
13. The Loft Cinema Renewal and Expansion Project Description Form
14. Excerpts from PP 3-4 of October 15, 2010 BAC Meeting Minutes
15. Excerpts from PP 5-6 of November 19, 2010 BAC Meeting Minutes
16. Excerpts from PP 4-5 of October 15, 2010 BAC Meeting Minutes
17. Excerpts from P 5 of October 15, 2010 BAC Meeting Minutes
18. March 14, 2013 Correspondence from Vice Mayor Regina Romero
19. February 13, 2013 Correspondence from Council Member Shirley Scott

ATTACHMENT 1

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
February 22, 2013

PR6

2014 Bond Election Proposed Project

Priority: A

Project Name: REID PARK ZOO HIPPO EXHIBIT

Location: This project is located at 3400 East Zoo Court, which is within the incorporated jurisdiction of the City of Tucson, Ward 6, however, this is an attraction that draws over 500,000 visitors from the entire County/region.

Scope: In accordance with the zoo's master plan, this project involves the design and construction of a new hippo exhibit including animal holding structures, outdoor exhibit areas, containment fencing, multiple public viewing areas, water feature including underwater viewing, and water treatment facility.

Benefits: This project will address the community's need for special recreational facilities and as identified by the Zoo Master Plan and the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$ 7,500,000

Bond Funding: \$3,750,000

Other Funding: Reid Park Zoological Society capital fundraising campaign.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: Reid Park Zoo is a unique and highly popular regional facility that attracts residents and visitors alike. Expanding the zoo will enhance this regional facility which attracts over 500,000 visitors each year.

Supervisor District of Project Location: All

For Internal Use only:

ATTACHMENT 2

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
January 2012

Future Bond Election Proposed Projects

Project Name: EL PUEBLO CENTER IMPROVEMENTS

PR18

Location: This project is located at 101 W. Irvington Road, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Construction of an expansion to El Pueblo Activity Center in accordance with the center master plan. These improvements will include a community/multipurpose meeting room, arts and crafts facilities and site improvements to enhance pedestrian access and safety. The design is complete and was funded with City of Tucson impact fees. This project is ready to go into construction upon funding availability.

Benefits: This project will address the community's needs for facilities identified by the El Pueblo Center Master Plan, which was developed through an extensive public participation process.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: El Pueblo Center is a regional facility and will have a regional benefit.

Supervisor District of Project Location: 2, but will also benefit 3 and 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 3

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
Revised January 2012

Future Bond Election Proposed Projects

Project Name: FREEDOM CENTER EXPANSION & POOL IMPROVEMENTS PR19

Location: This project is located at 5000 E. Twenty-Ninth Street, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Design and expansion of Freedom Center in accordance with the center master plan. Includes a senior multipurpose room, preschool/childcare facilities with associated kitchen, associated landscaping and vehicular parking. Improvements to Freedom Pool including a new slide, installation of non-slip decking, modernized pump room and vessel upgrades.

Benefits: This project will address the community's needs in this area identified by the Freedom Center Master Plan that was developed through an extensive public participation process. The City of Tucson Parks and Recreation 10-Year Strategic Service Plan identified this area of the community as a high priority area for park and recreation facilities.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: The direct benefits of this project are primarily limited to the service area of the center and the pool. However, the project will have a regional benefit in reducing the use of similar facilities outside the service area created by area residents willing to travel long distances to meet recreational needs

Supervisor District of Project Location: 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 4

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
Revised January 2012

Future Bond Election Proposed Projects

Project Name: LINCOLN PARK IMPROVEMENTS

PR28

Location: This project is located at 8290 E. Escalante, which is within the incorporated jurisdiction of the City of Tucson, Ward 4.

Scope: Design and construction of two soccer fields or a new four field complex with lights and associated amenities at Lincoln Park.

Benefits: This project will address the community's needs for sport fields, as identified in the City of Tucson Parks and Recreation 10 Year Strategic Service Plan. This project will also provide outdoor athletic facilities in an area of the community with a shortage of sport fields.

Costs: \$1,500,000

Bond Funding: \$1,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: Improving this regional park will provide regional benefits to the southeast area of the community.

Supervisor District of Project Location: 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 5

December 14, 2010 Mayor and Council Meeting Minutes Regarding Sentinel Peak Natural Resources Master Plan

Sentinel Peak Regional Natural Resource Park Master Plan (Continued from the meeting of November. 9, 2010) (Ward 1) SS/DEC14-10-477

Council Member Romero MOVED and it was duly seconded to accept the Sentinel Peak Master Plan as brought forward with the exception of any portions of the Master Plan that refer to the loop road and the eastern overlook closures or changes from current usage and direction of traffic. Any reference to closure of the loop road or of parking at the eastern overlook should be removed and there should be no plans to include those closures now or in the future. Likewise the plans to widen any part of the loop road including west, south, east, and north portions should also be removed from the approved plan.

It was FURTHER moved that should the Sentinel Peak Park proposal in the Pima County bond package be passed by voters in the future or if any other funding materializes, then City Council directs Parks staff to schedule a series of widely publicized public participation processes including meetings, the web, surveys etc., to remind our citizens throughout Tucson of the contents of the plan and to hear all voices that wish to comment and prioritize the improvements.

In advance of these public meetings, staff should prepare an itemized list of proposed improvements from the plan (with the obvious exception of the aforementioned reference to the loop road closure) and should determine the estimated cost of each improvement. This information will be used at those public meetings and should help to determine by the public how the allocated funding will be spent and the public's preference and priorities of those improvements.

This item should return for approval as planned on a future consent agenda, consistent with this direction.

Motion PASSED by a vote of 7 to 0

ATTACHMENT 6

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
January 2012

Future Bond Election Proposed Projects

Project Name: Sentinel Peak - "A" Mountain Park Improvement Project **PR267**

Location: Sentinel Peak ("A" Mountain) Park and its boundaries with adjacent neighborhoods, Tucson Origins Heritage Park and Tumamoc Hill

Scope: Design and construction of trail system improvements, water harvesting, parking, a shade structure, restroom, visitor amenities, lighting, interpretive signage, wild life connectivity and accessibility improvements with an emphasis on maintaining the parks historic, cultural and natural significance.

Benefits: Tucson gets its name from the Tohono O'odham word *chuk shon*, the black (basaltic) base of "A" Mountain where the Santa Cruz River rose to the surface and began 6,000 years of continuous habitation.

For generations Tucsonans have enjoyed the views from Sentinel Peak. In this unique place we have a world-class heritage park that benefits the entire region and is a tourist attraction.

Costs: \$5 million

Bond Funding: \$2.5 million

Other Funding: Ward I Council funds, RTA bonds (wildlife corridor crossing Grande to Santa Cruz River), Heritage Funds, federal funds

Fiscal Year Project Start and Finish Date: Planning currently underway, Design at 13 to 15 months, and Construction at 16- 36 months.

Project Management Jurisdiction: City of Tucson Parks and Recreation, City of Tucson Historic Preservation and the City of Tucson Office of Conservation and Sustainable Development.

Future Operating and Maintenance Costs: None.

Regional Benefits: "A" mountain is a cultural, historical and natural icon holding unrealized potential to enhance Tucson, Pima County and Arizona as a whole.

Supervisor District of Project Location: District 5

ATTACHMENT 7

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
April 12, 2013

2009 Bond Election Proposed Project

Project Name: KENNEDY PARK IMPROVEMENTS AND EXPANSION PR 46

Location: This project is located at Ajo Way and Mission Road, which is within the incorporated jurisdiction of the City of Tucson, Ward 1.

Scope: Design and construction of improvements at Kennedy Park including field renovations, new lighting systems, new irrigation systems and a concession stand.

Benefits: This project will address the community's needs for sports fields at the tournament level and regional park facilities.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: Expanding and improving this regional park will provide benefits to the community living on the west and south side of Tucson.

Supervisor District of Project Location: 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 8

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
April 12, 2013

2014 Bond Election Proposed Project

Project Name: CLEMENTS SENIOR CENTER EXPANSION

PR11

Location: This project is located at 8155 E. Poinciana Drive, which is within the incorporated jurisdiction of the City of Tucson, Ward 4.

Scope: Construction of a senior center at Clements Center at Lincoln Park. The design of this facility was determined through a public participation process to identify the needs of the seniors to be served. Design is complete and ready for permitting. The facility will support senior programming and includes a kitchen, recreation room and other building floor plan elements to support senior programming such as nutrition programs, social events, arts and crafts, games and field trips.

Benefits: This project will address the community's needs in this service area for senior adult facilities and associated programming, as identified by the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$4,500,000

Bond Funding: \$4,500,000

Other Funding: City of Tucson funding supported the planning and design of the center. Requested bond funding will support permitting and construction.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: Clements Center is a regional facility and will have a regional benefit.

Supervisor District of Project Location: 2 and 4

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 9

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
April 12, 2013

2014 Bond Election Proposed Project

Project Name: SILVERLAKE PARK EXPANSION

PR14

Location: This project is located at 1575 E. Thirty-sixth Street, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Design and construction of an informal open play turf area, a covered playground, paved paths, a covered basketball court, ramadas with picnic amenities, parking areas and associated landscaping and irrigation in accordance with the park master plan.

Benefits: This project will address the community's needs within the park's service area for family-oriented picnicking activities, youth sports and multipurpose court activities, as identified in the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$2,300,000

Bond Funding: \$2,300,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: The direct benefits of this project are primarily limited to the service area of the project. However, the project will have a regional benefit in reducing the use of similar facilities outside the service area created by area residents willing to travel long distances to meet recreational needs

Supervisor District of Project Location: 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 10

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
April 12, 2013

2008 Bond Election Proposed Project

Project Name: QUINCIE DOUGLAS CENTER EXPANSION

PR42

Location: This project is located at 1575 E. Thirty-sixth Street, which is within the incorporated jurisdiction of the City of Tucson, Ward 5.

Scope: Design and construction of the next phase of the Quincie Douglas campus as per the master plan. The expansion will be designed based on a public input process.

Benefits: This project will address the community's needs within the park's service area for family/neighborhood resources, youth, family and senior programming, as identified by the center master plan and the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$1,000,000

Bond Funding: \$1,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: The direct benefits of this project are primarily limited to the service area of the project. However, the project will have a regional benefit in reducing the use of similar facilities outside the service area created by area residents willing to travel long distances to meet recreational needs

Supervisor District of Project Location: 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 11

Department: CITY OF TUCSON PARKS AND RECREATION DEPARTMENT
April 12, 2013

2008 Bond Election Proposed Project

Project Name: MURRIETA PARK IMPROVEMENTS

Location: This project is located at 1400 N. Silverbell Road, which is within the incorporated jurisdiction of the City of Tucson, Ward 1.

Scope: Design and construction of improvements to Murrieta Park based on recent master planning to include a new tournament level sports complex with fields, irrigation, concession stands and bleachers as well as a new pool, multiuse paths and other related park infrastructure.

Benefits: This project will address the community's needs within the region for sports fields and park amenities as identified in the City of Tucson Parks and Recreation 10-Year Strategic Service Plan.

Costs: \$5,000,000

Bond Funding: \$5,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will impact the City of Tucson Operation and Maintenance Budget. The City will identify this impact and incorporate it into its annual budget process to cover the increased cost associated with the addition of these facilities.

Regional Benefits: The direct benefits of this project are primarily limited to the service area of the project. However, the project will have a regional benefit in reducing the use of similar facilities outside the service area created by area residents willing to travel long distances to meet recreational needs

Supervisor District of Project Location: 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 12

April 12, 2013

2014 Bond Election Proposed Project

Project Name: South 12th Avenue Cultural Corridor

Location: This project is located along South 12th Avenue between 44th Street and Drexel within the incorporated jurisdiction of the City of Tucson, Ward 1.

Scope: Master planning and infrastructure improvements to develop pedestrian and bicycle facilities, shade, signage and art in a cultural district that celebrates our unique Mexican American heritage and brings commercial investment to this highly used transportation corridor.

Benefits: This project will provide planning and infrastructure improvements to encourage private development of a pedestrian friendly multiuse arts and cultural district.

Costs: \$1,500,000

Bond Funding: \$1,500,000

Other Funding: None

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County.

Project Management Jurisdiction: The City of Tucson will have project management jurisdiction of this project.

Future Operating and Maintenance Costs: This project will not impact the City of Tucson Operation and Maintenance Budget.

Regional Benefits: Public support for a multiuse, cultural arts and entertainment district in an existing, heavily used transportation corridor in the heart of the southwest side of Tucson.

Supervisor District of Project Location: 2 and 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 13

April 12, 2013

2014 Bond Election Proposed Project

Project Name: Loft Cinemas, Inc. – Sustainability Expansion and Rehabilitation Project

Location: This project is located at The Loft Cinema at 3233 East Speedway Blvd. between Country Club Road and Alvernon Way within the incorporated jurisdiction of the City of Tucson, Ward 6.

Scope: Design, construct and rehabilitate The Loft Cinema (a 501(c) (3) non-profit arts organization) into a regional film-based arts center. The project will consist of new construction of a fully accessible lobby with new concessions, re-habilitated restrooms, open spaces both indoors and outdoors for patrons, two new screening rooms, a community resource room, a gallery for local artists and administrative offices, now located off-site. The current 50 year old Loft Cinema will be brought up to city code through this rehabilitation project, including the addition of an elevator to the now non-accessible upper theater.

Benefits: This project will provide support for The Loft Cinema’s renovation and expansion. The Loft Cinema is a 501(c) (3) non- profit organization and is a tourist destination that serves more than 200,000 attendees annually for films and special events. More than 100 community non-profit organizations will partner with The Loft to raise funds and awareness for their individual causes. The Loft benefits the immediately adjacent Palo Verde neighborhood as well as merchants along Speedway Boulevard through community-building, cultural capital and the increased security that increased activity and added security/police presence brings resulting from the synergy being produced by the area. Many of the films and events are free, including the annual 9-day Tucson International Children’s Film Festival. The new Farmer’s Market exemplifies The Loft’s commitment to “buy local” as a theme that runs throughout their operation.

Costs: \$2,500,000

Bond Funding: \$500,000

Other Funding: \$1.35 million has been raised to date. More than 600 individuals and business have made over 1,100 gifts towards this capital campaign (including a \$250,000 two-to-one matching grant that is payable in 2014).

Fiscal Year Project Start and Finish Date: The Project Start and Finish Dates will be determined (possibly phased) as part of the Bond Program Implementation Phase and through a cooperative dialogue between the City of Tucson and Pima County with the goal being as soon as other funding is secured.

Project Management Jurisdiction: Pima County/City of Tucson project management jurisdiction.

Future Operating and Maintenance Costs: All operating and maintenance costs will be covered in-house by The Loft.

Regional Benefits: Public support for a private, non-profit organization that operates a regional tourist destination. The Loft has over 7,500 people on their mailing list, including people in every zip code in Pima County, 65 other communities in Arizona as well as people from 45 other states, Mexico and Canada. The Loft is clearly recognized as a local, statewide, national in international hub for leadership in independent cinema programming, community programming, community involvement and the support of culture and the arts, tourism and corporate partnerships throughout the region.

Supervisor District of Project Location: 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

ATTACHMENT 14

Bond Advisory Committee Meeting Minutes October 15, 2010, Excerpts from PP 3 – 4, Regarding PR34 City of Tucson Trails, Urban Pathways, and River Parks

PR34 City of Tucson Trails, Urban Pathways, and River Parks

Julie Parizek, City of Tucson Parks and Recreation, gave a detailed presentation on the urban greenways that are proposed for funding under this project. Comments and questions from the Committee included whether \$4 million would complete the greenways (no), estimate to complete the greenways (\$15 million), whether the paths were multi-use (yes), which segments would be highest priority for completion with the bonds funds, whether the City already owns all of the land (owns majority), similarities with the river park/urban loop system, need for funding for trails that head south (South Tucson area), whether the subcommittee recommended Tier 3 would improve now that more specifics are known, and other sources of funding available for trails outside of these urban greenways.

MOTION: Byron Howard moved, seconded by Patty Richardson, to tentatively approve \$4 million for PR34 Trails, Urban Pathways and Riverparks.

SUBSTITUTE MOTION: Carolyn Campbell moved, seconded by Brian Flagg, to tentatively approve \$15 million for PR34 Trails, Urban Pathways and Riverparks, including a portion of that funding for a trail in or through South Tucson. Both motions were withdrawn.

MOTION: Byron Howard moved, seconded by Donald Chatfield, to revise PR34 Trails, Urban Pathways and Riverparks to include more specifics for a \$15 million project. Motion approved 17-0.

ATTACHMENT 15

Bond Advisory Committee Meeting Minutes November 19, 2010, Excerpts from PP 5 – 6, Regarding PR34 City of Tucson Trails, Urban Pathways, and River Parks with Map of Trails Connectivity

C. PR34 City of Tucson Trails, Urban Pathways, and River Parks

At the last Committee meeting, the Committee considered a proposal to fund this project at \$4 million. The Committee directed staff to revise the proposal to fund it at \$15 million, and include more specifics including a segment to serve South Tucson. Julie Parizek, City of Tucson, presented the results, which included the addition of the El Paso Southwestern Greenway through South Tucson. The total cost to complete the 5 greenways (Arroyo Chico, Arcadia, Alamo, Atturbury, and El Paso) is estimated at \$52 million. The City is asking for \$15 million towards this total cost. It was noted that the numbers on the map provided did not reflect priorities.

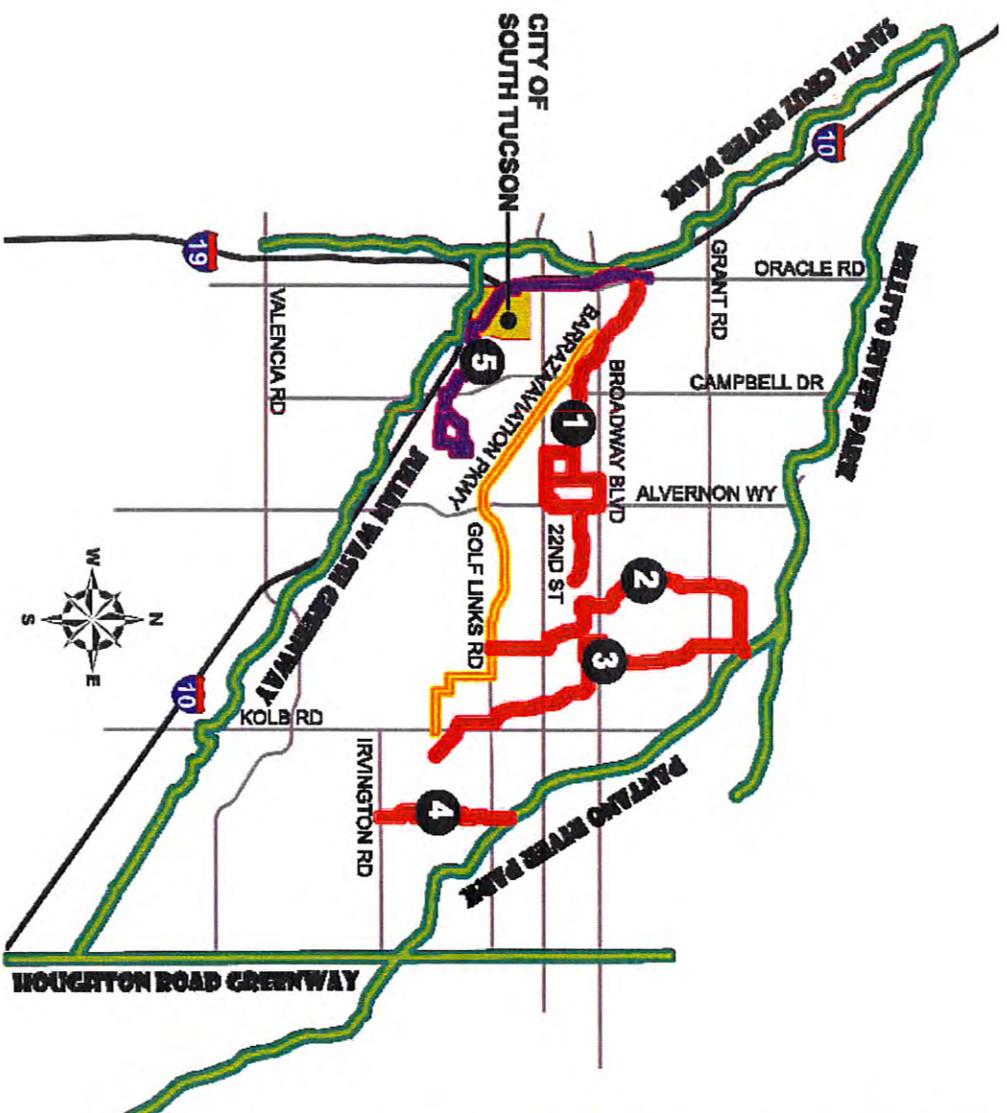
MOTION: Carolyn Campbell moved, seconded by Chris Sheafe, to tentatively approve \$15 million for PR34 City of Tucson Trails, Urban Pathways, and River Parks. Motion approved 18-0.

CITY OF TUCSON
PIMA COUNTY
BOND PROJECT PR34

URBAN GREENWAYS

LEGEND

-  URBAN LOOP
-  BARRAZNAVIATION & GOLF LINKS PATH
-  ORIGINAL PROPOSAL
-  1 ARROYO CHICO URBAN GREENWAY
-  2 ARCADIA URBAN GREENWAY
-  3 ALAMO URBAN GREENWAY
-  4 ATTURBURY URBAN GREENWAY
-  ADDITIONAL SOUTHSIDE GREENWAY
-  5 EL PASO SOUTHWESTERN GREENWAY



Tucson Parks and Recreation

ATTACHMENT 16

Bond Advisory Committee Meeting Minutes October 15, 2010, Excerpts from PP 4 – 5, Regarding PR35 Sports Fields City of Tucson

PR35 Sports Fields City of Tucson

This project was originally proposed as a \$4 million project and lacked specificity. The City is now proposing a \$10 million project, \$7.35 million to replace ball fields lighting, and \$2.65 million to light existing fields and build new fields with lighting. Ted Moeller, Electrical Engineer, spoke on behalf of the City of Tucson about the necessity to replace many of the City's sports field lights. Julie Parizek talked about how the City's original project proposal was general, but since then the City has systematically assessed the sports fields and sports field lighting needs, and has very specific recommendations.

Nicole Fyffe stated that the County is no longer pursuing bond funding for lighting-only projects. This year an end of year balance in the County's General Fund was allocated to light fields. Fred Gray, City Parks director stated that the City has no dedicated funding source for lighting replacement or new lighting. A few of the Committee members spoke about the concern that funding replacement lighting may be considered a maintenance cost, as opposed to a typical bond funding item. It was clarified that yes it can be funded with bond funds; however the County is not choosing to fund lighting projects with bond funds.

Other questions and comments included who paid for the lighting (often it is the leagues that use the fields), the efficiency savings from the Musco lighting (50 percent more efficient), whether solar was used (no), that lighting a field increases the use 3-fold, and that if these can't be replaced with bond funds the fields will be underutilized when the lights are removed.

Note that this project incorporates PR47 Reid Park Soccer Field Replacement.

MOTION: Chris Sheafe moved, seconded by Rene Gastelum, to tentatively approve \$10 million for PR35 Sports Fields. Motion approved 17-0.

ATTACHMENT 17

Bond Advisory Committee Meeting Minutes October 15, 2010, Excerpt P 5, Regarding PR220 Adaptive Recreation Center Expansion

C. PR220 Adaptive Recreation Center Expansion and Alternatives

Fred Gray clarified that the proposal was to build the "dry" portion of the adaptive recreation center, and that the "wet" (pool) portion was complete. The facility is at capacity in the summer, but a reduction in programming due to budget cuts has had some impact on utilization. Karen Larkin spoke in support of the project. Rochelle Swanson submitted a speaker card in support of the project, but asked not to speak.

MOTION: Rene Gastelum moved, seconded by Patty Richardson, to tentatively approve \$12 million for PR220 Adaptive Recreation Center Expansion. Motion approved 17-0.

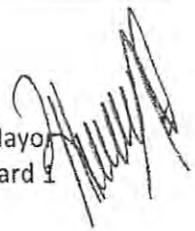


MEMORANDUM

TO: Richard Elias, District 5
Pima County Board of Supervisors

DATE: March 14, 2013

FROM: Regina Romero, Vice Mayor
Tucson City Council, Ward 1



Larry Hecker, Chair
Pima County Bond Advisory Committee

SUBJECT: Ward 1 priorities for the Pima County bond election

I am a strong supporter of the Pima County bond program to provide infrastructure and investment in this region. From neighborhood reinvestment to affordable housing to conserving our natural and cultural resources, to economic development, a comprehensive bond program is critically important to its success.

I know Ward 1 constituents consider investments in Parks and Recreation facilities, greenways, neighborhood and housing programs and road improvements as both job creators and quality-of-life economic drivers for residents and visitors to our Sonoran Desert City.

I have spoken with you many times about important projects, but I want to reiterate again individual projects that I strongly support, including all of the Parks Subcommittee recommendations of the Bond Advisory Committee (BAC). Other projects include:

Support for projects in Ward 1 approved by the BAC – Parks Subcommittee

1. **PR 201 – \$620,000** currently approved by BAC for Oury Pool– With the support of Pima County Supervisor Richard Elias and myself, the Barrio Anita neighborhood is finalizing a master plan to prioritize cultural heritage improvement projects in the area.
2. **PR 267- \$2.5 million** - Sentinel Peak Park ("A" Mountain) –the master plan is complete and Phase I City-funded improvements have begun. The \$2.5 million will pay for phase 2 improvements including Native American interpretation, trails, erosion control, water harvesting, visitor amenities, buffelgrass removal and wildlife connectivity.

Projects to be added that are not currently approved by BAC – Parks Subcommittee

1. **PR 256 \$5 million for Joaquin Murrieta Park** – The City of Tucson is paying for a Master Plan for tournament-level sports fields, irrigation, concession stands, bleachers, trails, pool replacement and other needed improvements.

-
2. **PR 46 \$2.5 million for Kennedy Park** – replacing lighting and irrigation systems and concessions for a tournament-level sports facility

Economic Development Project – NEW

1. **\$1.5 million - South 12th Avenue Cultural and Culinary Corridor** (like Olvera Street in L.A. or Mission District in San Francisco) - The City of Tucson applied for a federal Transportation Enhancement Grant in 2012 that was ranked as a high priority. Unfortunately, that program no longer exists, so we are looking for master planning and infrastructure funds to do pedestrian, bike and road improvements, shade, corridor signage and art to celebrate our unique Mexican American cultural heritage and bring investment to a highly used transportation corridor.

Neighborhood Reinvestment and Housing Reinvestment – I support these critical infrastructure investments that improve the quality of life for working families and the entire community. I support funding at the same level or higher than previous bond programs.

Cc Richard Miranda, Tucson City Manager
Fred Gray, Tucson Parks and Recreation Director
Kelly Gottschalk, Assistant City Manager
Daryl Cole, Tucson Transportation Director

ATTACHMENT 19



SHIRLEY C. SCOTT
COUNCIL MEMBER

CITY OF TUCSON
WARD FOUR COUNCIL OFFICE

COUNCIL OFFICE, WARD IV
8123 E. POINCIANA DR,
TUCSON, ARIZONA 85730
(520) 791-3199
FAX: (520) 791-4717

February 13, 2013

C. H. Huckelberry
County Administrator
Pima County
130 W. Congress, 10th Floor
Tucson, AZ 85701

Subject: Request for Inclusion, Economic Development Plan Bonds
Clements Senior Center

Dear Mr. Huckleberry,

I would like to formally request that the Clements Senior Center be reconsidered by the Pima County Bond Commission for inclusion in the current Economic Development Plan Bond Project Proposal.

As you know, the plans for the center are complete and the location has been secured. The center will be an addition to the Clements Center. The plans include the expansion of the current center with additional parking which will be coordinated with Pima Community College East. The Center is a shovel ready project with a cost estimate of \$3.5 to \$7 million. I've attached an aerial view of the site for clarification.

The project will make a great addition to the Clements Center for all seniors living in the southeast side of Tucson as there is no center of this type within the 100 square miles of the southeast side.

Any consideration you could give this great community project would be greatly appreciation.

Sincerely,

A handwritten signature in cursive script that reads "Shirley C. Scott".

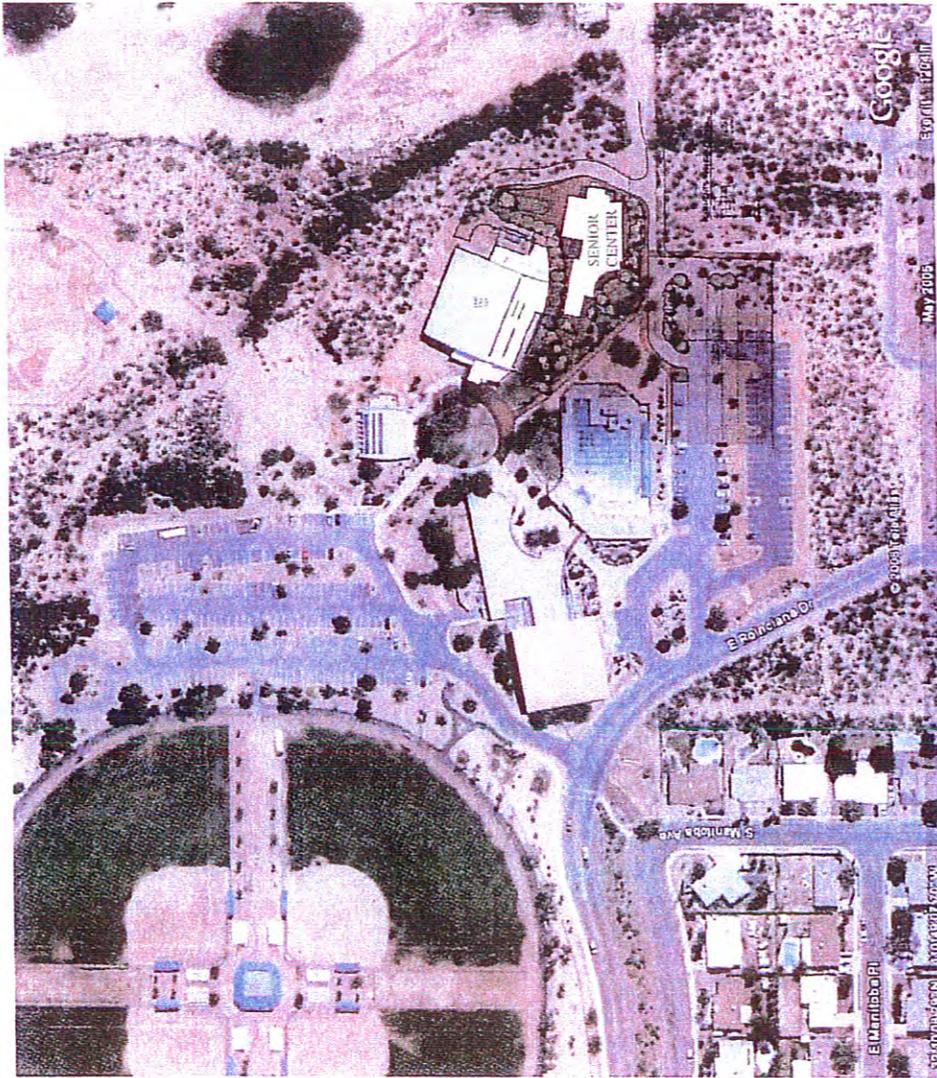
Shirley C. Scott
Ward IV Council Member
City of Tucson

Attachment

Cc: Larry Hecker, Chairman, Pima County Bond Commission
Richard Miranda, City Manager
Kelly Gottschalk, CFO, Assistant City Manager
Fred Gray, Director, Tucson Parks & Recreation
Nanette Slusser, Pima County Parks

RECEIVED FEB 20 2013

AERIAL VIEW OF SITE



CLEMENTS SENIOR CENTER
CITY OF TUCSON A & E, TUCSON, ARIZONA

DECEMBER 18, 2008



Pima County

Department: Library
Date: April 12, 2013

Future Bond Election Proposed Projects Template

Project Name: West Valencia Branch Library

Location: West Valencia Road

Scope: 20,000 Sq. Ft. stand-alone, full-service facility

Benefits: A new library will serve the area bordered by Sandario Rd to the west, the Tohono O’Odham Nation to the south, Interstate 10 to the east and Ajo to the north. Population estimates for 2005 indicate a population of 125,210 living in this area. Currently the library operates a 2,000 sq. ft. room in an old TUSD facility. The air conditioning doesn’t work, the library materials are damaged from humidity, the space is inadequate for story times and programming, and it is too small to meet the needs of a growing community. The community will benefit from having access to library materials for homework support, a computer lab, programming for lifelong learning and recreational reading. The library will include one or more public meeting rooms and will serve as a community gathering place for neighborhood associations, community groups and clubs.

Ideally the library would be co-located in a County park to create a place where residents come for all types of recreation and activities with the library at the center, in a building designed to serve as both a library and a community center. This concept has been reviewed with the director of Pima County Natural Resources, Parks and Recreation Department, who is enthusiastic about a shared use facility, and who has identified a park site suitable for such a building.

Such a joint use building, which would require expanding the size from the projected 15,000 square foot library facility, might also include service office space for either itinerant or permanent use by other Pima County departments. Departments which might utilize such space, in order to provide ready access to the suburban constituents, might include: Development Services, Community Services, Affordable Housing, Public Health, and other departments whose mission is to provide services directly to constituents.

Costs: \$11,600,000
 Cost for library only. Additional cost would be incurred if this expands into a multi-use building.

Bond Funding: . \$11,600,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: \$1,238,000.00 from Library District (dedicated tax) funds.

Regional Benefits: Providing library services to southwest metro area

Supervisor District of Project Location: District 3 and District 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure

Department: Library
Date: April 8, 2013

2014 Bond Election Proposed Projects Template

Project Name: Flowing Wells Library Expansion

Location: 1730 W. Wetmore Rd., Tucson, AZ 85705 (Flowing Wells - Ruthrauff, Romero and Wetmore)

Scope: A 7,000 square-foot expansion and remodeling of the facility.

Benefits: In 2006 the 5,000 sq. ft. Flowing Wells Community Branch Library was built to serve this area. A 7,000 sq. ft. expansion was planned when funds were available. This library will serve an underserved population of 16,550 (according to the 2000 CDP boundary) with a large percent of seniors and families with young children. The expanded facility will provide an information commons with 25 public access computers, a meeting room for story times and library programs, study rooms for small groups or tutoring and expansions of the teen and children's areas.

There will be a slight increase in operating costs to add additional staff to expand hours in the larger facility. The initial phase will be open six days a week with 48 open hours and a projected staff of 4.5. The expanded library will be open six days a week, 55 hours/wk.

Costs; \$3,100,000 (TOTAL PROJECT COST estimated at 2013 construction cost)

Bond Funding: \$3,100,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY 2014/15; completed FY 2016/17

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: \$300,000.00/yr (Some of this will already be in the budget to operate the 5,000 sq.ft. library)

Regional Benefits: Library addition is necessary to respond to the user demand for additional space and program functionality at this branch

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure

Department: Library
Date: April 12, 2013

2014 Bond Election Proposed Projects Template

Project Name: Sahuarita Community Branch Library

Location: Within the Town of Sahuarita – near the new Town Center complex or in partnership with Park or School. No specific site identified at this time.

Scope: 20,000 to 25,000 Sq. Ft. full-service community branch library

Benefits: Currently, residents of Sahuarita are served by the Green Valley Library. The Green Valley Library is currently at capacity for the service it provides. However, as the Town of Sahuarita expands, especially toward the east, residents will need a library that is a part of their community. This would allow the Green Valley Library to focus its services on residents of Green Valley and possibly negating the need to expand the Green Valley facility. A new library in Sahuarita would serve the residents of this growing community.

Costs; \$11,600,000 (Total PROJECT cost estimated at 2013 construction cost)

Bond Funding: \$11,600,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY 2014/15; completed FY 2016/17

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Operating costs are estimated at \$790,000 annually

Regional Benefits: The Library would fill a need for community gathering places as well as support for the educational institutions in this region.

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department: Facilities Management
Date: May 2, 2013

2014 Bond Election Proposed Projects Template

Project Name: Southeast Region Community Civic Complex

Location: Houghton Road / Mary Ann Cleveland Way

Scope: 14,000 Sq. Ft, Community Center
 5,000 Sq. Ft, Sheriff's Substation
 Community Park Amenities

Benefits: This area has experienced tremendous growth with more housing in the works. Planned developments for this area indicate 20,110 units platted and build out at 33,931.

The community center structure of approximately 14,000 square feet would provide space for youth and adult activities throughout the year. Specialty activity spaces as well as multi-use space would allow a variety of opportunities for classes and programs not currently available in the Vail area.

A Sheriff's sub-station of approximately 5,000 square feet would provide needed emergency services within a reasonable travel distance to the expanding patrol area. The area is currently serviced from the Rincon Station located at Tanque Verde Road and Catalina Highway. The proposed 5,000 square foot facility would serve SE Pima County.

The neighborhood park theme for this complex would provide picnic and play areas to enhance the usable outdoor areas for families and group organizations.

The community center may also include space for either itinerant or permanent use by other Pima County departments. Departments which might utilize such space, in order to provide ready access to the suburban constituents, might include: Development Services, Community Services, Affordable Housing, Public Health, and other departments whose mission is to provide services directly to constituents.

Costs: \$7,000,000

Bond Funding: \$7,000,000

Other Funding: Land purchase or contribution through other bond projects or donation.

Fiscal Year Project Start and Finish Date: Start FY 14/15, completion FY 16/17

Project Management Jurisdiction: Pima County Facilities Management

Future Operating and Maintenance Costs: Operations per NRPR

Regional Benefits: The project would provide space for community activities, classes, county services and entertainment. Law enforcement and public safety response times would be greatly reduced.

Supervisor District of Project Location: District 4: Hon. Ray Carroll

2014 Bond Election Proposed Projects Template

Bond No. HP-103 Priority: A

Project Name: Archaeological Site Acquisitions: Marana Mound and/or Cocoraque Butte

Location: Marana Mound is north of Cochie Canyon Trail, east of Interstate 10, and west of the CAP Canal in Marana.. Cocoraque Butte is just north of the Tohono O’odham Reservation and west of Reservation Road.

Scope: Acquisition of priority archaeological sites for preservation purposes

Benefits: These well-preserved archaeological sites are considered SDCP Priority Cultural Resources Sites, and span more than 1,000 years of human occupation in Pima County. Both sites are in remarkably intact condition, but are threatened by development. Acquisition and preservation of these sites will benefit all Pima County residents and visitors as important elements of Pima County heritage education and heritage tourism efforts. Each site is also an important traditional cultural place of the Tohono O’odham people and retains great cultural value for them.

Marana Mound is a unique site that represents the very last Hohokam occupation of the northern Tucson basin about AD 1400, and the greatest prehistoric population and organizational complexity in the area. The 300-acre site includes a platform mound ceremonial and residential center, walled adobe residential compounds, and an enormous range of associated archaeological features.

Cocoraque Butte is a magnificent ancient petroglyph site situated on a spectacular geologic basalt hill adjacent to the Tohono O’odham Nation and. This parcel adjoins the Cocoraque Butte Archaeological District within the Ironwood Forest National Monument. The 160-acre site consists of hundreds of animal, human, and geometric forms pecked into dark basalt rocks above a former spring site, and it is also the location of the Cocoraque Ranch, homesteaded in the 1880s.

Costs: \$4,400,000

Bond Funding: \$4,400,000

Other Funding: If available, State Growing Smarter (Conservation Fund) or Certified Local Government funds.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County Cultural Resources and Historic Preservation Office, and Pima County Natural Resources, Parks, and Recreation Department.

Future Operating and Maintenance Costs: None identified at this time.

Regional Benefits: The acquisition and preservation of Marana Mounds and Cocoraque Butte will have educational and cultural benefits for all Pima County residents and visitors.

Supervisor District of Project Location: 1 (Marana Mounds), 3 (Cocoraque Butte).

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

- 4. Continued implementation of environmental and cultural conservation programs.**

Department: Natural Resources, Parks and Recreation
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: Esmond Station Regional Park

Location: 10691 E. Esmond Station Road (near Houghton and Mary Ann Cleveland Roads)

Scope: This project is the second phase of park development as will be determined by an ongoing community outreach effort. This phase may include the following typical park elements: up to six lit athletic fields, restroom facility, maintenance building, a basketball court, cultural outreach for the Esmond Station site, utility upgrades, passive recreation such as paths, picnic or dog park, parking, and associated landscape element.

Benefits: The Vail Community Park is a regionally sized park in a high growth area. The master planning process will help define community goals, and how to support the existing park and school recreational elements in the Houghton / Vail area.

Costs: \$6,800,000

Bond Funding: \$6,800,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County, Natural Resources, Parks & Recreation.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Regional Benefits: This park is regionally sized, and balances uses with a regional civic center, cultural resources conservation and active recreational components. This is a unique balance of services for the area, and will serve a rapidly growing community.

Supervisor District of Project Location: 4

Department: Natural Resources Parks and Recreation
Revised: January 2012

Future Bond Election Proposed Project

Project Name: Rillito Race Track Conversion

PR 103

Location: 4502 N 1st Ave, Tucson

Scope: Phase III: Removal of existing horse racetrack, associated buildings and stable areas and convert site into a soccer field tournament complex. Scope of project may include additional senior soccer fields to meet the 16 field build-out, sports lighting for the remaining unlit soccer fields, a tournament office building, a stadium bleacher, concessions building, a maintenance compound and service loop, restrooms, new site trails and connections to river park, upgrades to electrical system to meet TEP requirements, upgrades to the reclaimed water system as needed, historic site interpretive signs, and parking.

Benefits: This project intends to bring the field total onsite to 16 lighted soccer fields, and allow for the site to be our first regional soccer tournament site. Rillito Park's proximity to hotels, restaurants, major circulation roadways, and the nearby satellite bus station make this park a unique opportunity for tournament play. A secondary benefit is the ability to convert Mehl Foothills Park to a softball/baseball focus center by relocating its soccer fields to Rillito.

Costs: \$14,000,000

Bond Funding: \$14,000,000

Other Funding: LRSP Heritage Fund – 20% of annual LRS Preserve, 50% match required.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs:

Regional Benefits: This site may become one of Arizona's premier soccer tournament sites with tremendous potential to generate and improve substantial funds into the region.

Supervisor District of Project Location: 1, 3, 5

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department: Natural Resources Parks and Recreation
Revised: May 2013

Future Bond Election Proposed Projects

Project Name: Ted Walker Park Sporting Dog Training Site

PR 115

Location: 6775 N. Casa Grande Highway

Scope: Park improvements are intended to convert a small neighborhood park to a sporting dog site. Use existing soccer and turf development to create working dog show park with turf area, off-leash dog park, expanded parking, RV hookups, a new building with restrooms and meeting rooms. Additional improvements to adjacent Canyon del Oro Wash may include new trail head.

Benefits: The sporting dog community has no specific dedicated site for dog training and agility competitions available at this time. This is a growing sector of recreation, and this smaller park site is situated to serve this community well from an access point. This proposed dedicated use avoids scheduling conflicts with youth sporting leagues.

Costs: \$2,500,000

Bond Funding: \$2,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs:

Regional Benefits: This park will be designed as a competition site for canine activities, which may host regional events.

Supervisor District of Project Location: 3 The project will serve all BofS Districts.

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Future Bond Election Proposed Projects

Project Name: Picture Rocks Community Center Expansion

Location: 5615 N. Saunders Road within Picture Rocks District Park

Scope: In consultation with the Citizens for Picture Rocks community group, the scope has been defined as an expansion of the existing community center by approximately 8,500 square feet. The expansion will provide a multi-purpose gym installation for basketball, volleyball, and fitness programs in an air conditioned indoor space, with ancillary spaces and new parking as needed.

Benefits: Currently 2,000 people per month use the Picture Rocks Community Center. As the Picture Rocks community continues to grow, more demand will be placed on the Center to provide recreational programming. Due to the success of the congregate meals program which currently provides 50 meals per day, the large multi-purpose meeting room in the existing Center. This multi-purpose gym will increase health and fitness activities, and allow the existing meeting rooms to focus on non-athletic programming. Additionally, the adjacent elementary school has no indoor gym space for these types of activities thus increasing the local community use of this proposed facility improvement.

Costs: \$2,500,000 (PROJECT cost estimated at 2013 construction costs)
(add \$487,000 estimated inflation to midpoint of Bond Program implementation periods)

Bond Funding: \$2,500,000 (estimated at 2013 construction costs)

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY2016/17; Complete FY2018/19

Project Management Jurisdiction: Construction will be handled by Pima County Facilities Management, and the ongoing operation by Pima County Natural Resources, Parks and Recreation Department.

Future Operating and Maintenance Costs: Operations and maintenance costs for the community center expansion will increase by \$50,000 per year. (\$6/sf)

Regional Benefits: According to the 2010 US Census the population of Picture Rocks was 9,563 people. 2,000 people per month use the Picture Rocks Community Center proving services offered at the Center are vital to this community. As the population continues to grow, more demand will be placed on the Center to provide recreational programming and to expand the congregate meals program.

Supervisor District of Project Location: District 3

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department: Health
Date: April 12, 2013

2014 Bond Election Proposed Projects Template

Project Name: Pima County Forensic Science Center

Location: 2825 E District – Kino Medical Campus

Scope: Build a 18,000 GSF addition to the Forensic Science Center with six (6) complete autopsy stations, refrigerated storage for a minimum of 300 remains, anthropology and special procedures suite, advanced imaging technology (CT or LODOX Scanning and Digital Radiography) and all associated support spaces. A fully enclosed, covered and/or screened sally port facility to secure and control intake and departure. The facility will include a separate visitor entrance and waiting area with public restrooms with meeting and deposition areas. There will also be an administration area to support the County Medical Examiner and his staff and state-of-the-art and energy efficient mechanical and electrical systems.

Benefits: The Pima County Forensic Science Center is a regional facility providing autopsy and death investigation services to Pima and 10 surrounding counties. The current facility has outgrown its capacity and is severely outdated and inadequate. A new facility will update technology, correct problems of capacity and safety as well as allow growth into the foreseeable future.

Costs; \$15,000,000 (TOTAL PROJECT COST estimated at 2013 construction cost)

Bond Funding: \$15,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY 2014/15; completed FY 2016/17

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Regional Benefits: The Pima County FSC is a regional facility providing autopsy and death investigation services to Pima and 10 surrounding counties. It is also the regional receiver of all the remains of border crossers who perish in the desert while crossing into the US.

Supervisor District of Project Location: District 2

Department: Library
Date: April 8, 2013

2014 Bond Election Proposed Projects Template

Project Name: Quincie Douglas Branch Library Expansion

Location: 1585 E. 36th Street, Tucson, AZ 85713 (South Kino Blvd and 36th Street)

Scope: A 10,000 sq. ft. expansion and remodeling of the facility.

Benefits: The Quincie Douglas Library has reached the limit of its service capacity within its service area. This area continues to grow and it is planned for a 10,000 sq. ft. expansion and remodel to add to and expand its service capacity.

There will be a slight increase in operating costs to add additional staff to expand hours in the larger facility.

Costs; \$5,400,000 (TOTAL PROJECT COST estimated at 2013 construction cost)

Bond Funding: \$5,400,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY 2014/15; completed FY 2016/17

Project Management Jurisdiction: Pima County **Other Funding:** None identified at this time.

Future Operating and Maintenance Costs: \$300,000.00/yr. (Some of this will already be in the budget to operate the 10,000 sq. ft. library)

Regional Benefits:

Supervisor District of Project Location: District 2

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department: Library
Date: May 3, 2013

2014 Bond Election Proposed Projects Template

Project Name: Southeast Regional Community Branch Library at UA Tech Park

Location: University of Arizona Tech Park at I-10 and Rita Road.

Scope: A new 15,000 SF Community Branch Library (either freestanding or as part of a shared use complex), bike and pedestrian improvements providing site connection to the Loop.

Benefits: Currently the library provides several book mobile stops in the area. A new stand-alone library will provide regional library service to this area. The Library will provide a collection of books, information commons in support of computer literacy, meeting rooms for large group meetings, study rooms for tutoring and small group meetings, a selection of magazines and newspapers for browsing and separate areas for teens and children. The library will be a gathering place for the community, a resource to support students and a center of neighborhood living. At such time in the future the area population warrants a larger library the facility would function for other community service activities.

Costs; \$10,800,000 (TOTAL PROJECT COST estimated at 2013 construction cost)

Bond Funding: \$10,800,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Start FY 2014/15; completed FY 2016/17

Project Management Jurisdiction: Pima County Facilities Management

Future Operating and Maintenance Costs: Operating is estimated at \$790,000

Regional Benefits: The Library would fill a need for community resources as well as support for the educational institutions in this region.

Supervisor District of Project Location: District 4: Hon. Ray Carroll

Department: Economic Development/ Facilities Management
Date: 4/19/2013

2014 Bond Election Proposed Projects Template

Project Name: Tumamoc Hill Area Regional Visitors Center

Location: West side of Santa Cruz River near Tumamoc Hill

Scope: Creating a Tumamoc Hill Regional Visitors Center along the Santa Cruz River near Tumamoc Hill will require land acquisition, planning, design, and construction of a facility and related infrastructure that will showcase our region’s many natural, cultural, and science based attractions. Tumamoc Hill, essentially the “birthplace of Tucson,” is one of Pima County’s most beautiful and historic landmarks, dating to the earliest time of human occupation in the valley, and containing the longest scientifically monitored natural resource facility – the Carnegie Desert Laboratory started in 1902. With Tumamoc Hill as the backdrop for this regional visitor center, developing a this center adjacent to the Santa Cruz River will provide the opportunity to showcase all other attractions in the Santa Cruz Valley and southern Arizona and provide visitors and residents a one-stop point of access to information about educational opportunities, activities, and information related to these destinations.

Benefits: Development of a regional visitor center sited on the Santa Cruz River near Tumamoc Hill will help to advance our efforts to enhance economic development in our community by revitalizing tourism in our region.

- Will become the central hub for public outreach, education, and tourism for the entire region;
- High visitation will benefit local restaurants and hotels;
- Will provide a central location to market, coordinate and direct visitors/ residents to area attractions;
- High traffic will encourage future investments and reinvestment in the West side;
- Is consistent with and complements the City of Tucson’s vision to create Tucson Origins Heritage Park that includes re-creation of the San Agustin Mission Convento and Mission Gardens.

Costs: \$10.0 million

Bond Funding: \$10.0 million

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: FY2015/16 – FY2017/18

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)
Pima County in collaboration with other partners such as the University of Arizona, City of Tucson, and others

Future Operating and Maintenance Costs: Will be paid by various agencies/jurisdictions.

Regional Benefits: Will coalesce, promote and showcase the vast assortment of natural, cultural, scientific, and other attractions throughout Pima County and southern Arizona.

Supervisor District of Project Location: District 5

Department: Pima County Community and Economic Development Administration
Date: April 30, 2013

2014 Bond Election Proposed Projects Template

Project Name: Kino Sports Complex

Location: Kino Veterans Memorial Stadium, Kino Sports Complex, 2500 E. Ajo Way, Tucson

Scope: Update and Repurpose Kino Veterans Memorial Stadium and Kino Sports Complex as a Multi- Sport, Multi-Use Facility serving Youth and Amateur Baseball, Professional Soccer, and Youth and Amateur Soccer and Other Field Sport Leagues and Tournaments as well as Concerts, Gem Show and Other Community Events

- \$2,500,000: to add 3,000 seats to increase North Stadium to 5,000 seat capacity plus additional Concession and Rest Room Facilities to meet zoning requirements for 5,000 seat capacity
- \$2,500,000 to Install Artificial Turf on three KSC fields, doubling or tripling play time on those fields
- \$ 1,290,000 to add score boards and pedestrian lights, and construct concession stands and restrooms at South Complex soccer fields and baseball quad and to pave half of gravel parking area. Concession stands, restrooms and paving will also expand service and permit expansion of the Gem Show and other, non-sporting events. These events, especially the Gem Show and concerts, are the best revenue producers for Stadium and provide best economic impact for the region.
- \$700,000 to update the sixteen year old Kino Veterans Memorial Stadium and make it a more flexible and marketable facility. Improvements include: (a) update scoreboard to service multiple sports and for video advertising; (b) upgrade and expand electrical service to meet current code, and adequately service Gem Show, concerts, modern concession demands and non-baseball sporting events; (c) purchase moveable bleachers to provide side-line seating for soccer, football and other field sports; (d) replace sound system; (e) install wifi in public areas of the Stadium; (f) install new field lighting controls in Stadium to increase flexibility, allow remote control and save energy; (g) add digital message signs on Country Club and Ajo to improve traffic flow around hospital and to advertise events; (h) correct problem of drainage onto South Complex soccer fields prior to turf installation..

Benefits:

Project will provide high quality fields and facilities for youth and amateur soccer and other field sport (football, lacrosse, rugby, etc) teams and leagues throughout Pima County. Fields and facilities will be ideal for regional tournaments.

This Project stimulates the tourism industry in the region because the high quality fields, appropriately sized stadium, and existing clubhouses and practice facilities will attract amateur and professional tournaments and teams from throughout the United States, which tournaments will bring coaches, players, family members and other spectators who will spend money at restaurants, hotels, car rental agencies, museums and other regional attractions. The improvements in this Project will increase the number of Kino Sports Complex events and the associated economic impact from those events.

Cost: \$7,000,000

Bond Funding: \$5,500,000

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

- \$2,800,000 of the White Sox contract termination payment to County and \$350,000 of Stadium District revenue was used to begin this repurpose project and convert all five North Complex fields from baseball to soccer, add one new soccer field, and design and construct 2,000 seat North Soccer Stadium including entry, concession and restroom facilities.
- \$1,500,000 of White Sox contract termination payment remains available to fund part of the project described in this proposal.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

This is a fast track project. Start Date can be in FY 2014-2015 and Finish Date can be in second quarter FY 2015-2016. All work can be completed within six months.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)

Pima County Facilities Management will manage the project. Pima County Stadium District will assist. Pima County Facilities Management has a superb record of delivering projects on time and on or under budget.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Annual Maintenance cost for the three artificial turf fields is estimated between \$42,000 and \$120,000, which is comparable to or less than for the existing natural turf fields. Maintenance cost for the 3,000 seat stadium, concession stands and restroom additions will be borne by revenue from the stadium and the concessions.

Annual Stadium Maintenance costs will be reduced by the other improvements which will increase energy efficiency, decrease parking lot operating costs, and provide additional concession and rental revenue.

Operation and Maintenance of this facility will be provided by revenues from Pima County Stadium District and by Pima County.

Regional Benefits: This is a facility that will serve leagues and tournaments from throughout Pima County as well as attracting teams, family members and spectators for amateur and professional tournaments and events as “tourist visitors” from across the country. The visitors will bring and spend their money, imported from their home communities, on hotels, restaurants, rental cars and local tourist attractions thereby generating jobs and boosting the local economy. Kino Stadium has also become a major host site for the annual Gem Show. Many of the more expensive improvements (electrical system upgrade, additional paving, and South Complex concession and restroom facilities) are directed at allowing expansion of the Gem Show and related economic impact events.

Supervisor District of Project Location: District 2

Department: Natural Resources, Parks and Recreation
Date: March 4, 2013

2014 Bond Election Proposed Projects Template

Project Name: 36th Street Natural Resource Park

Location: 36th Street and Kino Parkway

Scope: This project will develop a small twenty acre parcel of urban open space into a community level open space park. The focus of the park will be on passive recreation and wildlife watching. The project will develop both gravel and ADA compatible walking trails, ramadas and limited picnic area, native vegetation restoration, wildlife viewing sites, paved parking area, restroom complex, school yard habitat learning laboratory area, interpretive signage, security barriers, fencing and entry gates.

Benefits: This site was identified in the 2004 Bond program as a City of Tucson Jurisdictional Open Space bond project. The property was acquired by the county in 2011 for under appraised value at \$750,000. Advocates for the project include the City of Tucson, Tucson Audubon Society, adjacent neighborhood groups and local residents. The site is adjacent to 6 schools and the Quincie Davis Recreation Center. The site offers a unique opportunity in the area to maintain an urban riparian habitat and associated native plant communities, for the enjoyment of local residents and providing a learning laboratory setting for possible environmental education opportunities for the numerous schools nearby. The site project will convert an unsafe environment challenged by numerous ongoing illegal activities into a place for local residents to visit, walk and enjoy a slower paced and natural environment experience.

Costs: Full Park Development Phase II \$480,000

Bond Funding: \$480,000

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

None identified at this time

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

Fiscal Year 2015/16 start and completion

An initial site security project has already been initiated by NRPR. An initial development phase currently in progress allows very limited use of the site and will maintain basic infrastructure placed at the property in anticipation of the full build out bond funding.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)

The project will be managed and maintained by Pima County Natural Resources, Parks and Recreation

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

It is anticipated that the annual maintenance costs will initially run approximately \$30,000. These costs will be covered by Natural Resources Parks and Recreation. Because NRPR has already done initial preparatory work on this project, base funding for maintenance has already been allocated to the site.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

This open space parcel has enhanced regional value more for urban biological opportunities. This is a potentially important block of urban habitat for local wildlife and migratory birds. Once restored and maintained as a natural habitat, the site can offer a positive place for diverse wildlife species as they move through the larger Tucson Metro area. As the urban core develops further, this natural open space will only increase in value ecologically and as a place for local residents to see and enjoy wildlife in a semi-natural setting.

Supervisor District of Project Location: District 2

Department: Natural Resources Parks and Recreation
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: Mary Henderson Desert Center – First Phase Trailhead

Location: 3401 W. Anklam Drive

Scope: The program may a new entry drive with parking, a 0.8 mile ADA trail onsite, 8.5 miles of improved dirt trails to connect to Tucson Mountain Park as available, and associated landscaping and interpretive signage.

Benefits: This project presents an opportunity to add an additional needed trailhead on the southeast corner of Tucson Mountain Park in the area of Dos Picos and Painted Hills, conveniently off Anklam Road. The project is consistent with previous planning efforts to improve and enhance both the trail system and interpretive opportunities in Tucson Mountain Park. This project would be a first phase installation, and defer the preservation of the historic residence and connectivity to Painted Hills for a future phase. Because of the wishes of Ms. Mary Henderson to conserve her lands into the future, the land necessary for this project comes to the county at essentially closing costs.

Costs: \$2,250,000

Bond Funding: \$2,250,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs:

Regional Benefits: This is the first phase development of a trailhead that will serve as a key connection to both Tucson Mountain Park and the potential Painted Hills lands.

Supervisor District of Project Location: 5

Department: Green Valley Justice Court
Date: May 6, 2013

2014 Bond Election Proposed Projects Template

Project Name: Green Valley Courthouse Expansion

Location: 601 N. La Canada Drive, Green Valley, Arizona

Scope: Addition to expand Lobby, office area and file room, approximately 980 sq. ft.

Benefits: There is very limited seating for the public. Further, expanding the lobby will enhance security as there is currently not enough room to accommodate an X-Ray machine and magnetometer. The Sheriff's Department recently conducted a security audit and indicated that the judge and staff are vulnerable. Expansion of the file room will eliminate the need for the court to rent mobile trailers for file storage. There is currently 8 staff sharing space in the front office which measures 506 SF. Expanding this area will provide staff more room and desk space to process court documents and files. – many of which must currently be stored in a modular storage container on site.

Costs: \$500,000 estimated

Bond Funding: \$500,000

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: Start FY 14/15 – Finish FY16/17

Project Management Jurisdiction: Pima County Facilities Management will oversee the project.

Future Operating and Maintenance Costs: Future O&M expenses shall be for utility increases of the addition. High building efficiency shall minimize increases to less than \$2000 per year.

Regional Benefits: Providing increased security, safety and confidentiality to the public and staff conducting business in the Justice Court serving the region of southern Arizona near Green Valley.

Supervisor District of Project Location: District 4

Department: Natural Resources Parks and Recreation
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: County wide Splash-pad Program

Location: Five locations including: Arthur Pack Regional Park (D1), Thomas Jay Regional Park (D2), Ajo's E.S. "Bud" Walker Park (D3), Vail /Eastside Government Center FM 108 (D4), and Winston Reynolds Manzanita Park (D5).

Scope: The program will include the installation of five splash-pads (similar in size and nature to the one at Brandi Fenton Memorial Park) across the county at key regional parks. Installations may include the splash-pad with room for several water toys, the appropriate support infrastructure for the water system in a secure enclosure, utility upgrades, security fencing, ramadas/shade and picnic areas, and associated ADA pathway system.

Benefits: Due to the overwhelming popularity of the Splash Pad at Brandi Fenton Park, these projects are recommended as beneficial and important elements for park development. The Splash Pads shall be available at no charge to children 12 and under and those who accompany them. These facilities are extremely popular for families with young children and may be utilized nearly year-round without lifeguards or other supervisory staff expense. Hours of operation are typically 7 a.m. to 7 p.m. daily, seven days per week. By locating Splash Pads near other park developments, such as ramadas and playgrounds, families may enjoy a low-cost and cool entertainment in a park environment.

Costs: \$3,500,000

Bond Funding: \$3,500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs: \$30,000/year for each park, total of \$150,000 per year. Maintenance costs include technician, vehicle mileage, equipment and hardscape repairs, toy repairs, utilities and chemicals. Splash pads do not require onsite supervision during operation.

Regional Benefits: This program is designed to benefit the entire region, by placing these very popular amenities throughout the County.

Supervisor District of Project Location: 1,2,3,4,5

Department: Natural Resources, Parks & Recreation
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: CAP Trail Program

Location: 44 Miles of trails located on the CAP (Central Arizona Project) water canal system and connection trails through Marana and the far west side to connect with the Santa Cruz River path (The Loop).

Scope: This entire trail program consists of seven projects each including an asphalt or other AASHTO multi-use trail surface and associated erosion control, drainage, and safety improvements at road crossings as required to safely install the trail. The project locations are as follows:

1. El Rio Neighborhood Park (West Bank Santa Cruz Riverpark) to Avra Valley Road, 1.5 Miles
2. Twin Peaks Road to Avra Valley Road (East Bank Santa Cruz Riverpark), 2.7 Miles
3. Avra Valley Road Multi-use Path from the Santa Cruz Riverpark to CAP trail, 3.4 miles
4. Avra Valley Road to Beard House (East Bank Santa Cruz Riverpark), 1.7 miles
5. CAP Berm Path (Bank of the CAP canal berm, includes roadway crossings), 31.5 miles
6. Sarasota Trailhead improvements and trail to Whale Rock (Includes Dog park area), 1mile
7. Starr Pass Trailhead & Basin, 1.8 miles

Benefits: This program will provide a significant increase to the vehicle separated trails of the Loop system throughout Pima County. The benefits of these alternate route corridors include economic development, healthy lifestyles, alternate transportation environmental improvements and increased property value. This trail program is specifically designed to connect to and interact with the existing Loop system, and provide these experiences to communities not currently within the trail system. Additionally, the inclusion of a short segment within or adjacent to Tucson Mountain Park creates a direct tourism amenity that will create a unique trail excursion for hikers at all experience levels.

Costs: Total Program: \$24,000,000

Bond Funding: \$10,000,000

Other Funding: None identified at this time, but potential for regional alternate transportation funding.

Fiscal Year Project Start and Finish Date: (7 year program)

Project Management Jurisdiction: Pima County Natural Resources, Parks and Recreation

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Regional Benefits: This is a regionally significant project, intended to boost eco-tourism and further cement the region's reputation as a biking mecca. It also has significant impact on a neighborhood level, providing connectivity and outdoor recreation for all age groups.

Supervisor District of Project Location: 3,5 (impacts all)

Department: CDNC
Date: April 30, 2013

2014 Bond Election Proposed Projects Template

Project Name: Business Neighborhood Stabilization Program

Location: Core Neighborhoods of NSP 2 Target area – from S. Tucson south including southern part of the Empowerment Zone. The program will specifically target corridors and adjacent neighborhoods – this may include but not be limited to 6th and 12th Avenues, Irvington Road, and the Benson Highway.

Scope: Funds will be used for all the activities funded with the federally funded NSP Program including Downpayment Assistance for homebuyers, Acquisition and Rehabilitation of single family and multifamily properties, demolition of blighted structures, land banking for future development, and redevelopment of vacant and underutilized properties. Unlike the federally funded NSP2 program, the bond funded program will not necessarily target foreclosed properties, but properties that will be key to the revitalization of neighborhoods. A second difference is that commercial and mixed use properties will also be considered for improvement and/or redevelopment. A third difference is that funds could also be used for small infrastructure projects that will enhance neighborhoods, such as pocket parks and community gardens, sidewalks, and public art.

Benefits: It is contemplated that NSP will represent a model for the comprehensive reinvestment and revitalization of core neighborhoods. It will target housing and homeownership, investment in the preservation and improvements of local businesses and public space. It will consider the need for the investment in affordable and accessible rental housing. There will be an increase in the number of owner occupied homes, better quality housing and improved business climate. Other resources would govern the “income” and other restrictions. It will be assumed that 80% ami is the restriction that will be used for housing. The overlapping of target areas create a presumption of stress and need, so that no additional restrictions may be necessary to document need.

Costs: Costs vary depending on the type and scope of activity. Tighter targeting will allow greater focus on sustainable redevelopment, which will include an emphasis on energy efficient improvements, and water conservation practices.

Bond Funding: \$5 million

Other Funding: (List other funding by type and amount, or “None identified at this time”.) Program Income from the NSP2 program can be leveraged to fund projects that are eligible for that program. In addition sources that can be directly leveraged include CDBG, HOME, as well as Low Income Tax Credits for housing and New Markets Tax Credits for commercial and community projects. Housing and commercial projects leverage private investments including mortgages and short and long term loans, as well as private activity bonds. While bond funds may be permanently “sunk” into a project, other funding sources may continue to circulate leading to additional investments.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.) It is estimated that it will take one year for planning and community organizing to occur, and

three years for implementation and expenditure of bond funds. Projects involving new construction have a longer time frame.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.) Pima County CDNC will manage the program, partnering with non-profit community housing organizations as well as for-profit developers and technical assistance consultants.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.) With the exception of public improvements, homeownership, rental and commercial developments are intended to be self-sustaining; budgets are analyzed so the owner/occupant has sufficient income to maintain the property.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.) This project builds on the successes of the NSP2 program, which investing \$22 million in 30 census tracts, leading to the direct investment in 380 different properties, providing homeownership opportunities and placing foreclosed properties into productive use. A targeted approach will lead to revitalized productive neighborhoods.

Supervisor District of Project Location: Districts 2 and 5

Department: CDNC
Date: April 30, 2013

2014 Bond Election Proposed Projects Template

Project Name: Business Façade/Public Infrastructure Improvement Project

Location: County wide – targeting Business Districts including incorporated areas. Communities identified as Community Development Target areas will be prioritized for funding.

Scope: Pima County will provide technical design assistance, and funding for improvements for business facades in the public right of way to the curb. The goal will be for all businesses on a street or in a district to participate. The program will also address code and safety issues for properties to the extent bond funds can be invested in improvements of this nature. An additional goal is to address historic issues, especially preservation of historic structures and features. County will have technical staff and seek best practices from rural and urban areas.

Benefits: Businesses will benefit from attaining attractive, distinctive shop fronts and accessibility to business. Technical staff will be hired; design and construction jobs will be supported. Accessibility and safety issues can be resolved to enable expansion of businesses. County will work with consultants and local chambers to develop design concepts and address technical concerns.

Costs: Are unknown at this time.

Bond Funding: \$3 million

Other Funding: (List other funding by type and amount, or “None identified at this time”.) County be augmented by CDBG and other federal programs. The City of Phoenix operates a CDBG funded and Bond funded Façade improvement program.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.) This will be an ongoing program – terminated when funds are depleted.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.) Pima County will provide management and coordination. It will be necessary to coordinate with planned corridor improvements.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.) Maintenance will be the responsibility of the business owners.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.) The program will support the improvement of business districts, as well as improve the appearance, safety and access to businesses. Well thought out and implemented projects could lead to promotion as tourist destinations.

Supervisor District of Project Location: All

Department: CDNC

Date: April, 30, 2013

2014 Bond Election Proposed Projects Template

Project Name: Pima County Small Business Incubator

Location: Targeted to either of Flowing Wells NRSA, Empowerment Zone or NSP2 Target Areas

Scope: Bond funds will be used to acquire a site and develop a Small Business Incubator serving start-up businesses in Pima County. The Incubator will provide services for innovative start-up businesses with the potential for future growth. An incubator typically provides support services such as payroll, communications, meeting and common space as well as technical assistance to help new business succeed. The incubator will seek tenants in the following fields: technology, arts, and home based consulting businesses.

Pima County will identify and develop the site, improvements will be leased to a non-profit agency which will manage and operate the Incubator. The site could be an existing building which will be renovated or a new building.

Benefits: Incubators have a well documented track record of helping start up businesses succeed, with a success rate of 87% according to the National Business Incubator Association. It also reports that for every 50 jobs created by the businesses 25 additional jobs will be supported in the community. An additional feature of Business Incubators is that the expectation is that once successful and thriving; a business will vacate and be replaced by a new start up.

Costs: Costs will depend upon the size of the facility, as well as the kinds of equipment that may be needed, specialized kinds of incubators, may require expensive installations.

Bond Funding: This request is for \$5 million.

Other Funding: (List other funding by type and amount, or "None identified at this time"). While no other funding is committed, CDBG 108 Loans, as well as bank and other private sources may be used for development.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

It will take at least one – two years to identify a site, one year for design and construction. The incubator will be fully operational by 2020.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.) Pima county will own the site, but will lease or contract with a non-profit organization to manage the facility.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.) Leases and fees will be used to pay for operating and maintenance costs. Operating grant funds may also be available.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.) Benefits include development of small innovative businesses capable of future growth, supporting employment at the professional level.

Supervisor District of Project Location: Districts 2, 3 and 5 are targeted for potential sites.

Department: Natural Resources, Parks and Recreation

Date: 5/8/2013

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Future Bond Election Proposed Projects-Cultural Resources

Priority: A

Project Name: Canoa Ranch New Museum/Orientation Center

Location: Approximately 45 miles south of Tucson off I-19 at Canoa Ranch exit and on east side of highway.

Scope: This project covers Phase VI of the Canoa Ranch rehabilitation (Phase I – IV are complete; Phase V is included on the future Bond list as PR80). The project will include a new 20,000 square foot museum/orientation center/gift shop building with a conference/event center. The full scope of this project is outlined in a Master Plan document completed in February 2007 and adopted unanimously by the Canoa Ranch Community Trust and Oversight Committee as established by the Pima County Board of Supervisors.

Benefits: The Canoa Ranch complex is an important historic and biological property. A comprehensive master plan has been developed to guide the phased development of the site into a major interpretive and historic destination for the public along the I-19 corridor. This renovation will upgrade the facility to a level that will allow the public to safely and appropriately enjoy and use the site as a part of the NRPR park system. This site would become a major tourism attraction to local and regional visitors and would be a cornerstone element of the Santa Cruz Valley historic site system.

Costs: \$10,000,000.00

Bond Funding: \$10,000,000

Other Funding:

Fiscal Year Project Start and Finish Date: FY 14/15 to FY 16/17

Project Management Jurisdiction: NRPR

Future Operating and Maintenance Costs: O&M would be assumed by NRPR. Funding would be necessary for the new park under a supplemental budget appropriation. Initial annual O&M costs for the historic park are estimated at approximately \$1,400,000/year. One model in the Master Plan document shows an income potential at the site of \$1,200,000/year.

Regional Benefits: This project will add to the historic and tourism programming available in Pima and Santa Cruz counties. The ranch can serve as headquarters for the Santa Cruz Valley Historic Conservation District whose designation by the National Park Service is expected very soon.

Supervisor District of Project Location: 4

For Internal Use only:

Specific County Administrator Contemporary Issue being addressed with expenditure:

Department: Natural Resources Parks and Recreation

Department: Natural Resources Parks and Recreation
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: Pima Prickly Park

Location: 3500 W. River Road

Scope: The program is for restrooms, landscape improvements, and outreach signage/outdoor educational area to serve the patrons who visit the park that opened in fall 2012.

Benefits: This park provides educational opportunities and training for teachers and hands-on workshops for students and the public. Pima Prickly Park provides instructions to students and the public about historic roles that various native plant species served in the lives of Native Americans and early settlers. People can gain an appreciation and understanding of the limitations and potentials of arid lands.

Costs: \$500,000

Bond Funding: \$500,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date:

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs:

Regional Benefits: Pima Prickly Park provides a place to observe the many different types of cacti in the Sonoran Desert.

Supervisor District of Project Location: 5

May 7, 2013

Pima County Board of Supervisors
130 W. Congress, 11th Floor
Tucson, AZ 85701

Dear Board of Supervisors:

The Tucson Airport Authority (TAA) Board of Directors discussed and adopted the attached Statement of Support for Pima County's economic development plan. TAA is committed to a focused strategy for future job growth, which we understand is important to the economic prosperity of Southern Arizona.

Tucson International Airport (TIA) is one of the primary drivers of the region's economic growth and future prosperity. UA Eller College recently completed an economic impact study that determined TIA has a \$3.2 billion impact and supports 35,000 jobs in our region.

TAA recognizes the significant role Tucson International Airport has and must continue to play in providing vital aviation services and stimulating economic growth. To that end, attached for your reference is the TIA Master Plan update recently adopted by the TAA Board of Directors. The plan includes a comprehensive redevelopment plan for the airfield, which greatly enhances safety and efficiency and provides for growth of the region's aviation users. Development of the relocated Runway 11R/29L will provide increased operational efficiencies for all aviation users, including airlines, general aviation, and ANG; enhance safety of the airfield; provide for redundancy; and provide capability for future growth. A major component of the planned improvements is the ability to support the current and future mission of the ANG.

The Master Plan also includes the most comprehensive land use planning ever completed for TIA. TAA's management has worked extensively with the region's stakeholders to ensure TIA continues to be a catalyst for the economic growth and prosperity of the region. Included in the land use plan is Pima County's planned southern parkway connecting Old Nogales Highway to I-10 and the proposed aerospace and defense corridor. Please note that in addition to planning for the future, TAA has invested heavily in infrastructure on numerous parcels to support immediate job growth. A number of parcels with and without airfield access on TIA are "shovel ready" and TAA is aggressively marketing those parcels to help grow the region's economy.

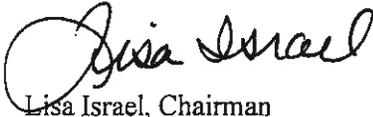
Pima County Board of Supervisors

May 7, 2013

Page 2

Pima County's participation and support of the TIA Master Plan incorporating both the airfield redevelopment program, relocated Runway 11R/29L, and the land use plan to support economic growth is critical. The TAA looks forward to continuing to work on these economic initiatives with Pima County and the major stakeholders in the region.

Sincerely,

A handwritten signature in black ink that reads "Lisa Israel". The signature is written in a cursive style with a large, looping initial "L".

Lisa Israel, Chairman
TAA Board of Directors

Attachment

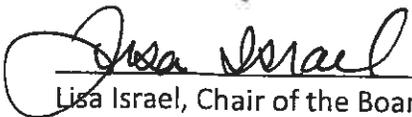
XC: TAA Board of Directors
Chuck Huckelberry, Pima County Administrator

RESOLUTION OF THE BOARD OF DIRECTORS
OF
TUCSON AIRPORT AUTHORITY

IN SUPPORT OF THE PIMA COUNTY ECONOMIC DEVELOPMENT PLAN
AEROSPACE AND DEFENSE CORRIDOR

BE IT RESOLVED by the Board of Directors of the Tucson Airport Authority (TAA) that the Tucson Airport Authority supports Pima County's Aerospace and Defense Corridor Initiative and proposed surface transportation improvements serving Tucson International Airport (TIA) and surrounding employment region, as described in the Pima County Economic Development Plan 2012-2014. Development of this Corridor will bring with it critical transportation and infrastructure investment to the region's industrial base and further leverage opportunities to develop a logistics network, major manufacturing, including aerospace and defense, and attraction of research and technology industries. TAA additionally supports enhancement of the airport employment region and development of an aerospace and defense manufacturing corridor.

Adopted this 7th day of May, 2013.



Lisa Israel, Chair of the Board
Tucson Airport Authority



Tucson International Airport Master Plan Update

Executive Summary Prepared for the TAA Planning & Regional Relations Council

March, 2013

Introduction

First drafted in 1974, the Tucson International Airport (TIA) Master Plan guides the future development of the airport so it can accommodate long-term growth and the requirements for passenger airline service, air cargo, ground transportation, military, general aviation, industrial development, and other activities. This current effort is the sixth update of the original Master Plan. The successful completion of this update and the related airfield safety enhancement, terminal optimization and collateral land development programs, is the result of an intensive and successful collaborative effort among stakeholders, which included the Tucson Airport Authority (TAA), Federal Aviation Administration (FAA), Arizona Department of Transportation (ADOT), airport tenants, and the public.

While the Master Plan Update addresses traditional master planning elements, including updating the inventory, establishing future facility requirements and preparing an updated Airport Layout Plan, the study's key focus areas relate to modernization of the airfield through strategic development, including relocation and expansion of the TIA's

parallel runway. The Master Plan Update documents the various safety, operational and efficiency needs of the airfield and analyzes several distinct alternatives for addressing airfield development goals. The Update also focuses on opportunities for developing airport land that has been reserved for compatibility or capacity expansion purposes. TIA contains nearly 6,000 acres of collateral land that can be developed with interim and long-term commercial, industrial, energy and specialty uses.

The potential for this development indicates the significant role TIA will continue to serve as a regional economic catalyst. The findings of the Master Plan Update confirm the need to relocate and upgrade Runway 11R-29L to ensure operational efficiency is maintained through the 20-year planning horizon. The study identifies a series of improvements needed over the next 20 years to ensure the airport is positioned to accommodate anticipated demand as well as adjust effectively to variation in demand.



Planning Goals

Overall, the Master Plan Update endeavors to provide a guiding policy document that provides an environmentally conscious and strategic tool for managing facility and land use implementation plans; further, planning objectives seek to accommodate forecasted aviation demand and development trends; maximize revenue potential in consideration of benefits to residents and businesses surrounding TIA; align strategic economic development resources and positively contribute to the quality of life and economic health of our region.

Aeronautical Objectives

- Accommodate the forecast aircraft fleet mix.
- Accommodate forecast passengers and aircraft operations.
- Accommodate the needs of general aviation, military and cargo activities.
- Provide for airport growth beyond the planning horizon, as appropriate.
- Maintain or improve efficiency in airport operations.
- Plan facilities that meet or exceed airport design and operational standards.

Safety Objectives

- Plan facilities that meet or exceed airfield design standards.
- Use airfield design and land use planning to enhance safety and efficiency.
- Use airfield design, as possible, to reduce the potential for human error.
- Consider facility security requirements and accommodate emerging technologies.

Financial Objectives

- Realize the revenue potential of airport land development for long-term fiscal benefit.
- Maximize eligibility for FAA funding on proposed improvements.
- Minimize TAA liabilities and financial risk.
- Encourage diverse revenue streams to promote TAA's financial sustainability.
- Promote physical development of the airport that provides operational and maintenance efficiency.

Community Objectives

- Enhance airport access for all users.
- Promote on-airport land uses that benefit the surrounding community.
- Identify opportunities to integrate TIA into the larger intermodal transportation network.
- Promote an intermodal business and transportation "campus" within a user-friendly environment.
- Seek out opportunities to further mitigate community noise impacts.

Environmental Objectives

- Coordinate TIA development with regional environmental preservation and mitigation efforts.
- Incorporate "green" solutions in both building and site planning.
- Reuse or re-purpose facilities where feasible, and promote modular or flexible planning.

Land Use Objectives

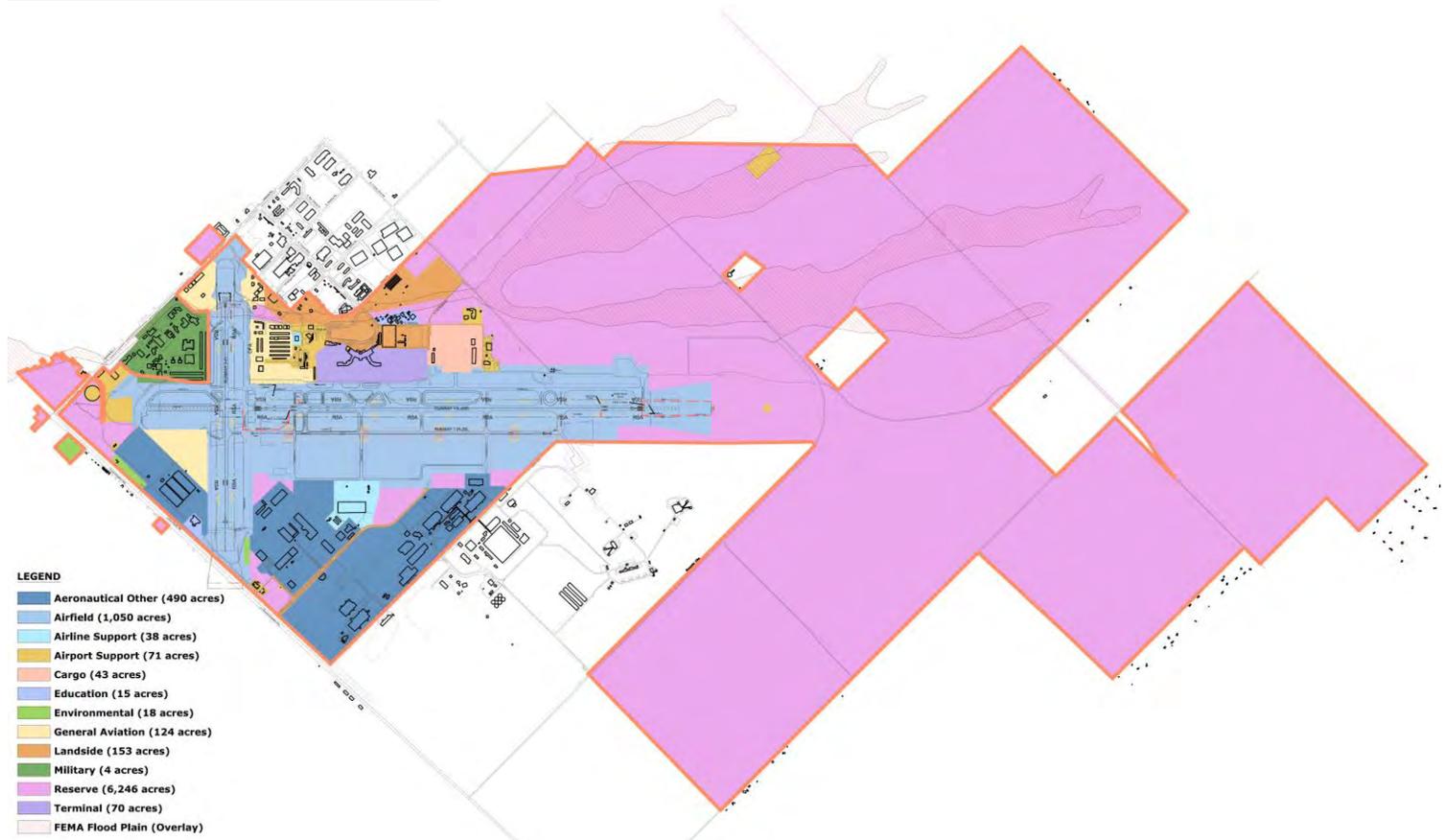
- Ensure appropriate reservation of airport land for long-term aeronautical growth.
- Leverage TIA assets as a catalyst and center for industrial preservation and growth.
- Promote the highest and best use of on-airport property.
- Integrate and align airport development with regional transportation and infrastructure planning.
- Promote urban design improvements which establish clear gateways to the airport.

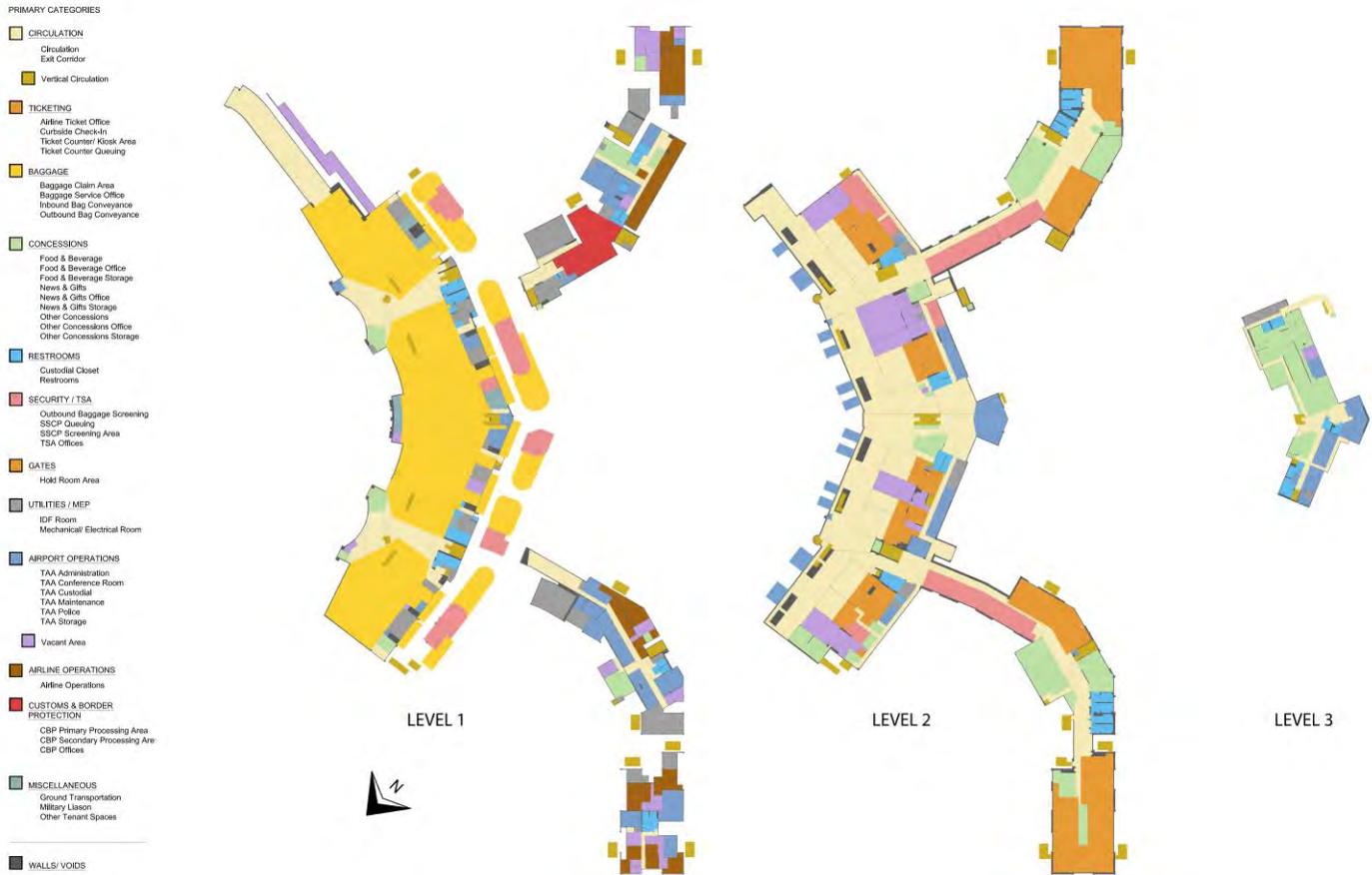
Planning Context

Tucson International Airport operates three runways, Runways 11L-29R, 11R-29L, and 3-21. The two parallel runways measure 10,996 feet long by 150 feet wide (Runway 11L-29R) and 8,408 feet long by 75 feet wide (Runway 11R-29L). Runway 11R has a displaced arrivals threshold of 1,410 feet, resulting in an available landing length of 6,998 feet. The parallel runways are separated by a distance of 706.5 feet. Runway 11L-29R is the primary runway and generally used by commercial air-carrier service, cargo, and military operations. Runway 11R-29L is used primarily for general aviation aircraft. A third crosswind runway runs perpendicular to, but does not intersect the two parallel runways and measures 7,000 feet long by 150 feet wide. It is used by all aircraft when wind and weather conditions dictate. The Runway 3 arrivals threshold is displaced by 840 feet resulting in an available landing length of 6,160 feet.

Airfield capacity and safety/operational enhancement considerations are used to determine airside facility requirements, which include runway requirements. Runway design is based on the critical aircraft—the most demanding aircraft in terms of approach speed and wing span with 500 or more existing or forecast annual itinerant operations. The critical aircraft at TIA is the Airbus A300-600 flown by FedEx. It is a C-IV aircraft with an approach speed category of 135 knots and a wingspan of 147.1 feet. For runway length, approach categories C and D typically have the same standards. Runway 11L-29R and Runway 3-21 are currently designated as D-IV (established with a blend of approach category D aircraft [Boeing 737-800W] and aircraft design group IV aircraft [Airbus A300, Boeing 757]) and Runway 11R-29L is B-II (e.g. Beechcraft King Air).

Existing Airfield System and Land Use





The three-level passenger terminal is approximately 430,000 square-foot and contains the passenger processor and baggage processing functions. Level 1 is the baggage level within the processor and airport operations and maintenance offices within the concourses. Level 2 is the ticketing level within the processor and aircraft gate level within the concourses where passengers board and deplane aircraft. Level 3 is the mezzanine in the processor consisting of concessions, utilities, offices, and conference rooms. Connected to the terminal processor are two two-level concourses, Concourse A to the East and Concourse B to the West, where passengers wait for, enplane and deplane aircraft.

General Aviation facilities comprise approximately 124 acres of airport property. Aircraft storage and parking areas include tie-down positions, conventional hangar parking, T-hangar parking, and covered aircraft / ramada parking areas. TIA has more than 350 tie-down positions. Hangars include private individual hangars accommodating more than 240 aircraft, common fixed base operator (FBO) hangars, and corporate hangars. The Executive Terminal and several FBOs offer a total of approximately 61 shade hangars. TIA has four FBOs

which provide a variety of general aviation services including flight training, flight charters, fuel sales, aircraft rentals and sales, aircraft maintenance, and aircraft storage and parking.

The majority of the passengers who utilize TIA originate their vehicular trips from the Tucson metropolitan area north of TIA and access is achieved via surface streets. Tucson Boulevard, with its access to the passenger terminal, is designated a National Highway System intermodal connector. Transit service to TIA is provided by Sun Tran, which operates two bus routes every half-hour on weekdays and every hour on weekends to and from TIA. The land use program considers and incorporates several ongoing regional planning efforts that seek to improve on the need for additional high capacity roadway and transit systems in the airport environs; these include efforts being led by Pima County and the City of Tucson towards enhanced industrial corridors south of the airfield as well as efforts led by ADOT and PAG in planning for intercity passenger and freight rail interconnectivity with TIA. Demand for access to airport services from throughout Southern Arizona and northern Mexico is expected to grow significantly during the planning horizon.

Forecast

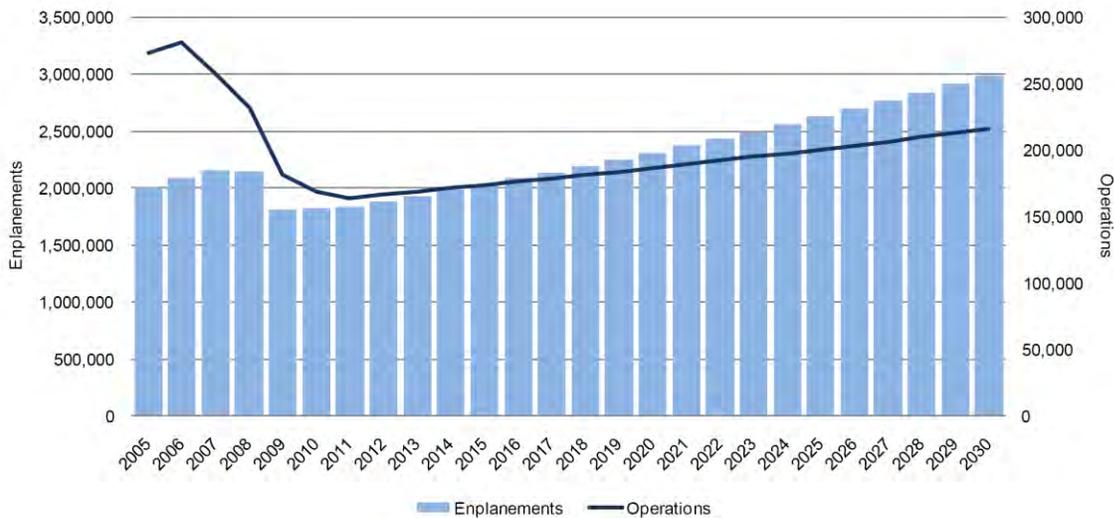
TIA currently serves approximately 3.7 Million Annual Passengers (MAP) and supports approximately 165,000 operations compared to 3.8 MAP and 254,000 operations in 2004 when the previous Master Plan Update was completed. Historically, the peak month for passengers is March. Of total operations, in 2004, almost 60% were general aviation (GA). The remaining operations were split nearly equally between air carrier, air taxi, and military. The current share of operations from GA activity is still high at 47%, however GA aircraft operations have decreased by approximately 50% since 2004. Air carrier operations have also decreased, from 40,000 in 2004 to 35,000 operations currently. TIA currently has a modest volume of air cargo activity accommodating approximately 69 million pounds of freight annually.

The TIA Master Plan Update forecast of aviation activity was approved by the FAA in July 2012. The forecast projects air carrier passenger enplanements and air carrier, general aviation and military aircraft operations throughout the forecast horizon. The baseline forecast is accompanied by high and low scenario forecasts for sensitivity

purposes. Additionally, average week day of the peak month (AWDPM) data, representative of a typical day from which forecasting and facility requirements are based upon, were used to develop design day schedules; these schedules provide airline activity in detail, including destination markets, carriers, equipment types, and seats along with additional pertinent information for the forecast years of 2015 (Planning Activity Level 1), 2020 (PAL 2), 2025 (PAL 3) and 2030 (PAL 4).

The forecast for TIA has air carrier enplaned passengers projected to increase from 1.8 million currently to just shy of 3.0 million in 2030 at an average annual compound growth rate of 2.5 percent. The forecast assumes an increase in Gross Domestic Product (GDP) output and the slow but positive economic recovery keeping TIA's growth rate steady throughout the forecast horizon. Air carrier operations are projected to grow at an average annual compound growth rate of 2.1 percent, and general aviation at a rate of 1.0 percent, for a total operations growth of 1.2 percent throughout the forecast horizon at TIA.

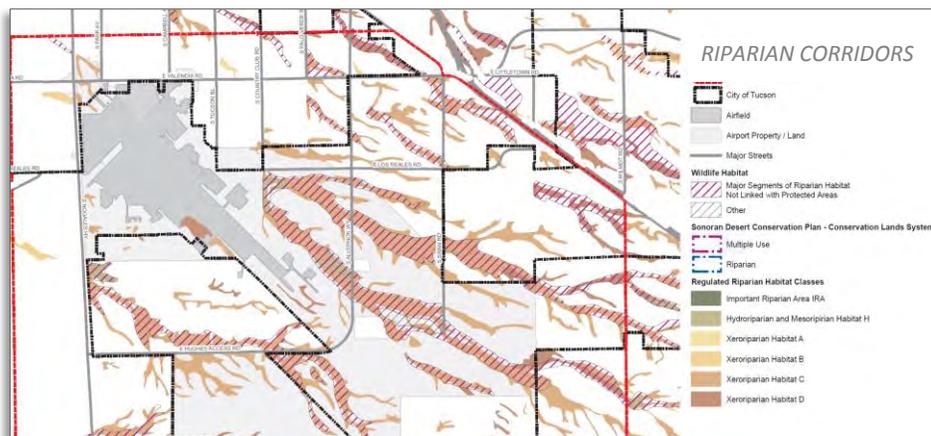
Forecast of Aviation Activity



The Master Plan Update reviewed all of the facility requirements for TIA; with additional focus and analysis being conducted for airfield redevelopment, collateral land development, and terminal space optimization. The needs for airfield redevelopment reflect the objectives of safety enhancement, operational efficiency, capacity development, noise reduction, maintenance efficiency, and operational redundancy. Facility analysis and requirements were determined for airspace factors, general and military aviation, terminal processors, cargo needs, support and parking functions as well as various specialized landside facilities. In all, the vast majority of existing TIA functions and processes can be served through the first half of the planning horizon, if not the through the entire 20-year outlook. There are some exceptions to this however as the dynamic general aviation market will require flexibility over time and possibly the need for facility space expansion depending on the type of GA facilities that become more in demand. The table below notes when deficiencies in certain systems are anticipated to occur and at what level of significance (note that Level of Service is a measure of a roadway's congestion). TAA will be updating the General Aviation Strategic Plan for TIA to further analyze specific needs and programming requirements to best serve future GA growth. The Terminal Optimization Study identified several areas of the terminal concession, security, administrative and baggage functions and facility needs that could potentially benefit from modification or expansion as well. The Land Use Program, from a facility needs perspective, emphasizes the role of existing land use mix, riparian corridors in the airport environs, and the condition of infrastructure and utilities as major factors influencing collateral land development requirements.

Of the numerous facility needs reviewed, only a handful revealed capacity related deficiencies during the planning horizon

	Today	2015	2020	2025	2030
Covered Economy Parking Space (Stalls)	303	-50	-95	-155	-215
Terminal Access Roadway (Level of Service)	A	A	A	B	C
Baggage Make-Up Area (Square Feet)	12,728	-1,645	-5,330	-7,020	-8,870
Terminal Concessions Area (Square Feet)	33,386	-3,655	-8,715	-14,475	-21,025
General Aviation Hangar Area (Acres)	9.2	---	---	-0.02	-0.66



The presence of regulatory floodplains and habitat areas, the condition or absence of infrastructure and the market conditions associated with the airport environs land use capacity influence the collateral land development needs



Runway Program

Runway 11L-29R regularly accommodates a diverse fleet mix of commercial air-carrier, light general aviation, corporate general aviation, military, and cargo arrivals and departures. As a primary commercial airport within the National Airspace System, TIA's commercial operations can often be impacted with delays as a result of other airport users. The highly variable aircraft approach speeds of the different types of aircraft using TIA increase controller workload and require controllers to provide greater in-trail separation of aircraft.

A second parallel air-carrier runway would nearly double large aircraft capacity, including performance aircraft with large aircraft characteristics (e.g. F-16s) at TIA in visual operating conditions by enabling Air Traffic Control to segregate arriving and departing aircraft on different runways. Segregating arriving and departing aircraft also enhances safety by minimizing mixed-mode operations on a single runway. Upgrade of the parallel runway would also provide Air Traffic Control with greater flexibility in sequencing departures and arrivals throughout the day as well as provide a dedicated touch-and-go runway for TIA industrial, general aviation and military users during less busy times of the day. Upgrading Runway 11R-29L to a full D-IV runway will also minimize potential pilot confusion as the new runway would have its threshold aligned with Runway 11L-29R and have the same width which would clearly differentiate it from a parallel taxiway.

The Master Plan Update analyzes several alternative airfield development scenarios that respond to the airfield safety, operational efficiency, and capacity goals. Airfield alternatives were evaluated for effectiveness and feasibility and specifically analyzed for the following objectives:

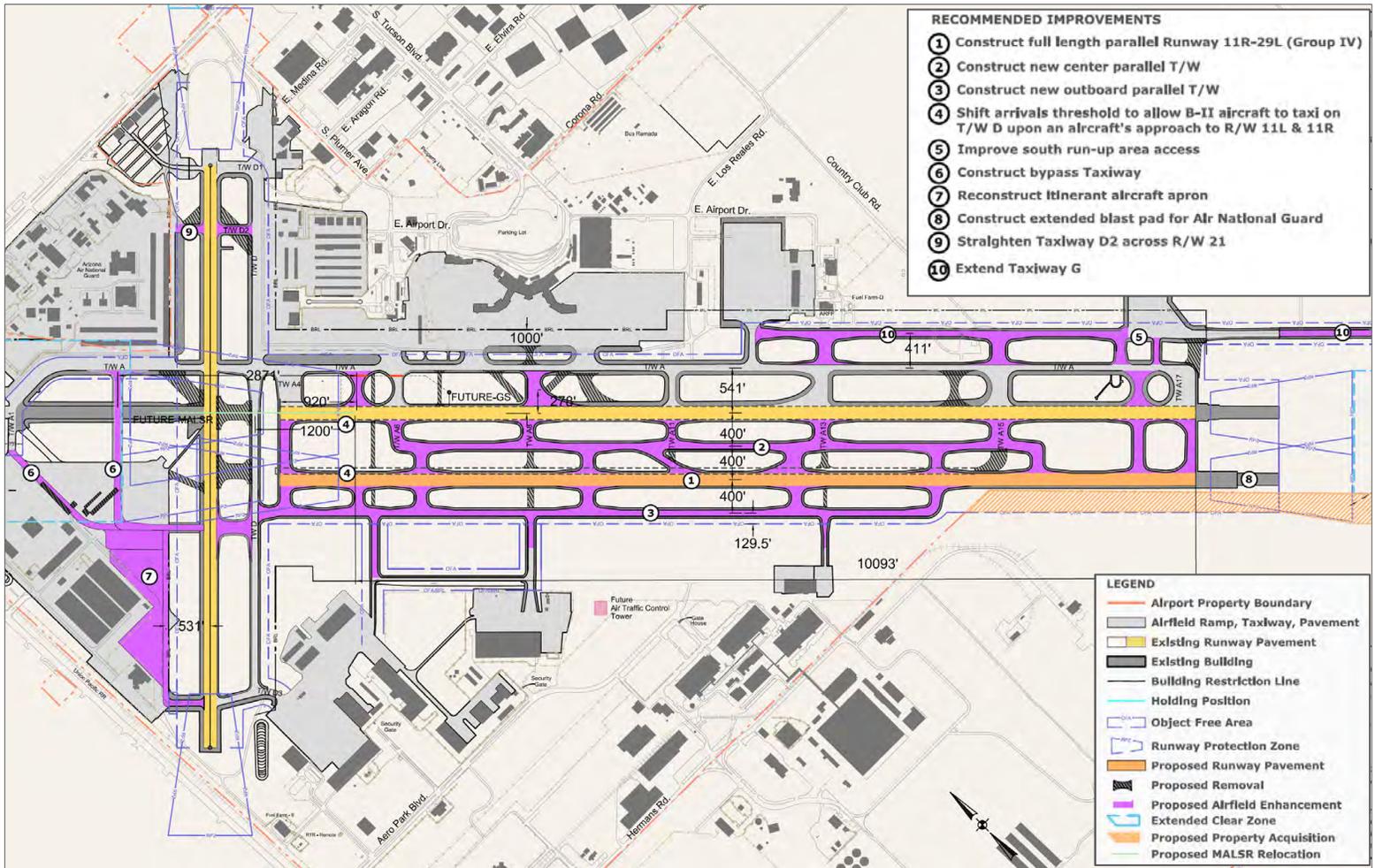
- Supports eliminating, reducing, or mitigating safety risk
- Enhances capacity without producing a negative impact on safety
- Provides operational efficiency / addresses operational issues (e.g. congestion)
- Provides for redundancy during runway closure for maintenance or emergencies
- Accommodates changes in fleet mix and design group or other operational changes
- Conforms with design standards and considers impacts to navigational aids
- Creates potential for on-airport land development and accounts for off-airport land compatibility



Through ongoing stakeholder input and analysis and evaluation of the airfield alternatives, a preferred runway plan was developed with the Master Plan Update. The runway plan doubles large aircraft capacity at TIA; provides a dedicated arrival and departure runway or a preferred military aircraft runway during periods of peak military activity; provides an 800 foot separation between the parallel runways which allows for the construction of a center parallel taxiway; provides more efficient and safer access to Runway 11R-29L and facilities on

the south side of the airport via the new outboard parallel taxiway; and enables Taxiway D to function as an end around taxiway for B-II aircraft and thereby minimize runway crossings by GA aircraft. Moreover, the preferred runway will promote better identification of airfield signage, lights, pavement markings, and nomenclature; aligns runway thresholds for ease of identifying runways and significantly reduces the complexity of key airfield intersections.

Preferred Runway Plan

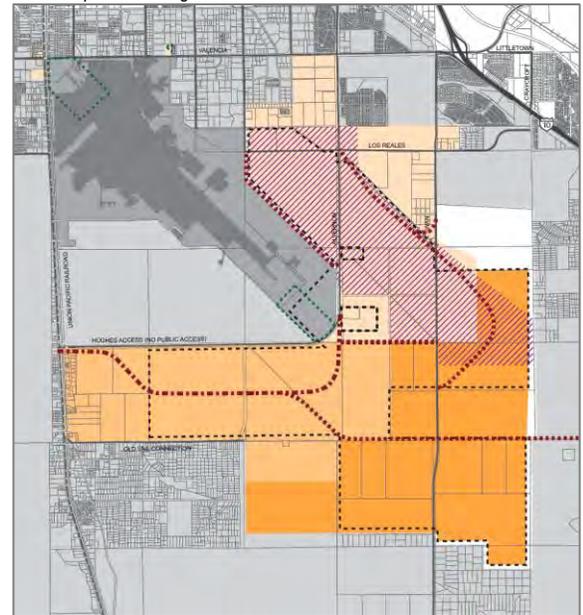


Land Use Program

The land use program fundamentally recognizes TIA's key geographic position for supporting industrial development and serving as the hub facility for intermodal logistics in Southern Arizona. Approximately ¼ of TIA's land is suitable for collateral land development or redevelopment. Limiting factors in the airport environs include availability of infrastructure, the presence of floodways and riparian resources and long-term reclamation costs for certain sites. These factors, as well as other development criteria, were analyzed for cost feasibility implications in the land use program. This analysis drove the development of land use phasing and highest and best use determinations.

Several of the major infrastructure development concepts assumed in the land use program will require continued regional coordination and planning with ADOT, PAG, Pima County and the City of Tucson, as well as many other stakeholders. Accommodation of future multi-modal improvements will also be an important proactive consideration; for example, establishing appropriately sized rights-of-way to enable future connectivity for pedestrian, bicycle, bus/shuttle and light rail routes in the airport area. The land use program phasing strategy promotes sites that are readily developable with minimal mitigation and drainage needs or has the capability to address these issues on-site. Over the longer term, properties requiring a more coordinated and engineered approach to mitigation and drainage requirements should be considered, in conjunction with a strategy to provide a mitigation "bank" area to the south. This area can potentially serve as an effective buffer between traditional employment uses and industrial activities. A coordinated "branding" effort that ties development opportunities in the airport area to the advantages of proximity to the airport will be important. Development marketing and subsequent approval processes will need to be straightforward, predictable and timely to ensure that properties can be marketed to their full potential. A coordinated effort with the City of Tucson and Pima County towards implementing a new Airport Development Overlay Zone will be necessary to ensure that a cohesive land use mix and appropriate development standards are implemented over time, reflective of the future development plan map. Finally, all existing development incentive programs should be pursued for development in the airport environs as should regional collaboration towards new incentives to support airport area development.

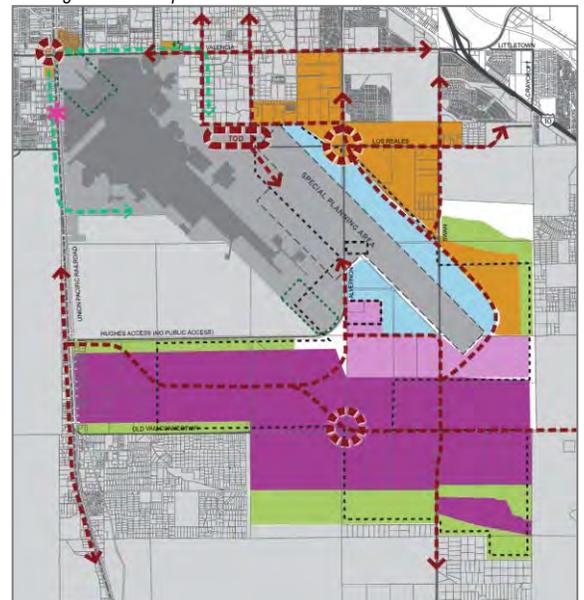
Conceptual Phasing



Short-term Development Scenario



Long-term Development Scenario



General Aviation – Areas that provide for a range of commercial and specialty aviation-related development. Specific uses typical to GA include small and large and corporate hangars; fixed base and specialty operators, minor aircraft repair, self-serve facilities, pilot support facilities, and flight schools.

Industrial Aviation – Sites capable of supporting a range of moderate to intense industrial and major commercial aviation-related development. Specific uses typical to IA include major aircraft, airframe, avionics, and power plant repair; parting, storage, refurbishing and manufacturing of aircraft and aerospace components; air cargo and related operations, freight and logistics, distribution, warehousing and multi-modal facilities. Airfield-related uses that require special infrastructure, facilities or compatible design are also appropriate IA development.

Mixed Use Aviation – Areas that may support a balance of general and industrial aviation activity in close proximity, provide transition between use intensity, or contain other site factors that allow for a mix of uses to occur on a single parcel, including accessory commercial uses.

Extended Clear Zone – Areas beyond the runway protection zone that are kept clear of development, per TAA Policy.

Commercial Node – Areas surrounding key intersections that are anticipated to support demand for retail activity, auto-oriented commercial services or professional services; where feasible, commercial nodes also support mixed use development.

Employment – Sites that have potential infrastructure access or could support major long term employee-intense commercial and compatible industrial development.

Industrial / Logistics – Sites that provide for compatible light industrial and transportation-related development activities, including logistics and freight intermediary operations.

Large Scale Industrial – Large sites that can accommodate aerospace and defense manufacturing, research and development, technology, biosciences uses, and other similar intense industrial activities. This area will typically reflect master planned, large scale single tenant facilities.

Natural Corridor / Mitigation – Corridors that can safely support riparian habitat enhancement to offset site development impacts to locally delineated riparian habitat. This designation is intended to support a development strategy that cost-effectively and sustainably addresses ecological impacts and off-airport compatibility functions.

Airport Village – The Airport Village concept is intended to guide future development of a mixed use lifestyle center to support customers and employees of TIA as well as the surrounding community. The Airport Village is anticipated to support a multi-modal transit center and intense, transit-oriented development themes.

Large Scale Solar – This overlay designation is intended to show areas that could support utility-scale solar energy development, either in the near-term or long-term.

Special Planning Area – This overlay designation is intended to show areas that could support interim collateral land development through the planning horizon but carries special planning considerations because the land may be needed for airfield expansion beyond the planning horizon.

The land use program incorporates opportunities for all forms of new development; including general and industrial growth as well non-aeronautical growth on lands previously reserved for noise or long-term airfield expansion purposes. The land use program demonstrates the potential for facilitating industrial and solar farm development of reserve areas capable of supporting interim land uses. **The summary map for the land use program is the Future Development Plan Map (FDPM).** The map identifies and focuses on existing development areas and infrastructure, opportunity sites and planned surface transportation facilities, to ensure that a comprehensive yet concise and functional single reference can be utilized for marketing and implementing future development initiatives.

Future Development Plan Map



LEGEND

- | | | | |
|---|---------------------------|----------------------------------|---------------------|
| EXISTING ROAD NETWORK | LOCAL TRANSIT STATION | EXTENDED CLEAR ZONE POLICY AREA | MIXED USE AVIATION |
| PROGRAMMED ROAD (APPROXIMATE) | HIGH SPEED RAIL STATION | EMPLOYMENT (OFFICE / INDUSTRIAL) | AIRPORT VILLAGE |
| EXISTING UNION PACIFIC RAILROAD | COMMERCIAL NODE | INDUSTRIAL / LOGISTICS | FUTURE ATCT |
| FUTURE LOCAL TRANSIT CIRCULATOR (APPROXIMATE) | AIRPORT PROPERTY BOUNDARY | LARGE SCALE INDUSTRIAL | AVIATION INDUSTRIAL |
| FUTURE HIGH SPEED RAIL (HSR) | | NATURAL CORRIDOR / MITIGATION | LARGE SCALE SOLAR |
| | | GENERAL AVIATION | |

Phasing and Financial Strategy

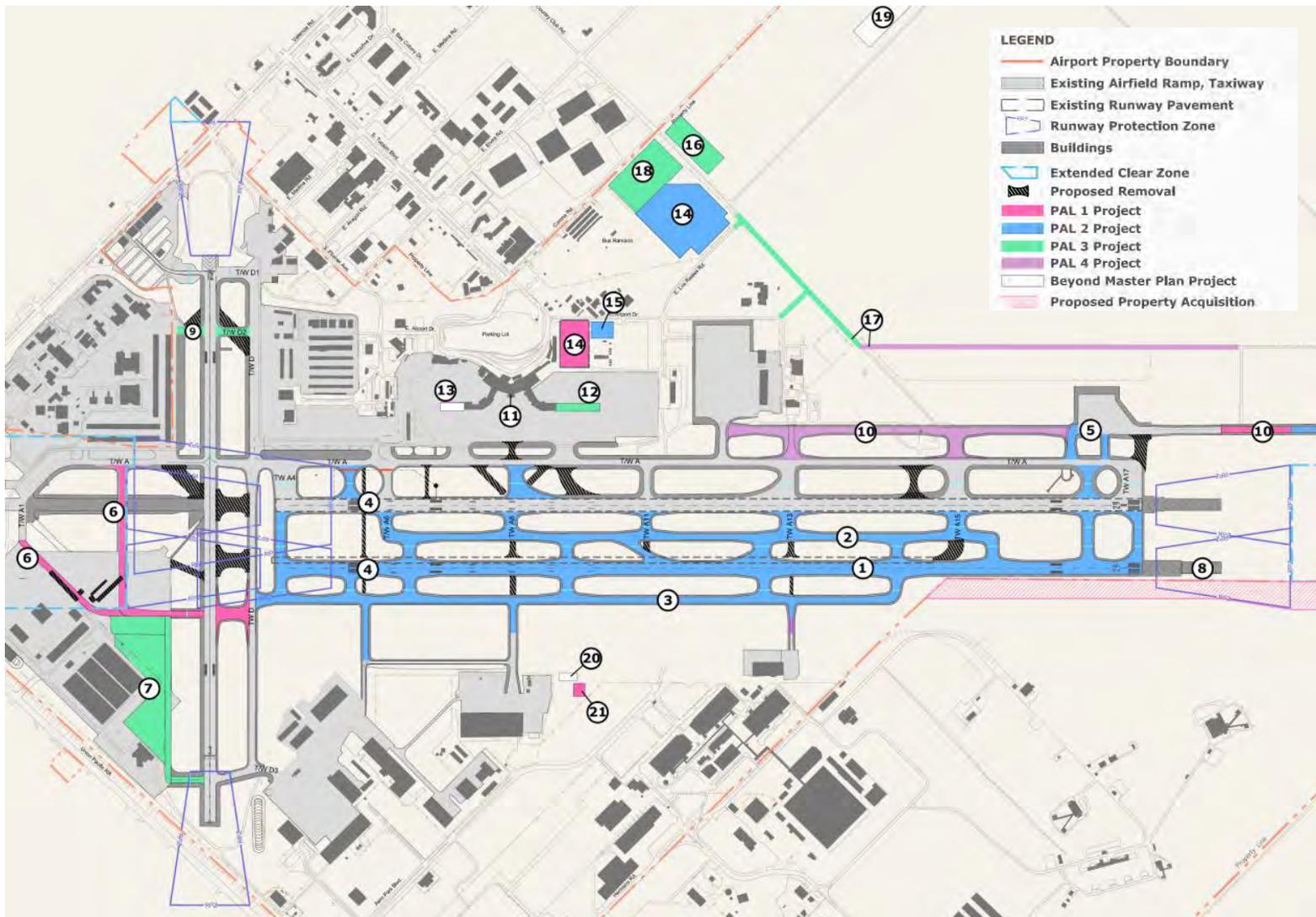
Components of the Preferred Comprehensive Development Plan were grouped by PAL according to the time period and aviation activity level that the project is anticipated to be required. Estimates of the airside, terminal, landside, general aviation, cargo, and support facilities required to accommodate forecast levels of air passengers and aircraft operations as well as non-forecast related needs were developed in the context of the planning objectives. As economic conditions change passenger levels may grow faster or slower than anticipated, and for planning purposes, the forecasts were assigned to planning activity levels (PALs) which represent the level of passengers and operations at four milestones and will act as trigger points, or guides, for programming new development and facilities.

The Preferred Development Plan Costs by PAL table shows projects developed through the Master Plan Update, the table does not show existing major maintenance or capital projects already programmed (such as the terminal apron reconstruction).

Based on phasing requirements, a financial strategy was prepared with the intent of showing the accessible sources of capital – Airport Improvement Program grants, etc. – available to fund the projects recommended during the planning period. The financial plan assumes the use of a number of different funds including federal AIP grants, ADOT grants, TAA revenues, and tenant funding. The financial plan also assumes the application of Passenger Facility Charge revenues and Letter of Intent proceeds as direct offsets to the eligible portion of the annual debt service requirements on proposed future airport revenue bonds. As the airport operates in a very dynamic industry, specific financing of future year projects would be revisited when the decision to move forward is considered. Federal and state funding will be sought for all eligible project costs. The costs presented include design, construction, contingency and administrative fees for each project with the exception of the Runway 11R-29L Relocation which is presented separately for design and construction. All costs are presented in 2013 dollars.

Planning Activity Level 1 includes airfield projects in support of and preceding the construction of the Runway 11R-29L Relocation including the EIS, Airports GIS Survey and Obstructions analysis, Runway 11R-29L Design, and relocation of the Raytheon bunkers. The re-designation of all runways based on the current magnetic heading, the renovation of the main Terminal to relocate and expand security checkpoints and concessions, and continued extension of Taxiway G to support aircraft maintenance development are all included PAL 1. Planning Activity Level 2 primarily includes construction of the major components of the Runway 11R-29L program including the runway, center and outboard taxiways along with an expansion of the rental car service area and continued extension of Taxiway G. Planning Activity Level 3 airfield projects are comprised of secondary airfield enhancement projects after completion of the Runway 11R-29L Relocation Program. The first phase of the Country Club Road extension would be completed during PAL 3 to support maintenance repair and overhaul (MRO) development sites. The terminal Concourse A expansion is also included in PAL 3. Planning Activity Level 4 includes the second phase of the Country Club Road enhancements, extending to Aeronautical Way, and would be completed along with an extension of Taxiway G to the north Future Industrial Aviation Complex.

Preferred Development Plan Phasing



RECOMMENDED IMPROVEMENTS

- | | |
|---|--|
| <ul style="list-style-type: none"> ① Construct full length parallel Runway 11R-29L (Group IV) ② Construct new center parallel T/W ③ Construct new outboard parallel T/W ④ Shift arrivals threshold ⑤ Improve south run-up area access ⑥ Construct bypass Taxiway ⑦ Reconstruct itinerant aircraft apron ⑧ Construct extended blast pad for Air National Guard ⑨ Straighten Taxiway D2 across R/W 21 ⑩ Extend Taxiway G ⑪ Terminal Renovation | <ul style="list-style-type: none"> ⑫ Expand Concourse to the East ⑬ Expand Concourse to the West ⑭ Install Solar Canopies ⑮ Expand Rental Car fueling and wash rack ⑯ Construct Rental Car storage area ⑰ Expand Country Club Drive ⑱ Expand Economy Parking Lot ⑲ Construct Fuel Farm ⑳ Construct ARFF Station ㉑ Future Air Traffic Control Tower |
|---|--|

Preferred Development Plan Costs by Planning Activity Level

Planning Activity Level 1 (Years 1 through 5)	
EIS for Runway 11R-29L Relocation	\$1,400,000
Airports GIS Survey and Obstruction Analysis	\$700,000
Redesignate All Runways Based on Current Magnetic Heading	\$2,900,000
Reassign and Clarify Taxiway Nomenclature	\$2,200,000
Airport Wide Drainage Basin Study in Support of Runway 11R-29L Relocation	\$230,000
Runway 11R-29L Design	\$6,100,000
Relocate Raytheon Bunkers and Barriers in Support of Runway 11R-29L Relocation	TBD
Construct New Bypass Taxiway Around Runway 11L and 11R Future RPZs	\$9,400,000
Terminal Renovation - Security, Ticketing, Concessions	\$5,200,000
Terminal Renovation - Administrative Space	\$1,900,000
Install Solar Canopies on Top Level of RAC Garage	\$7,400,000
Taxiway G Phase II Extension south to MRO2	\$2,300,000
TOTAL PAL 1	\$39,800,000
Planning Activity Level 2 (Years 6 through 10)	
Demolish Raytheon Bunkers in Support of Runway 11R-29L Relocation	\$530,000
New Perimeter Road and Fencing Around Future Relocated Runway 11R-29L	\$1,420,000
Displace Runway 11L Threshold and Relocate MALSR and Glideslope	\$3,600,000
Construct New Access for South Run-Up Area Including Taxiway A Enhancements	\$1,600,000
Construct Taxiway Connecting West Ramp to Taxiway A5, Widen TW A5 to Taxiway C	\$6,400,000
Construct Taxiway A4 and A17 Bypass	\$8,200,000
Remove TWs A7&A9 and Extend TW A8 to Intersect TW A, Provide High-speed Exit	\$4,500,000
Construct Outboard Taxiway Between Taxiways A5 and A8	\$6,100,000
Construct Drainage Detention Basin in Support of Runway 11R-29L Relocation	\$1,200,000
Runway 11R-29L Construction	\$43,000,000
Construct New Outboard Taxiway from Taxiway A8 to Property Boundary	\$12,000,000
Construct New Center Parallel Taxiway	\$26,000,000
Install Solar Canopies in Economy Parking Lot	TBD
Taxiway G Phase III Extension south from MRO 2 to MRO3	\$2,300,000
TOTAL PAL 2	\$116,800,000
Planning Activity Level 3 (Years 11 through 15)	
Close Taxiway A2	\$185,000
Remove Taxiways T and A14	\$156,000
Straighten Taxiway D2 and ANG B Perpendicular to Runway 3-21	\$831,000
Expand Concourse to the East	\$41,500,000
Country Club Road Extension Phase 1 south to ARFF Access Road	\$735,000
Construct Rental Car Storage Area Along Corona	\$1,415,000
Build Out North Portion of the Economy Parking Lot	\$3,100,000
Reconstruct West Apron - Itinerant Aircraft Apron	\$8,240,000
TOTAL PAL 3	\$56,200,000
Planning Activity Level 4 (Years 16 through 20)	
Country Club Road Extension Phase 2 south to Aeronautical Way	\$1,010,000
Taxiway G Phase III Extension North to Future Industrial Aviation Complex	\$5,600,000
Land Acquisition - Stewart Title	\$970,000
Land Acquisition - Griggs / Ameron	\$550,000
Land Acquisition - Hughes Sand and Gravel / AAA	\$2,400,000
Remote Fuel Farm	\$30,800,000
TOTAL PAL 4	\$40,830,000

Acknowledgements

TAA Board of Directors

Lisa Israel, Chairman
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Steven Fell
Tony Finley
Gregory Pivrotto
Michael Hannley
Francine Katz
James Moore, Jr.

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Mercy Valencia

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Marjorie Perry, Senior Vice President/General Counsel
Dick Gruentzel, Vice President Finance & Administration/CFO
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Alice Templeton, Gordley Group

Project Advisory Committee

Abrams Manufacturing
Aircraft Owners and Pilots Association
Alaska Airlines
American Airlines
Arizona Air National Guard
Arizona Business Aviation Association
Arizona Department of Transportation
Arizona Pilots Association
Arizona State Land Department
Barrio Nopal Association
Bombardier
City of South Tucson
City of Tucson
Davis-Monthan Air Force Base
Delta Airlines
Diamond Ventures
Elvira Neighborhood Association
FAA Air Traffic Organization
FAA Airports District Office
Fed Ex Freight
Frontier Airlines
Kimley-Horn & Associates
Metropolitan Pima Alliance
Pima Association of Governments
Pima County
Raytheon Missile Systems
Regional Airlines Association
Southern Arizona Logistics Education Organization
Southwest Airlines
Sunnyside Neighborhood Association
Sunnyside School District
Tohono O'odham Nation
Town of Sahaurita
Tucson Regional Economic Opportunities
United Airlines
Universal Avionics
University of Arizona
US Airways

Department: County Administrator
Date: May 12, 2013

2014 Bond Election Proposed Projects Template

Project Name: Aerospace & Defense Corridor aka Sonoran Corridor

Location: Between I-10 and Nogales Highway along the Old Vail Connection and Hughes Access Road

Scope: Create a limited access Parkway between I-10 at Rita Road and the intersection of Nogales Highway and Hughes Access Road that anchors a master planned industrial corridor that will encourage economic development by creating the basic infrastructure to attract light industry and logistics facilities as well as creating a shortcut that will improve access to Tucson International Airport from the south and save 8.5 miles for vehicles travelling between I-19 south of Tucson to I-10 east of Tucson.

Benefits: 1. Increases regional employment opportunities by creating the infrastructure to attract industrial and logistics firms to an area with close proximity to two interstate highways, two rail lines, Tucson International Airport, and the main trade corridor between Mexico and the western United States. 2. Creates an alternate route that saves time, fuel, and pollution resulting from nearly 1,000 trucks per day that travel between I-19 and I-10. 3. Creates a light industry corridor in an area without conflicting land use issues 4. Connects the University of Arizona Science and Technology Park to the Aerospace & Defense Business Park to be developed south of the airport.

Costs: \$90,000,000

Bond Funding: \$90,000,000

Other Funding: None identified at this time – Federal funding for cost sharing for an Interstate bypass possible.

Fiscal Year Project Start and Finish Date: Begin FY 2014-2015 -- Completion 2019-2020

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: \$62,000 per year – HURF Funds

Regional Benefits: In concert with Tucson International Airport, communities along I-19, Santa Cruz County and Federal import / export goals, this project will be the catalyst for the development of the Sonoran Corridor, the gateway to increased import distribution and export consolidation employment opportunities for the entire Southern Arizona Region. The Sonoran Corridor is not only an economic driver for Southern Arizona, but all communities to the south, the State of Arizona and the Southwestern United States as the gateway to Arizona's largest trading partner and the rapidly expanding economy in Mexico.

Supervisor District of Project Location: District 2 and District 4

Department: County Administrator
Date: May 13, 2013

2014 Bond Election Proposed Projects Template

Project Name: Residential Noise Attenuation Program for Davis-Monthan Air Force Base

Location: Neighborhoods surrounding Davis-Monthan Air Force Base

Scope: Create a program to address noise abatement for site built homes that are within the Federal Yearly Day-Night Average Sound Levels (DNL) 65 or greater decibel level contours as defined in the U.S. Air Force Air Installation Compatible Use Zone (AICUZ) analysis (i.e. FAA Part 150 Analysis). This program would apply to neighborhoods most affected by operational air traffic in and out of Davis-Monthan Air Force Base.

Benefits: Patterned after the successful program implemented by the FAA and Tucson Airport Authority, provide attenuation modifications to eligible homes to reduce interior ambient noise resulting from aircraft operations on residents of neighborhoods falling within the 65 DNL or greater average noise contours as established in the Federal government's AICUZ and land use planning guidelines.

Costs: \$10,000,000

Bond Funding: \$10,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: FY 15-16 through FY 18-19

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Individual property owners

Regional Benefits: Davis-Monthan Air Force Base is a major regional asset as a part of our nation's defense structure as well as being the third largest employer in the region with nearly 11,000 direct military and civilian employees and impacting over 4,600 indirect jobs. Since its inception as a military air field in 1940, Davis-Monthan has been a major partner in the community. In Fiscal Year 2011-2012, the total economic impact of Davis-Monthan, was over \$1.1 Billion. Additionally, over 100,000 veterans live in the region, many of which rely upon Davis-Monthan for service and support. Adding their financial impact brings the total economic impact to over \$1.6 Billion. Retention of this base is critical to the region's economy as well as the nation's defense.

Supervisor District of Project Location: District 2, District 4, and District 5

Department: County Administrator
Date: May 13, 2013

2014 Bond Election Proposed Projects Template

Project Name: Science Park Drive – Rita Road to Pantano improvements

Location: Eastbound from Rita Road to Pantano Road alignment

Scope: Improve 1.4 miles of Science Park Drive to a four lane divided parkway with multi-use pathway. This is a part of a \$23 Million dollar project to improve Science Park Drive from Kolb Road to Rita Road.

Benefits: As the University of Arizona Science and Tech Park employment and occupancy grows, improved access to the park needs to address congestion and handle increasing amounts of traffic while maintaining development guidelines designed to attract new employers and facilities. This project addresses those needs and improves accessibility, not only for vehicles, but also connects the multi-use pathway to the regional Urban Trail System to encourage non-vehicular travel. This parkway also provides an improved route to the southeast from Kolb Road to improve traffic circulation in the area in general.

Costs: \$10,772,000

Bond Funding: \$10,772,000

Other Funding: None for this portion of the project. Funding for the \$12 Million dollar improvement of Science Park Drive from the Pantano Road alignment to Kolb Road is to be provided by the University of Arizona and its development partners. Additionally, The University of Arizona has already funded \$6 Million for the water system improvement including well, pump station, storage facility and distribution lines.

Fiscal Year Project Start and Finish Date: Start Date: January 2015, Finish Date: December 2016.

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Roadway would be owned, operated and maintained by Pima County. If the eastern half of the Tech Park is annexed into the City of Tucson, the roadway and related infrastructure would be dedicated to the City and maintained and operated by the City.

Regional Benefits: The University of Arizona Science & Technology Park (Tech Park) is now one of the major employment centers in southern Arizona with infrastructure in place to absorb additional growth quickly. Expansion of Science Park Drive to a 4 lane parkway with multi-use pathway is consistent with improving access to the Tech Park for the increasing number of employees as well as improving traffic flow between Kolb Road on the west and Rita Road on the east. The multi-use pathway will connect the interior of the Tech Park to the Julian Wash Greenway and Urban Trail System.

Supervisor District of Project Location: District 4

Other Organizations

Department:
Date: 3/13/13

2014 Bond Election Proposed Projects Template

Project Name: Arizona-Sonora Desert Museum - Exhibits and Facility Expansion

Location: Arizona-Sonora Desert Museum

Scope: New exhibits and experiences, which may include:

- Exhibits
 - o American Crocodile Experience – This would extend the Museum’s focus on the Gulf of California featuring one of its surprising inhabitants, the rarely encountered and extremely dramatic American crocodile. We conceive going beyond simple *exhibition* of a massive (12’ long) reptile by developing the space in a manner that allows us to show off the intelligence of this ancient line of reptiles, and create an interactive experience sure to intrigue and surprise our visitors
 - o “Bringing Back the Birds” – several small aviaries nested within the appropriate habitat area, featuring iconic birds, such as caracara, turkey vulture, magpie jay, several species of owls, as well as potential improvements/expansion of the ever popular hummingbird exhibit
- Experiences
 - o Desert Loop Trail Interpretive “Dome” – Themed children’s nature play & learning experience for this existing space – with sections designed for different age groups, along with a stage/presentation area for puppet shows, book readings, interpretive presentations, as well as food service and seating area for adults
 - o Riparian Adventure - expand and renovate the Museum’s riparian area, including upgrades to beaver and otter exhibit, incorporation of more information about water in the desert, as well as intelligent water-play, too. This would allow visitors to play “streamside” in a low impact, relaxed manner, with water use subsequently directed to irrigation of the surrounding vegetation (which allows us to interpret the Museum’s wetland, recently upgraded through the past Pima County Bond)

Benefits:

With an international reputation as a pioneer in regional natural history interpretation, the Desert Museum draws visitors from around the world. The aforementioned projects will allow the Museum to develop new cutting edge exhibits and experiences that will help maintain the Museum’s stellar reputation and increase its power to draw new audiences and attract more visitors to Tucson. In addition, they will lead to:

- Broader range of immersive experiences for Museum visitors
- Improved and more interactive exhibits
- Extended visitor stay & motivate visitors to become members (especially those who live in Pima County)
- Deepen visitor understanding of the Sonoran Desert Region
- Providing opportunities for increased revenue
- Increasing indoor space, which is advantageous during inclement weather

Costs: TBD

Bond Funding: \$4,000,000

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

None identified at this time; however, ASDM will seek private funding for the balance of what the projects will require – especially in terms of staffing, ancillary support, and deferred maintenance.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

Projects will be done in series, featuring one major project per year, beginning mid-to-late 2015. Projected completion date for all projects would be 2019.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)

Arizona-Sonora Desert Museum. ASDM wishes to develop, manage, and bid these projects as the organization did with the Warden Oasis Theater (outside of County procurement system).

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount.

If O&M will be paid by other jurisdiction, include the jurisdiction.)

ASDM will be responsible for O&M costs.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

Supervisor District of Project Location:

April 12, 2013

Pima County Bond Advisory Committee
County Administrator's Office
130 West Congress, 10th Floor
Tucson, Arizona 85701

Dear Bond Advisory Committee,

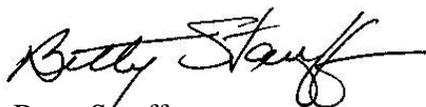
Attached is a new proposal for the 2014 Pima County Bond election aimed at economic development. We are proposing a project to House the Literacy Connects and JobPath Programs in one centralized, visible location. Both programs help to move Pima County residents out of poverty through training and employment readiness. Literacy Connects also works with thousands of children every year to improve their literacy skills and thus their school success so that they graduate as productive adults ready to enrich Pima County.

JobPath and Literacy Connects have been successfully working together for going on two years. Together they have created a very successful program to help immigrants and refugees bridge the many obstacle that they face due to their relocation. We are looking forward to continuing this partnership for many years to come.

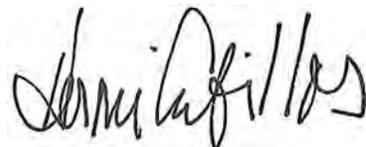
Both programs are closely aligned with Pima County and provide services through contracts with the Pima County One Stop and with the Pima County Libraries in the case of Literacy Connects. The building we are proposing could leverage additional services through these and potentially other Pima County organizations and departments.

One challenge that prevents both Literacy Connects and JobPath from being able to serve more Pima County residents is the lack of affordable and adequate space. We are proposing a shared, centrally located building that would allow both programs to expand and have a far greater positive impact on the economic development of Pima County.

Thank you for considering our proposal.



Betty Stauffer
Executive Director
Literacy Connects



Herminia Cubillos
Executive Director
JobPath





Program Outcomes '11 - '12



Literacy Volunteers of Tucson

- **At least 75% of adult learners reached one or more of their program entry goals.**

Total # of adult learners: 2,318

Total # instructional hours: 66,649

Total # of volunteer tutors: 381– donated over 35,781 hours

Total # of teaching sites: 30

Adult learner demographics: 48 % have no GED or HS diploma, 92 % are minorities

Reading Seed

- **87% of Reading Seed students surveyed progressed one reading level.**

Total # of students: 3,000 children

Total # instructional hours: 37,500

Grade range: Grades K-3

Total # of volunteer coaches: 797 – donated approximately 37,500 hours

Total # of school sites: 102 elementary schools in 9 school districts

Books donated and loaned: 19,448 donated books; 5,518 books circulated in Lending Library

Student demographics: 61% of RS schools are Title I, (meaning that at LEAST 50% of the children in these schools qualify for free or reduced lunch.)

Reach Out and Read Southern Arizona

- **Parents report that since participating in Reach Out and Read:**

- 57% read to their children at least five times per week, with 28% reading together daily.
- 55% increased the amount of time spent reading with their child.
- 41% felt their child's interest in reading increased over time.

Total # of child participants: 35,838 children

Total # of clinics: 55

Age range: 6 months to 5 years

Total # of books distributed: 53,757

Child demographics: 80% of children served are on AHCCCS

Stories That Soar!

- **99% of teachers report that their students were positively impacted by having STS! in their school.** They report that their students are more engaged, enthusiastic, creative, encouraged and inspired to write than before their STS! experience.

Total # of student participants: 6,887

Grade range of participants: K-12 (mostly K-5/6)

Total # of stories written: 6,837

Total # of stories presented: 366

Total # of student authors recognized: 451

Total # of audience members: 10,520 (including special events)

Student demographics: 7% Native American, 3% Asian, 54% Hispanic, 4% Black, 33% White, 4% disabled; 68% Free/Reduced Lunch

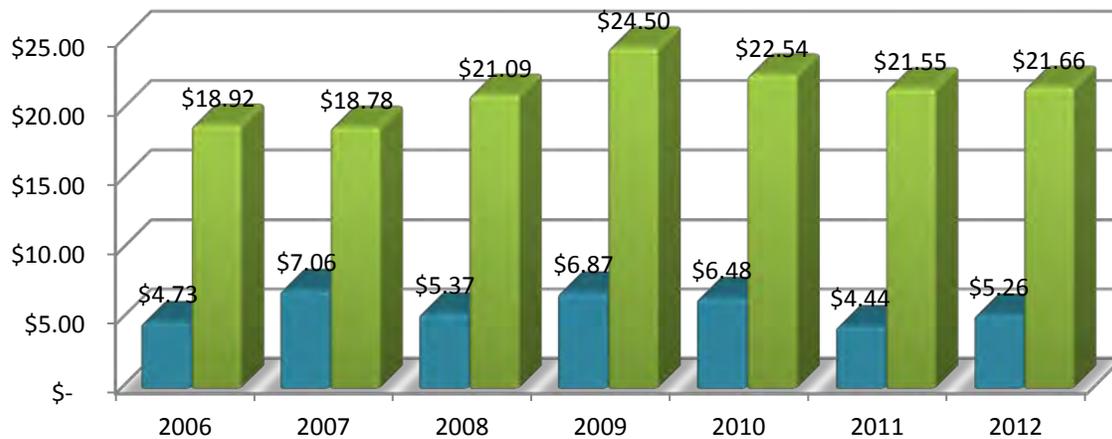


2011 - 2012

COMPOSITE TOTALS

Total students/children:	47,956
Total instructional hours:	102,609
Total # volunteers:	1,603
Total volunteer hours:	78,178
Total # books distributed/ stories written	80,042
# sites – schools/clinics/ libraries/other	203

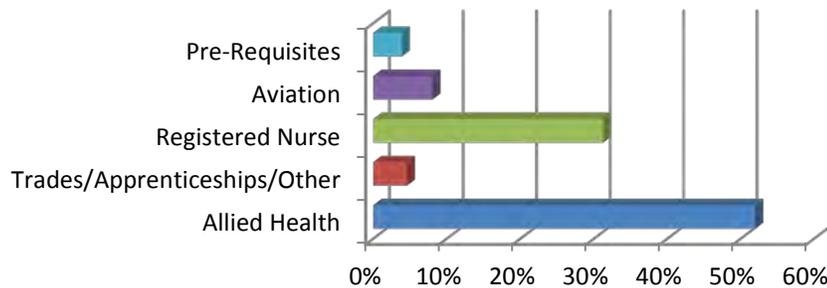
Average Pre-Training vs Post-Training Wages



JobPath has a **90%** retention / graduation rate
87% of all graduating participants become employed in their field

Sponsored Career Areas

% of 1038 Participants in the last 7 years



PARTICIPANT DEMOGRAPHICS

- Average Age: 34
- 53% Hispanic/Latino
- 65% Female
- 52% on Public Assistance
- 55% Have Children
- 49% unemployed upon entrance into program

JOBPATH SERVICES

- Personalized Career Counseling
- Training Plan Development
- Mentoring and Case Management
- Financial Assistance
- Peer Support Facilitation

According to an analysis by Applied Economics, over the past seven years JobPath has had an economic impact of \$39.2 million on the Pima County economy and resulted in a cumulative reduction of \$2 million in public assistance program expenditures by the State of Arizona.

2014 Bond Election Proposed Project Template

Priority:

Project Name: Economic Development That Moves Families Out of Poverty: A Facility to House the Literacy Connects and JobPath Programs

Location: A central Tucson location near buses and main traffic areas that is easily accessible by participants and volunteers arriving from all parts of Pima County

Scope: The anticipated need is approximately 21,000 square feet. Literacy Connects' five programs will need approximately 18,000, JobPath will need approximately 3,000 with some 1,000 to 1,500 shared by both. The space needs to include a large training area / auditorium for volunteer in-service events and creative expression performances as well as adequate parking for staff, volunteers and participants.

JobPath needs offices for the counselors, accounting personnel, an administrator, secure storage space for student files, and classroom space that might be shared. Literacy Connects needs office space for administrators, program staff and accounting personnel, classrooms and a conference room. Shared space would include a reception area, working areas for mailings, copying and storage, a board room, kitchen and bathroom facilities.

Currently Literacy Connects programs are scattered around many rented facilities in Tucson. The main office is on Speedway between Tucson Blvd. and Country Club. JobPath is located in rented space on Alvernon near Fifth Avenue.

Benefits: Both Literacy Connects and JobPath are restrained by the lack of public and private funding that they receive. A significant percentage of their current funding goes toward rent and Literacy Connects lacks an adequate central location for their classes and volunteer intake and trainings. Investing in the growth and success of these programs will be a concrete, effective and proven way of addressing the county's high-poverty rate. In reality, this is economic development driven by over a thousand volunteers that addresses the educational and economic needs of our poorest and most at risk families.

Funding of this project will allow Literacy Connects and JobPath to move many more individuals and families out of poverty, through basic education and high-skill training, and into the workforce. The adult participants are usually unemployed, under-employed or working in low-wage jobs when they begin training. After training they become competent workers, taxpayers and contributing members of society. They buy cars and houses and help drive the economy of Pima County.

Literacy Connects, a 501 c-3 non-profit formed from five successful entities, provides basic literacy opportunities for 45,000 people each year. One of the five, Literacy Volunteers of Tucson, has been successfully training adults since 1961. Today, roughly 2,000 adults study English, basic education, high school equivalency and job skills in

their programs. The other divisions of Literacy Connects include the Literacy for Life Coalition, Reach Out and Read, the Reading Seed Children's Literacy Program and Stories that Soar! Over 1,600 Tucsonans volunteer their time as tutors, teachers, and advocates for literacy at Literacy Connects. The Board of Literacy Connects include leaders from both the public and private sector that care passionately about developing the literacy and economic future of our community.

Funding this project will allow Literacy Connects to serve 45,000 to 50,000 participants annually in a centralized, coordinated and efficient way. Increased classroom space would allow for more students to learn and more volunteers to be trained to teach both on site and throughout the community. The Adult Student Ambassador program would have the space to flourish allowing adult literacy students to develop leadership and workforce skills while still in their adult education classes. Reading Seed and Literacy Volunteer could unify their volunteer intake, training and professional development processes and thus attract and retain more volunteer tutors and reading coaches. Adults and children would have the space for combined creative expression programs that teach literacy skills as well as providing intergenerational fun and voice-finding experiences. (See the attached Literacy Connects program outcomes document for more details.)

JobPath, a 501 c-3 non-profit workforce development program has moved over 1,038 adults and their families from poverty, through training and into living wage jobs in the last 7 years according to the Applied Economics Impact Report*. It recruits low-income adults with either a high school diploma or GED, sponsors them through high-skill training, and then helps place them in in-demand jobs such as in aviation and health care. With an average pre-training hourly wage of \$5.61, their average wage soared to \$21.09 per hour after training. The business community and the Pima County Interfaith Council formed JobPath in 1998 and continue to serve on its Board.

Funding this project will allow JobPath to serve up to 400 participants in a central facility who will be trained and employed in living wage in-demand occupations. It will also house the Bridge to Success project being launched for the Deferred Action Childhood Arrival (DACA) students in our community. A great number of these students are motivated to enter high skilled training and education programs in order to obtain meaningful employment in our community. Many of these students will be entering Pima Community College to either acquire a high skilled trade or move to the U of A. JobPath wants to provide that bridge to help these young people access its services and become successful. (See the attached JobPath program outcomes document for more details.)

Literacy Connects and JobPath are an ideal pairing of literacy programs that impact education, poverty and Pima County's economy. One provides volunteer-driven basic education for children and adults while the other moves adults through college pre-requisites and high-skill training into careers where local employers have difficulty finding trained workers. Literacy Connects and JobPath are already working successfully on a college readiness program that prepares immigrants with some education in their native language for success in community college training programs..

Costs: The estimated cost with land acquisition is \$6,000,000 to acquire land and build a new building.

Bond Funding: Up to \$6,000,000 in bond funds would be needed for this project.

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Site acquisition in 2015. Planning and start in 2016 with completion in 2017.

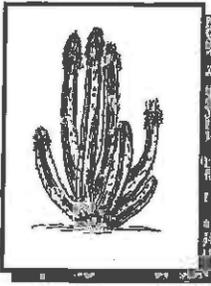
Project Management Jurisdiction: Pima County will manage the project. Construction design and management will be provided through Pima County Facility Management departments. When completed, the facility will be operated by Pima County.

Future Operating and Maintenance Costs: It is estimated that O and M will cost \$32,000 a year. The savings from current rent payments would go proportionally to pay this cost.

Regional Benefits: Literacy Connects and JobPath serve all eligible residents of Pima County and are a critical component to regional economic development. Both organizations are especially important for residents living in poverty who lack both basic education and marketable work skills. In addition, Literacy Connects works to improve the educational opportunities for youth throughout Pima County.

Supervisor District of Project Location: District 2 or 5

* Applied Economics Impact Report – www.jobpath.net/results/



Quality, Affordable, Local Health Care

Desert Senita Community Health Center

January 9, 2013

Chuck Huckleberry
Pima County Administrator
130 W. Congress; 10th floor
Tucson, AZ 85701

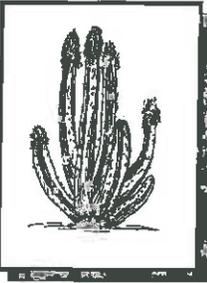
Dear Mr. Huckleberry:

I spoke with Stacy Garcia in December regarding potentially placing Desert Senita Community Health Center on the next Pima county bond initiative. Ms. Garcia said to send you a letter with our request.

Desert Senita Community Health Center (DSCHC) is the only medical, dental, behavioral health, and pharmacy provider in western Pima County. DSCHC serves census block groups 49.001, 50.001, 50.002, 50.003, and 50.004, by providing accessible and cost-effective preventative and primary care delivered in a high-quality, patient-centered, and culturally-appropriate manner. The total geographical area DSCHC serves is over 200 square miles. As you know, western Pima County is socially and economically depressed with an unemployment rate of 12.8%, significantly higher than Pima County. In 2011, 25.6% of the patients seen by DSCHC were on Medicare, 26.3% were on Medicaid, and 13.6% had no health insurance. Due to the cuts in Medicaid and the continued depressed economy, the number of uninsured patients DSCHC serves has grown significantly and is now approximately 20%. DSCHC not only serves the local community, but also a large "Snow Bird" population. Approximately 2500 additional individuals live in Ajo during the winter months.

DSCHC is an aging men's dormitory that was donated by Phelps Dodge and slowly converted into a community health center in 1986. The building was built in the 1940s. The building has gone under many changes to meet the local healthcare needs in western Pima County. Although steady maintenance has gone on the building has deteriorated over time. The building was never insulated and the building is not able to be cooled sufficiently or economically to meet our patients' needs. The old ambulance bay was to be converted into a much needed physical therapy area, but due to the facility not being able to be adequately cooled, the cooler leaking through the ceiling in the summer, and the need for moderate remodeling DSCHC can not proceed with this project without correcting these issues.





Quality, Affordable, Local Health Care

Desert Senita Community Health Center

DSCHC is currently working with Poster and Frost to fully assess the building's issues. It is our belief that DSCHC will be seeking a minimum funding amount of \$250,000. Currently, DSCHC is seeking CDBG funds for two of these projects. DSCHC is just now seeking bond funding because previously we were unaware of this opportunity until speaking with Deb Miller at Sharon Bronson's office.

I would be happy to present to the bond committee the Poster, Frost, and Mirto findings. As well as, I would like to invite the committee, you and your staff for a tour of our facility. Attached you will find some pictures of our facilities. Please contact me if you have any questions. My email address is fdriver@desertsenita.org.

Sincerely,

Fran Driver, Chief Executive Officer
Desert Senita Community Health Center
410 Malacate Street
Ajo, Arizona 85321
(520) 387-5651
FAX (520) 387-5347

















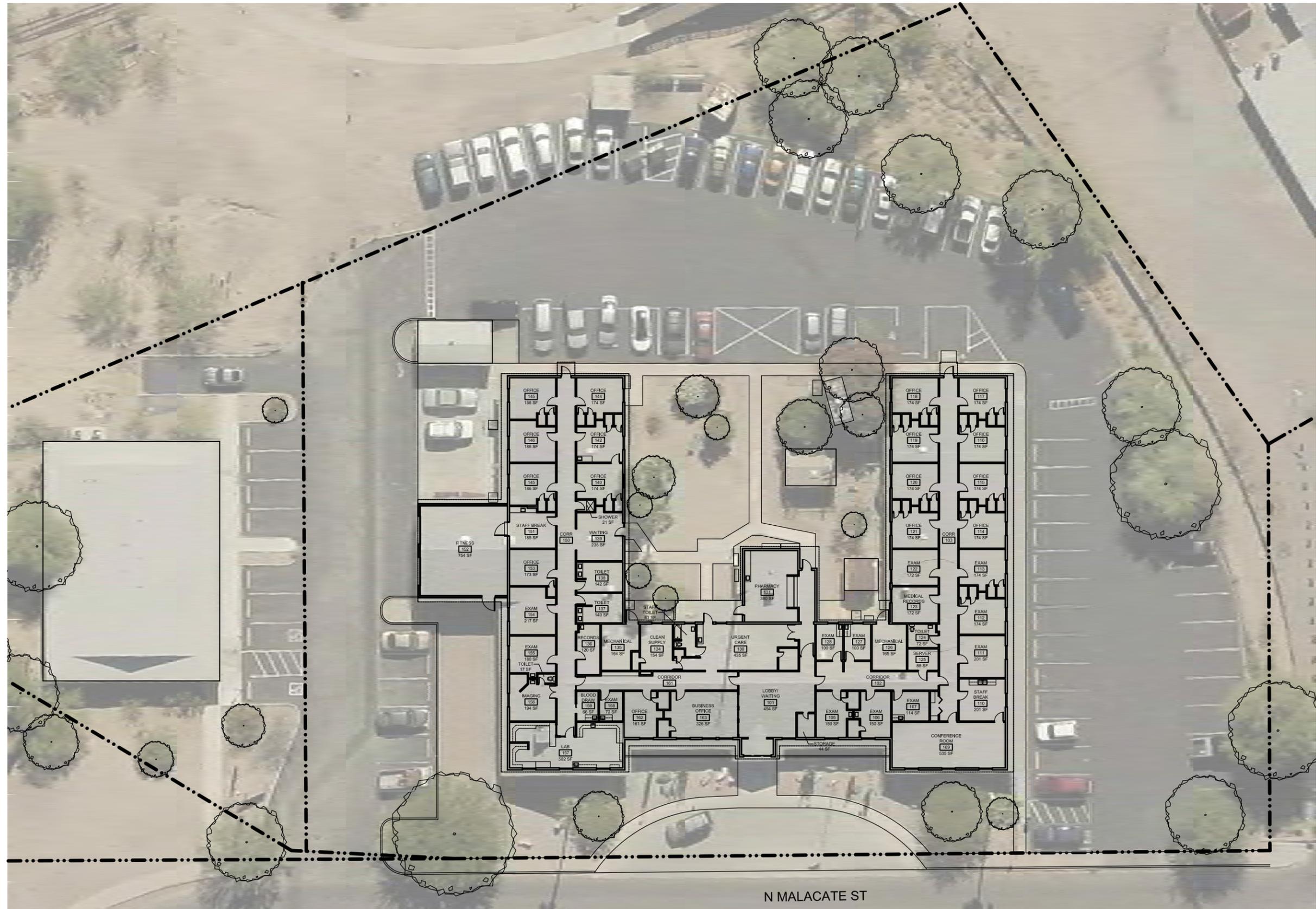
DESERT SENITA COMMUNITY HEALTH CENTER
ESTIMATE OF PROBABLE CONSTRUCTION COSTS FOR IMPROVEMENTS/REMODEL
 BASED ON SCHEMATIC DESIGN DRAWINGS DATED 02.06.13

PROPOSED IMPROVEMENT	DESCRIPTION	UNIT	QUANTITY	UNIT \$	SUBTOTAL	TOTAL*
1 PHARMACY EXPANSION	Includes: · Separate entrance and waiting area with seating · Single office/private consultation room with couch/bench for providing immunizations · Private accessible toilet room · Built-in upper and lower cabinets with countertop and double stainless-steel sink · Mixing hood · Shelving/racks (in addition to existing) · Reception/work counter for (2) with separate pick-up & drop-off with sound-proof privacy barrier · Pull-down security screen at front counter · Additional counter with work stations for 2 · Accommodations for existing equipment/furnishings: "robot", safe, full-size refrigerator, copier, & monitor · Area for records storage, if separate room, then locked & environmentally controlled · Air conditioning on generator (need additional) · Design to meet security and safety standards for this use and size per Arizona State requirements · Option 1					
	TOTAL INTERIOR REMODEL	SQFT	1,185	\$200	\$237,000	\$325,875
	· Option 2					
	MAJOR REMODEL/ADDITION	SQFT	764	\$240	\$183,360	\$252,120
	MINOR INTERIOR REMODEL	SQFT	1,364	\$120	\$163,680	\$225,060
	<i>SUBTOTAL OPT. 2</i>				<i>\$347,040</i>	<i>\$477,180</i>
2 PLUMBING	Options:					
	· New sewer piping in southeast wing including concrete slab cutting/repouring and flooring patching	LNFT	120	\$160	\$19,200	\$26,400
	· Miscellaneous investigation & repair of existing water supply piping/plumbing fixtures	ALLOWANCE			\$1,200	\$1,650
	· Modifications to existing staff toilet room for fully-compliant ADA accessibility (new lav, grab bars)	ALLOWANCE			\$1,500	\$2,063
	· Investigate floor drains in (2) mechanical rooms	EACH	2	\$500	\$1,000	\$1,375
3 MECHANICAL	Options:					
	· New ductwork and HVAC in southeast wing (1 TON per 200 SF)	TON	12	\$3,000	\$36,000	\$49,500
	· Re-design & replace existing system to be energy-efficient heat-pumps, in new locations than existing condensers, tied in to multiple separate generators	TON	68	\$3,000	\$204,000	\$280,500
4 ELECTRICAL	Options:					
	· Miscellaneous investigation & repair of existing unknown electrical and/or communications cabling	ALLOWANCE			\$500	\$688
	· Electrical and special systems tie-in to series of generators according to owner's preferences (COST OF 11 KW Generator)	EACH	TBD	\$12,000		\$12,000

5	MISC. INTERIOR	Options:						
		New stud furring, insulation and finished drywall on interior side of CMU walls at old ambulance bay	SQFT	970	\$2.50	\$2,425	\$3,334	
		Remove garage doors and west door that floods at old ambulance bay, patch openings with new CMU wall	SQFT	180	\$16.00	\$2,880	\$3,960	
		New energy-efficient lighting at main lobby	SQFT	470	\$6.50	\$3,055	\$4,201	
6	EXITING & ACCESSIBILITY	Expand/remodel main lobby	SQFT	TBD	\$80			
		Options:						
		New code-compliant exterior concrete ramps and steel handrails at (2) east exits	EACH	2	\$4,000	\$8,000	\$11,000	
7	EXTERIOR WALL	New code-compliant panic hardware at (2) east exits	EACH	2	\$800	\$1,600	\$2,200	
		Options:						
		Spray-foam insulation at all non-insulated walls	SQFT	5,400	\$4.00	\$21,600	\$29,700	
8	ROOF	Patch/repair stucco where damaged/cracked	ALLOWANCE			\$4,000	\$5,500	
		Painting (Walls only, trim not included)	SQFT	7,400	\$0.52	\$3,848	\$5,291	
		Options:						
		New metal gutters and downspouts at all eaves	LNFT	700	\$9.30	\$6,510	\$8,951	
9	LANDSCAPING	New asphalt shingles at Dental Clinic	SQFT	4,400	\$2.00	\$8,800	\$12,100	
		New asphalt shingle wood-framed entry canopy at (2) east exits	EACH	2	\$900	\$1,800	\$2,475	
		New asphalt shingle wood-framed entry canopy at main entrance	ALLOWANCE				\$5,000	\$6,875
		Options:						
		Re-design and re-grade around building to provide drainage from all exterior walls, redirect water from downspout locations to new depressed vegetated areas	ALLOWANCE			\$8,000	\$11,000	
		Re-work concrete sidewalks near building at east courtyard to provide positive drainage from mechanical rooms at (2) sides <i>(NOTE: May be solved/helped by new gutter system)</i>	EACH	2	\$2,000	\$4,000	\$5,500	
TOTAL WITH PHARMACY OPTION 1						\$581,918	\$812,137	
TOTAL WITH PHARMACY OPTION 2						\$691,958	\$963,442	

* Total for each item includes mark-ups of 10% for contingency and 25% for general conditions, contractor overhead & profit, bonds/insurance, and tax

NOTE: These numbers are based on prior project experience & published general pricing information. This estimate should be considered to be preliminary only as actual costs of construction could vary.



N MALACATE ST



DRAWING NO:
EXISTING
 SCALE:
 1/32" = 1'-0"
 DATE:
 02.06.13

PROJECT:
**DESERT SENITA
 COMMUNITY HEALTH CENTER**
 PROJECT NO:
 PFM #1084
 DRAWING:
 SITE PLAN AND AERIAL

ARCHITECTURE
 PLANNING
 PRESERVATION
 317 North Court Avenue
 Tucson, Arizona 85701
 520.882.6310 FAX 882.0725
 www.posterfrostmirto.com



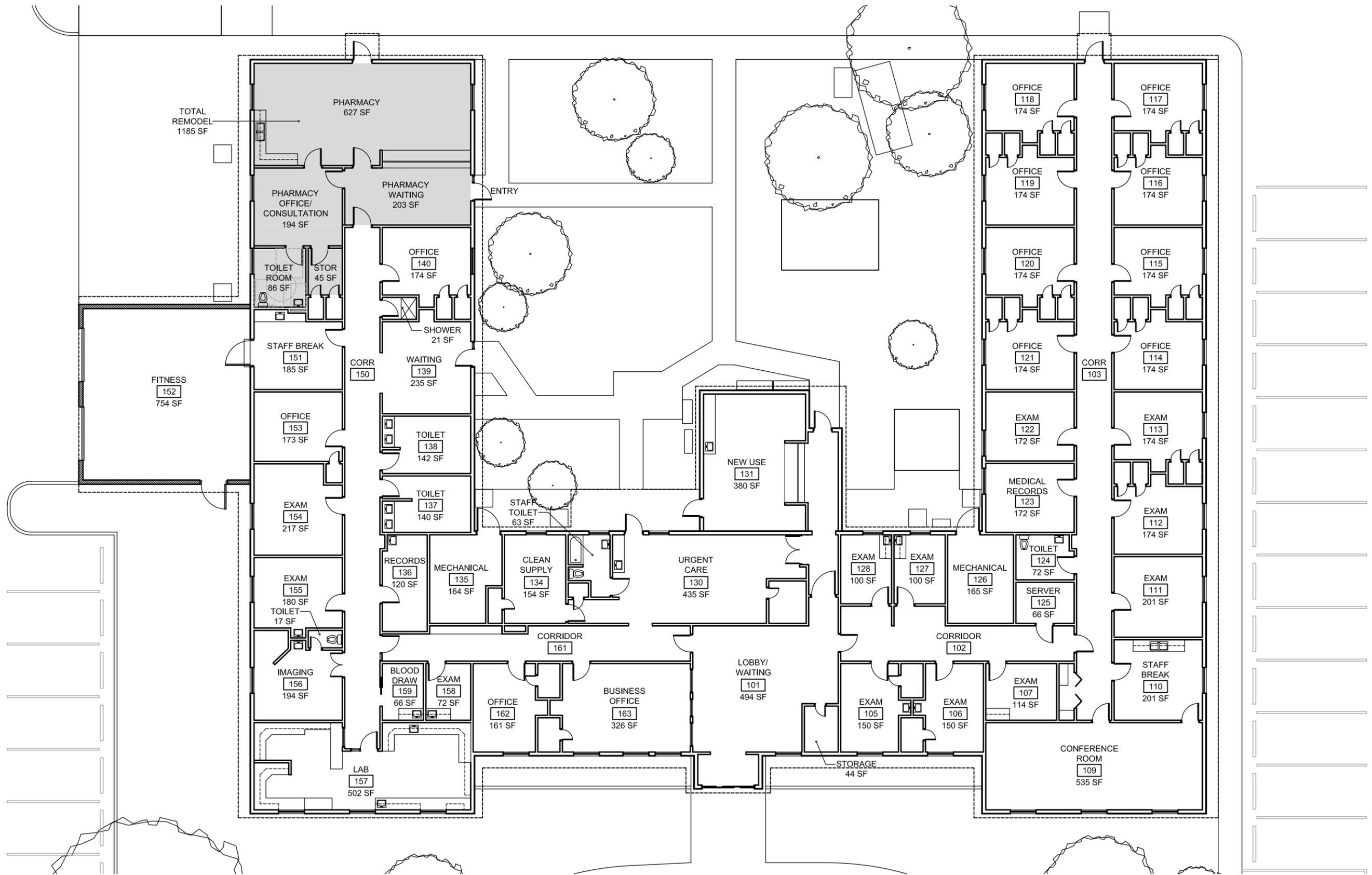


DRAWING NO:
EXISTING
 SCALE:
 1/16" = 1'-0"
 DATE:
 02.06.13

PROJECT:
**DESERT SENITA
 COMMUNITY HEALTH CENTER**
 PROJECT NO:
 PFM #1084
 DRAWING:
FLOOR PLAN

ARCHITECTURE
 PLANNING
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 317 North Court Avenue
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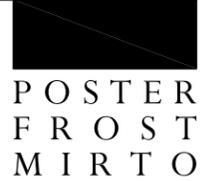




DRAWING NO:
OPTION 1
 SCALE:
 1/16" = 1'-0"
 DATE:
 02.06.13

PROJECT:
**DESERT SENITA
 COMMUNITY HEALTH CENTER**
 PROJECT NO:
PFM #1084
 DRAWING:
FLOOR PLAN - PHARMACY EXPANSION

ARCHITECTURE
 PLANNING
 PRESERVATION
 317 North Court Avenue
 Tucson, Arizona 85701
 520.882.6310 FAX 882.0725
 www.posterfrostmirtto.com



Department:
Date: 4/23/2013

2014 Bond Election Proposed Projects Template

Project Name:

Desert Senita Community Health Center Facility Improvement

Location:

Ajo, Arizona

Scope:

DSCHC is an aging men's dormitory that was donated by Phelps Dodge and slowly converted into a community health center in 1986. The building was built in the 1940s. The building has gone under many changes to meet the local healthcare needs in western Pima County. Although steady maintenance has gone on the building has deteriorated over time. The building was never insulated and the building is not able to be cooled sufficiently or economically to meet our patients' needs. The old ambulance bay was to be converted into a much needed physical therapy area, but due to the facility not being able to be adequately cooled, the cooler leaking through the ceilings in the summer, the need for a larger in house pharmacy, flooding issues when it rains, and sewer lines that have collapsed over time Desert Senita's finds itself in need of more than moderate remodeling. DSCHC cannot continue "band-aiding" these repairs and provide health care with the dignity our patients deserve without correcting these issues.

For further detail please see attached architectural document.

Benefits:

Desert Senita Community Health Center is the sole provider of primary health and dental services in the entire rural, frontier of Ajo Primary Care Area, a geographically-isolated area roughly 2/3 the size of the state of Connecticut and surrounded on all sides by federal lands, with a population of approximately 4,000 residents. Desert Senita currently provides services to about 75% of local residents from the Arizona-Mexico Border of Lukeville to the western Districts of the Tohono O'odham Nation including Why, Arizona, and typically records over 15,000 patient visits a year.

Desert Senita Community Health Center (DSCHC) is the only medical, dental, behavioral health, and pharmacy provider in western Pima County. DSCHC serves census block groups 49.001, 50.001, 50.002, 50.003, and 50.004, by providing accessible and cost-effective preventative and primary care delivered in a high-quality, patient-centered, and culturally-appropriate manner. The total geographical area DSCHC serves is over 200 square miles. As you know, western Pima County is socially and economically depressed with an unemployment rate of 12.8%, significantly higher than Pima County. In 2011, 25.6% of the patients seen by DSCHC were on Medicare, 26.3% were on Medicaid, and 13.6% no health insurance. Due to the cuts in Medicaid had and the continued depressed economy, the number of uninsured patients DSCHC serves has grown significantly and is now approximately 20%. DSCHC not

only serves the local community, but also a large “Snow Bird” population. Approximately 2500 additional individuals live in Ajo during the winter months.

Costs:

See attached Architectural estimates for total project costs

Bond Funding:

\$280,000.00

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

USDA Rural Development Community Facilities Funding	50,000.00
Pima County CDBG Funding	336,000.00
Anonymous Donor	10,000.00
HRSA	105,000.00

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)

The Project actually started on April 19th, 2013 with funding from an anonymous donor and will be completed when all funding is cobbled together but estimated to end in April of 2015.

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)

Ideally, Desert Senita’s would continue to utilize Poster, Frost and Mirito as the Architectural firm as they are under contract and know the project.

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Any future O & M would be the responsibility of Desert Senita for this project.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

This project plays a role in Homeland Securities inventory of “necessary facilities” and plays a key role for the tourist industry by providing the “Welcome Back” medical service to those returning from Mexico.

Because of the great distance for emergency medical care, Desert Senita’s often becomes a triage station for emergency medical issues. In life or death situations an ambulance ride takes two hours to the nearest hospital (Phoenix or Tucson), Even an emergency Helicopter takes time.

Supervisor District of Project Location:

District 3



22 April 2013

To: Nicole Fyffe, Executive Assistant to the County Administrator

Cc: Larry Hecker, Pima County Bond Advisory Committee, Chair
Carolyn Campbell, Pima County Bond Advisory Committee, Vice-Chair

Re: **Living Streets Alliance Pedestrian Safety & Comfort Bond Program Proposal**

Dear Ms. Fyffe,

Please find the following 2014 Bond Program proposed on behalf of the Board of Directors and staff of Living Streets Alliance regarding Pedestrian Safety and Walkability in our region.

Living Streets Alliance (LSA) is a non-profit organization working to make the region's streets better, safer, public spaces for people, recognizing the direct and indirect impacts that transportation and transportation infrastructure have on public health, the environment, the local economy, and public safety. Now in our third year as an organization, our main focus is on improving the pedestrian environment for the entire region, with the belief that it will strengthen communities, create happier, healthier citizens, mitigate many negative environmental outputs created by automobile dependency and, perhaps most importantly, make the region economically competitive by offering a higher quality of life for potential new businesses, investors and their families.

The Board of Directors and staff of Living Streets Alliance are dedicated to improving walkability in our region and have made this our highest priority. Last year, we launched our 2012-2013 Pedestrian Safety & Comfort Campaign in an effort to begin to identify and address issues surrounding walkability in our region and to begin a dialogue about what it will take to improve walking conditions for everyone. The campaign identifies six strategic initiatives: pedestrian friendly policies, neighborhood walking audits, community walking promotion, pedestrian master planning, pedestrian improvement funding, and a safe "walk-friendly" community. These initiatives strategically tie into one another and are mutually beneficial.

In April of last year, we hosted an initial "stakeholders" meeting to discuss the prospect of inclusion of a pedestrian-focused bond initiative in the next Pima County Bond election. The meeting was attended by representatives from the City of Tucson DOT, Mayor's office, and City Manager's office; Tucson Unified School District; Pima County Bond Advisory Committee and Community Services Department, as well as Supervisor Elías. There was unanimous support for such an initiative. Since then we have conducted numerous activities to continue the conversation and explore the feasibility and amount of public support for it:

- 1) **"Walk Friendly Community" preparation.** Much like the League of American Bicyclists' "Bicycle-Friendly Community" award program, the Federal Highway Administration, Highway Safety Research Center, and Bicycle and Pedestrian Information Center recently developed a "Walk-Friendly Community" award program, that establishes a baseline of requirements for walkability pertaining to education, enforcement, engineering, evaluation,

and land use. **Using the City of Tucson as a case study**, we gathered all of the information necessary to apply for an award through their “assessment tool.” The process of doing so revealed much about the strengths and shortcomings of the City’s walkability.

- 2) **Pedestrian Safety & Comfort Forum.** In July of last year (2012), we hosted a forum with interested parties and stakeholders to review our findings from the City of Tucson Walk-Friendly Community application process and to discuss and prioritize areas of improvement. This forum was attended by representatives from the following organizations:

- Imagine Greater Tucson
- SunTran
- Mayor’s Office (Tucson)
- City Manager’s Office (Tucson)
- Planning Division (Tucson)
- Urban Planning & Design (Tucson)
- Downtown Tucson Partnership
- Tucson Police Department
- Tucson Fire
- Pima Association of Governments
- Transportation Department (Tucson)
- Tucson Unified School District
- Watershed Management Group
- Tucson Clean & Beautiful
- Tucson Ward 1 (Tucson)
- Tucson Ward 6 (Tucson)

LSA has already begun working to improve deficiencies identified through this process.

- 3) **Walktober.** The general lack of education and walking promotion within the City was one of the major deficiencies identified by the assessment and forum. Every year, the region celebrates “Bike Fest”, a month of bicycle encouragement and promotion, but no similar program around walking currently exists. Recognizing that October is a great time of year to encourage walking (as it precedes eight months of great walking weather), we coined it “Walktober” and will use the entire month each year to highlight walking and walkability within the greater Tucson region.

- 4) **Walk & Talk with Peter Lagerwey.** As part of Walktober, we recruited national bicycle and pedestrian expert, Peter Lagerwey, of Toole Design Group, to do a “Walk & Talk” in downtown Tucson to help adjacent neighborhood leaders, business owners, city officials and staff, University students and more understand what a “walkable” environment actually looks like. In particular, the walk explored what walkability looks like in tandem with downtown’s evolving land use and the new modern streetcar. This event gave participants a much more fine-grained, technical understanding of the infrastructure details that lead to a walkable urban environment.

- 5) **Neighborhood Walking Audits.** Pedestrian amenities in neighborhoods are lacking in many, if not most, parts of the region. In fall 2012, we developed a pilot Neighborhood Walking Audit program to accomplish the following objectives:

- Engage neighborhood residents in thinking about walkability and the potential for walking to nearby destinations
- Learn from neighborhood residents what their priorities are for pedestrian improvements; what their walkable destinations are or could be; what currently deters them from walking more (or, in some cases, at all) in and around their neighborhood
- Build support for improved pedestrian conditions

To date LSA has completed three pilot assessments and continues to test and develop this program with the intent of making it available to any neighborhood in the region interested in participating.

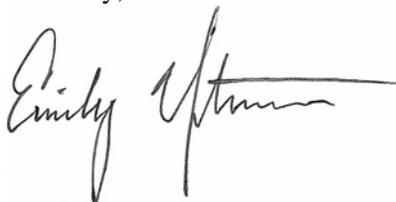
- 6) **“I Want to Walk” pledge campaign.** Through our work in the community, we continually hear people express their support for walking and their desire for a more walkable region. In order to capture these voices, we launched this campaign in which individuals sign a pledge saying they support walking and “want to walk”. In addition, participants have the option of providing feedback about why they like/want to walk, where they currently walk to, where they would like to be able to walk to, and what currently deters them from walking more.
- 7) **Updated regional pedestrian plan.** Pima Association of Governments has begun the process of updating their regional pedestrian plan over the next two years, for the first time since 2000. This presents an opportunity for incorporating feedback, priorities, and preferences from the community in the update. LSA is currently working with PAG to provide support as the scope of the Update is developed and to offer suggestions of goals and outcomes based on suggestions we hear from the community through our Neighborhood Walking Audit program and “I Want to Walk” campaign.
- 8) **Pedestrian Advisory Committee.** LSA has successfully advocated for the creation of a City of Tucson Pedestrian Advisory Committee, which will commence within the next few months. It will provide a transparent forum for concerned citizens and city staff to identify and address challenges and opportunities to walkability within the city.

Each of these activities in the mostly Tucson-centered pilot program has demonstrated strong demand for pedestrian improvements and programs that we feel will be equally applicable throughout the Pima County region. The pilot program has also helped us create an effective process for public participation and engagement that will ensure that different parts of the region get the improvements most appropriate for their needs.

This is a critical time for our region to focus on pedestrian safety, comfort, and accessibility. Everyone is a pedestrian and stands to benefit from improved walking conditions. We are proposing \$50 million of bond funding over five years for dedicated pedestrian capital improvements. As an organization, we are committed to working with various stakeholders, jurisdictional staff, and community leaders to flesh out the particulars of this pedestrian proposal over the next few months, and in the meantime ask that you consider such a proposal for inclusion in the next bond package.

For the sake of expediency, we have included a short version of the proposal, as well as a longer document of supporting material. We welcome your questions, concerns, guidance and feedback and hope we have the opportunity to work with you on this incredibly important endeavor.

Sincerely,



Emily Yetman
Executive Director

INTRODUCTION

The overarching goal of this bond proposal is to make the simple act of walking in Pima County safe, comfortable and convenient for all residents. Of all modes of transportation, walking is the one mode that everyone has in common. Walking is an essential part of our everyday lives; it is free, healthy, and allows us to connect to our community, to destinations, and to other modes of transportation. Because every person is, in essence, a pedestrian, each individual in the region becomes a stakeholder and therefore must be considered when working to develop an environment in which we collectively thrive.

This a critical and opportune time to focus on walking in Pima County for many reasons. There are four frameworks through which to consider the importance of walkability: economy, safety, health, and the environment.

Economy:

A walkable community increases its ability to be economically competitive. Communities with an accommodating and inviting built environment attract commerce and encourage the growth of business. **Creating walkable streets has been shown to spur economic development by improving conditions for existing businesses and attracting new development.** Research shows that people who walk to their destinations spend more time and more money over time in the stores they visit. In addition, national trends indicate that the Baby Boomer generation is moving towards more walkable, urban environments, which will allow them to “age in place”. At the other end of the spectrum, Generation Y and the Millennials are choosing not to drive and instead are seeking urban environments that afford them a variety transportation options. Cities and regions that are accommodating these trends are better equipped to attract and retain highly skilled, highly trained young professionals and provide their families with a higher quality of life.

Walking is also good for real estate; property values increase in neighborhoods where everyday needs can be met on foot. In addition, lowering transit costs signifies major savings for families. According to a recent report from the Council of Economic Advisors and the Treasury Department, “the average American family spends more than \$8,600 a year on transportation, one-third more than they spend on food.” The 2007 Urban Mobility Report found that because of congestion, travelers in Tucson spent an extra 41 hours of travel time and consumed an additional 26 gallons for fuel, amounting to a cost of \$923 per traveler. A walkable environment has the potential to put that money back in the pockets of individuals who sorely need it.

Safety:

One of the greatest, and most tangible concerns of Pima County’s current transportation infrastructure is the threat to safety. Numerous national studies have found strong correlations between transportation infrastructure and user safety. Pedestrian injury is the third leading cause of death by unintentional injury for children under the age of 15 in the United States. As Pima County’s major metropolitan area, Tucson is a serious concern for pedestrian safety. Tucson ranks number 25 in the list of Most Dangerous Metropolitan Areas, with 1.88 average annual pedestrian deaths per 100,000 people. **In 2011, as many as 24 pedestrians died as a result of being struck by a car on Tucson’s streets.** This number doubled from 2010, when as many as 13 pedestrians died. Many, but not all, of these deaths occurred outside of crosswalks. Even so, others, such as a 13-year-old boy who was struck and died in a crosswalk on December 29th, 2011, reflect that current pedestrian infrastructure needs improvement.

Pedestrian safety is an issue particularly relevant to Pima County’s senior population.

Due to an increasing elderly population (18% of U.S. population will be 65 or older by 2025), the Tucson built environment will not be adequate or appropriate for the maintenance of an active, independent senior lifestyle. Seniors live between 7-10 years beyond the time that they can drive safely; therefore, the transportation system must be capable of safely accommodating the elderly. Creating a complete and accessible pedestrian network will allow Pima County seniors to “age in place”.

The measures included in this bond proposal have the potential to substantially improve the safety of all residents. This includes simple modifications such as sidewalks, raised medians, better bus stop placement, traffic-calming measures, and treatments for disabled travelers. The Transportation Research Board estimates that streets that are designed for bicycles and pedestrians utilizing such modifications reduce the risk of pedestrian crashes by as much as 28%. Furthermore, as the number and portion of people bicycling and walking increases, deaths and injuries decline.

Health:

The transportation infrastructure of the greater Tucson region is designed for and prioritizes cars. A built environment that is designed for cars may result in sedentary lifestyles where people are confined to their personal automobiles instead of actively moving about their community. Communities that lack walkable streets discourage residents from walking and living active lifestyles. Often the result of an inactive, car-bound lifestyle is obesity and overall poor health.

A built environment that restricts physical activity can be detrimental to the health of residents. In Arizona, more than 25% of adults and over 30% of children between the ages of 10 and 14 are overweight or obese. Obesity increases the risk for serious illness, such as type 2 diabetes, heart disease and some cancers. Between 1998 and 2000 the estimated medical costs associated with obesity in Arizona were \$752 million.

55% of U.S. adults do not obtain the recommended activity guidelines, and approximately 25% report being completely inactive. Lack of physical activity causes an estimated 200,000 annual deaths in the U.S. and significantly increased medical costs; medical expenditures are 32% higher for individuals who are sedentary.

By building infrastructure that increases walkability, **Pima County can provide opportunities for people to be more physically active, subsequently improving public health and reducing health care costs.** The National Complete Streets Coalition found that when neighborhoods have sidewalks, residents are 65% more likely to walk and as the number of people walking increases, death and injuries decline. **Children also stand to benefit substantially from this investment.** Walkable communities provide safe opportunities for children to bike and get physical activity and more children walk to school where there are sidewalks. The National Institutes of Medicine recommends fighting childhood obesity by establishing ordinances to encourage construction of sidewalks, bikeways, and other places for physical activity. A recent study funded by the National Institutes of Health found those who lived in walkable neighborhoods got 30 to 45 minutes more exercise each week than those living in low-walkable areas. According to the Transportation Authority of Marin County, California, after the first two years of a complete street program, the number of children walking or biking to school increased from 21% to 38%.

The Environment:

Transportation accounts for a large portion of local and national air pollution, like carbon monoxide, ozone, and particulate matter that can lead to increased rates of asthma, and even cancer. Poor air quality makes it dangerous for adults and children with asthma to walk to school and engage in outdoor physical activities. In addition to health effects, vehicle emissions are a significant source of greenhouse gases and a major contributor to climate change. In fact, the Clean Air and Water Quality Report of 2010 found that **auto emissions account for up to 75% of Tucson's air pollution.** Furthermore, despite the expected improvements in fuel efficiency, carbon emissions from transportation are projected to increase by 41% by 2030 if transportation changes are not made.

There is plenty of opportunity to decrease auto use by creating a walking infrastructure that encourages Pima County residents to take short trips on foot rather than drive. The National Household Transportation Survey found that 65% of all U.S. trips of fewer than one mile are made by automobile, and a shift from driving to walking is a key mitigation strategy against the detrimental effects of climate change.

BACKGROUND

The Board of Directors and staff of Living Streets Alliance are dedicated to improving walkability in our region and has made this our highest priority. Last year, we launched our 2012-2013 Pedestrian Safety & Comfort Campaign [see Appendix A] in an effort to begin to address issues surrounding walkability in our region and to begin to shed light on what it will take to improve walking conditions for everyone. Under it, we have identified six strategic initiatives that we are currently undertaking; pedestrian friendly policies, neighborhood walking audits, community walking promotion, pedestrian master plan, pedestrian improvement funding, and a safe “walk-friendly” community. These initiatives strategically feed into one another and are mutually beneficial.

Pedestrian improvement funding is a major part of our campaign and we have been aggressively exploring and pursuing various avenues of funding – this bond proposal being one of them. In April of last year, we hosted an initial “stakeholders” meeting to discuss the prospect of inclusion of a pedestrian-focused bond initiative. The meeting was attended by representatives from the City of Tucson DoT, Mayor’s office, and City Manager’s office; Tucson Unified School District; Pima County Bond Advisory Committee and Community Services Department, as well as Supervisor Elias. There was unanimous support for such an initiative. Since then we have done numerous things to continue the conversation and explore the feasibility and amount of public support for it:

- 1) **“Walk Friendly Community” preparation.** Much like the League of American Bicyclists’ “Bicycle-Friendly Community” award program, the Federal Highway Administration, Highway Safety Research Center, and Bicycle and Pedestrian Information Center recently developed a “Walk-Friendly Community” award program, that establishes a baseline of requirements for walkability pertaining to education, enforcement, engineering, evaluation, and land use. Using the City of Tucson as a case-study, we gathered all of the information necessary to apply for an award through their “assessment tool”. The process of doing so revealed much about the strengths and shortcomings of the City’s walkability.
- 2) **Pedestrian Safety & Comfort Forum.** In July of last year (2012), we hosted a forum with interested parties and stakeholders to review our findings from the Walk-Friendly Community application process and to discuss and prioritize areas of improvement. This forum was attended by representatives from the following organizations:
 - Imagine Greater Tucson
 - SunTran
 - Mayor’s Office (Tucson)
 - City Manager’s Office (Tucson)
 - Planning Division(Tucson)
 - Urban Planning & Design (Tucson)
 - Downtown Tucson Partnership
 - Tucson Police Department
 - Tucson Fire
 - Pima Association of Governments
 - Transportation Department (Tucson)
 - Tucson Unified School District
 - Watershed Management Group
 - Tucson Clean & Beautiful
 - Tucson Ward 1 (Tucson)
 - Tucson Ward 6 (Tucson)

LSA has already begun working to improve deficiencies identified through this process [see Appendix B].

- 3) **Walktober.** The general lack of education and walking promotion within the City was one of the major deficiencies identified by the assessment and forum. Every year, the region celebrates “Bike Fest”, a month of bicycle encouragement and promotion, but no similar program around walking currently exists. Recognizing that October is a great time of year to encourage walking (great walking weather through the next 8 months), we coined it “Walktober” and will use the entire month each year to highlight walking and walkability within the greater Tucson region.
- 4) **Walk & Talk with Peter Lagerwey.** As part of Walktober, we recruited national bicycle and pedestrian expert, Peter Lagerwey, of Toole Design Group, to do a “Walk & Talk” in downtown to help adjacent neighborhood leaders, business owners, city officials and staff, University students and more understand what a “walkable” landscape actually looks like. In particular, the walk explored what walkability looks like in tandem with land use and the new modern streetcar. This event gave participants a much more fine-grained, technical understanding of the infrastructure details that lead to a walkable urban environment.
- 5) **Neighborhood Walking Audits.** Pedestrian amenities in neighborhoods are lacking in many, if not most, parts of the region. In fall 2012, we developed a pilot Neighborhood Walking Audit program to accomplish the following objectives:
 - Engage neighborhood residents in thinking about walkability and the potential for walking to nearby destinations
 - Learn from neighborhood residents what their priorities are for pedestrian improvements; what their walkable destinations are or could be; what currently deters them from walking more (or, in some cases, at all) in and around their neighborhood
 - Build support for improved pedestrian conditions

LSA continues to test and develop this program with the intent of making it available to any neighborhood in the region interested in participating.
- 6) **“I Want to Walk” pledge campaign.** Through our work in the community, we continuously hear people express their support for walking and their desire for a more walkable region. In order to capture these voices, we launched this campaign in which individuals sign a pledge saying they support walking and “want to walk”. In addition, participants have the option of providing feedback about why they like/want to walk, where they currently walk to, where they would like to be able to walk to, and what currently deters them from walking more.
- 7) **Updated regional pedestrian plan.** Pima Association of Governments has begun the process of updating their regional pedestrian plan over the next two years, for the first time since 2000. This presents an opportunity for incorporating feedback, priorities, and preferences from the community in the update. LSA is currently working with PAG to provide support as the scope of the Update is developed and to offer suggestions of goals and outcomes based on suggestions we hear from the community through our Neighborhood Walking Audit program and “I Want to Walk” campaign.
- 8) **Pedestrian Advisory Committee.** LSA has successfully advocated for the creation of a City of Tucson Pedestrian Advisory Committee, which will commence within the next few months. It will provide a transparent forum for concerned citizens and city staff to identify and address challenges and opportunities to walkability within the city.

NEED

Currently, many aspects of the region's transportation infrastructure make it challenging to walk. These include:

- Lack of a continuous sidewalk network that connects neighborhoods and destinations;
- Streets that are not safe for pedestrians to cross;
- Streets that encourage high traffic speeds and volumes;
- Narrow sidewalks that are not comfortable to walk along;
- Inconvenient and inaccessible street crossings for people with disabilities;
- Large distances between marked or signaled crossings along major roadways;
- Poor selection of street trees, if any; and
- Excessive exposed hardscape leading to a rise in summer temperatures – the heat-island effect.

While we have heard overwhelming support from the community for an improved walking environment, there are very few resources available to actually make the physical changes needed in our region. Most funding for sidewalks is reserved for major arterials and collectors through "corridor projects". The amount of federal funding for pedestrian improvements, through the Transportation Alternatives program, has been significantly reduced in the recent transportation bill, while the categories of eligible projects has expanded, making it increasingly difficult, if not impossible, for neighborhood-scale projects to compete. While LSA is dedicated to walking encouragement, education, and promotion, our work is somewhat futile without dedicated funding for pedestrian improvements on the ground.

This is a critical and opportune time for our region to begin improving the walkability of its communities. For far too long, pedestrian needs and issues have been under-acknowledged, when compared to other alternative modes of transportation. And, at the same time, a walkable community is one of our shared values as a region, as identified through the Imagine Greater Tucson process.

Below is a snapshot of what five million dollars in funding could provide:

HAWK beacon (\$100,000): **500** -or-
5' linear sidewalk (\$100/li. ft.): **500,000** -or-
Ramps (\$2000): **25,000** -or-
Striped crosswalks (\$5/li. ft.): **10,000,000**

To put all of this in perspective, the City of Tucson alone has a current waiting list of about 75 HAWK or similar pedestrian beacons. The need for all of these types of improvements cannot be emphasized enough.

PROPOSAL

Scope:

There are numerous enhancements that could be implemented across the rural and urban landscapes of Pima County that would vastly improve walkability at a relatively low cost. **Hundreds of miles of pedestrian infrastructure – an entire network - can be paid for with the cost of one mile of four-lane urban highway.** These include:

- **Connections.** The majority of pedestrian fatalities happen on major arterials, where residents are trying to cross to reach amenities adjacent to neighborhoods. Creating numerous safe crossings between neighborhoods and between common destinations will encourage walking, while also making it safer. Improved crosswalk safety includes things like: HAWKS, TOUCANs, and PELICANs; high-visibility crosswalks; curb extensions and crossing refuges to shorten crossing distances; ADA compliant curb ramps; and on-demand pedestrian signals.
- **Continuous, well-maintained sidewalks of adequate width.** Walking is a social form of transportation. Sidewalks should allow for people to walk two abreast comfortably, at a minimum. In addition, a patchwork of sidewalk along a block length is virtually useless, as anyone with disabilities or wheels will be left stranded before reaching the end of the block. Improvements include new sidewalk, repair to existing sidewalk, ADA compliant curb ramps, and so on.
- **Streetscape improvements.** Walking needs to be comfortable and attractive, or people will continue to choose other transportation options. Small-scale amenities such as benches, trash cans and planters, shade trees, pedestrian lighting and way-finding make a big difference.
- **Traffic calming.** Given a choice of a sidewalk along an exposed, busy, high traffic corridor or a quieter, local roadway, pedestrians will almost always choose the latter. Thus, creating calmer walking conditions along a sidewalk network will help encourage more people to use them. This includes improvements like curb extensions or corner bulbouts; traffic circles; raised, planted medians, etc.
- **Green infrastructure.** When walking, one is exposed to the elements. Thus, creating pleasant microclimates, especially in the desert, is critical. Landscaped parkways and curb extensions incorporating water recapture and management features such as rain gardens, as well as street trees can help do this.

We are proposing \$50 million for pedestrian safety and walkability capital improvement projects to be allocated on a need-basis in Pima County member jurisdictions. There are numerous enhancements across the rural and urban landscapes of Pima County that would vastly improve safety and walkability at a relatively low cost. These may include, but are not limited to: enhanced connections and crossings; continuous sidewalk networks; streetscape improvements; traffic calming; and green infrastructure.

Each jurisdiction will be eligible to apply for funding by showing their commitment to developing a need-based pedestrian bond implementation plan within a larger long-term pedestrian plan that aligns with the goals and objectives outlined in the Pima Association of Governments Regional Pedestrian Plan Update, which will be completed by Spring 2014. The PAG plan will include specific indicators that measure progress toward desired outcomes in pedestrian infrastructure and safety and thus will thus provide a built-in evaluation for the implementation of this bond project. Living Streets Alliance will convene a transparent oversight committee to review proposals from each jurisdiction and make recommendations to the Board of Supervisors based on each proposal's

demonstration of need and potential to fulfill the goals and objectives outlined in the Pima Association of Governments Regional Pedestrian Plan Update.

Bond money will be made available in two phases, with Phase 2 funding being contingent upon completion of projects from Phase I. Unexpended funds from Phase 1 will be returned to the funding pool and dispersed in Phase 2.

Timeline:

This is the preliminary outline of a proposal that LSA is committed to developing, should the Bond Advisory Committee give us the green light to move forward. If so, we will meet with staff from each jurisdiction, elected officials, and other community partners to develop a specific scope and guidelines over the next few months and return to the Bond Advisory Committee with a full proposal by Fall of 2013.

We are confident that inclusion of this bond initiative will greatly strengthen the possibility of a successful bond election. Because everyone is a pedestrian, walking has no natural enemies, meaning that every citizen in the region stands to benefit from an improved walking environment.

As an organization, LSA is committed to spending between now and the bond election promoting and advocating for passage of the bond. In addition, each of the other five initiatives of our 2012-2013 Pedestrian Safety & Comfort Campaign was developed to garner support for funding pedestrian improvements. Our Neighborhood Walking Audit Program and “I Want to Walk” campaign, in particular, have been developed to engage the region in thinking about what it will take to create a walkable community and to understand the types of improvements that will be needed to do so.

LSA does not stand alone in this effort. We have already had preliminary discussions with various neighborhood groups, Watershed Management Group, Imagine Greater Tucson, The Elderly Initiative, Pima Association of Governments, Pima County Health Department, Pima County Department of Transportation, and various City of Tucson staff and departments, in which they vouched their support for this initiative. We will continue to reach out to additional community groups over the next few months to ensure that there is broad and diverse buy-in and support.

APPENDIX A: Walking Campaign Leaflet



living streets alliance

PROMOTING "STREETS FOR PEOPLE"
IN THE GREATER TUCSON REGION

THE 2012-2013 PEDESTRIAN SAFETY & COMFORT CAMPAIGN

our mission

The mission of Living Streets Alliance is to promote healthy communities by empowering people to transform our streets into vibrant places for walking, bicycling, socializing, and play. We work to make alternative modes of transportation safe, comfortable, and accessible in the greater Tucson region.



2012-2013 pedestrian safety & comfort campaign

Walking is an essential part of our everyday lives. It is the most basic form of transportation that exists. It's free, healthy, and allows us to connect to our community, to our destinations, and to other forms of transportation. We are all pedestrians.



our goal

To make the simple act of walking safe, comfortable, and convenient in the greater Tucson region.



contact us:

Living Streets Alliance
www.livingstreetsalliance.org
info@livingstreetsalliance.org
520.261.8777
P.O. Box 2641 Tucson AZ 85702



6 initiatives

Strategies for Action

1 Pedestrian Friendly Policies

Work with existing regional efforts to implement policies and programs that encourage walking and prioritize pedestrian safety.

2 Neighborhood Walking Audits

Engage and mobilize neighborhoods to assess neighborhood assets and deficiencies of pedestrian safety, ADA accessibility, and human comfort.

3 Community Walking Promotion

Encourage and educate the community on the benefits of walking as a transportation mode through community events and programs and by developing educational resources (walking destinations maps, etc.).

4 Pedestrian Master Plan

Collaborate with regional agencies to develop a community driven Pedestrian Plan that defines specific steps needed to achieve community goals.

5 Pedestrian Improvement Funding

Initiate with neighborhoods, agencies and community leaders a Pima County and/or City of Tucson 2014 Capital Improvement Bond for Pedestrian Improvements for Parks, Pedestrian Boulevards & Neighborhoods.

6 A Safe, "Walk Friendly" Community

These efforts will culminate in a successful "Walk Friendly Community" designation.



walking facts

Walkability is one of our shared values:

The Imagine Greater Tucson planning process revealed that "a walkable community" is one of our region's shared values.

Walkability is good for home values:

Research shows that real estate values increase as neighborhoods become more walkable, where everyday needs, including working, can be met by walking, transit or biking.¹

Walking is beneficial to your health:

On average, every minute of walking can extend your life by 1.5 to 2 minutes. That's about a 2 for 1 trade-off!²

Walkability is good for business:

Patrons who arrive on foot or on bicycle to an independent business visit the most often and spend the most money.

Walking improves the environment:

A short, four-mile round trip by walking keeps about 15 pounds of pollutants out of the air we breathe.³

Walking means more money in your pocket:

The cost of owning and operating a car for one year is approximately \$8,946. Walking is free!⁴

Walking is under funded:

Walking trips account for 14% of annual household trips, but only receive 1% of federal transportation funding.⁵

¹ Source: "Now Coveted: A Walkable, Convenient Place" The New York Times, May 25, 2012

² Source: <http://www.selfgrowth.com/articles/Niemiec1.html>

³ Source: The WorldWatch Institute

⁴ Source: AAA.com

⁵ Source: Bureau of Transportation Statistics. Transportation Statistics Annual Report, 2010



living streets alliance

PROMOTING "STREETS FOR PEOPLE"
IN THE GREATER TUCSON REGION

APPENDIX B: Action Items identified at Focus Group on 7/26/12

On July 26, 2012 *Living Streets Alliance* hosted a **Pedestrian Safety & Comfort Forum** with representatives from Tucson Ward offices, the Mayor's office, the Department of Transportation, Plan Tucson, Pima Association of Governments, Tucson Police Department, Tucson Fire Department, Tucson Unified School District, Imagine Greater Tucson, Downtown Tucson Partnership, Watershed Management Group and Tucson Clean & Beautiful. The group reviewed results of the *Walk-Friendly Communities* "Community Assessment Tool" as a framework for improving Tucson's walkability. The assessment captures the various factors that affect walkability in Tucson, documents our current efforts, resources and programs towards walkability, and indicates potential areas for improvement. In the forum stakeholders reflected upon factors impacting walking in our Tucson environment and established priorities for future collaboration in planning, engineering, education/encouragement, enforcement and evaluation. LSA will use this input to establish a baseline for walkability in Tucson, so that we can measure progress over time.

Planning: We need to be creative in thinking about planning on a neighborhood level and be responsive to the preferences of different types of neighborhoods in the city with respect to zoning and planning.

- **Prioritize development of a new pedestrian plan** based on community input that includes prioritization of roadways and an evaluation component
- Engage in the re-zoning process to **prioritize making regional connections** between pedestrian paths and facilities
- **Integrate public transit into pedestrian planning process** to encourage routes and around transit.
- **Consider desert environment** and alternatives to concrete
- **Pursue dedicated pedestrian funding sources**

Engineering: We need to consider the human experience of walking as it relates to shade, road width, adjacent buildings, etc.

- **Connect within and through neighborhoods to destinations** rather than focusing on access along major arterials (balanced with safety concerns)
- **Increase access to and comfort of bus stop amenities**
- Revise major streets and routes plan to **rebalance ROW space to include more pedestrian, bike, and green space**

Education: We need to address the culture of walking in schools, community and workplace.

- **Adult and community educational programs** focusing on raising awareness, walking maps
- **Raise awareness** about surroundings and behavior (how much are you *really* walking)

Enhancement: We need more amenities to make walking comfortable and convenient.

- **Shade**
- Way-finding **signage**
- **Maps** of safe walking routes and paths
- **Beautification** of walking routes

Enforcement: Although motorists are accountable for obeying pedestrian safety laws, the incentive for safety is on the shoulders of the pedestrian because they are the ones who get hurt.

- Encourage law enforcement to **enforce traffic laws – especially around pedestrian safety**
- Identify creative ways to **incentivize pedestrian/motorist traffic violators to take part in education** in lieu of fines

Evaluation: We need to establish a baseline of walkability, identify priority areas and measure progress in those areas.

- Promote **comprehensive reporting and data collection** related to pedestrian facilities and safety
- **Track pedestrian infrastructure over time to evaluate efforts** using: Road Safety Assessments, sidewalk inventories that include residential streets, and walking audits including comfort indicators such as shade, water harvesting, pathways, etc.

APPENDIX C: Supporting Literature

Now Coveted: A Walkable, Convenient Place

By CHRISTOPHER B. LEINBERGER

Published: May 25, 2012 in *The New York Times*

http://www.nytimes.com/2012/05/27/opinion/sunday/now-coveted-a-walkable-convenient-place.html?_r=2&hp&

WALKING isn't just good for you. It has become an indicator of your socioeconomic status.

Until the 1990s, exclusive suburban homes that were accessible only by car cost more, per square foot, than other kinds of American housing. Now, however, these suburbs have become overbuilt, and housing values have fallen. Today, the most valuable real estate lies in walkable urban locations. Many of these now pricey places were slums just 30 years ago.

Mariela Alfonzo and I just released [a Brookings Institution study](#) that measures values of commercial and residential real estate in the Washington, D.C., metropolitan area, which includes the surrounding suburbs in Virginia and Maryland. Our research shows that real estate values increase as neighborhoods become more walkable, where everyday needs, including working, can be met by walking, transit or biking. There is a five-step "ladder" of walkability, from least to most walkable. On average, each step up the walkability ladder adds \$9 per square foot to annual office rents, \$7 per square foot to retail rents, more than \$300 per month to apartment rents and nearly \$82 per square foot to home values.

As a neighborhood moves up each step of the five-step walkability ladder, the average household income of those who live there increases some \$10,000. People who live in more walkable places tend to earn more, but they also tend to pay a higher percentage of their income for housing.

Although we have not studied all urban areas to the same degree, these findings appear to apply to much of the rest of the country. In metropolitan Seattle in 1996, the suburban Redmond area, home to Microsoft, had the same price per square foot as Capitol Hill, a walkable area adjacent to downtown, based on data from [Zillow](#). Today, Capitol Hill is valued nearly 50 percent above Redmond.

In Columbus, Ohio, the highest housing values recorded by Zillow in 1996 were in the suburb of Worthington, where prices were 135 percent higher than in the struggling neighborhood of Short North, adjacent to the city's center. Today, Short North housing values are 30 percent higher than those of Worthington, and downtown Columbus has the highest housing values in that metropolitan area.

In the Denver area, Highlands Ranch, an upscale, master-planned community 20 miles south of downtown, had housing in 1996 that cost on average 21 percent more than housing in Highlands, a troubled neighborhood adjacent to downtown Denver. Today, Highlands has a 67 percent price premium over Highlands Ranch.

People are clearly willing to pay more for homes that allow them to walk rather than drive. Biking is part of the picture, too. Biking and walking are part of a "complete streets" strategy that public rights of way should be for all of society — not just cars.

The rise in bike-sharing systems in Minneapolis, metropolitan Washington, and soon New York City makes it possible to imagine a future in which a third of a city's population gets around primarily by bicycle. The popular Web site [Walk Score](#) has just added [Bike Score](#) to let people know which neighborhoods are most bikable.

Demand for walkable urban space extends beyond city centers to suburbs; in metropolitan Washington, more than half of the walkable places are in the suburbs, like Reston Town Center, 22 miles from downtown Washington; Ballston, in Arlington County; and Silver Spring, in suburban Maryland. Residents can easily get to grocery stores, cafes, libraries and work by rail transit, biking and walking.

Why is there an urbanization of the suburbs? Some baby boomers want to sell their large suburban houses and move to a walkable urban place but stay close to friends and family. Young families want the advantages of walkable urban life but also high-quality suburban schools. This trend is about both the revitalization of center cities and the urbanization of the suburbs.

To address the affordability challenge, a sensible strategy would include changes like zoning that allows homes with units in the back or over the garage. But the long-term solution is encouraging the building of more walkable places, which will reduce the price premiums by creating more supply.

(Disclosure: I am the president of Locus, a coalition of real estate developers and investors, and a project of Smart Growth America, which supports walkable neighborhoods and transit-oriented development.)

Different infrastructure needs to be built, including rail transit and paths for walking and biking. Some research has shown that walkable urban infrastructure is substantially cheaper on a usable square foot basis than spread-out drivable suburban infrastructure; the infrastructure is used much more extensively in a small area, resulting in much lower costs per usable square foot.

It's important that developers and their investors learn how to build places that integrate many different uses within walking distance. Building walkable urban places is more complex and riskier than following decades-long patterns of suburban construction. But the market gets what it wants, and the market signals are flashing pretty brightly: build more walkable, and bikable, places.

A [professor](#) at the George Washington University School of Business and a senior fellow at the Brookings Institution.

The Case for Walkability as an Economic Development Tool

By: KAID BENFIELD

Published: January 04, 2013 on **The Atlantic Cities: Place Matters** online

<http://www.theatlanticcities.com/design/2013/01/case-walkability-economic-development-tool/4317/>

A terrific street redesign is assisting economic development in a southern California community that has suffered from changing economic conditions but is nevertheless seeing significant population growth. This is a story of municipal foresight, excellent recent planning, and green ambition.

Lancaster is a fast-growing city of a little over 150,000 in far northern Los Angeles County, about 70 miles from downtown Los Angeles. Its population has more than tripled since 1980; it increased by nearly a third from 2000 to 2010. It is racially mixed (38 percent Latino, 34 percent white, 20 percent African-American) and, like so many fast-growing western cities, decidedly sprawling. The satellite view on Google Earth reveals a patchwork pattern of leapfrog development, carved out of the desert. It is a city with a very suburban character.



Lancaster's economic condition isn't among the country's very worst, but it certainly has been better. According to City-Data.com, the median price of home sales in the city plummeted by almost two thirds from 2007 to 2009, from \$350,000 to about \$125,000, more or less where it still stands. As of August 2012, unemployment stood at 15.7 percent, way above the state average of 10.4 percent. Not far from Edwards Air Force Base and related industry, the city's fortunes have long been associated with aerospace engineering and defense contractors, but some major employers, including Lockheed-Martin, have been moving their investments elsewhere in recent years.

Sprawl and disinvestment have also left scars. [Greg Konar writes](#) in the San Diego Planning Journal:

By the late 1980s the City's historic downtown was in serious decline. Most retailers and commercial services had long since migrated to commercial centers and strip malls in other parts of the city. For years big box retailers and regional malls had captured nearly all new commercial growth. Much of it was concentrated along the Antelope Valley Freeway (I-14). Meanwhile the historic downtown deteriorated rapidly. Crime became an increasing problem and the surrounding older neighborhoods were suffering.



Before and after shots of Lancaster Boulevard. Images courtesy of the City of Lancaster

That's a pattern [all too typical of America in the late 20th century](#), but Lancaster moved to do something about it, including in 2008 the adoption of a form-based zoning code for the downtown Lancaster Boulevard corridor. ([Form-based codes](#) encourage walkability by encouraging mixed uses and a pedestrian-friendly streetscape.) The city also hired the well-known architecture and planning firm [Moule & Polyzoides](#) to capitalize on the opportunities created by the code by redesigning the boulevard to attract businesses and people.



The ramblas on the remade Lancaster boulevard. Image courtesy of [Moule and Polyzoides](#)

The results – a rejuvenated section of downtown now named [THE BLVD](#) – have been spectacular, as the photos accompanying this article show. The project has won multiple awards, including [EPA's top national award for smart growth achievement](#). Moule & Polyzoides [describe the design features](#):

Among the Plan's key elements are wide, pedestrian-friendly sidewalks, awnings and arcades, outdoor dining, single travel lanes, enhanced crosswalks, abundant street trees and shading, and added lighting, gateways and public art. Lancaster Boulevard has been transformed into an attractive shopping destination, a magnet for pedestrian activity and a venue for civic gatherings.

[Greg Konar's article](#), which I cited above, provides an excellent review of what makes the design features of the project work so well.



The remade Lancaster boulevard. Image courtesy of [Moule and Polyzoides](#)

Justly proud of their work, the architects recount some of what's happened in the area since the project was completed:

-
- 49 new businesses along the boulevard and an almost doubling of revenue generated compared to just before the work began.
 - An almost 10 percent rise in downtown property values.
 - 800 new permanent jobs, 1,100 temporary construction jobs, and an estimated \$273 million in economic output
 - 800 new and rehabbed homes.
 - Dramatically increased roadway safety, with traffic collisions cut in half and collisions with personal injury cut by 85 percent.
-



Rendering of the BLVD. Image courtesy of [Moule and Polyzoides](#)

This is a great example of how the right legal framework and the right design at the right time can help make a difference. It is also a great example of [how our suburban communities can be improved](#). Is Lancaster Boulevard the best or most walkable district in America? Not by a long shot. But the change is tangible, giving the city something to build upon and setting an example for similarly situated communities. All while re-using infrastructure and reducing emissions from car travel by taking advantage of a [central location that shortens driving distances and encourages walking](#).

Moreover, THE BLVD is not the city's only green ambition. One thing that Lancaster's southern California desert location provides is a lot of sunshine, and the city is taking advantage by [going solar in a big way](#). In August 2009, the city worked with the company eSolar to bring a 20-acre solar-power generating facility, the first of its kind in the country, to Lancaster. In 2010, it partnered with production homebuilder KB Home to build "a never-before-attempted affordable solar energy housing community" in the city; two similar developments followed.



And there's more. From [the city's website](#):

In July 2010, the solar journey continued when the City of Lancaster, in partnership with SolarCity, launched the Solar Lancaster program—an affordable solar financing program for homeowners, business owners and nonprofit organizations. The Solar Lancaster program was designed to simplify the process of going solar—by reducing energy bills, offering several financing options and discounting solar pricing, while providing custom solar system designs and monitoring ...

In addition, five City facilities—the Lancaster Municipal Stadium, City Hall and the Lancaster Performing Arts Center among other sites—are now powered with clean, non-polluting solar energy in a 1.45 megawatt project, which is projected to save the city an estimated \$6 million over 15 years. Clear Channel Stadium, home of the Lancaster JetHawks, is the first Minor League Baseball Stadium in the country to go green. Its new solar system offsets close to 100 percent of its energy use and will save its owners nearly \$50,000 in the first year of operation alone.

The city hopes to keep moving in this direction, eventually becoming one of the world's first cities to produce more energy from renewable sources than it consumes (not counting transportation energy). The story of Lancaster Boulevard and the downtown revitalization is presented in this video produced by EPA (watch it in HD if you can; man, that piano at the end needs to be tuned!):

Study: Shift to Walkable Urban Places is Good News for Economy

By: ROBERT STEUTEVILLE

Published: September 10, 2012 in **Better! Cities & Towns** online

<http://bettercities.net/article/study-shift-walkable-urban-places-good-news-economy-18863>

In the first regional, comprehensive **study** of mixed-use urban centers, Christopher Leinberger coins a clever term, WalkUPs (walkable, urban places). Leinberger examines 43 WalkUPs in the Washington, DC, region, most of which have been created in the last two decades.

Although they only occupy 1-2 percent of the DC land area, they account for 29 percent of the income-producing property and they generate tax revenues far out of proportion to the land they consume. Since 1990, WalkUPs have steadily gained a larger share of commercial development in the region, and Leinberger, research professor of urban real estate at the George Washington University School of Business, argues DC is a model for how the nation will develop in the coming decades.

"This shift is extremely good news for the beleaguered real estate industry and the economy as a whole," he says. "It will put a foundation under the economy as well as government tax revenues, much like drivable sub-urban development benefited the economy and selected jurisdictions in the second half of the 20th century." *Better! Cities & Towns* will feature a more extensive report on *The WalkUP Wake-Up Call* in the coming October-November issue. Here are some highlights from the report:

- There's a pent-up demand for WalkUPs. "Up until the 1980s, drivable suburban office space commanded a premium rent over WalkUPs, but this position has reversed. There is currently a 75 percent premium for WalkUP office rent, giving such places a market advantage."
- The shift toward WalkUPs has refocused development toward the center. The vast majority are in the city core and first-ring suburbs.
- Walkable urban development used to be a niche market, Leinberger says. "Today and in the future, it will be considered *the* market." One reason is overbuilding of sprawl in the last five or six decades. Another is the highly educated, creative workforce that is increasingly made up of 1- and 2-person households. DC is ahead of the nation in education level, but other metro areas are heading in the same direction. This workforce prefers WalkUPs, he says, and metro areas without them will be left behind.
- The new real estate paradigm is no longer city versus suburbia, it is walkable versus drivable (drivable only — walkable places are *also* drivable, but not the reverse). Many of the new WalkUPs are in the suburbs, including suburban town centers like Rockville and Silver Spring that have been revitalized, and commercial strip corridors that are being redeveloped.
- Three factors explain the increased economic performance of WalkUPs: greater walkability, job density, and higher workforce education.
- Land values are much higher in WalkUPs, which impacts housing costs. Residents compensate by renting and occupying smaller spaces.
- Transportation costs are low in WalkUPs. Looking at housing and transportation costs combined, WalkUPs are relatively affordable, even in DC. About 78 percent of WalkUPs have housing and transportation costs below 45 percent of the area median income, and below the regional average.
- Racial diversity is much higher in WalkUPs, with more than three-quarters having a diversity index higher than the region as a whole.

An Alarming Strong Link Between Lack of Walkability and Diabetes

By: EMILY BADGER

Published: September 19, 2012 in *The Atlantic Cities: Place Matters* online

<http://www.theatlanticcities.com/politics/2012/09/alarmingly-strong-link-between-diabetes-and-walkability/3326/>

Many urban planners and activists subscribe to the central belief that a walkable neighborhood is a healthier one, quite literally. After all, if you have the choice to stroll to school, or the corner store, or even just the nearest bus stop, all those steps add up over time, amounting to a more active lifestyle than is possible at the end of a cul-de-sac.

Science, however, has been a bit slower to prove this point with hard data, particularly as researchers have been making the fairly massive shift in philosophy toward recognizing the places where we live as a key determinant in our health. Now, [a new study](#) out of Toronto just published online in the journal *Diabetes Care*, adds yet more compelling evidence.

Researchers at St. Michael's Hospital and the Institute for Clinical Evaluative Sciences examined data from more than one million residents of Toronto and concluded that people who lived in less walkable neighborhoods were significantly more likely over time to develop diabetes. The effect was particularly strong for immigrants to the city, many of whom live with a high-risk combination of genetic predisposition to diabetes, poverty and poor walkability. In the most startling finding, the study found that a new immigrant in a less walkable neighborhood was more than 50 percent more likely to develop diabetes than a long-term resident of Toronto living in one of the most walkable areas, regardless of neighborhood income.

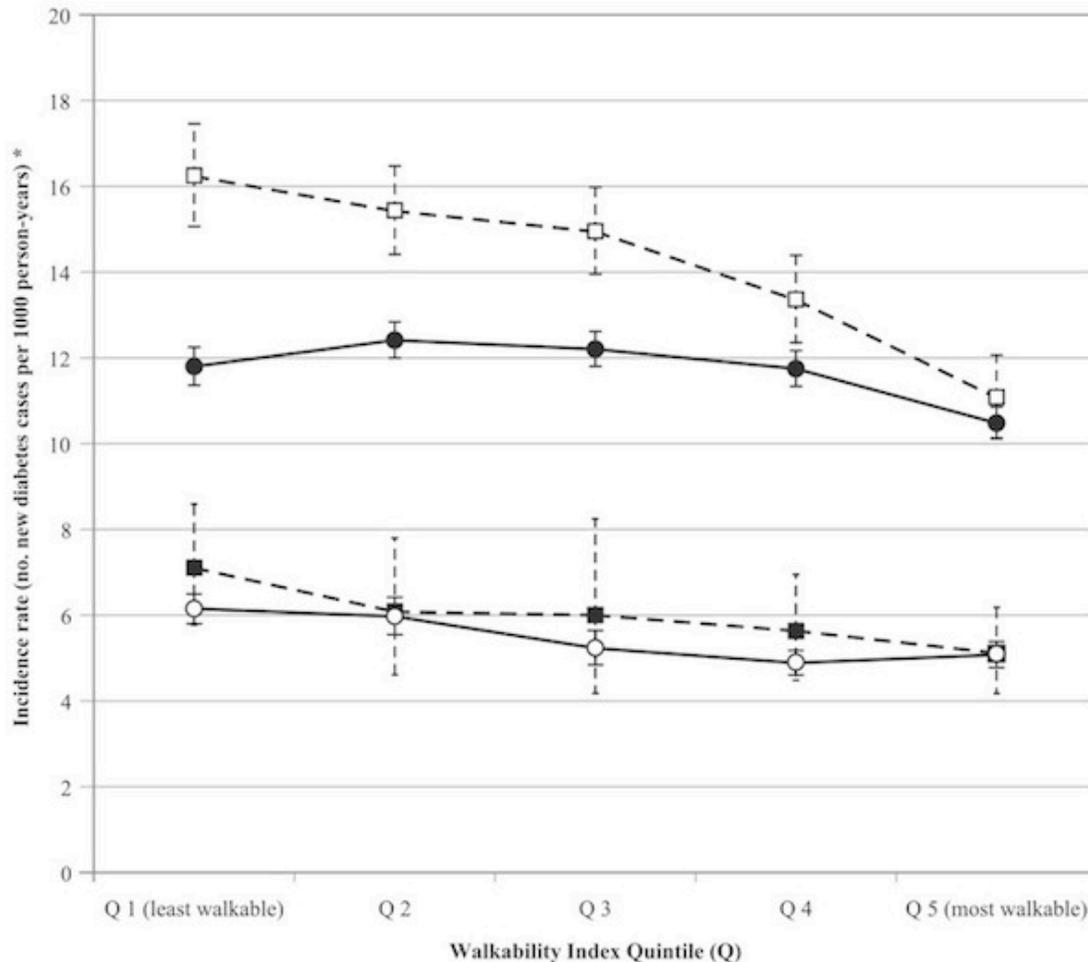
The study looked at just about everyone in Toronto aged 30-64 – the population experiencing the most rapid rise of diabetes incidence – and singled out those who did not have diabetes as of March 31, 2005. The study followed these people over the next five years: in all, 1,239,262 of them, including 214,882 who appeared to be recent immigrants based on registration in the province's healthcare plan.

By March of 2010, 58,544 of these people had developed diabetes. And the walkability of the communities in which they lived turned out to be closely linked to that outcome (given the complex factors that affect health, the researchers acknowledge that they can't definitively say this relationship is directly causal).

As a side note, this study is also a great eye-opener to the type of research that's possible within a nationalized healthcare system, where you don't have to account for [health outcomes skewed by access to care](#) (in the U.S., amid all the other variables stacked against their health, low-income families also often lack insurance), and where it's possible to comprehensively cross-reference health data with metrics from other sources like the census. As the researchers explain: "Health records for each individual in our cohort were linked anonymously across datasets using an encrypted version of their health card number."

The researchers were further able to link this health data to the postal codes of individual residences, which were used in determining walkability (this tactic passed ethical muster with the hospital's review boards, in case you're wondering). The researchers also developed their own walkability index assessing population and dwelling density, street connectivity and the availability of nearby retail and service destinations.

This chart sums up the key findings, broken down by group. The white squares represent low-income recent immigrants; the black circles low-income long-term residents; the black squares high-income recent immigrants; and the white circles high-income long-term residents.



For all of these groups, the incidence of diabetes drops for people living in the most walkable neighborhoods. But the gap between them is most striking (and also speaks to the variable of poverty). The authors note that the majority of immigrants to Toronto – one of the world’s most multi-cultural cities – come from South Asia, East Asia, and Africa, and these are also groups that are particularly susceptible to the development of diabetes.

Public health researchers have become increasingly alarmed by the incidence of diabetes in developing countries in these parts of the world, where, the Toronto authors write, “the rise in diabetes seems to be intricately linked to shifts in urbanization.”

In this context, however, they’re talking about a specific form of urbanization: the kind that mimics post-World War II Western growth patterns and lifestyles.

The Toronto study highlights that within urbanized areas, the impact of neighborhoods on public health can vary significantly. And so there’s hope for applying this lesson in the parts of the world that have yet to urbanize, as well as within cities like Toronto as they continue to grow. It’s no coincidence that the least walkable neighborhoods identified in this research were often the most recently developed. Unlike their older counterparts, they had large blocks instead of smaller ones, sprawling development instead of density, separated land uses instead of mixed ones.

The doctors and public health researchers behind this paper noted all of these differences, sounding remarkably like urban planners themselves. Reaching across disciplines, they conclude: “the way we structure and build our cities will play an increasingly greater role in shaping the health of the world’s population.”

Benefits of a Walkable Community

from **America Walks** online

<http://americawalks.org/resources/benefitsofawalkablecommunity/>

Economic Development:

[Paved with Gold: the Real Value of Good Street Design](#), Commission for Architecture and the Built Environment, London 2007. This study shows that investments in pedestrian safety and an attractive street environment brings quantifiable financial returns. *Key Finding:* On a seven-point pedestrian environment scale, every one point increase in walkability was associated with 5.2% higher retail prices and 4.9% higher commercial rents.

[Economic Value of Walkability](#), Victoria Transport Policy Institute, September 2009, citing a study by Accent Marketing and Research. *Key Finding:* This study of consumer expenditures in British towns found that customers who walk spend significantly more (£91) compared to those who drive (£64), take transit (£63), or arrive by taxi, bicycling, or other mode (£56).

[Walking the Walk: How Walkability Raises Housing Values in U.S. Cities](#), by Joseph Cortright, CEO's for Cities. Analyzed data from 94,000 real estate transactions in 15 major markets and found that in 13 of the 15 markets, higher levels of walkability, as measured by Walk Score, were directly linked to higher home values. *Key Finding:* Houses with the above-average levels of walkability command a premium of about \$4,000 to \$34,000 over houses with just average levels of walkability.

[The Economic Benefits of Walkable Communities](#), Local Government Commission An excellent 4-page fact sheet summarizing economic arguments and findings for walkability. *Key Finding:* A 1998 case study of West Palm Beach, Florida, showed walkability improvements doubled both home prices and commercial rents.

[Economic Benefits](#), Walkinginfo.org. *Key Finding:* According to 2004 data from AAA estimates and US Census surveys, ownership costs of one motor vehicle — \$7,834 for a sedan (AAA, Your Driving Costs) — accounts for more than 18 percent of a typical household's income. The marginal cost of walking is near zero, and arguably negative because of the significant health benefits gained. [Reports on the Economic Value of Walkability-Active Transportation](#)

Health:

[Recommended Community Strategies and Measurements to Prevent Obesity in the United States](#), by The Federal Centers for Disease Control and Prevention. The CDC analyzed numerous studies of the health effects of increasing walkability and traffic safety. *Key Finding:* “On the basis of sufficient evidence of effectiveness, the Community Guide recommends implementing community-scale and street-scale urban design and land use policies to promote physical activity, including design components to improve street lighting, infrastructure projects to increase safety of pedestrian street crossings, and use of traffic calming approaches such as speed humps and traffic circles.”

[The National Physical Activity Plan](#), by an expert panel including the CDC, American Cancer Society, the American Heart Association, AARP, YMCA, and others, was released May 3, 2010. *Key Finding:* The Plan recommends, among other strategies, these four concerning community design and transportation:

- Accountability ensuring that infrastructure supports active transportation options;

- Resources and incentives to increase active transportation through design, infrastructure projects, policies, systems, and initiatives;
- Integrate health planning into land-use, transportation, and economic development plans;
- Increase connectivity and accessibility (critical aspects of “walkability”) to essential community destinations.

Mental Health:

British researchers assessed the role the environment plays in the effectiveness of exercise for mental well-being. Participants were assigned to either a green outdoor walk or an indoor shopping-mall walk, for the same amount of time. Key Finding: Improvements in self-esteem and mood were significantly greater following the green outdoor walk in comparison to the equivalent indoor walk, especially for feelings of anger, depression and tension. Parks and street trees can help generate the green exercise benefits. [1]

[1] Green Exercise Research Website, University of Essex.

[Recent Studies: Walking Health Benefits, Safety, Infrastructure, and Adolescents and Children](#)

The Link Between Kids Who Walk or Bike to School and Concentration

By SARAH GOODYEAR

Published: February 05, 2013 in **The Atlantic Cities: Place Matters** online

<http://www.theatlanticcities.com/commute/2013/02/kids-who-walk-or-bike-school-concentrate-better-study-shows/4585/>

Every day outside my son's Brooklyn school, no matter what the weather, you will see a distinctive pale blue bicycle locked to the rack. It belongs to a 7th-grade girl from a Dutch family whose members have stuck with their traditional practice of riding to school each day, despite finding themselves in the not-so-bike-friendly United States for a few years. This lovely blue city bike was a gift from the parents to their eldest child, who is now almost as tall as a grown woman. She has graduated from riding with her parents, and deserves a first-class vehicle to get to class each day. She is fiercely proud of it.

[According to the results](#) of a [Danish study](#) released late last year, my Dutch friends are giving their daughter a less tangible but more lasting gift along with that bicycle: the ability to concentrate better. The survey looked at nearly 20,000 Danish kids between the ages of 5 and 19. It found that kids who cycled or walked to school, rather than traveling by car or public transportation, performed measurably better on tasks demanding concentration, such as solving puzzles, and that the effects lasted for up to four hours after they got to school.

The study was part of "[Mass Experiment 2012](#)," a Danish project that looked at the links between concentration, diet, and exercise.

Niels Egelund of Aarhus University in Denmark, who conducted the research, told AFP that he was surprised that the effect of exercise was greater than that of diet:

"The results showed that having breakfast and lunch has an impact, but not very much compared to having exercised," Egelund told AFP.

"As a third-grade pupil, if you exercise and bike to school, your ability to concentrate increases to the equivalent of someone half a year further in their studies," he added.

The process of getting yourself from point A to point B has cognitive effects that researchers do not yet fully understand. I wrote last year about [Bruce Appleyard's examination of cognitive mapping](#), in which he compared children who were driven everywhere with those who were free to navigate their neighborhoods on their own. His work revealed that the kids whose parents chauffeured them had a much poorer comprehension of the geography of the places they lived, and also a less fine-grained knowledge of the landscape around them.

In an article about the Danish study from the [Davis Enterprise](#), Egelund says that he thinks there is a deep connection between the way we move our bodies and the way our minds work:

"I believe that deep down we were naturally and originally not designed to sit still," Egelund said. "We learn through our head and by moving. Something happens within the body when we move, and this allows us to be better equipped afterwards to work on the cognitive side."

Lots of parents drive their kids to school because walking or driving on streets and roads designed exclusively for cars makes the journey prohibitively dangerous for anyone, especially children. That problem is not easily solved, especially since schools are increasingly being built on the edges of sprawling development, rather than in a walkable context. [PDF](#)

But many other parents drive their kids [because it's easier, or seems to be easier](#). They often frame it as a kindness to the child to spare them “trudging” all the way to school, even if that trek is only half a mile long. As these short driving trips become the societal norm, it gets more and more difficult for families to deviate from them. School traffic begets school traffic.

So what could turn the trend around? The connection between active transportation and better physical fitness is [well-documented](#) and intuitively easy to draw, and yet apparently not compelling enough. As the [Davis Enterprise](#) article points out, even in a U.S. city with relatively good bicycle infrastructure such as Davis, California, parents continue to drive their children to school in huge numbers. More than 60 percent of elementary students in that city arrive for class each morning with their parents behind the wheel. Nationally, as of 2009, [only 13 percent of kids in the United States walked or biked to school](#), down from 50 percent in 1969.

But if more parents realized that packing the kids into the back seat actually affects their ability to *learn*, would they change their ways? Advocate for building schools in more walkable locations? Demand improved bicycle and pedestrian infrastructure? Or simply make the time and effort required to get to the kids to school under their own steam, accompanying them if need be?

Many parents pay for test prep and after-school enrichment programs to make their kids more academically competitive, and go to great lengths to schedule time for those activities. Imagine if they invested those resources instead in something as simple as helping their children to travel safely from home to school on foot or by bike, arriving ready to learn.

Department: TBD

Date: April 22, 2013

2014 Bond Election Proposed Projects Template

Project Name: Pedestrian Safety and Walkability Improvements

Location: Pima County

Scope: \$50 million for pedestrian safety and walkability capital improvement projects to be allocated on a need-basis in Pima County member jurisdictions. There are numerous enhancements across the rural and urban landscapes of Pima County that would vastly improve safety and walkability at a relatively low cost. These may include, but are not limited to: enhanced connections and crossings; continuous sidewalk networks; streetscape improvements; traffic calming; and green infrastructure.

Each jurisdiction will be eligible to apply for funding by showing their commitment to developing a need-based pedestrian bond implementation plan within a larger long-term pedestrian plan that aligns with the goals and objectives outlined in the Pima Association of Governments Regional Pedestrian Plan Update, which will be completed by Spring 2014. The PAG plan will include specific indicators that measure progress toward desired outcomes in pedestrian infrastructure and safety and thus will thus provide a built-in evaluation for the implementation of this bond project. Living Streets Alliance will convene a transparent oversight committee to review proposals from each jurisdiction and make recommendations to the Board of Supervisors based on each proposal's demonstration of need and potential to fulfill the goals and objectives outlined in the Pima Association of Governments Regional Pedestrian Plan Update.

Bond money will be made available in two phases, with Phase 2 funding being contingent upon completion of projects from Phase I. Unexpended funds from Phase 1 will be returned to the funding pool and dispersed in Phase 2.

Benefits: Walking is the most basic mode of transportation and one that, until recently, has not received as much attention as other modes. This, despite that every person is a pedestrian and walks at some point during their day. To increase the number of people walking, the distances being walking, and the diversity of trips made by foot, walking need to be safe, comfortable and convenient, meaning that pedestrian networks need to be continuous and accessible, shaded or sheltered from harsh summer sun, provide safe connections that reduce conflicts with other modes of transportation, and connect neighborhoods to destinations from door to door. A truly walkable environment has numerous benefits to individuals and communities including:

- reduced traffic congestion, plus increased efficiency/effectiveness of a multi-modal transportation system
- reduced levels of obesity, heart disease, adult onset diabetes, and other illnesses resulting from sedentary lifestyle
- increased access for people of all ages and abilities, including the 33% of the population that can not or does not drive an automobile at any given point in time
- improved air and water quality
- curbed urban heat island effect

Costs: Currently undefined and infinite. The proposal process will necessitate that each jurisdiction quantify the monetary value of pedestrian improvements needed within their own jurisdiction.

Bond Funding: Fifty Million Dollars

Other Funding: None identified at this time, however potential “match” regional or state transportation money may be a possibility.

Jurisdictions applying for funding will be required to provide a 2% match that will be designated toward implementing pedestrian education and awareness activities (which will be defined in their application). These activities would be designed to encourage Pima County residents to walk and utilize pedestrian capital improvement, and also educate pedestrians and drivers on pedestrian safety.

Fiscal Year Project Start and Finish Date: (Start: FY2015, End: FY2020)

- FY2015-2016 **Phase 1, \$20 million:** Jurisdictional pedestrian plan/project development, followed by first round of funding for capital improvements
- FY2017-2020 **Phase 2, \$30 million:** Second round of funding for improvements, based on performance from Phase I

Project Management Jurisdiction: Each jurisdiction that receives money through this bond will be responsible for managing the construction of identified pedestrian capital improvements and administering accompanying education/awareness programs within their jurisdiction.

Future Operating and Maintenance Costs: Each jurisdiction will assume responsibility for future Operation and Maintenance costs of improvements made within their jurisdiction and will be required to provide documentation of their existing O&M policies.

Regional Benefits: The bond money will be allocated based upon population size across the entire county in all jurisdictions that apply. Thus benefits outlined above as they relate to pedestrian safety, the economy, public health and the environment are all on a regional level. Additionally, a truly multi-modal transportation network (which benefits and is used by the entire region) necessitates walking as a mode of transportation. Because everyone is a pedestrian, each and every resident of Pima County has a stake in improving the entire pedestrian network in the region.

Supervisor District of Project Location: All

Department: Facilities Management

Date: April 22, 2013

2014 Bond Election Proposed Projects Template

Project Name: Stravenue/Wilde Way Urban Development Project

Location: An urban pedestrian promenade with cultural amenities extending from the existing Tucson Museum of Art (TMA) south to W. Cushing Street.

Scope: To capitalize upon and enhance the existing pedestrian cultural corridor which already exists via the Downtown Stravenue, an urban planning connector route unique to Tucson. Significant cultural points of interest along this existing downtown connective route would include multiple works by the world renowned architect William Wilde such as the Tucson Art Museum (TMA) and the Museum of Contemporary Art, a newly renovated and re-purposed historic Pima County Old Courthouse housing a new Western Heritage art collection, the Mayan-inspired Charles Clement sculpture and fountain complex, an existing promenade of inviting fountains designed by Garrett Eckbo, arguably the most important U.S. landscape designer of the 20th century, a new University of Arizona Museum to house their extensive photography and art collection, the Leo Rich Theatre, Symphony Hall and the Tucson Convention Center.

The key elements which require necessary public investment to fully capitalize upon this rich, existing fabric include renovation and re-purposing of the Pima County Old Courthouse, restoration and enhancement of the existing fountains, artwork and landscaping serving as the pedestrian connector, and design and construction of a new 125,000 square foot museum to house the University's extensive photography and art collections.

With the planned relocation of the County Recorder, Treasurer and Assessor to the new Downtown Court Complex, the historic Pima County Old Courthouse will consequently be vacant and primed for much needed renovation. The proposed scope of remodeling includes the complete renovation of the upper floors to house the Pima County Board of Supervisors, Clerk of the Board offices, and County Administrator's Office. The entire Plaza level is proposed as a logical and appropriate expansion of the Tucson Museum of Art to house its **Art of the American West** collections of Western and Native American Art. Along with the existing adjacent museum, such a facility would serve as the northern "gateway" to the 5+ acre "cultural campus" connected by the previously referenced Stravenue.

The Stravenue itself is primarily the pedestrian connector linking the existing and proposed new amenities. Highlighted by Garrett Eckbo's creative interpretive recreation of Sabino Canyon, the existing fountains offer an incredible opportunity to provide a refreshing and festive backdrop to the "spaces in-between" which connect cultural points of interest. Over time, the fountains and supporting infrastructure have fallen into disrepair and are now in need of rejuvenation.

Finally, the University of Arizona Center for Creative Photography (CCP) along with the University's Museum of Art (UAMA) collectively offer an extensive world-class component to this proposed downtown cultural center. Housing over 90,000 works by 2,000 photographers including Ansel Adams and Edward Weston, the CCP is also a repository for archival collections, manuscripts, rare books and other reference materials about the history and study of photography around the world. Likewise, UAMA has more than 6,000 objects, the core of which is rare art from Europe and the United States. Six collections include paintings, drawings and sculpture ranging from the 14th century through the present including the 26-panel altarpiece of the Cathedral of Ciudad Rodrigo, Spain, and works from the Great Depression and modern artists such as Jackson Pollock and Mark Rothko. It is proposed

that a new museum facility estimated at 125,000 square feet contiguous to similar facilities would create and urban cultural core unmatched in the Southwest.

Benefits: Arts and culture organizations created a total economic impact approaching \$88 million in Pima County in fiscal 2010 (*see* Arts and Economic Prosperity IV, 2012, American for the Arts). The importance of these visitor contributions is well noted in Pima County’s recent economic development plan. Locating and enhancing these facilities downtown, in easily-identified locations close to parking and immediate streetcar access, and more closely aligned with other, existing cultural and convention attractions, should be an essential component of a comprehensive regional economic development strategy. The relocation of the Administration and the Board of Supervisors situates them in this historic and hallmark building. The Old Courthouse has long been a symbol for the community and it is an appropriate use as the “seat of government”. The Old Courthouse (Pima County Courthouse) is listed on the National Register of Historic Places and should be maintained as the iconic building it is.

Costs: \$100,000,000

Bond Funding: \$90,000,000

Other Funding: The Tucson Museum of Art and University of Arizona will both seek funding support from private foundations (e.g. Kresge Foundation; Ford Foundation; Getty Foundation; etc.), governmental organizations (e.g. National Endowment for the Arts, National Endowment for the Humanities, National Trust for the Historic Preservation; etc.), as well as individual donors.

Fiscal Year Project Start and Finish Date: FY 2015 - 2018

Project Management Jurisdiction: Pima County Facilities Management & Economic Development & Tourism

Future Operating and Maintenance Costs: Undetermined. To be jointly shared by Pima County, TMA, UAMA, and CCP

Regional Benefits: This proposal is for the creation of a major southern Arizona attraction geared to the entire State of Arizona and its visitors. This business creation function, potentially shared between UA, TMA and Pima County, will be a transformational investment in retaining and expanding Tucson’s creative class. This shared vision would then facilitate additional economic development collaborations downtown which might better position the community as an innovation hub.

Supervisor District of Project Location: District 5; Hon. Richard Elias

Department: Facilities Management

Date: April 26, 2013

2014 Bond Election Proposed Projects Template

Project Name: Pima County Small Business Entrepreneur and Academic Center

Location: Northeast corner of Scott and Broadway, Tucson, AZ.

Scope: Construct a 220,000 sq. ft., 10-story mid-rise office tower with limited on-site parking to house community and business supportive related ground level retail services, shared and networked conferencing and classroom spaces, relocated County functions currently housed at 97 E. Congress (which would subsequently be sold for re-development), and speculative tenant office space of various square footages to support innovative start-up business ventures advanced by the University of Arizona's McGuire Entrepreneurship Program.

Benefits: The University's expanding downtown presence includes multiple highly visible residential projects as well as an expanded programming at the Roy Place Building. The UA is rapidly developing new programs to meet the needs of a global economy including a Masters in Development Practice (MDP) aimed at international development, sustainable urban design, and various professional development needs, as well as critical initiatives in global public policy, languages and entrepreneurship. All of these programs reflect the UA and Pima County's potential joint role as a hub in a global knowledge network. New ventures would also include a GeoDesign Lab and Innovation Fabrication shop to further drive this global identity. All of these programs would both benefit and compliment the urban fabric if located in the heart of downtown. Each of these new or relocated programs will help the UA advance its contribution to the urban relevance and reputation of Tucson's downtown, and will allow the University to expand upon its current \$8.3 billion statewide economic impact. Such co-located academic space with small business entrepreneur start-up lease space would provide an outstanding catalyst for the incubation, retention and growth of home-grown emerging companies with above average wages.

Costs: \$64.0M without on site parking
\$76.0M with three levels of on-site structured parking

Bond Funding: \$64.0M or \$76.0M based upon option above

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: 2016 - 2018

Project Management Jurisdiction: Pima County Facilities Management

Future Operating and Maintenance Costs: Anticipated annual O&M costs not to exceed \$7.00psf or \$1.54M annually recoverable via market rate lease agreements with tenants.

Regional Benefits: The proposed facility would provide much needed start-up business and academic support to better leverage the community's respective intellectual capacity with an emphasis on retaining such capacity within the downtown urban core.

Supervisor District of Project Location: District 5; Hon. Richard Elias

Department: Facilities Management

Date: 4/10/2013

2014 Bond Election Proposed Projects

Project Name: Fairgrounds Conference Center & Banquet Hall

Location: Pima County Fairgrounds/South East Regional Park (SERP)

Scope:

As identified in the Fairgrounds Master Plan completed in 2011, the development of a Conference Center & Banquet Hall will provide a facility that will serve as a hub for the community and SERP event activity. This facility will attract new business and provide significant revenue enhancement. In addition, the facility will allow for the growth of existing events and activities by providing a significant support facility. The facility will be multi-functional and include flexible meeting space, catering kitchen, outside plaza, and trade show capabilities. This facility located at the fairgrounds will also service South East Regional Park (SERP) at large, by providing a venue to allow for close proximity event space to compliment other SERP event facilities. Fairgrounds and SERP activity levels have increased significantly in the last several years. This improvement will provide the ability for SWFC to expand the annual Pima County Fair with an indoor venue for new activities. This building will include climate controlled capabilities that do not currently exist at the fairgrounds. In addition, this facility will provide a banquet and meeting facility to attract large scale trade shows, RV Rallies, conferences, festivals, and expand existing events such as the annual fair.

Benefits:

- Provide for a new facility available for use by other SERP properties, residents and visitors of Pima County
- Attract new business and revenue enhancement to Pima County
- Provide new facility to expand the annual Pima County Fair
- Allow for the expansion of existing events and activities
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security. This facility will provide for a usable facility for mass reception

Costs: \$6,638,016

Bond Funding: \$6,638,016

Other Funding: The Southwestern Fair Commission budgets and completes approximately \$400,000-\$500,000 in capital improvement projects at the fairgrounds each year. A portion of SWFC capital improvement money will be dedicated on an annual basis toward the completion of this project.

Fiscal Year Project Start and Finish Date: FY 2015-2017

Project Management Jurisdiction: Economic Development & Tourism

Future Operating and Maintenance Costs: O&M will be covered by the Southwestern Fair Commission (SWFC) who manages the facility

Regional Benefits: Project will benefit all Pima County residents and visitors

Supervisor District of Project Location: District 4

Department: Facilities Management

Date: 4/10/2013

2014 Bond Election Proposed Projects

Project Name: Fairgrounds RV Park & Infrastructure Improvements

Location: Pima County Fairgrounds/South East Regional Park (SERP)

Scope:

In 2011 the Southwestern Fair Commission completed and approved the Pima County Fairgrounds master plan. In the plan developed by SWFC and Populous, there are several infrastructure and RV Park improvements that were identified to upgrade existing and develop new infrastructure and RV Park components at the Pima County Fairgrounds. These improvements will also benefit SERP users at large. Fairgrounds and SERP activity levels have increased significantly in the last several years. This project will allow for the improvement of existing and the addition of new waste water connections located on the fairgrounds that will service RV Park hookups and park support facilities. New water connections are needed throughout the fairgrounds. The electrical system is currently at its maximum potential. Current and future needs can only be met by providing new electrical power from off-site and distributing new secondary power within the fairgrounds. The RV Park within the fairgrounds provides necessary services for events that require overnight stays such as the Fair, Horse Shows, RV Rallies and other special events. Improvements made to these areas will include roads, park circulation, RV sites, drainage and infrastructure that will provide for increased capacity with new and the enhancement of existing services. Improvements will provide the ability for SWFC to upgrade and develop new RV Park components to attract new business, accommodate growth of existing events, while providing other SERP facilities with RV camping facilities to assist with their events. Projects within this request are as follows:

- Redevelopment of Thurber RV Park sites, infrastructure, new RV Building with amenities (restrooms, showers, laundry), soft costs total \$777,628
- Redevelopment of perimeter RV Parks, infrastructure, new RV Building with amenities, soft costs total \$534,915
- New RV Park, infrastructure, new RV Building with amenities, soft costs total \$1,106,912
- Secondary infrastructure between RV Parks and Primary sources total \$754,858

Benefits:

- Provide necessary additional waste water treatment connections for existing & new RV Park hook ups and RV Park support facilities
- Provide for improved circulation and ingress & egress within the fairgrounds
- Provide new & upgraded primary lines for water, sewer and electric service allowing for the expansion necessary to meet the increasing demand of the Fairground facilities
- Increased and improved RV sites will allow for revenue enhancement from the annual fair, horse shows, RV rallies and other special events
- RV Park expansion will provide services to meet the growing demand from Fairgrounds and SERP users
- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security. These infrastructure improvements will make the site safer and better prepared

Costs: \$3,174,313 The cost estimate was developed by Populous as an element of the Master Plan

Bond Funding: \$3,174,313

Other Funding: The Southwestern Fair Commission budgets and completes approximately \$400,000-\$500,000 in capital improvement projects at the fairgrounds each year. A portion of SWFC capital improvement money will be dedicated on an annual basis toward the completion of this project.

Fiscal Year Project Start and Finish Date: FY 2015-2017

Project Management Jurisdiction: Economic Development & Tourism

Future Operating and Maintenance Costs: O&M will be covered by the Southwestern Fair Commission (SWFC) who manages the facility

Regional Benefits: Project will benefit all Pima County residents and visitors

Supervisor District of Project Location: District 4

Department: Facilities Management
Date: April 4, 2013

2014 Bond Election Proposed Projects Template

Project Name: Pima Air and Space Museum - University of Arizona Space Gallery

Location: 6000 E. Valencia Road, Tucson, Az. 85756

Scope: Construct a 25,000 square foot building on the grounds of the Pima Air & Space Museum for the purpose of displaying artifacts and exhibits related to the significant contributions made by the University of Arizona to the exploration of space for more than fifty years. From the moon, to Mars, to the outer solar system, the Lunar and Planetary Laboratory (LPL) at the University of Arizona (UA) has led the way into space since 1961. The building will house three components: an exhibits gallery devoted to space exploration that includes exhibits and artifacts from the University of Arizona as well as exhibits and artifacts currently on display at the museum; a 150-seat auditorium; and a mini-operations center capable of receiving “live” images from current and future space missions.

Benefits:

- Increased exposure for the UA contributions to space exploration and a consequential incremental increase in visitors to the Pima Air & Space Museum;
- Broadening the appeal of the museum by putting the “space” in the Pima Air & Space Museum;
- Expanded opportunities for new education programs focusing on STEM (science, math, engineering and technology) activities which will benefit local educators and students; and
- Opportunity for the museum to continue to acquire space artifacts and showcase the UA LPL space exploration projects into the future.

Costs: Minimum of \$12.5 Million

Bond Funding: \$8 Million

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: Start FY 2015, Finish FY 2017

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: To be determined.

Regional Benefits: This project will help to encourage new and repeat visitors to the Pima Air and Space Museum from the local community and from around the world. STEM education is a significant need in the community. This building and its displays will provide educational benefits to teachers providing STEM education programs.

Supervisor District of Project Location: District 2

Department: MUSD

Date: May 1, 2013

2014 Bond Election Proposed Projects Template

Project Name: Marana Regional Performing Arts Center

Location: South of Grier Rd. between Sandario and Sanders adjacent and West of proposed Tangerine Loop extension. Parcels have already been purchased by Marana Unified Schools for the development of this regional performing arts center, a library and a future high school.

Scope: 60,000 Sq. Ft. Community Performing Arts Center

Benefits: Marana Schools in partnership with Pima County wants to take the lead in meeting the diverse needs of our community. There is a real void in the area as it relates to community centers where performances showcasing the arts can be facilitated. There are some successful models of how these multi-municipality developed arts centers are better designed, sustained and utilized. Nearby examples of this type of partnership include the Chandler Center for the Arts and the Buena Arts Center. Our performing arts center will be able to meet the needs of a diverse population, showcasing performances for school aged children, families, community members and our senior citizens. The performing arts center would additionally serve the area's next high school. The potential collaborative partnership of design, development and operation of this multiuse multipurpose facility will serve as a win-win example of school/community partnerships. These partnerships create spaces that are more fully utilized as well as offer significant savings to community members due to the shared operational costs negotiated through Intergovernmental Agreements. Marana Schools in conjunction with Pima County will be leaders in ensuring the breadth of this project is maximized by other relevant entities as well. These partners may include the Town of Marana, the University of Arizona, Pima College and other higher education partners.

Costs: \$ 18,000,000

Bond Funding: \$10,000,000

Other Funding: Marana Unified already purchased the needed land for \$3,500,000. Marana Unified has existing plans to pay further contributing costs via a bond election in 2014 and a pending lease/lease back funding project. We project funds raised to be approximately \$10 million dollars. Marana Unified will share operating costs for staffing and operations in IGA partnerships with Pima County and other entities.

Fiscal Year Project Start and Finish Date: Start FY 2015-2016 finish FY 2017-2018

Project Management Jurisdiction: Project management will be overseen by Pima County and Marana Unified Schools via an IGA partnership.

Future Operating and Maintenance Costs: O &M will be provided through IGA partnerships between Marana Schools, Pima County, Town of Marana and higher education users. Annual O & M estimate is \$345,000.

Regional Benefits: Serves multiple regional users from the Town of Marana, unincorporated areas of Pima County including Rillito and Picture Rocks. It will also draw visitors from southern Pinal County.

Supervisor District of Project Location: District 3- (Supervisor Sharon Bronson)

Department: Tucson Wildlife Center, Inc.
Date: May 2013

2014 Bond Election Proposed Projects Template

Project Name: Tucson Wildlife Center, Inc. Acquisition and Expansion

Location: 13275 East Speedway, Tucson, Arizona

Scope: This project includes the acquisition and expansion of the Tucson Wildlife Center and the Sam Goldman Wildlife Hospital. This includes acquisition of the property and buildings, and lease back to the Tucson Wildlife Center, similar to other leased property agreements. It also includes expansion of the Wildlife Village Operations Center, renovation of an existing house for the purposes of developing an intensive care unit and observation center, and other related improvements.

Benefits: The Tucson Wildlife Center is a 501(c)3 non-profit organization dedicated to the **Rescue, Rehabilitation and Release** of injured and orphaned wildlife and the **Education** of the Public with regard to a safe and respectful interface with our native species.

Licensed by the US Fish and Wildlife Service and the Arizona Game and Fish Department, TWC rescues most of the large animal species and is one of the only facilities in southern Arizona capable of handling sizable native and federally protected wildlife. TWC specializes in the rescue and treatment of a large variety of animals including bobcat, javelina, and coyote as well as raptors and larger birds of prey such as hawks, owls and the Golden Eagle.

TWC fields over 7000 calls for assistance and emergencies annually and rescued nearly 1000 animals in 2012. Working with local veterinarians, physicians and over 70 community volunteers, 80% of treatable animals are successfully released back into the wild.

Since 2007 TWC has been developing plans that centralize many of its diverse daily activities into a new Wildlife Hospital. Thanks in large part to a substantial donation from the estate of Sam Goldman, TWC broke ground on the Sam Goldman Wildlife Hospital late in 2012. Generous donations have recently funded the renovation of the Bobcat Nursery, construction of new Mammal and Avian transitional pens, and with the assistance of TEP, a state of the art Eagle Flight Cage.

TWC is currently raising funds to complete the fixtures and furnishings efforts for the new Wildlife Hospital including new Digital X-ray and Ultrasound Imaging machines, and a new Solar Power installation, as well as two new Rescue Vehicles, and a 4WD van for remote release. Upcoming phases include the Wildlife Village Operations Center housing TWC Administration, a Volunteer Services and Training Center, and on-site Veterinarian Quarters. Current plans also include renovation of abutting property leased from Pima County Regional Flood Control into an Intensive Care and Isolation Observation Center.

Costs: \$2,200,000

Bond Funding: \$2,200,000

Other Funding: Other funding may be available through Grants and Private Donations. Substantial donations have already been raised for capital improvements currently underway.

Fiscal Year Project Start and Finish Date: Start –FY2015/16 / Finish –FY2018/19

Project Management Jurisdiction: Pima County and Tucson Wildlife Center, Inc

Future Operating and Maintenance Costs: \$350,000 - \$450,000 Annually. Operating Costs will be covered by TWC.

Regional Benefits:

TWC provides a valuable public service by assisting in the safe capture, rehabilitation and release of injured and orphaned wildlife and educating the public as to safe and respectful interaction with native species. TWC answers calls 24 / 7, 365 days a year and strives to be the initial point of contact for emergency and public assistance calls from area residents.

TWC emergency call and rescue loads have doubled in the past 3 years alone. As local communities develop and population growth continues to impact native habitat, demand for TWC services is expected to continue to increase.

The new Sam Goldman Wildlife Hospital will enable TWC to handle the increased load of injured and orphaned wildlife when complete. Future phases will enhance TWC's public education efforts and are intended to inspire and train the next generation of veterinarian and wildlife care specialists.

Supervisor District of Project Location: District 4

Department:
Date: 3/12/2013

2014 Bond Election Proposed Projects Template

Project Name: YMCA Community Center at The University of Arizona Science and Technology Park
Location: University of Arizona Science and Technology Park (UA Tech Park), 9070 S. Rita Road, Tucson, AZ 85747. The recreation center is located on the north-west corner of the project and is bordered by the UA Tech Park 'Solar Zone', with close proximity to interstate 10. The community center consists of approximately ten (10) acres of land on which various amenities are located. Note Figure 1 provides an aerial view of the community center depicting its geographic location and relationship to the University of Arizona Science and Technology Park. The University of Arizona Science and Technology Park sits on 1,345 acres in Southeast Tucson, Arizona. Almost 2 million sq ft. of space has been developed featuring high tech office R&D and laboratory facilities on 345 acres. The UA Tech Park houses 4 Fortune 500 companies: IBM, Raytheon, Canon USA and Citigroup, as well as several emerging technology companies including NP Photonics, and DILAS Diode Laser. The Arizona Center of Innovation, a technology business incubator, and the UA South, a branch of The University of Arizona, are also located at the Park.

Scope: The YMCA of Southern Arizona serves annually more than 60,000 members in Y facilities and programs. With the addition of the YMCA Community Center at the UA Tech Park we would be able to expand that reach to approximately 15,000 additional members. The YMCA focuses on Youth Development, Healthy Living and Social Responsibility nurturing the potential of every youth and teen, improving the community's health and well-being and providing opportunities to give back and support our neighbors. Through programs such as diabetes prevention, child care, sports, swim instruction, health and well-being the Y provides kids the opportunity to increase their independence, create opportunities for cherished family time and allow individuals to achieve wellness through spirit, mind and body. In keeping with our pledge to always make programs affordable and available to all we awarded over 1,700 individuals with scholarships. Additionally, our Military Outreach Initiative supports soldiers and their families during the difficult times of deployment, injury and relocation by providing free membership opportunities to bring their family together to have fun, distract from the pain a deployment can cause and build connections with others.

Benefits: The new community center will serve the area within a 13 mile drive perimeter of the new proposed site. Population estimates for 2010 indicate a population of 17,190 households living in this area. The Vail, Rita Ranch communities as well as employees of the UA Tech Park will have access to: a health and wellness center, swimming pool, athletic fields and courts, playground, five ramadas with barbeques, interspersed common areas and walkways, programming for life long learning and recreational activities and public meeting rooms which will serve as community gathering places. The site will be shared with a full service Pima County Library. The Y currently partners with Pima County Libraries in many capacities this joint facility would allow both the YMCA and the Library to offer collaborative programming throughout the Vail community.

Costs: \$17 million (includes land valued at \$5 million)

Bond Funding: \$6 million

Other Funding: \$6 million YMCA/\$5 million UA Tech Park

Fiscal Year Project Start and Finish Date: Based on available funding, 2015.

Project Management Jurisdiction: The project will be managed by the YMCA of Southern Arizona

Future Operating and Maintenance Costs: YMCA of Southern Arizona will be responsible for all operation and maintenance costs.

Regional Benefits: The project will serve both neighborhoods Rita Ranch and Vail and businesses with more than 10,000 employees in this fast growing community.

Supervisor District of Project Location: Supervisor Raymond Carroll, District 4

C. H. Huckelberry
Pima County Administrator

RE: 2014 Pima County Bond Election Proposed Projects – Sahuarita Food Bank Multi-Agency Facility

Attached please find the Sahuarita Food Bank's submission requesting \$300,000 toward a proposed 6,000 sq. ft multi-agency community-service facility project for the 2014 Pima County Bond Election. Said facility will support community needs in northern Sahuarita and southern Tucson, including the South Nogales Highway area south of Tucson Airport.

The Sahuarita Food Bank is an independent, all-volunteer, tax-exempt, self-governing Agency of the Community Food Bank of Southern Arizona (CFB), and serves the greater Sahuarita community (Pima County Supervisorial districts 3, 4 & 5). We presently operate three CFB programs. All services are provided to our clients free of charge.

- Our 'traditional' food pantry operations serve approximately 80 households – 250 people total, providing them a twice-monthly combination of USDA/AZ DES products and other food stuffs and related products obtained through donations by individuals and cash purchases. Our client-base has trebled in the past year.
- Our CFB *Snak Paks for Kids*® program presently serves 75 nutritionally 'at-risk' children in the Sahuarita Unified School District, providing them with week-end nutritional supplements. We intend to expand the program to support 100 children for the 2013-14 school year.
- Our recent implementation of the Arizona *Produce Gleaning Program* distributes surplus wholesale produce to needy families and keeps unwanted produce out of the waste-stream.

We are currently finalizing collaborative partnerships with the United Way of Tucson & Southern Arizona, *First Things First* of Pima County, United Community Health Center, Inc., and *CareMore* to better serve our community. We are presently working with the firm of Poster Frost Mirto, Architects, of Tucson to develop a grant proposal to the Freeport-McMoRan Copper & Gold Fund to finance a portion of this proposed facility. We currently have pending a Pima County CDBG grant proposal to fund a walk-in reefer that would be used in conjunction with this facility. Recently, Pima County Supervisor Ray Carroll and Arizona House Representative Rosanna Gabaldón toured our facility and were briefed on our proposed facility and plans.

I trust Pima County will consider our proposed facility a candidate for consideration for the 2014 bond election.

Hathaway Cornelius
Chair, Board of Directors

ROSANNA GABALDÓN
1700 WEST WASHINGTON, SUITE H
PHOENIX, ARIZONA 85007-2844
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Arizona House of Representatives
Phoenix, Arizona 85007

DISTRICT 2

April 11, 2013

To whom it may concern,

I am writing in support of the Sahuarita Food Bank and the measurable impact it is having on meeting the immediate needs of the nutritionally 'at risk' members in our communities of Sahuarita and Southern Tucson.

Since its opening in 2010, the Sahuarita Food Bank has initiated three programs to assist our community.

- their food pantry operations support about 80 families - about 250 people total - many of whom come twice each month - distributing about 4,400 pounds of food, worth \$7,300 every month.
- their implementation of the Community Food Bank of Southern Arizona *Snak Paks for Kids*® program provides 75 children identified as needing additional food assistance with weekend supplemental food. The two schools they presently serve, Sahuarita Primary and Intermediate schools, have, combined, approximately 500 students, 38% of the total enrollment, who are currently receiving USDA subsidized food and eligible for *Snak Paks*. For the 2013-14 school year, the Sahuarita Food Bank intends to support at least 100 children.
- their participation in the Arizona Produce Gleaning Program, whereby excess bulk produce received from wholesalers is provided to low-to-moderate income households, both meets a nutritional need in our community and helps to keep waste out of the landfill.

I have toured their facility and witnessed their operations. They are truly making a positive impact in our community and I encourage you to favorably regard their request for funding support.

Sincerely,

A handwritten signature in cursive script that reads "Rosanna Gabaldón".

Representative Rosanna Gabaldón
House of Representatives, District 2
1700 W. Washington, Room 117
Phoenix, AZ 85007
Phone Number: (602) 926-3424
Fax Number: (602) 417-3129

Department:
Date:

2014 Bond Election Proposed Projects Template

Project Name: Sahuarita Multi-Agency Community-Service Facility

Location: Sahuarita, Arizona

Scope: Approx. 6,000 sq. ft climate-controlled facility, with multiple offices and warehouse, to house the Sahuarita Food Bank (approx. 4,000 sq. ft) plus other local community service organizations (approx. 2,000sq. ft).

Benefits: The Sahuarita Food Bank, presently co-located at the Good Shepherd church at 17750 S. La Cañada Dr. in Sahuarita, serves an ever increasing number of nutritionally ‘at risk’ individuals and households in the Sahuarita and southern Tucson (including South Nogales Highway south of Tucson Airport) area. In three years of service, food pantry operations have rapidly outgrown the host facility’s available space. A facility of 4,000-6,000 sq. ft would allow service growth to meet projected needs. Up to 2,000 sq. ft space could be allocated to other community agencies with whom the Sahuarita Food Bank is establishing collaborative partnerships for their establishment of satellite offices. We are currently working with Poster Frost Mirto, architects, of Tucson to define the architectural and engineering work necessary for the project and hope to work with the Eller School of Management, University of Arizona, to refine the needs assessments previously accomplished.

Costs: ext. \$900,000 (\$150/sq ft.)

Bond Funding: \$300,000

Other Funding: (List other funding by type and amount, or “None identified at this time”.)

Funding procured as of April 24th, 2013: None.

Grant proposals outstanding:

Pima County CDBG - \$88,000 for walk-in reefer (March 2013). Currently a stand-alone project that would be included within the building structure.

Grant proposals planned:

- Freeport-McMoRan Copper & Gold Foundation (May 2013). Approximately \$8,000 (final cost TBD) to fund architectural & engineering analysis (Poster Frost Mirto, Architects, of Tucson) and needs-assessment analysis (proposed: Eller School of Management, University of Arizona)
- Freeport-McMoRan Copper & Gold Foundation (May 2014). \$500,000 for facility construction.
- Green Valley County White Elephant, Inc. (July 2013). \$100,000 for facility construction.

Fiscal Year Project Start and Finish Date: (Provide estimated Fiscal Year for project start and finish date.)
Dependent upon receipt of funding, initiation of construction is planned for FY2015 (winter CY2014-15) with completion no later than FY2016 (fall CY2015).

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.)
Sahuarita Planning Department; Pima County

Future Operating and Maintenance Costs: (Provide information on O&M impact. Estimate an annual amount. If O&M will be paid by other jurisdiction, include the jurisdiction.)

Estimated O&M is \$400/month (electricity, water, minor maintenance). The Sahuarita Food Bank will seek outside funding for operating expenses; in part through transfers from other organizations utilizing the facility.

Regional Benefits: (If project has regional benefits, it will help to justify it as a future bond project.)

Anticipated benefits will be accrued primarily by residents of southern Pima County. The current, and projected, operating area of the Sahuarita Food Bank is Sahuarita and southern Tucson, including the South Nogales Highway corridor. This facility will provide satellite offices for other community organizations, thereby increasing their areas of activity.

Supervisor District of Project Location:

If the facility is located on property belonging to the Good Shepherd church at 17750 S. La Cañada Drive, Sahuarita, it will be located at the juncture of districts Two, Three and Four. Clientele of the Sahuarita Food Bank come predominately from District Two.

Department: Patronato San Xavier
Date: May 10, 2013

2014 Bond Election Proposed Projects Template

Project Name: Mission San Xavier East Tower Restoration

Location: 1950 W. San Xavier Rd. Tucson, AZ 85746

Scope: Restore the East Tower of Mission San Xavier to complete the structural rehabilitation of the building's exterior. The Patronato San Xavier is a Pima County-based, non-profit, non-sectarian corporation devoted solely to the preservation of the historic structure at Mission San Xavier. Since 1988, the board has raised and spent more than \$10 million to rehabilitate the Mission's roof, restore the church walls, conserve the sculpture and paintings in the interior and restore the church's West Tower. It is critical to complete work on the East Tower as soon as practical to prevent further damage. The ongoing deterioration of the tower could also undermine portions of the building that previously have been restored.

Benefits:

- Preservation of Southern Arizona's premiere cultural attraction and most important intact architectural structure.
- Foster increased understanding of Pima County's unique history and diverse culture.
- A preserved building will promote additional tourism to the area - the Mission has no admission charge and hosts tens of thousands of visitors each year from all over the world. Recently introduced docent tours (also free of charge) have proven an additional attraction and provide an outstanding outreach and educational experience to Pima County residents and visitors alike.

Costs: \$3 million

Bond Funding: \$1.5 million, to be included as part of Economic Development for tourism attraction

Other Funding: The Patronato San Xavier has begun a capital campaign to attract funding for this project. So far, it has commitments and donations totaling more than \$400,000.

Fiscal Year Project Start and Finish Date: Estimated start during FY 2014; estimated completion at the end of FY 2018.

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: The Patronato San Xavier expects to fund future maintenance from the proceeds of an expanded endowment fund and its annual concerts.

Regional Benefits: Mission San Xavier is one of the 13 original National Historic Landmarks in the country, representing the Southwest. It is the prime cultural attraction for our area, and the doors are open to the public every day of the year. The Metropolitan Tucson Visitors & Convention Bureau uses the Mission in its marketing to promote tourism to the area. The Mission is so popular among area residents that it is the centerpiece of the Seal of Pima County. It is featured in virtually all marketing materials about Arizona to attract business, new residents and tourists to the state. Pima County uses images of the Mission to promote its Sonoran Desert Conservation Plan.

Supervisor District of Project Location: District 3

Department: MUSD

Date: May 1, 2013

2014 Bond Election Proposed Projects Template

Project Name: Marana Regional Library

Location: South of Grier Rd. between Sandario and Sanders adjacent and West of proposed Tangerine Loop extension. Parcels have already been purchased by Marana Unified Schools for the development of this regional library, a performing arts center and a future high school.

Scope: 25,000 Sq. Ft. multipurpose library

Benefits: Area is currently served by a 2,000 Sq. Ft. library. This library is too small to adequately serve the community needs due to recent and projected growth rates in the area. Marana Schools is working to be a lead in the optimization of multiple resources for the region and knows the new proposed library would be a learning and use hub for families, seniors, students and community members. The library would additionally serve the area's next high school. This library facility will serve as a win-win example of school community partnerships. These partnerships create spaces that are more fully utilized as well as offer significant savings to community members due to the shared operational costs negotiated through Intergovernmental Agreements. Marana Schools in conjunction with Pima County will be leaders in ensuring the breadth of this project is maximized by other relevant entities as well. These partners may include the Town of Marana, the University of Arizona, Northern Arizona University, Pima College and other higher education partners. Additional benefits may include Marana Schools purchase and use of existing Geasa-Marana Library.

Costs: \$ 7,500,000

Bond Funding: \$7,500,000

Other Funding: Marana Unified already purchased the needed land for \$3,500,000. Marana Unified will share operating costs for staffing and operations in IGA partnerships with Pima County and other entities.

Fiscal Year Project Start and Finish Date: Start FY 2015-2016 finish FY 2017-2018

Project Management Jurisdiction: Project management will be overseen by Pima County and Marana Unified Schools via an IGA partnership. The Town of Marana may be an additional team member in this process.

Future Operating and Maintenance Costs: O &M will be provided through IGA partnerships between Marana Schools, Pima County, Town of Marana and higher education users. Annual O & M estimate is \$143,750.

Regional Benefits: Serves multiple regional users from the Town of Marana, unincorporated areas of Pima County including Rillito and Picture Rocks. It will also draw visitors from southern Pinal County.

Supervisor District of Project Location: District 3- (Supervisor Sharon Bronson)

Department: Facilities Management
Date: 4/10/2013

2014 Bond Election Proposed Projects

Project Name: Fairgrounds Building & Infrastructure Improvements

Location: Pima County Fairgrounds/South East Regional Park

Scope:

In 2011 the Southwestern Fair Commission completed and approved the fairgrounds master plan. Improvements were identified to upgrade existing and develop new infrastructure and building components at the Pima County Fairgrounds. These improvements will also service South East Regional Park (SERP) at large. Fairgrounds and SERP activity levels have increased significantly in the last several years. This project will allow for the improvement of existing and the addition of new waste water connections located within fairgrounds property that will service existing and buildings identified for renovation. Other infrastructure components including electrical and water lines are not at sufficient levels to sustain current usage and are not capable of handling increased activity levels from the public, the development of new facilities or the addition of large scale events without infrastructure upgrades. Water is currently provided to the fairgrounds properties by a single well located on the fairgrounds. In order to provide assurance of consistent operation for the fairgrounds, connecting to City water and/or a loop system should be evaluated and developed with another existing well located on SERP property at Pima Motor Sports Park (PMP). The electrical system is currently at its maximum potential. Current and future needs can only be met by providing new electrical power from off-site and upgrading existing and distributing new secondary power within the fairgrounds. Exhibit buildings use is limited on the fairgrounds since these facilities do not currently have insulation, heat or air conditioning. Renovation of these buildings will provide for a climate controlled experience for facility users allowing for the expansion of use of buildings into summer and winter use. In addition, building expansion will include a new administration office, event entry facility, new livestock arena stalls, and restroom facilities that do not currently exist in exhibit halls. Projects within this request are as follows:

- Redevelopment of Old Pueblo Hall including bathrooms, climate control, flooring, infrastructure, soft costs total \$713,261
- Redevelopment of Thurber Hall including bathrooms, climate control, flooring, infrastructure, soft costs total \$511,432
- Redevelopment of equestrian facility offices including stalls, bathrooms, climate control, flooring, infrastructure, soft costs total \$372,524
- New administration offices and new Main Event Entry including landscaped entry, fencing total \$2,144,164

Benefits:

- Provide restroom facilities for exhibit halls to address health and safety
- Provide water, internal sewer and electric service upgrades and expansion to meet the increasing demand of the Fairground facilities by fairgrounds and SERP users
- Provide for expanded facilities available for use by residents of and visitors to Pima County
- Increased and enhanced buildings will allow for revenue enhancement necessary to address future capital projects
- Provide air conditioning and heat in buildings that currently only have evaporative coolers, which will extend their use

- The Fairgrounds site has been designated as a Mass Reception Area by the Pima County Office of Emergency Management and Homeland Security

Costs: \$3,741,381 The cost estimate was developed by Populous as an element of the Master Plan

Bond Funding: \$3,741,381

Other Funding: The Southwestern Fair Commission budgets and completes approximately \$400,000-\$500,000 in capital improvement projects at the fairgrounds each year. A portion of SWFC capital improvement money will be dedicated on an annual basis toward the completion of this project.

Fiscal Year Project Start and Finish Date: FY 2015-2017

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the SWFC who manage the site

Regional Benefits: Project will benefit all Pima County residents and visitors

Supervisor District of Project Location: District 4

2014 Bond Election Proposed Projects Template

Project Name: Tucson Children's Museum, Inc., dba Children's Museum Tucson

Location: Carnegie Library, downtown Tucson

Scope:

Funding will be used for the remodel and construction of an expanded Children's Museum Tucson. The expanded facility will allow the Museum to double program space which includes galleries with interactive exhibits, space for school tours and Early Childhood Education programs. The additional space will provide opportunities for expanded specialty programming such as community events, cultural festivals and summer camp. There will also be outdoor exhibits, public program space and food service options all of which are necessary as the Museum has seen explosive growth in attendance: 15% in the last calendar year and a 52% increase in attendance from five years ago. The added space will allow the Museum to better serve the needs of the community by expanding collaborative relationships and educational programming while strategically introducing exhibits in the areas of Early Childhood Education, Science, Technology, Engineering and Mathematics.

Benefits:

The Children's Museum Tucson (CMT) is a nonprofit 501(c) (3) organization providing fun, play based, interactive, hands-on learning experiences for children and their families. Focused on providing age appropriate development and learning opportunities for children through the power of play, the Children's Museum Tucson has been in operation at its current location in the City's old Carnegie Library building since 1991. With respect to the expanded Museum, benefits to residents of Pima County include:

- Local Community
 - Education - An expanded facility will create significantly greater opportunities for the Museum to expand the educational benefits to the community – all of which are critical to creating a 21st century work force.
 - Early Childhood Education
 - school readiness programming for pre-schooled aged children.
 - physical fitness fun for kids under 5.
 - pre-k school readiness tours for area pre-schools and daycare centers.
 - Adventure Learning School Tours (field trips) for kids in elementary school.
 - Science, Technology, Engineering & Mathematics (STEM).
 - New STEM based exhibits (and associated school tours).
 - Expanded STEM programming such as our Science Sundays programming where STEM based activities are offered every Sunday during the summer – along with reduced admission to the Museum to provide accessibility regardless of economic means.
 - More Arts & Culture – Improved and expanded exhibits that provide our communities' children with exposure to a diverse and well-rounded curriculum focused on arts and culture.

- Community Events – The Museum will feature even more of our renowned community events that focus on critical topics such as literacy, science, health and wellness.
 - Collaboration. An expanded facility will allow the Children’s Museum Tucson to expand the types and frequency of collaborations we already do with fellow non-profit organizations in Pima County. With community space, the Museum can be a hub of family focused collaborative events and programming.
 - Quality of life. An improved Children’s Museum will add to the quality of life in our community for families with children.
- Tourism
 - An expanded Children’s Museum will allow the Museum to nearly double in size that will offer new hands-on, educational and interactive exhibits that will make the Museum more attractive as a destination for tourists visiting Tucson and Southern Arizona.
 - A new facility will likely feature a gift shop and food service outlet that are leased out to for-profit entities that would collect sales tax.
 - Greater attendance at the Museum will yield more visitors to downtown Tucson and which will have a positive impact on sales for area restaurants, shops as well as visitation to other attractions in the area.

Conclusion:

A revitalized and expanded children’s museum will remain accessible to the residents of Pima County with a downtown location with proximity to major roads, access to parking and a wide variety of food and retail shopping opportunities. The new facility will also be fully accessibility to individuals with disabilities.

An expanded Children’s Museum Tucson is necessary to continue serving the needs of our growing community for the next 25 years. Furthermore the Museum will be an effective educational and developmental resource where children and their families can learn, grow and discover in a family focused and educational environment.

Costs: \$6,000,000.00

Bond Funding: \$6,000,000.00

Other Funding: Private Sector

Fiscal Year Project Start and Finish Date: FY 2014-2015

Project Management Jurisdiction: Other jurisdictions to be determined.

Future Operating and Maintenance Costs: To be determined.

Regional Benefits:

Regional Benefits: CMT's geographic focus is Southern Arizona, primarily Pima County, where 80% of visitors reside. Thirty-seven percent of all on-site school group participants are from low-income families and more than forty percent of general admissions are from low-income areas. Through grants provided for the purpose, CMT admits a limited number of school groups free of charge when 50% or more of their students qualify for reduced or free lunch programs under Federal guidelines. Statistics regarding ethnicity are recorded for school and community group participants. Forty-eight percent of our group visitors are Hispanic, 42% are Caucasian, 4.5% African American, 3.5% American Indian and 2% Asian. 80% of visitors will be from Pima County.

Supervisor District of Project Location: Downtown Tucson – District 5



January 8, 2013

Wade McLean
Pima County Bond Advisory Committee
130 W. Congress St., 10th Floor
Tucson, AZ 85701

Dear Wade McLean:

Thank you for your work on behalf of the residents of Pima County. I am writing to update you on the status of MHC Healthcare's bond proposal that is pending before the Pima County Bond Advisory Committee.

MHC Healthcare (MHC) has a bond proposal for \$3 million for the expansion of the Marana Health Center that was tentatively approved in March 2010 and is listed on the Tentatively Approved Project Recommendations. The original request was for \$4 million to build a new state-of-the-art facility for the Marana Health Center. The Bond Advisory Committee tentatively approved \$3 million. Since then, the construction of the main clinic has been completed. MHC moved to phase two with a Counseling & Wellness Center which also recently opened. MHC is ready to move to Phase Three.

Phase Three of MHC's construction plan is for an Annex to the main facility of the Marana Health Center. The Annex will include an Imaging Center, expand MHC's Urgent Care, allow the Pediatrics and Family Practice programs to expand, and provide additional space for specialty providers.

Although the new main facility opened just over a year ago, there is already a critical need for the Annex. In order to serve our patients, we have had to locate the MRI equipment in a specially made trailer that is located in the parking lot. This is a temporary solution that meets the needs of our patients. However, the MRI will need to be moved to a permanent location within a short period of time. The Annex will also allow us to consolidate MHC's other imaging equipment including a CT-Scan, DEXA Scan and X-Ray equipment for greater efficiency.

When the imaging equipment is moved into the Annex, the adjacent Pediatrics and Family Practice programs will expand. These programs have seen a drastic increase since the new facility opened and will be in need of additional space. The Annex will also allow MHC to expand the Urgent Care program. The combination of these expansions will allow patients to more easily schedule appointments, allow for more walk-in or same-day visits, and enable more night and weekend visits.



Finally, MHC is a Medical Home for our patients and provides comprehensive medical care, behavioral health, dental, pharmacy, imaging and labs. MHC also contracts with a variety of Specialty Providers who treat patients at the Marana Health Center enabling MHC to coordinate care and be a "one-stop shop" for our patients. Construction of the Annex will provide additional space for more specialty providers and visits for our patients.

The Annex will help to save money by reducing the cost of healthcare by diverting patients from more costly emergency room visits. It will also help to improve the health and well-being of patients as they will not have to put off seeking treatment or miss work in order to go to the clinic. The health of our patients will also improve as follow-up visits with specialists can be facilitated at MHC.

The expected timeline for construction of the Annex is 2015-2016 with a projected cost in today's dollars of \$10-11 million. The phase one and phase two construction projects have been funded through a combination of federal funds for Community Health Centers, ARRA funds and MHC operational funds. Phase Three will combine the Pima County Bond funds with operational and other funds to complete the construction project.

Again, I want to keep you informed as our bond proposal moves to Phase Three. Thank you for your consideration and support of MHC Healthcare and our bond proposal. We look forward to working with you to meet the needs of the community in Marana and throughout Pima County.

Sincerely,



Clarence Vatne
CEO, MHC Healthcare

CV/jjb

Department: Town of Marana
Date: February 12, 2013

2014 Bond Election Proposed Project

Project Name: Marana Health Center Expansion

Location: 13395 N. Marana Main Street, Marana, AZ

Scope: Development of a 45,000 sq. ft. Annex to the Marana Health Center (MHC) main facility to include an Imaging Center, expand MHC's Urgent Care, provide additional space for the expansion of the Pediatric, Family Practice, and Obstetrics and Gynecology programs; and provide additional space for Specialty Providers.

Currently, MHC's MRI equipment is in a temporary location in a trailer in the parking lot. The Annex will allow MHC to move the MRI to a permanent location and to consolidate MHC's other imaging equipment including a CT-Scan, Dexa Scan, Mammography and X-Ray equipment for greater efficiency. The Annex will also allow expansion of adjacent Pediatrics and Family Practice clinics and of the Urgent Care and Specialty Provider programs.

Benefits: Marana Health Center provides primary medical and behavioral healthcare for all populations. This includes underserved populations that rely upon public assistance programs. Approximately 25% of MHC's patients have no health care coverage, and an additional 38% are enrolled in the Arizona Health Care Cost Containment System (AHCCCS).

The proposed Annex will house an Imaging Center which will consolidate and provide a permanent location for imaging and radiology equipment, providing better protection for the equipment and greater efficiency. The Annex will allow expansion of MHC's Pediatrics, Family Practice, Obstetrics and Gynecology, Urgent Care and Specialty Provider programs. These expansions will allow patients to more easily schedule appointments, allow for more walk-in or same-day visits, and enables more night and weekend visits.

During the last four years, MHC has been one of the principle economic drivers in the Marana and North Pima County area. The proposed Annex will enable MHC to continue this economic growth and expansion. It will benefit Pima County's residents by saving time and money by diverting patients from more costly emergency room visits with the expanded appointments and hours. It will also help to improve the health and well-being of patients as they will not have to put off seeking treatment or miss work in order to go to the clinic. The health of MHC's patients will improve as follow-up visits with specialists can be facilitated at MHC. These improvements will also benefit Marana and other Pima County businesses by avoiding lost productivity from sick employees who miss work or face increased medical and insurance bills.

MHC is a Medical Home and provides comprehensive medical care, behavioral health, dental, pharmacy, imaging/radiology, labs, chronic disease management, and nutritional services (including Women, Infant & Children/WIC). Primary care programs include Pediatrics, Family

Practice, Internal Medicine, Women’s Health and Urgent Care. MHC contracts with a variety of Specialty Providers who treat patients at MHC. This combination of programs allows MHC to coordinate care and be a “one-stop shop” for patients.

Costs: \$8,000,000

Bond Funding: \$3,000,000

Other Funding: \$2,000,000 in retained operating surpluses
\$3,000,000 (minimum) from capital funding campaign

Fiscal Year Project Start and Finish Date: Construction start date *projected* for January, 2016, completion date June, 2017.

Project Management Jurisdiction: Marana Health Center and Town of Marana

Future Operating and Maintenance Costs: Based on 45,000 sq. ft. facility projected O&M will be \$225,000 covered by the Marana Health Center operational budget.

Regional Benefits: MHC provides healthcare to the rapidly expanding Marana and northwest Pima County areas that have seen significant growth in recent years and are expected to continue to see growth in the future. The proposed Annex to the Marana Health Center will provide for additional healthcare services which can be accessed by residents of the northwestern metropolitan area, Marana, north Avra Valley, and Picture Rocks.

Supervisor District of Project Location: 3

Criteria

**Pima County Bond Advisory Committee
Criteria for Reviewing and Prioritizing Projects**

Adopted September 11, 2009

General criteria was adopted to assist in prioritizing projects. The criteria below are in no priority order:

1. Broad demonstrated support by public
2. Regional benefit
3. Regional or jurisdictional balance
4. Partnerships
5. Other funding sources or matches
6. Regulatory mandates
7. Education workforce development
8. Advance Board adopted principles of sustainability and conservation
9. Previously authorized large-scale bond projects or programs that are now short funding
10. Phasing of large projects

Housing Bond Sub-Committee

Criteria for Prioritizing the Funding of Housing Bond Programs

1. Broad Demonstrated Support by the Public - Clearly, public desires regarding what specific projects and programs they would like funded must be a very important criterion for Committee consideration. True, there are certain items that may not be popular with the public that require funding; however, we are using the public's taxes to retire the authorized bond debt. Hence, their opinion should be very important to the Committee. A sense of these opinions comes from the result of public forums that have been held to date, as well as e-mails and letters we have received. Public forums will also be held in the future, and other public opinion type actions could be undertaken by the Committee to gauge the support of the public for specific programs. For example, a questionnaire inserted in the daily newspapers asking that it be returned to the Committee could be a strategy employed by the Committee at some point in the future.

- Well documented plan for public meetings with citizen participation and input
- Documented Letters/Emails showing support for program

2. Projects or Programs of Regional Significance - The County's secondary property tax to retire our General Obligation Bond indebtedness is a Countywide tax. Everyone pays the tax. Therefore, we should emphasize projects or programs that have broad, regional significance and benefit the greatest number of individuals or participants. For example, I believe it would be more important to fund regional park improvements as opposed to a neighborhood park. It is more important to fund a program such as neighborhood reinvestment broadly to assist distressed communities rather than a specific project in a neighborhood that identifies itself as distressed.

- Needs to demonstrate that program or project will provide a community benefit. (safe, decent affordable housing)
- Should demonstrate a countywide economic development impact.
 - (ex: expand property tax base)
- Project will benefit or assist distressed communities, rather than a project in a location that identifies itself as distressed.
- Should demonstrate the ability for the project to sustain or be supported by additional infrastructure (transportation, schools, etc)
- Proposed project supports critical regional benefit such as increasing homeownership opportunities, building wealth/creating equity or assisting special needs populations such as the elderly or disabled.
- Indication that proposal is innovative and may provide a model that could be replicated in the future, or conversely; might be adopted from being successfully implemented in another community.

3. Regional and Jurisdictional Balance - Every geographic location in Pima County has needs of one form or another, whether it be park or transportation improvements. From the perspective of equity, it is important that every jurisdiction and every geographic location within Pima County receive some benefit from a bond program or project.

- Jurisdiction should have prior history and experience in developing successful housing projects
- Should have relevant demographic data indicating need for proposed projects
- Should indicate that the purpose for use of funds are considered in a planning document approved by governing body (housing plan, consolidated/annual plan, comprehensive plan, “Growing smarter” etc.)
- Indication that the project addresses an imbalance or lack of investment in community or shortfall in program funding.

4. Public and Private Partnerships, Particularly With Other Non-Profit Organizations - It is important to form strong alliances in meeting future community needs. Public and private alliances in the form of partnerships are one method of meeting future community needs, but lessening the burden for existing taxpayers. Very often, community non-profits provide services to a variety of community individuals in need, but lack the capital that could be provided by and through bonds to increase their ability to serve the community. These public, private and non-profit partnerships, when they have a common purpose, should be fostered and encouraged.

- Needs to show willingness and ability to build on private /public alliances.
- In addition to public partnerships, does the proposal include participation and partnerships with non-profit agencies.
- Needs to indicate support and ability to incorporate public/private sectors into implementation.
- Is there a plan to market the program/project to the end user? to potential applicants to the program
- Is the proposal comprehensive in its approach. i.e., if the project contemplates the development of affordable housing – is the need for housing counseling considered? Is the financing appropriate for low-income buyers?
- Does the proposed project suggest an innovative approach to public/private/non-profit partnerships?

5. Other Funding Sources - Often, large or regional scale infrastructure needs can be supplemented with federal or state funds when such projects or programs can attract significant other governmental investment. Those projects or programs should receive priority over others that do not.

- Should show other available funding will provide sufficient leverage to make project feasible and indicate what specific funds are appropriate for the program
- What is the history of obtaining funding and ability to leverage other resources?

6. Regulatory Mandates - Very often, certain capital improvements are mandated by regulatory actions of either the state or federal governments. A good example is the huge capital investment now needed in the area of Wastewater Management to denitrify effluent being discharged to the Santa Cruz River. Such is a regulatory requirement of the Arizona Department of Environmental Quality, and will require the County to expend \$100 million to \$200 million to comply. In the past, the County has been under federal court order in the area of jail expansion. Hence, regulatory requirements may, in fact, cause very specific funding priorities for capital bond projects or programs. However, they should also be viewed cautiously to ensure that the regulatory threat is real and exists. Other than the need for capital investment in Wastewater infrastructure noted above, I do not believe we have any other regulatory mandates to fund capital improvements.

- Does the project meet the eligibility requirements as determined by the bond language and Arizona Revised Statutes?
- Does the proposed project assist with the reduction to regulatory barriers and provide access to housing?
- Does the project meet federal requirements – Fair Housing, accessibility, environmental.

7. Viability of program

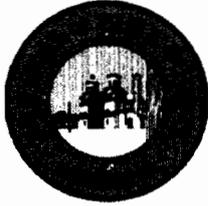
- Will the project be completed within a reasonable time frame to coincide with bond compliance requirements? What is planning process leading to implementation? What is the administrative plan to implementing the proposal? Does the jurisdiction have adequate capacity to allocate funds and administer the program?
- How does the program propose to meet long-term affordability requirements and income targeting?
- Is the program financially feasible?
- Is the jurisdiction providing resources to assist with implementation?

**PIMA COUNTY BOND ADVISORY COMMITTEE
PUBLIC HEALTH, LIBRARY AND COMMUNITY FACILITIES SUBCOMMITTEE**

<NAME OF PROJECT>
PROJECT PRESENTATIONS CRITERIA
<DATE OF PRESENTATION>

Primary Criterion:	Project Response:
A. Why would the public desire this project?	
B. Why would this be a public priority?	
C. Why is the project needed?	
D. What BOS District/Community would the project serve?	
E. Is a collaboration involved?	
F. Are there other sources of funding for the project?	
G. What are the projected maintenance and operation costs and the source for that funding?	
Secondary Criterion:	
a. Is this a mandated service?	
b. What would be the impact if the project was not accomplished?	
c. Would the project have a positive or negative impact on other initiatives?	
d. Would something be lost if the project was not done?	

e. Does the organization have assets, i.e., land on which to place the project?	
f. What is the priority of this project in terms of years?	
g. Is this project being presented at any other Bond Advisory Board Sub-Committee?	
h. Is the project to be located in the Conservation Lands System?	
i. Is the project to be located in an area of high or medium stress (stress index)?	



**PIMA COUNTY COMMUNITY DEVELOPMENT AND
NEIGHBORHOOD CONSERVATION DEPARTMENT**

Kino Service Center

2797 East Ajo Way

Tucson, Arizona 85713

Phone (520) 243-6777 • Fax (520) 243-6796

2008 Bond Election Proposed Project

**Pima County
Neighborhood Reinvestment Program**

Pima County has submitted a proposed Neighborhood Reinvestment Project for consideration by the 2008 Pima County Bond Committee for inclusion in the 2008 Bond Election. The 1997 and 2004 Pima County bond elections both contained Neighborhood Reinvestment questions, in amounts of \$5 million and \$20 million, respectively. The 2008 Pima County proposal requests total funding of \$30 million. The Neighborhood Reinvestment Subcommittee of the Bond Committee has established a set of criteria for evaluation of Neighborhood Reinvestment proposals. The Pima County Neighborhood Reinvestment proposal satisfies all criteria as described below.

Demonstrated Support by Public

- Well attended public meetings with citizen participation and input

The Pima County Neighborhood Reinvestment Proposal was included in the Pima County 2008 bond open houses, which were held in 10 neighborhoods and communities throughout Pima County. These open houses were advertised to the public through newspapers, County web page, neighborhood associations, and offices of the Board of Supervisors. Neighborhood Reinvestment Program staff were present at all open houses to answer questions and describe the proposed bond question. The display included pamphlets describing the Program, maps of 1997 and 2004 projects, and photographs of completed projects. At each open house, Pima County residents examined the display, took the NRP pamphlets, and asked questions about the existing program and the 2008 Neighborhood Reinvestment bond proposal.

- Letters/emails demonstrating support for proposal
- Other documented methods demonstrating community input and support

Every neighborhood with a completed 1997 or 2004 project is asked to complete a detailed survey about the Neighborhood Reinvestment proposal development process and the impact of the capital project on their community. 100% of the neighborhoods have responded that the process and the project have had a strong positive effect on their community. The overwhelming majority of these stressed neighborhoods also state that they would like to have more Neighborhood Reinvestment funding for additional infrastructure improvements.

Regional Significance

- Proposal will provide a community benefit

1997 and 2004 Neighborhood Reinvestment project surveys revealed the following top five benefits for communities:

- 1. Improved appearance of neighborhood**
- 2. Increased safety and security**
- 3. Opportunities to walk, exercise, and play outdoors**
- 4. A stronger sense of community pride**
- 5. A stronger sense of community involvement**

- Proposal will provide an economic benefit

Neighborhoods which are more visually attractive, safer, and more secure improve property values, promote homeowner occupancy and stability, and contribute to vital communities. Residents who see their projects completed are inspired to use their power to affect positive change and improve quality of life, neighborhood by neighborhood, for all Pima County.

Regional and Jurisdictional Balance

- Jurisdiction has history of experience in developing successful projects

Pima County has successfully operated the Neighborhood Reinvestment Program for ten years. The 1997 bond funding was allocated for 41 projects approved by the Board of Supervisors, and the Board has approved 25 projects to date funded by 2004 bond monies.

- Jurisdiction has provided sufficient information concerning population base and other demographics for the jurisdiction, utilizing most current data available

There are at least 50 identified stressed communities in Pima County which have not yet applied for Neighborhood Reinvestment funding. 25 neighborhoods which have already received 1997 or 2004 Neighborhood Reinvestment bond projects are in the process of developing a second application. The urban core neighborhoods continue to suffer disintegrating infrastructure and social problems, and stressed unincorporated communities have increasing needs for capital projects. The demand for infrastructure improvements, including parks, sidewalks, lighting, and traffic improvements, will only continue to grow. This is a need which can be addressed by Neighborhood Reinvestment capital projects.

- Documentation that requested funding is included in a plan approved by jurisdiction's governing body

The Pima County Board of Supervisors has forwarded the 2008 Neighborhood Reinvestment proposal to the Pima County Bond Committee for consideration.

Public and Private Partnerships

- Jurisdiction is willing to participate in public/private alliances, especially with nonprofit organizations and community groups
- Jurisdiction has history of participating in public/private alliances

Pima County has demonstrated its willingness and capability for collaboration with private entities, nonprofits, and community groups in the development of neighborhood reinvestment projects. Partners in 1997 and 2004 projects include neighborhood associations, school districts, Catalina Community Services nonprofit organization, youth sports organizations, the City of South Tucson, and the Town of Marana.

Other Funding Sources

- Additional funding sources for project
- History of seeking funding from additional public and private sources

1997 and 2004 Pima County Neighborhood Reinvestment projects have leveraged a total of \$15.4 million funds for projects, including City of Tucson Back to Basics funding, U.S. Transportation Enhancement grants, Community Development Block Grants, U.S. Department of Justice Weed and Seed monies, Pima Association of Governments funding, and PRO Neighborhoods grants. It is anticipated that neighborhoods will continue to seek funding from these sources and new sources to supplement the neighborhood reinvestment bond funding.

Regulatory Mandates

- Proposal satisfies requirements established by Arizona Revised Statutes and bond language

The Pima County 2008 Neighborhood Reinvestment proposal tracks the language and procedures of the 1997 and 2004 neighborhood reinvestment bond language, which was approved by Pima County's bond attorneys.

Viability of the Proposal

- Project will be completed within bond ordinance time frame

1997 and 2004 neighborhood reinvestment projects have been completed or are projected to be completed within the required time frame, and the 2008 proposal is projected to be completed within the requisite bond ordinance time frame.

- Proposal is financially feasible

The Pima County Neighborhood Reinvestment Program has a track record of constructing neighborhood capital projects for the project amounts set forth in the 1997 and 2004 neighborhood reinvestment bond ordinances.

- Jurisdiction is providing additional resources for the project

Pima County funds Neighborhood Reinvestment Program staff of five program coordinators, the program manager, and related personnel and administrative costs for development of project proposals, monitoring project construction, and managing financial reimbursement

- Project complies with goals of Neighborhood Reinvestment as set forth in previous Pima County bond ordinances and bond implementation ordinances

The two goals of the 1997 and 2004 neighborhood reinvestment bond ordinances are 1) physical revitalization of public infrastructure in stressed Pima County communities and 2) empowerment of area residents through the consensus selection process, preparation of the project proposal, and advocacy of the proposal before the Neighborhood Reinvestment Oversight Committee. The 2008 Pima County neighborhood reinvestment proposal embraces the same two goals, which continue to be vital objectives as the county population increases, infrastructure needs expand, and stressed neighborhoods seek ways to improve their quality of life.

Parks and Recreation Sub-Committee

Parks and Recreation Criteria

(Adopted by the Parks and Recreation Sub-Committee on 3/1/07)

Demographic

1. Projects that have broad demonstrated support by the public including support by community groups and organized sports leagues.
2. Projects that have a regional significance.
3. Projects that are geographically, jurisdictionally, and regionally balanced.
4. Projects matching age demographics with suitable facility development.
5. Projects that address existing population densities and growth projections.
6. Projects that enhance a comprehensive network of parks and recreational opportunities in our community.

Economic

1. Projects which are economically efficient providing the greatest benefit for each dollar spent considering, for example: matching funds, a soft match of community involvement, public/private partnerships particularly with non-profit organizations, alternative sources of funding, and existing infrastructure.
2. Projects that promote other economic benefits such as tourism, neighborhood improvements, traffic/circulation improvements, and/or the addition of sports tournament sites.
3. Projects that balance costs with current and future needs and opportunities.
4. Projects that minimize future operational and management costs, and promote operational efficiency by expanding existing parks and recreational opportunities.
5. Projects that can be completed within 10 years to correspond with the Pima County Bond.

Social

1. Projects that address regulatory mandates.
2. Projects that address crime statistics, and seek to provide recreational opportunities as an alternative to criminal behavior.
3. Projects that address unmet needs and/or underserved populations.



MEMORANDUM

Date: October 26, 2007

To: Chair and Committee Members
Pima County Bond Advisory Committee

From: 
Nicole Fyffe
Executive Assistant to the
County Administrator

Re: **Public Works Bond Subcommittee Recommendations**

Background

The Public Works Bond Subcommittee, made up of Chairman Greg Wexler and Subcommittee members Chris Sheafe and Carolyn Campbell, met 6 times since first meeting on February 7, 2007. The Subcommittee heard presentations on proposed bond projects from Suzanne Shields, Director of the Regional Flood Control District, Ursula Kramer, Director of the Department of Environmental Quality, Priscilla Cornelio, Director of Transportation, and Mike Gritzuk, Director of Wastewater Management.

The Subcommittee used the following priorities for project selection:

Regional Flood Control District:

1. Protecting existing community infrastructure
2. Balance community investment by area
3. Enhanced collateral investments (demonstrates matching funds)
4. Safety and increased capacity

Transportation:

1. Protecting existing infrastructure
2. Capacity enhancement with balanced community benefit by area not covered by RTA
3. Safety with balanced benefit by area

Solid Waste:

1. Required timeline commitment i.e. landfill closing or regulatory requirement
2. Additional capacity
3. Cooperative opportunity with cost or capacity efficiency
4. Long term capacity enhancement

Wastewater Management:

1. Meet regulatory requirements
2. Capacity expansion to meet current and near term demand expansion
3. Enhance long term capacity
4. Complimentary investment benefit and overall water use/supply benefit

Updates on Tentatively Approved Projects

Tentatively Approved Projects Summary

2014 Bond Election Planning
Pima County Bond Advisory Committee

Tentatively Approved Recommendations Summary	BAC Funding Allocations	2013 Project Revision Requests
Question 1 - Open Space, Historic & Cultural Conservation	\$ 155,050,000	\$134,950,000
Question 2 - Public Health, Libraries & Community Facilities	220,050,000	\$198,306,381
Question 3 - Public Safety & Justice	50,000,000	-
Question 4 - Flood Control & Water Conservation	14,000,000	10,000,000
Question 6 - Parks & Recreation	210,702,000	\$217,380,500
Total	\$ 649,802,000	\$ 560,636,881

Legend

- Project Deletions
- Requested Project Changes Requiring BAC Approval
- Substantial Rejustification
- CA County Administrator's February 15, 2013 recommendations

TENTATIVELY APPROVED PROJECT RECOMMENDATIONS

Dept	ID	Question 1 - Open Space, Historic & Cultural Conservation	Funding Allocation	Committee Approval Date	2013 Project Revision Requests	Requested By
FC	2	Floodprone and Riparian Land Acquisition (Combined w/ FC52 and PR219)	\$10,000,000	21-May-10		
HP	103	Archaeological Site Acquisitions: Marana Mounds, Cocoraque Butte	1,500,000	4-Jan-10	\$4.4 million	Pima County
HP	107	OS Repair and Rehabilitation of Historic Buildings	500,000	17-Jun-11		
HP	108	Site Interpretation/Preservation	2,000,000	4-Jan-10		
HP	109	Vail Area Historic Sites	250,000	4-Jan-10		
HP	111	Steam Pump Ranch Rehabilitation	2,000,000	16-Oct-09	\$4 million	Oro Valley
HP	115	Historic Ft. Lowell Park - Master Plan Implementation	5,000,000	16-Oct-09		
HP	125	Ajo Curley School Gym & Town Plaza	1,300,000	16-Apr-10		
HP	126	Dunbar School Rehabilitation	1,500,000	16-Apr-10		
HP	128	Performing Arts Center Rehabilitation	1,000,000	16-Apr-10		
OS	1	Davis Monthan Approach Corridor Open Space Acquisitions	5,000,000	4-Jan-10	Endnote 1/\$0	CA
OS	2	Habitat Protection Priorities & Associated Lands	110,000,000	16-Apr-10	Endnote 2/\$90m	CA
OS	3	Community Open Space	10,000,000	16-Apr-10		
PR	80	Canoa Ranch Historic Interpretive Center (Parks and CR project)	5,000,000	4-Jan-10		
		Total	\$155,050,000			

Dept	ID	Question 2 - Public Health, Libraries & Community Facilities	Funding Allocation	Committee Approval Date	2013 Project Revision Requests	Requested By
CD	1	Affordable Housing Program	\$30,000,000	4-Jan-10	Endnote 3/\$20m	CA
CD	2	Neighborhood Reinvestment Program	30,000,000	4-Jan-10	Endnote 4/\$20m	CA
CD	3	Pima County Comprehensive Housing Center	1,000,000	19-Mar-10	Completed	CA
FM	1	One Stop Career Center	4,500,000	16-Oct-09		
FM	8	Arizona Sonora Desert Museum - Education Facility Phase III	2,000,000	16-Oct-09	Completed	CA
FM	9	Green Valley Government Center Master Plan Implementation	2,000,000	19-Mar-10		
FM	11	Pima County Community College Health Education Campus	40,000,000	19-Mar-10	Endnote 5	CA
FM	34	LSB - Asbestos Abatement and Fire Sprinklers	2,000,000	19-Mar-10		
FM	35	West Valencia Branch Library	6,000,000	19-Mar-10	\$11.6 million	Pima County
FM	45	Sahuarita Branch Library	6,675,000	16-Oct-09	\$11.6 million	Pima County
FM	48	Joyner-Green Valley Library Renovation and HVAC	1,660,000	16-Oct-09		
FM	49	Eckstrom-Columbus Library Expansion and Remodeling	2,100,000	16-Oct-09	Completed	CA
FM	51	Flowing Wells Branch Library	2,910,000	16-Oct-09	\$3.1 million	Pima County
FM	54	Pima County Animal Care Center (PACC) Improvements	22,000,000	18-Dec-09		
FM	77	Fairgrounds Infrastructure Improvements	3,000,000	16-Oct-09	\$3,741,381	Fairgrounds
FM	79	Colossal Cave Mountain Park	535,000	21-May-10		
FM	84	Marana Health Center Expansion	3,000,000	19-Mar-10	Scope change	MHC
FM	92	Ajo Community Golf Course	320,000	19-Mar-10		
FM	96	Art of the American West - Tucson Art Museum	5,000,000	19-Mar-10		
FM	97	Theresa Lee and Tuberculosis Clinic Relocation	4,000,000	19-Mar-10	Endnote 6	CA
FM	104	Catholic Comm Services - Sahuarita-Green Valley Clinic	700,000	16-Oct-09	No longer needed	CA
FM	105	Catholic Comm Services - Vail Area Clinic	700,000	16-Oct-09	No longer needed	CA
FM	106	Catholic Comm Services - Quincy Douglas Center	700,000	16-Oct-09	No longer needed	CA
FM	107	Tucson Children's Museum - New Museum	5,000,000	19-Mar-10	\$6 million	CA
FM	108	East Side Government/Comm. Ctr, Park, Sheriff	14,000,000	16-Apr-10	\$7 million	Pima County
FM	109	Pima Air and Space Museum - Cold War Hangar	4,000,000	21-May-10		
FM	110	Elections Equipment	5,000,000	16-Apr-10	Endnote 7	CA
PR	75	Green Valley Performing Arts/Learning Center III	16,000,000	19-Mar-10	Endnote 8	CA
PR	106	New Tucson Girl's and Boy's Chorus Building	1,250,000	19-Mar-10		
PR	235	Freedom Park Adult Learning Center	4,000,000	21-May-10	Endnote 9	CA
		Total	\$220,050,000			

TENTATIVELY APPROVED PROJECT RECOMMENDATIONS

Dept	ID	Question 3 - Public Safety & Justice	Funding Allocation	Committee Approval Date	2013 Project Revision Requests	Requested By
FM	112	Joint Municipal and Justice Courts Facility	\$50,000,000	21-May-10	Other funds	CA
		Total	\$50,000,000			

Dept	ID	Question 4 - Flood Control & Water Conservation	Funding Allocation	Committee Approval Date	2013 Project Revision Requests	Requested By
FC	44	Reclaimed Water to Protect Cienega Creek	\$4,000,000	16-Oct-09	Endnote 10	CA
FC	58	Santa Cruz River: Rillito and CDO Confluence	10,000,000	21-May-10		
		Total	\$14,000,000			

Dept	ID	Question 6 - Parks and Recreation	Funding Allocation	Committee Approval Date	2013 Project Revision Requests	Requested By
PR	4	Udall Park Expansion (Tier 2)	\$4,000,000	16-Oct-09		
PR	5	Jacobs Park Recreation Center (Tier 1)	4,000,000	16-Oct-09		
PR	6	Reid Park Zoo Africa Expansion (Tier 2)	3,750,000	16-Oct-09	Done-scope change	Tucson
PR	13	Southeast Regional Park (Esmond Station Regional Park) (Tier 2)	2,400,000	18-Dec-09	\$6.8 million	Pima County
PR	18	El Pueblo Center Improvements (Tier 1)	2,000,000	16-Oct-09	\$2.5 million	Tucson
PR	19	Freedom Center Expansion (Tier 2)	2,000,000	16-Oct-09	\$2.5 million	Tucson
PR	20	Reid Park Improvements (Tier 3)	2,000,000	16-Oct-09		
PR	28	Lincoln Park Improvements (Tier 3)	1,500,000	16-Oct-09	Scope change	Tucson
PR	29	Purple Heart Park Expansion (Tier 1)	1,500,000	16-Oct-09		
PR	34	Urban Greenways - City of Tucson (Tier 3)	15,000,000	19-Nov-10	Endnote 11	CA
PR	35	City of Tucson Sports Fields and Lighting (Combined w/ PR47) (Tier 3)	10,000,000	15-Oct-10	Endnote 12	CA
PR	77	Shooting Sports Program Site Improvements (Tier 2)	3,000,000	16-Oct-09		
PR	86	Lawrence Community Center and Swimming Pool (Tier 1)	6,500,000	16-Oct-09		
PR	93	Yaqui Park Community Center (Tier 1)	2,350,000	18-Dec-09		
PR	95	Flowing Wells, Kino and Other Swimming Pool Renovations (Tier 1)	1,500,000	16-Oct-09		
PR	96	Model Airplane Parks (Tier 3)	1,500,000	16-Oct-09		
PR	97	Avra Valley Watchable Wildlife Site (Tier 1)	750,000	16-Oct-09	Endnote 13	CA
PR	103	Rillito Race Track Conversion (Tier 1)	14,000,000	18-Dec-09	Endnote 14	CA
PR	105	River Bend Conservation Education Center at Brandi Fenton Memorial Park	1,000,000	17-Jun-11		
PR	109	Curtis Park Skateboard Park and Improvements (Tier 1)	1,600,000	16-Oct-09		
PR	110	George Mehl Family Foothills Park (Tier 1)	4,000,000	16-Oct-09		
PR	115	Ted Walker Park Sporting Dog Training Site (Tier 1)	2,500,000	16-Oct-09	Scope change	Pima County
PR	116	Lawrence Park Improvements (Tier 1)	3,000,000	18-Dec-09		
PR	137	BAJA Seniors Sports Complex (Tier 1)	4,000,000	16-Apr-10		
PR	138	Benson Highway Park Development & Land Acquisition (Tier 1)	5,400,000	18-Dec-09		
PR	140	Ajo Detention Basin Park (Tier 1)	2,200,000	17-Jun-11	Endnote 15/\$500,000	CA
PR	141	Robles Community Park (Tier 1)	1,630,000	16-Oct-09		
PR	181	Sahuarita Pool and Recreation Complex /YMCA (Tier 1)	12,652,000	16-Apr-10	\$15,880,500	Sahuarita
PR	201	Oury Pool Renovations (Tier 2)	620,000	21-May-10		
PR	210	Bureau of Reclamation Sports Park (Tier 2)	10,000,000	16-Apr-10	\$17.5 million	Marana
PR	217	James D. Kriegh Park Upgrades (Tier 2)	1,000,000	16-Oct-09	\$3 million	Oro Valley
PR	220	Adaptive Recreation Center Expansion (Tier 2)	12,000,000	15-Oct-10	Endnote 16	CA
PR	225	El Casino Park (Tier 2)	850,000	17-Jun-11		
PR	226	JVYC/Ochoa Gym (Tier 1)	1,000,000	16-Oct-09		
PR	228	Lawrence Hiaki Pathway (Tier 1)	500,000	15-Oct-10		
End	231	Arizona Velodrome Center - Kino Campus (Tier 3)	5,000,000	19-Nov-10	Endnote 17	CA

TENTATIVELY APPROVED PROJECT RECOMMENDATIONS

PR	237	Flowing Wells District Park Expansion (Tier 2)	1,200,000	16-Oct-09		
PR	262	Altar Valley Watershed Restoration Project (Tier 1)	1,500,000	15-Oct-10		
PR	266	PC Southeast Regional Park (Fairgrounds) - Horse Racing Facility (Tier 3)	6,500,000	16-Oct-09	Endnote 18	CA
PR	267	Sentinel Park - A Mountain Park Improvement Project (Tier 1)	2,500,000	16-Oct-09		
PR	273	Kory Laos Freestyle Memorial BMX Park (Tier 3)	1,300,000	16-Oct-09		
PR	274	Indoor Sports Complex Curtis Park - formally Kino Regional Park (Tier 3)	9,000,000	16-Oct-09	Completed	CA
PR	277	Pima County Softball Tournament and Recreation Park (Tier 1)	5,000,000	16-Apr-10		
PR	278	River Park Acquisitions and Development Countywide	20,000,000	15-Oct-10	Endnote 19	CA
PR	280	School District Partnerships	15,000,000	17-Jun-11	Endnote 20	CA
PR	281	Public Natural Park Trail Access	2,000,000	15-Oct-10		
		Total	\$210,702,000			

TENTATIVELY APPROVED PROJECT TABLES ENDNOTES AND SUMMARY OF PROPOSED REVISIONS TO PROJECTS

ENDNOTES

1. In the 2004 bond authorization, this category received \$10 million in funding. These funds have been fully expended. The most significant ownership of land now in the Davis-Monthan Approach and Departure Corridors is State Trust land. These lands are substantial and total approximately 3,800 acres and should be acquired or set aside. The Bond Advisory Committee (BAC) tentatively approved \$5 million for the category. The County's Economic Development Action Plan included a recommendation to increase this to \$10 million.

Recent voter approval of Proposition 119, however, may make future bond funding for this purpose unnecessary. Proposition 119 permits exchanges of State Trust land for other public lands if the purpose is to preserve and protect military facilities from encroaching development. It appears that federal, state or local public land could be exchanged for the State Trust land located within the Davis-Monthan Approach and Departure Corridors. A single block of ownership would add significant operational flexibility if such exchanges resulted in allowing the former State Trust lands to be owned or leased by the U.S. Air Force for compatible uses, thereby expanding the operational land surface area of Davis-Monthan Air Force Base (DMAFB), as well as preventing urban encroachment.

2. In 2009, the County entered into an agreement to purchase the Marley Ranch over three phases. When completed, the Marley Ranch will be the County's single largest conservation area. Phase 1 included the County's purchase of 6,337 acres completed in 2009 and options to acquire the remaining property over two additional phases. The options were amended in 2011 to extend the deadlines due to the delay of a future bond election and to permit Freeport McMoRan Copper and Gold, Inc. to purchase a portion of the lands, 2,283 acres, for mitigation for their operations at their Sierrita copper mine. These amendments reduced the County's total price for the options from \$80 million to \$65.8 million for the remaining 15,000 acres, which equates to a savings of \$14.2 million. As the option deadlines approach in 2015 and 2017, it is likely the required updated appraisals would show the value is even less than \$65.8 million. At a minimum, this bond category, Habitat Protection Priorities, could be reduced by \$14.2 million, from \$110 million to \$95.8 million. Based on land values, it is likely the overall reduction will be at least \$20 million.

3. The Affordable Housing Program, when allocated at \$10 million in the 2004 program, was sufficiently funded. Given the significant decline in market value of housing since the Great Recession, there should be much less pressure to advance affordable housing programs; hence, the need to increase the allocation in the next bond authorization is questionable. I recommend it be set at the same value it was in the 2004 bond program.

4. For the 2004 program, the Neighborhood Reinvestment Program was set at \$20 million. Implementation of the program provided that total funding of \$500,000 could be received for each project. There has been significant difficulty implementing neighborhood reinvestment projects within the City of Tucson from a project administration and implementation perspective. In almost all cases, the City has not provided matching funds for even the small percentages necessary for project design and construction management. Given past difficulties with implementation of the Neighborhood Reinvestment Program through other jurisdictions, I recommend the program not be expanded and that the original allocation of \$20 million in 2004 be set for any future bond authorization.

5. This project was authorized and requested under the previous administration of Pima Community College (PCC). Given PCC's search for a new Chancellor and other issues, it is unclear what their priorities are at this time. The project may be appropriate and fully justified; however, there are also other changing needs regarding the Kino Medical and Health Campus. This project requires substantial re-justification and potential competition with other funding needs on the medical campus.

6. The Theresa Lee Health Clinic has been substantially encroached upon by the construction of the Modern Streetcar. The building is functionally obsolete, as it is in its third adaptive reuse as a public health center from an original juvenile detention facility. The building needs to be demolished and either rebuilt on the site as a modern facility or relocated to the Medical Health Campus. Our new Health Director is evaluating the various clinical needs of the County public health system and will evaluate possible alternative locations for these functions. Hence, the project requires substantial re-justification.

7. It is unlikely new, nationally-certified, optical scanning and tabulating election equipment will be available for acquisition from a 2014 bond authorization. In fact, there is substantial review of electronic election tabulation assistance. Given the uncertainty of certification of acceptable equipment and systems, this item should be re-justified.

8. The Community Performing Arts Center Foundation that now operates the Community Performing Arts Center in Green Valley recently requested that the County provide continuing General Fund support for their operation, which was not originally intended. While circumstances may justify a County subsidy for facility operation, the current fiscal stress questions the wisdom of proceeding with a much larger expansion of the facility that may not be financially sustainable. Hence, the project requires substantial re-justification.

9. The Freedom Park Adult Learning Center was a project to be completed in cooperation with PCC. Again, given the leadership changes at PCC, this project should be subject to substantial re-justification.

10. Protecting the perennial sections of the Cienega Creek, a unique water of Arizona, is a priority of the County. At present, the Del Lago Water Company is pumping groundwater in the vicinity of Cienega Creek. The Del Lago Water Company also provides water service to the Del Lago Golf Course. Use of groundwater should be significantly diminished to ensure the surface perennial flows of Cienega Creek. A number of water rights issues regarding prior appropriation of Cienega Creek need to be resolved, including

the required interconnect between a renewable water supply wheeled to Del Lago through the City of Tucson. It is possible these actions would preclude the need to construct an extension of the City of Tucson reclaimed water system to Cienega Creek. Because of the uncertainties surrounding acquisition of water rights and the Central Arizona Project interconnect to the Del Lago water system extending reclaimed water to the Del Lago Golf Course to protect Cienega Creek, this project is premature and should be deleted.

11. In the original proposal from the City of Tucson, \$4 million was requested. After discussions, the BAC increased this allocation to \$15 million. However, there is no comprehensive plan illustrating how urban greenways would be interconnected with other regional river parks, bikeways and other pathways within the region. Constructing isolated greenway segments should be a low priority; hence, the project and allocation require substantial re-justification. Any submittal for greenway improvements should have similar analysis to the work done on the Loop. The County's analysis included right-of-way ownership, circulation, existing conditions and detailed cost estimates to better understand the feasibility of projects. For the full Loop analysis report, please visit [http://www.pima.gov/bonds/future/pdfs/Reports/110612, River Park Initiative Report .pdf](http://www.pima.gov/bonds/future/pdfs/Reports/110612_River_Park_Initiative_Report.pdf). A plan similar to this should be developed for the City's urban greenways request.

12. The sports fields and lighting request of the City of Tucson for \$10 million is essentially a funding capital replacement for the City of Tucson and is an operating and maintenance obligation. This classification of improvement should be substantially re-justified to include an allocation to every park system in the region. If the BAC determines it is appropriate to fund maintenance and repair of park systems with capital bonding, this category could be reclassified a regional sports field and lighting project, with preference given to construction of new sports fields and lighting systems to be allocated to each jurisdiction, including the unincorporated area, in accordance with the assessed value of each jurisdiction. This would ensure proportionality and provide matching who pays and who benefits from such a program.

13. The project should be deleted and a more appropriate project should be pursued, which is PR262 Altar Valley Watershed Restoration Project.

14. This project is to finish the conversion of the Rillito Racetrack to a regional soccer complex. A number of soccer facilities have already been built on the property. As part of the 2004 bond program, a recreation center was planned by the City of Tucson. The City now desires to construct additional athletic fields and recreational facilities at this location. The funding originally set aside for the recreational complex will be applied towards a phased improvement plan that will allow the completion and construction of several more soccer fields, improved access, public restrooms, circulation and parking. Originally, I had anticipated that we would be able to reduce the amount for this project based on the City's funding. However, in the interim, racetrack enthusiasts had the property listed with the State Historic Preservation Office, which will require additional mitigation of the site of which these costs were not anticipated. This project is highlighted for a scope change only which will require BAC review and approval.

15. The Ajo Detention Basin Park is substantially complete. The allocation of \$2.2 million should be reduced to \$500,000 to allow for the construction of a number of additional shaded basketball courts on the park property.

16. The Adaptive Recreation Center expansion requires additional programming to delineate the program for which the funding allocation would be spent. Given the size of the site and previous investments, the benefits and type of improvements being installed should be clearly identified.

17. The Arizona Velodrome Center has been identified for location on a number of different sites, including the downtown area. No clear program or location for the velodrome has been established; hence, we need to substantially re-justify this project, including a more substantial estimate of the cost to construct the velodrome, as a number of other velodromes indicate the cost of \$5 million is considerably understated.

18. The Southwest Fair Commission, which manages the fairgrounds at the Southeast Regional Park, has indicated their desire is to not include a horseracing facility at the fairgrounds. It has not been included in their master plan, and they have indicated the cost to construct such a facility is not justified for their operation and maintenance. Hence, the horseracing facility needs to be substantially re-justified. Perhaps it could be located in conjunction with improvements at the rodeo grounds, which seems to be a more appropriate location. Because of this, the project requires substantial re-justification.

19. The County has undertaken a very comprehensive analysis of the entire river park system, including gaps in the completion and development of the system. Funding for such river park improvements should be programmed specifically in accordance with the plan now developed by the County for park improvements throughout the river park system. This project requires substantial re-justification.

20. School district partnerships need to be substantially re-justified, with very specific partnerships and projects identified. Past partnerships have not been as successful as originally thought. The model for developing these partnerships needs to be reexamined, requiring substantial re-justification of the programmed bond funding.

REVIEW OF PROPOSED REVISIONS TO PROJECTS

PR210 Bureau of Reclamation Sports Park - \$17,500,000

- BAC approved PR210 for \$10 million 2010. The Town of Marana's revised bond project includes increased funding due to increased number of soccer fields; increased field softball complex; increased field baseball complex; and added an equestrian center with indoor and outdoor arenas, stalls and trailhead for CAP trail system.

HP111 Steam Pump Ranch Master Plan Implementation - \$4,000,000

- BAC approved HP111 for \$2 million in 2009. The Town of Oro Valley's revised project includes increased funding and changes the name of the project; includes development of new event facility; adds that the Town will contribute \$1 million from their general funds towards project for a total cost of \$5 million.

PR217 James D. Kriegh Park Upgrades - \$3,000,000

- BAC approved PR217 for \$1 million in 2009. The revised project includes a request for increased funding due to scope change that now includes extension and reconstruction of Egleston Drive between Linda Vista and Calle Concordia and additional parking.

PR181 Sahuarita Pool and Recreation Complex - \$15,880,500

- BAC approved PR181 for \$12,652,000 in 2010. The Town of Sahuarita received refined cost estimates from a consultant. The study determined that the costs increased from the original amount submitted in 2006. It removed the competition pool from conceptual design.

PR6 Reid Park Zoo Africa Expansion – Project replacement same cost

- BAC approved PR6 for \$3,750,000 in 2009. The City of Tucson submitted a project to replace this project at the same cost. The Africa Expansion elephant project was already completed. The City's revised project includes changing the project's name and including the design and construction of a hippo exhibit, which is another component of the zoo's master plan.

PR18 El Pueblo Center Improvements - \$2,500,000

- BAC approved PR18 for \$2 million in 2009. The City is asking for the original full funding request of \$2.5 million. Design has already been completed.

PR19 Freedom Center Expansion - \$2,500,000

- BAC approved PR19 for \$2 million in 2009. The City is asking for the original full funding of \$2.5 million. Scope change includes new slide; installation of non-slip decking; vessel upgrades and pump room upgrades.

PR28 Lincoln Park Improvements – Scope change

- BAC approved PR28 for \$1.5 million in 2009. The scope has been changed to instead include the design and construction of two soccer fields or a new four field complex with lights and associated amenities.

FM35 West Valencia Branch Library - \$11,600,000

- BAC approved FM35 for \$6 million in 2010. The proposal for increased bond funding is based on the more recent cost to construct the Wheeler Taft Abbett Library in Marana and now also includes costs for the book and media collection that were previously paid for by the Library District tax levy.

FM51 Flowing Wells Library Expansion - \$3,100,000

- BAC approved for \$2,910,000 in 2009. This project is for the 7,000 sq. ft. expansion of this library. The additional increase is due to updated cost estimates.

FM45 Sahuarita Community Branch Library - \$11,600,000

- BAC approved for \$6,675,000 in 2009. The proposal for increased bond funding is based on the more recent cost to construct the Wheeler Taft Abbett Library in Marana and now also

includes costs for the book and media collection that were previously paid for by the Library District tax levy.

FM108 Southeast – Houghton/Rita Ranch/Vail Community Civic Complex \$7,000,000

- BAC approved for \$14 million in 2010. The decrease in funding is due to the UA Tech Park proposing a smaller library be constructed at the Tech Park as part of this 2014 bond election. In order to avoid duplication of services, a full size library would then be proposed for construction at the Southeast Houghton/Mary Ann Cleveland Way complex as part of a future phase funded by a future bond election.

HP103 Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte - \$4,400,000

- BAC approved for \$1,500,000 in 2010. The increase in funding is due to State grant funds that would have been used towards acquisition of these sites, are no longer available.

PR13 Southeast Regional Park (Esmond Station) - \$6,800,000

- BAC approved for \$2.4 million in 2009. The County purchased the Esmond Station property at Houghton and Mary Ann Cleveland Way at auction from the State Land Department. The scope was expanded to utilize the full site acquired and to support a regional park in this area. The City of Tucson is supportive of this proposed park and increase in funding.

PR103 Rillito Racetrack Conversion – Scope change

- BAC approved for \$14 million in 2009. At one time, a recreation center was planned by the City of Tucson for this location. The City expressed their desire to construct additional athletic fields instead. The funding originally set aside for the recreational complex will be applied towards a phased improvement plan that will allow the completion and construction and lighting of several more soccer fields, improved access, public restrooms, circulation and parking. This is just a scope change.

PR115 Ted Walker Park Sporting Dog Training Site – Scope change

- BAC approved for \$2.5 million in 2009. This is a scope change to include meeting rooms to offer training and veterinary clinics.

FM77 Fairgrounds Building and Improvements - \$3,741,381

- BAC approved for \$3 million in 2009. The funding increase is due to the scope change. The RV park improvements in the original request have been removed and are part of another proposed new bond project. The scope has been changed to include expansion to the exhibit buildings, including restrooms, climate control, and infrastructure improvements. It will also include new administrative offices and improved main event entry.

FM107 Tucson Children's Museum, dba Children's Museum - \$6,000,000

- BAC approved for \$5m in 2010. The County Administrator recommended increasing their funding request by \$1 million as part of the Board of Supervisor's adopted Economic Development Plan.

FM84 Marana Health Center Expansion – Scope change

- BAC approved for \$3 million in 2010. Marana Health Clinic was able to complete Phase I and II of their expansion plans. The scope change is for Phase III of their expansion. The Annex will allow for an Imaging Center, expand MHC's Urgent Care, and provide additional space for Pediatric, Family Practice, and Obstetrics programs and specialty providers.

History of Revised Tentatively Approved Bond Projects

Information sources for this history can be found on the County's bond web site at <http://www.pima.gov/bonds/future/>. These include the following documents:

- Original requests dating back to 2006 and 2007 (some revised in 2007 in preparation for subcommittee process)
- 2007 final recommendation reports from subcommittees
- County Administrator November 14, 2008 recommendations
- County Administrator November 19, 2009 recommendations
- Bond Advisory Committee Tentatively Approved project list

Town of Marana

PR210 BOR Park \$17.5 million

This project has already been tentatively approved by BAC for \$10 million. The Town originally requested \$17.5 million in 2007. It was their second highest priority project. The Parks and Rec subcommittee recommended \$17.5 million (\$8 million in Tier 2 and \$9 million in Tier 3). The County Administrator recommended \$5 million in 2008 and 2009 based on phasing the project over time.

Town of Oro Valley

PR217 James D. Kriegh Park Upgrades \$3 million

This project has already been tentatively approved by BAC for \$1 million. The Town originally requested \$1 million in 2006 and 2007 and it was ranked "E" in priority. The Parks and Rec subcommittee recommended \$1 million in Tier 2. The County Administrator recommended \$1 million in 2008 and 2009.

HP111 Steam Pump Ranch Master Plan Implementation \$4 million

This project has already been tentatively approved by BAC for \$2 million. The Town originally requested \$2 million in 2006 and 2007 and it was ranked "C" in priority. Pima County's Cultural Resources Manager recommended \$5 million in 2007. The Conservation Acquisition Commission recommended \$2 million in 2007. The County Administrator recommended \$2 million in 2008 and 2009.

Town of Sahuarita

PR181 Sahuarita Pool and Recreation Complex/YMCA \$15.88 million

This project has already been tentatively approved by BAC for \$12,652,000. The Town originally requested \$12,652,000 in 2006 and 2007. The Parks and Rec subcommittee recommended \$12,652,000 (\$12 million in Tier 1 and \$652,000 in Tier 2). The County Administrator recommended \$8 million in 2008 and \$6 million in 2009 based on an expectation of other funding being provided by the Town and YMCA.

City of Tucson

PR6 Reid Park Zoo Hippo Exhibit \$3.75 million

The BAC tentatively approved \$3.75 million towards the construction of an elephant exhibit. The City originally requested \$3.75 million in 2006 and 2007. The Parks and Rec subcommittee recommended

\$3.75 million in Tier 2. The County Administrator recommended \$3.75 in 2008 and 2009. The project has since been completed with other funding.

PR18 El Pueblo Center Improvements \$2.5 million

The BAC tentatively approved \$2 million for this project. The City originally requested \$2 million for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$2 million in Tier 1. The County Administrator recommended \$2 million in 2008 and 2009.

PR19 Freedom Center Expansion \$2.5 million

The BAC tentatively approved \$2 million for this project. The City originally requested \$2 million for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$2 million in Tier 2. The County Administrator recommended \$2 million in 2008 and 2009.

The City's 2013 request is for the addition of \$500,000 for Freedom pool improvements and water slide. This project received a substantial amount of support in 2007 and 2008 in the form of letters, pictures from children, and speakers. The water slide was initially requested as a project by the City in 2006 (PR59), but in the City's 2007 revised request it was deleted and instead included under PR256 Park Revitalization and Safety. The Parks and Rec Subcommittee recommended PR256 as a Tier 3 project. The County Administrator did not recommend PR256 in 2008 and 2009, stating in his 2009 memo that the project appeared to be focus on repair, rehabilitation and replacement of existing park facilities and may be more suited for a City bond election. The BAC did not approve PR256 and therefore the water slide was not approved.

PR28 Lincoln Park Improvements \$1.5 million

The BAC tentatively approved \$1.5 million for this project. The City originally requested \$1.5 million for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$1.5 million in Tier 3. The County Administrator recommended \$1.5 million in 2008 and 2009.

Pima County

FM 35 West Valencia Branch Library \$11.6 million

FM45 Sahuarita Community Branch Library \$11.6 million

FM51 Flowing Wells Library Expansion \$3.1 million

The BAC tentatively approved \$6 million for the West Valencia Library, \$6.675 for the Sahuarita Library, and \$2.91 for the Flowing Wells Library. The Library Director and the Public Health, Libraries and Community Facilities subcommittee recommended similar bond funding amounts for these three libraries. The County Administrator recommended the same in 2008 and 2009. According to Pima County's Facilities Manager, the proposal for increased bond funding is based on the more recent cost to construct the Wheeler Taft Abbett Library in Marana and now also includes costs for the book and media collection that were previously paid for by the Library District tax levy.

FM108 Southeast – Houghton/Rita Ranch/Vail Community Civic Center \$7 million

The BAC tentatively approved \$14 million for this project, which included a library. The Public Health, Libraries and Community Facilities subcommittee recommended \$21.8 million, including a pool. The County Administrator recommended \$10 million in 2008 and 2009, including a pool. The final version of the project tentatively approved by the BAC did not include a pool. The current request is to delete the library from this project, deferring a library at this location until a subsequent bond election. A new project is proposed to construct a library at the UA Tech Park.

HP103 Archeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte \$4.4 million

The BAC approved \$1.5 million for this project. The Conservation Acquisition Commission recommended \$15 million in 2007. The County Administrator recommended no funding in 2008 and \$1.5 million in 2009. Marana Mound site is largely on State Trust land. Now that matching funds will no longer be available from State Parks to assist with purchases State Trust land, the request is to increase the bond funding.

Others

FM77 Fairgrounds Building and Infrastructure Improvements \$3,741,381

This project has already been tentatively approved by BAC for \$3 million. The Public Health, Libraries and Community Facilities subcommittee recommended \$3 million. The County Administrator recommended \$3 million in 2008 and 2009. The revised proposal removes the RV Park component of the project, and replaces it with redevelopment of the exhibit buildings, which resulted in an increased cost estimate overall.

FM107 Tucson Children's Museum \$6 million

This project has already been tentatively approved by BAC for \$5 million. The Tucson Children's Museum originally requested \$6 million. The Public Health, Libraries and Community Facilities subcommittee recommended \$6 million. The County Administrator recommended \$5 million in 2008 and 2009. More recently in the County's Economic Development Action Plan approved by the Board of Supervisors in 2012, the County Administrator recommended \$6 million for this project.

History of Resubmitted Projects

History of Resubmitted Bond Projects

Information sources for this history can be found on the County's bond web site at <http://www.pima.gov/bonds/future/>. These include the following documents:

- Original requests dating back to 2006 and 2007 (some revised in 2007 in preparation for subcommittee process)
- 2007 final recommendation reports from subcommittees
- County Administrator November 14, 2008 recommendations
- County Administrator November 19, 2009 recommendations
- Bond Advisory Committee Tentatively Approved project list

Town of Marana

PR213 Marana Cultural and Heritage Park \$10 million

The Town originally requested the same amount of bond funding for this project in 2007 and ranked it 5th in priority. The Parks and Rec subcommittee did not recommend this project to the BAC.

FC8 Barnett Linear Park and Flood Control Channel \$6 million

The Town originally requested the same amount of bond funding for this project in 2007 and ranked it 7th in priority. The Public Works subcommittee did not recommend this project to the BAC.

FC9 Lower SC Levee Extension \$7 million

The Town originally requested the same amount of bond funding for this project in 2007 and ranked it 9th in priority. The Public Works subcommittee did not recommend this project to the BAC.

CD4 Affordable Housing Land Acquisition Entitlement and Improvement Fund \$1.5 million

The Town originally requested this project under a \$2 million request for both affordable housing and neighborhood reinvestment housing stock retention and ranked them 4th in priority. It was later amended to \$1.25 million for the affordable housing request. The Affordable Housing Committee did recommend the project to the BAC. The County Administrator did not recommend it in 2008 and 2009 because Marana is eligible for the regional affordable housing bond funding. The BAC did not approve it.

CD5 Neighborhood Reinvestment Housing Stock Retention Fund \$1 million

The Town originally requested this project under a \$2 million request for both affordable housing and neighborhood reinvestment housing stock retention and ranked them 4th in priority. It was later amended to \$750,000 million for this request. The Neighborhood Reinvestment Committee did recommend the project to the BAC. The County Administrator did not recommend it in 2008 and 2009 because Marana is eligible for the regional affordable housing bond funding. The BAC did not approve it.

FM39 North Marana Library and Community Center \$16.7 million

The Town originally requested \$29.4 million for this project in 2007 and ranked it their highest priority. The Public Health, Libraries and Community Facilities sub committee recommended it to the BAC. The County Administrator did not recommend it in 2008 and 2009. The BAC did not approve it.

PR211 South Marana Multi-Generational Center \$5.4M

The Town originally requested the same amount of bond funding for this project in 2007 and ranked it 8th in priority. The Public Health, Libraries and Community Facilities subcommittee did not recommend it to the BAC.

Town of Oro Valley

PR218 Naranja Park Improvements \$9 million

The Town originally requested \$20 million for this project in 2006 and \$38 million in 2007 and ranked it “B” in priority. The Parks and Rec subcommittee did not recommend this project to the BAC.

Honey Bee Village Site Interpretation/Preservation \$400,000

The Town did not originally request this project. It was originally requested by the County’s Cultural Resources Manager for \$250,000 (HP110), and recommended by the Conservation Acquisition Commission for the same amount. The County Administrator in October 2009 recommended \$300,000. The Cultural Resources Manager then recommended deleting this project and instead including it under a general project called HP108 Archeological Site Interpretation and Preservation. The County Administrator concurred with this recommendation in his November 2009 memo. The BAC tentatively approved \$2 million for HP108, which includes Honey Bee Village.

Canada del Oro River Park Corridor \$6 million (formally FC12 – now part of PR278)

The Town originally requested \$7 million for this project in 2006 and 2007 and ranked it “D” in priority. The Parks and Rec subcommittee recommended \$7 million (\$4 million in Tier 1 and \$3 million in Tier 2). The County Administrator recommended \$3 million in 2008. In 2009, he recommended the project be combined with other similar river park improvement requests in project PR278 River Park Acquisitions and Development Countywide for \$20 million. The BAC tentatively approved \$20 million for PR278. In the County Administrator’s February 12, 2013 memo to the BAC providing updates to the BACs tentatively approved project list, he recommends the PR278 project be substantially rejustified since the County has more recently undertaken a very comprehensive analysis of the entire river park system. County staff is currently developing a revised project.

City of South Tucson

FC14 40th Street Drainage \$3 million

FC16 South 7th Ave between West 28th and 29th Streets \$2.5 million

East 32nd ½ Street Drainage \$2.2 million (new project)

The City had originally in 2006 and 2007 requested \$3 million for FC14 40th Street Drainage and \$2.5 million for FC16 South 7th Ave. East 32nd ½ Street Drainage is a new project proposal. FC16 South 7th Ave. was recommended by the Public Works subcommittee. The County Administrator did not recommend the project. The BAC did not approve it. All three of these projects were included in the County’s 2004 voter approved City of South Tucson Urban Drainage bond project (No.5.3). Design is complete, but additional funding is necessary for construction. The City’s semi-annual reports to the BAC have stated that they would be requesting future bond funding to complete these three projects.

CD6 Economic Development Land Bank \$10 million

The city had originally in 2006 and 2007 requested \$10 million for this project. On April 27, 2007, the County Administrator wrote to then Acting City Manager Ruben Villa, stating that the County attorneys and bond council reviewed the proposal and determined that the County does not have the legal

authority to undertake this project, and therefore the County would not continue to consider the project.

City of Tucson

PR36 Kennedy Park Improvements and Expansion \$2.5 million

The City originally requested \$800,000 for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$800,000. The County Administrator did not recommend it in 2008 and 2009. The BAC did not approve it.

PR11 Clements Senior Center Construction \$4.5 million

The City originally requested \$2.5 million for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$2.5 million in Tier 3. The County Administrator did not recommend it in 2008 and 2009. The BAC did not approve it.

PR14 Silverlake Park Expansion \$2.3 million

The City originally requested \$2.3 million for this project in 2006 and 2007. The Parks and Rec subcommittee did not recommend it.

PR42 Quincie Douglas Center Expansion \$1 million

The City originally requested \$1 million for this project in 2006 and 2007. The Parks and Rec subcommittee recommended \$1 million in Tier 1. The County Administrator recommended \$2 million in 2008 and 2009. The BAC did not approve it.

Pima County/Citizens for Picture Rocks

FM102 Picture Rocks Community Center Expansion \$2.5 million

The Public Health, Libraries and Community Facilities subcommittee recommended \$1.6 million for this project. The County Administrator did not recommend it in 2008 and 2009. The BAC did not approve it. The Citizens for Picture Rocks requested that the project be reconsidered by the BAC. County staff updated the project based on higher costs due to building type.