

Historic Fort Lowell Park

Master Plan and Restoration Plan



Introduction: Why is the Fort Lowell Master Plan Important?

Project Team

Fort Lowell Restoration Advisory Committee

Scope of Work and Project Schedule

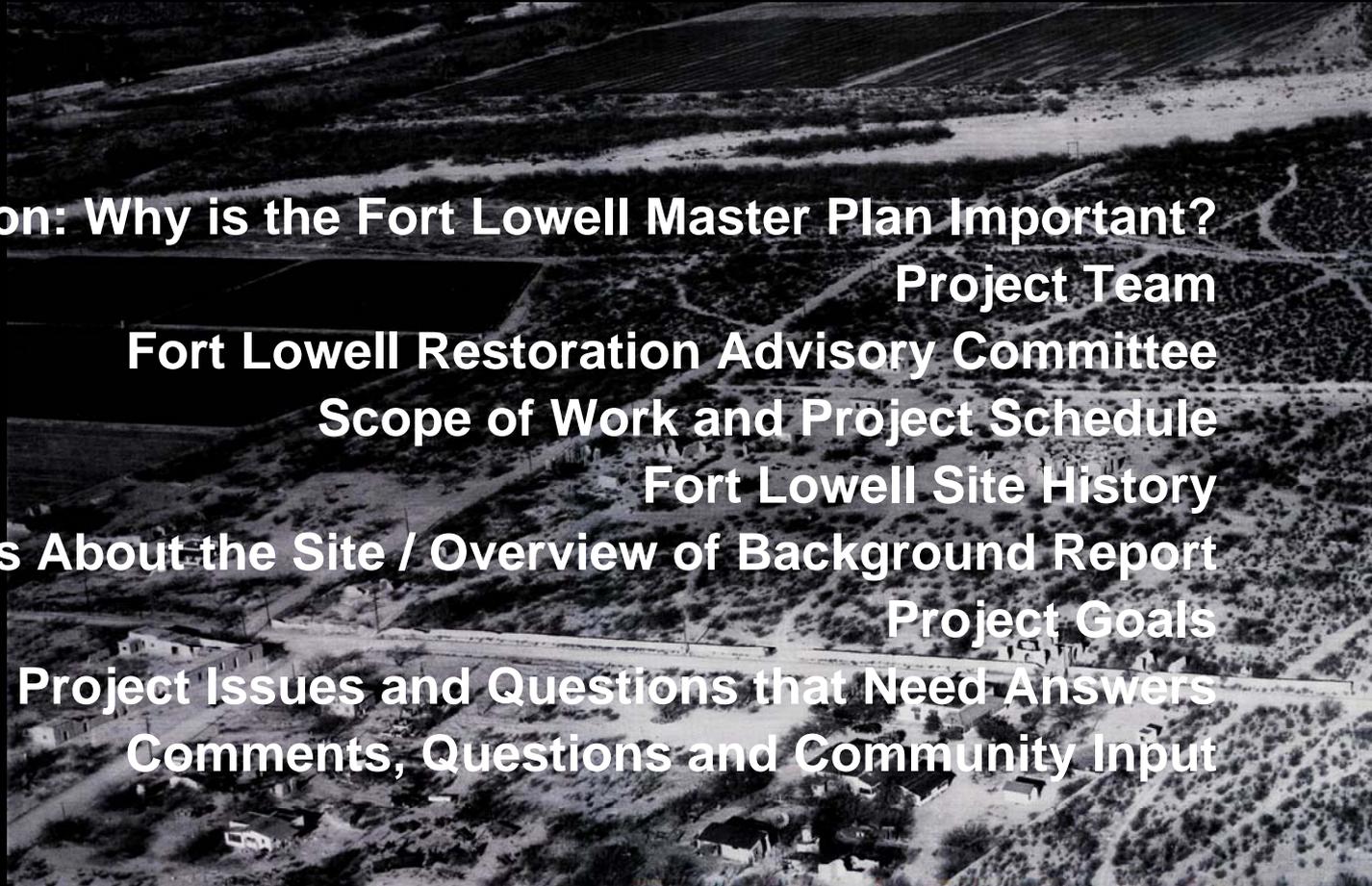
Fort Lowell Site History

Facts About the Site / Overview of Background Report

Project Goals

Project Issues and Questions that Need Answers

Comments, Questions and Community Input



Why is this Historic Fort Lowell Park Master Plan & Restoration Plan important? | Fort Lowell Park Master Plan



Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



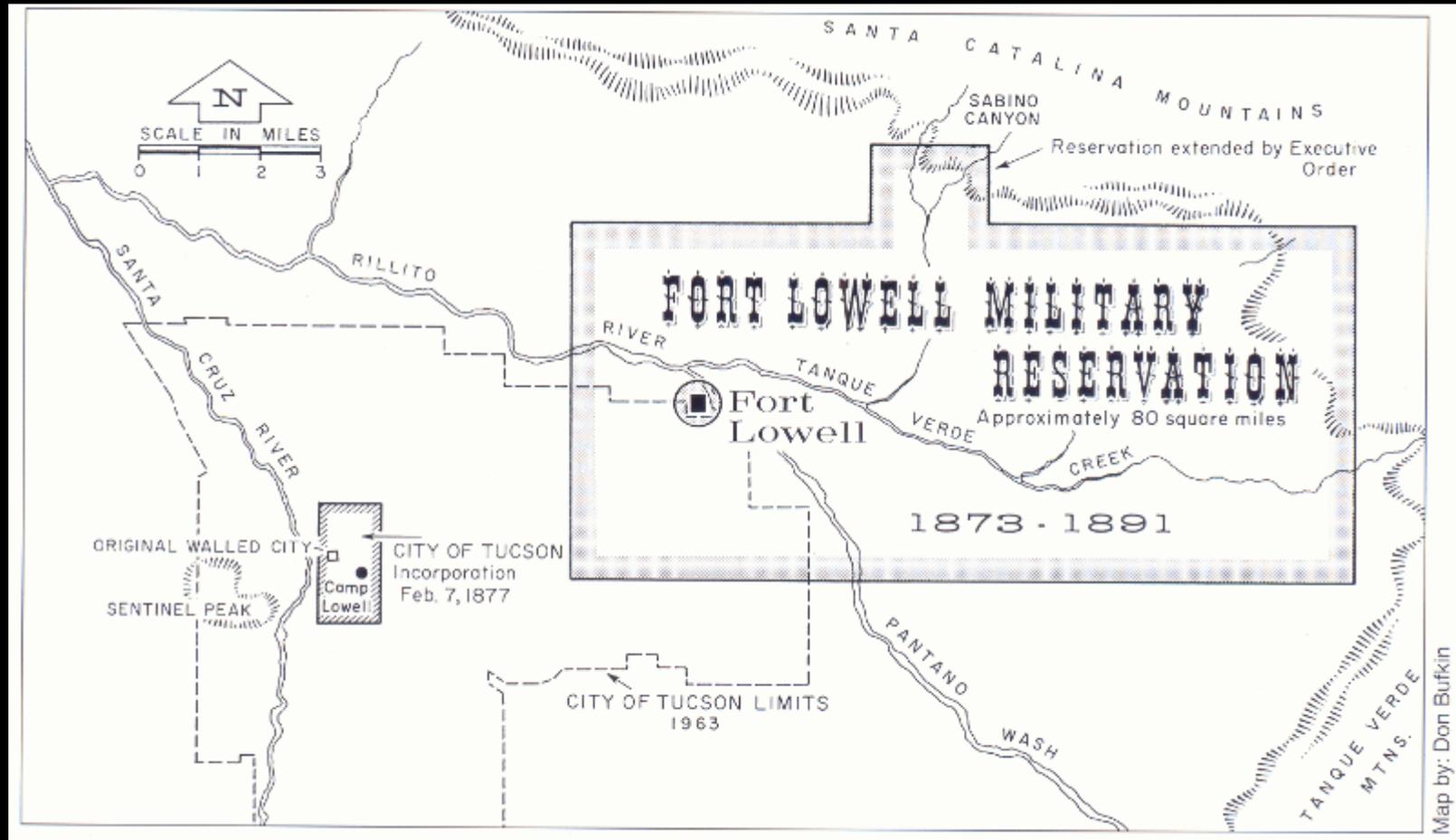
The pre-historic period of Native American use

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



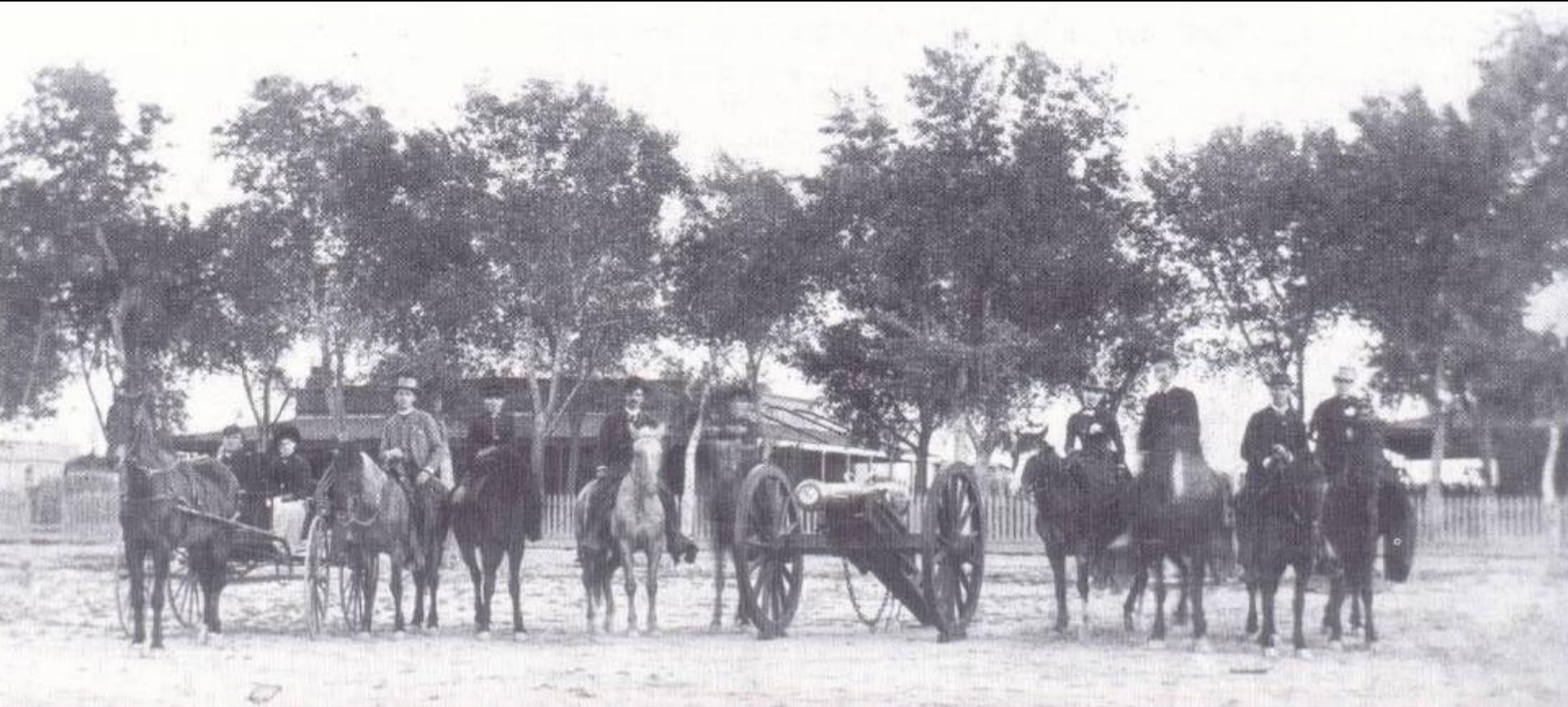
The Apache Wars & the Anglo settlement of the West

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



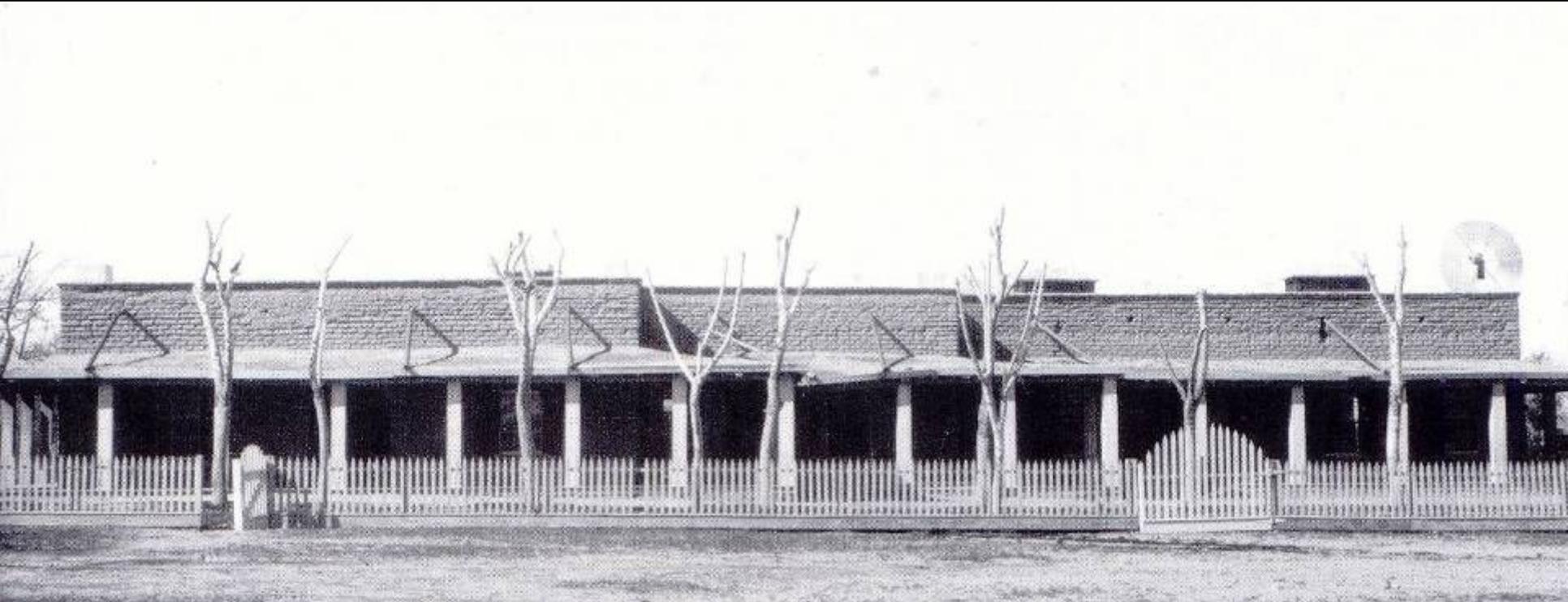
The relationship of Fort Lowell to downtown Tucson

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The Fort Lowell era – Parade Ground/Officers' Quarters

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The Fort Lowell era - Hospital

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



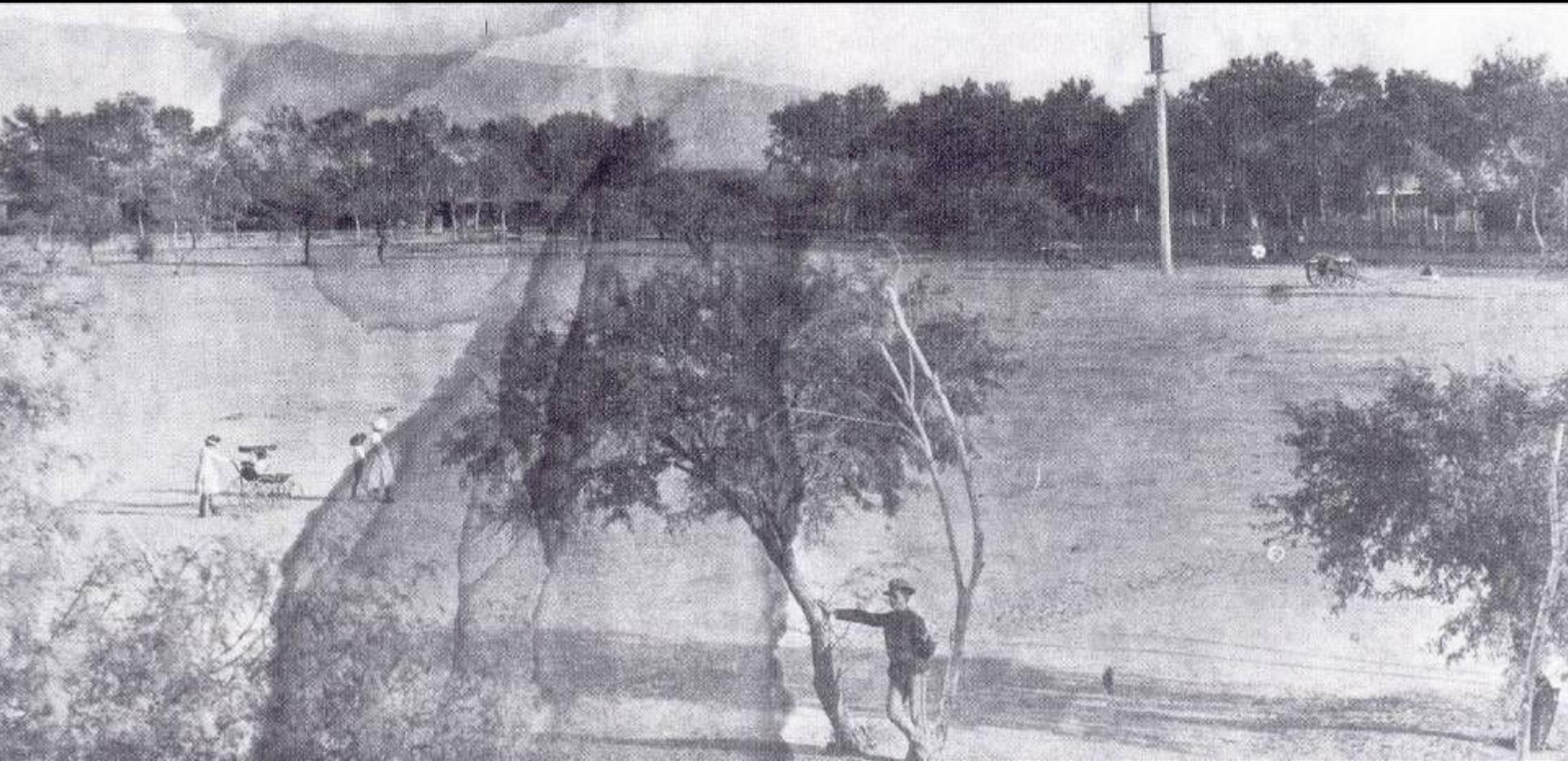
The Fort Lowell era – Military Band

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The Fort Lowell era – Apache relationships

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The Fort Lowell era – Parade Ground

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



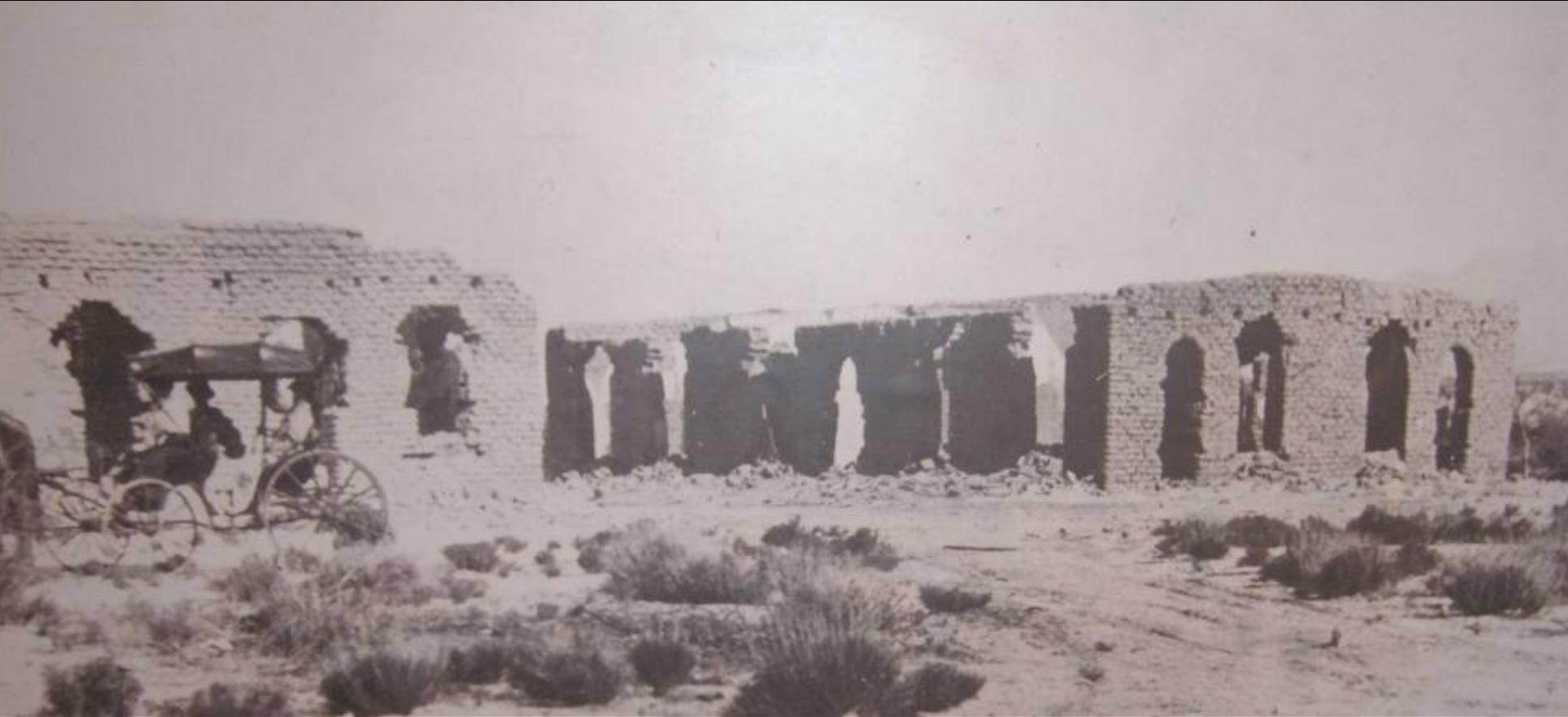
The post-Fort Lowell era – Officers Quarters row

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The post-Fort Lowell era – Mexican settlement

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



The post-Fort Lowell era – Fort in ruins

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



Sanatorium

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



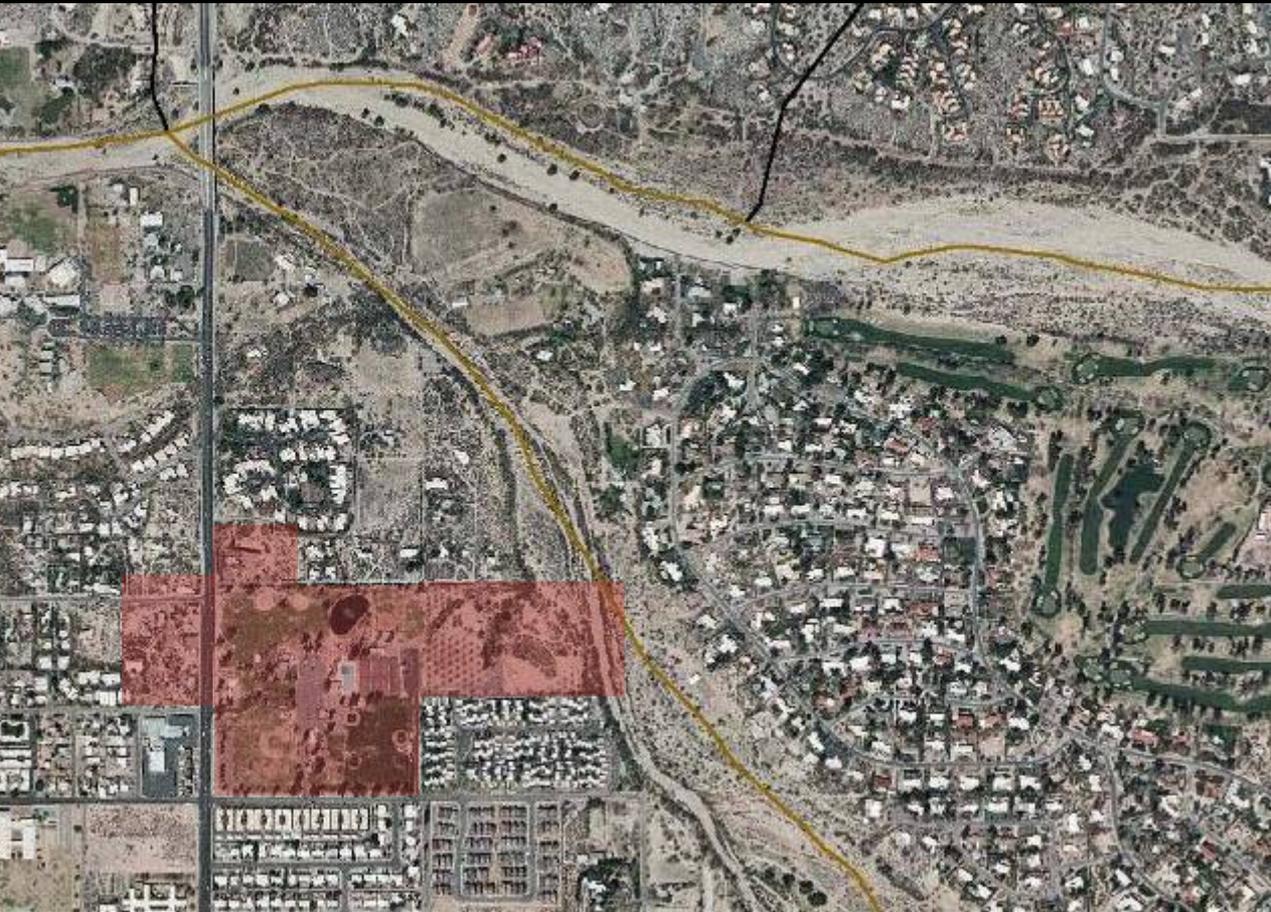
The Adkins Steel production era

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



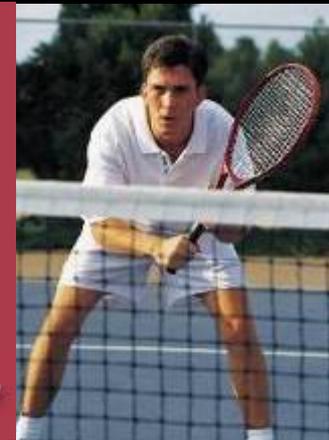
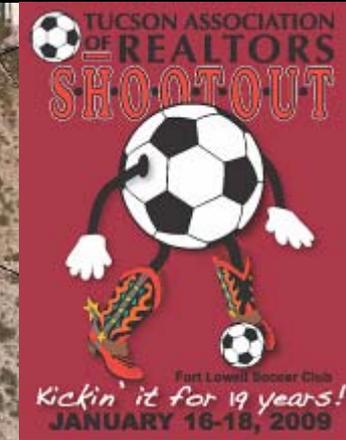
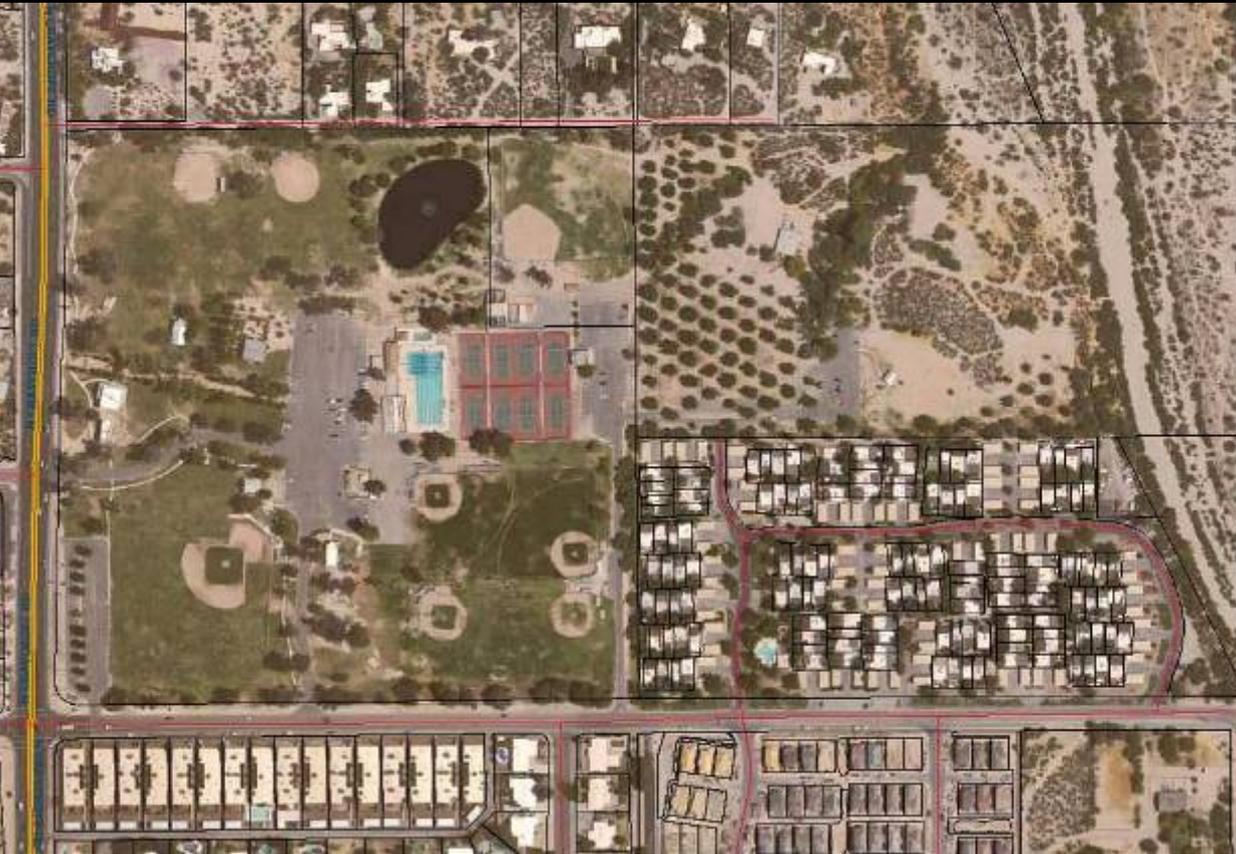
The natural environment and riparian setting

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



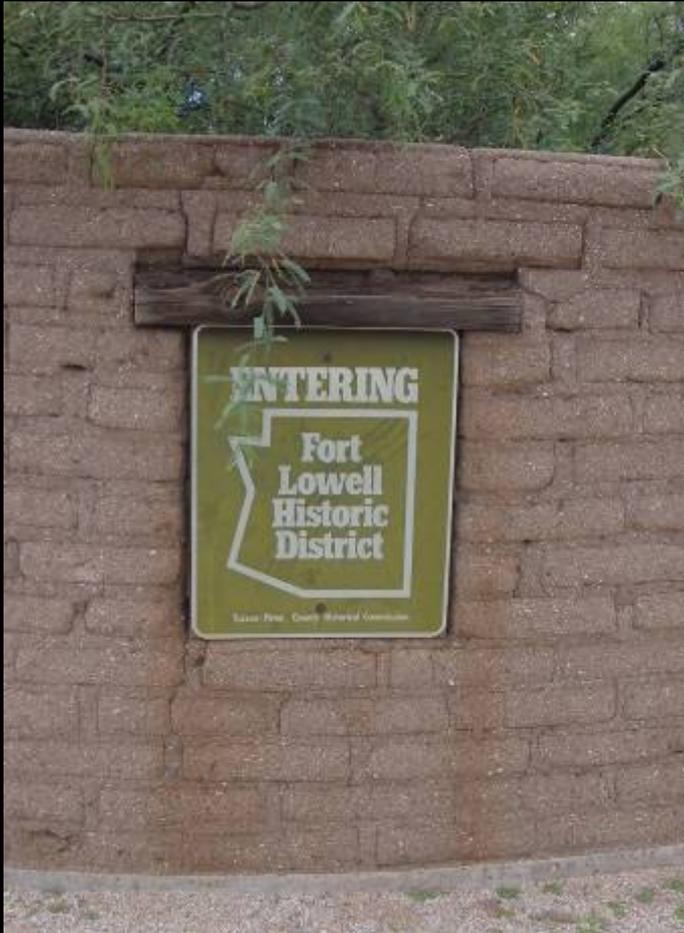
The neighborhood connection and regional network

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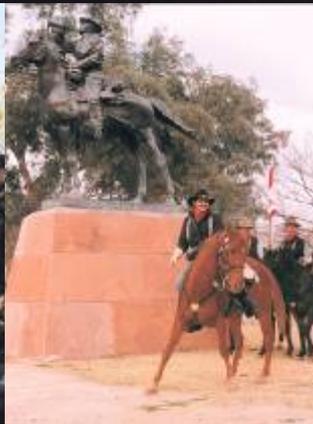
Recreation and the Fort Lowell Soccer Shoot-Out

Fort Lowell Park has many stories to tell | Fort Lowell Park Master Plan



Preservation

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La Reunion de El Fuerte

Why is this Historic Fort Lowell Park Master Plan & Restoration Plan important? | Fort Lowell Park Master Plan

Fort Lowell Park is a unique, exciting interpretive resource:

- It can provide the public with a greater understanding of the prehistory, history and natural environment of Tucson and surrounding region.
- The park's collection of archaeological remains, adobe ruins, historic buildings and adjacent riparian areas are representative of the forces and different peoples that shaped modern Tucson.
 - This combination of historic, cultural and natural resources is found at no other park in Tucson.
 - It can be the crown jewel of the Tucson's park system.
- In the words of a teacher who uses the park as an educational resource, "It is recent; it is local; and it is real."



Project Team | Fort Lowell Park Master Plan

Poster Frost Associates, Architects/Planners/Project Manager
SAGE, Landscape Architecture and Environmental
ConsultEcon, Economic/Marketing/Business
Desert Archaeology, Archaeology and Historians
Crocker and Associates, Adobe Specialists
Bruce Hilpert, Interpretation
Compusult, Cost Estimating
Wood Patel Engineering, Civil Engineering / Hydrology
TLCP Structural, Structural Engineering
Burns Wald-Hopkins Shambach, Architecture and Planning
John Welch, Tribal Liaison



Key Personnel | Fort Lowell Park Master Plan

Prime Contractor/Project Manager

Poster Frost Associates
Tucson Arizona
Project Architect, Planner, Manager
Corky Poster, Architect/Principal

Project Teams

Historic Team

Desert Archaeology
Tucson Arizona
Pre-History
Bill Doelle, PhD.
Homer Thiel

Bruce Hilpert
Tucson Arizona
Interpretive Exhibits
John Welch

Site/Environmental Team

Sage Landscape
Tucson Arizona
Landscape Architect
Joy Lyndes, RLA, Principal
Rebeca Field

Wood Patel Engineering
Tucson Arizona
Civil Engineering/Hydrology
Stephen Judy, PE

Architectural Team

Poster Frost Associates
Tucson Arizona
Historic Architect
Jon Mirto, Project Architect
Andrew Gorski, Captain

Crocker Associates, Santa Fe, NM
Adobe Restoration
Burns Wald Hopkins Shambach
TCLC Structural Engineering

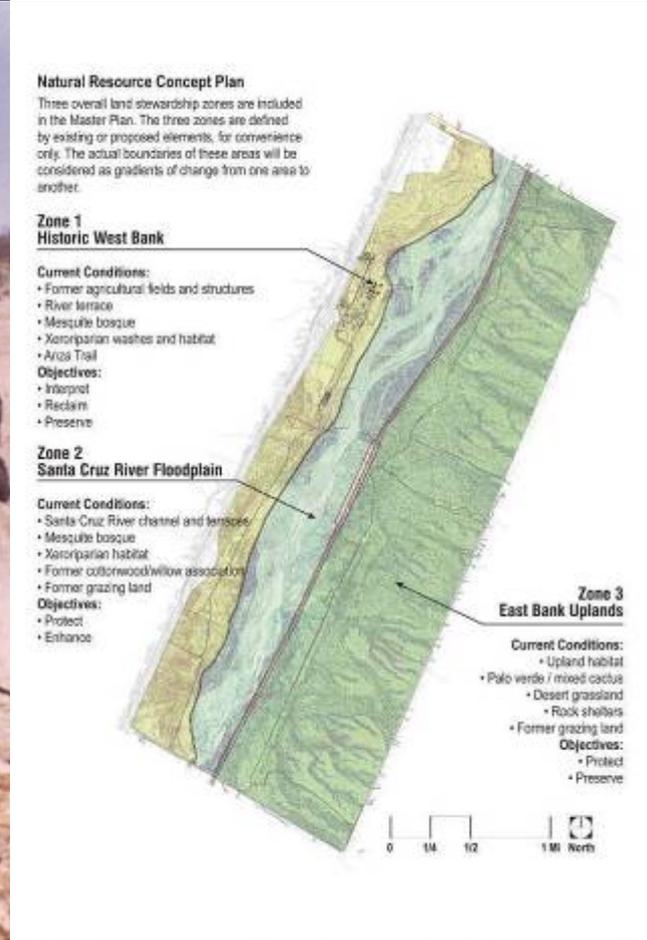
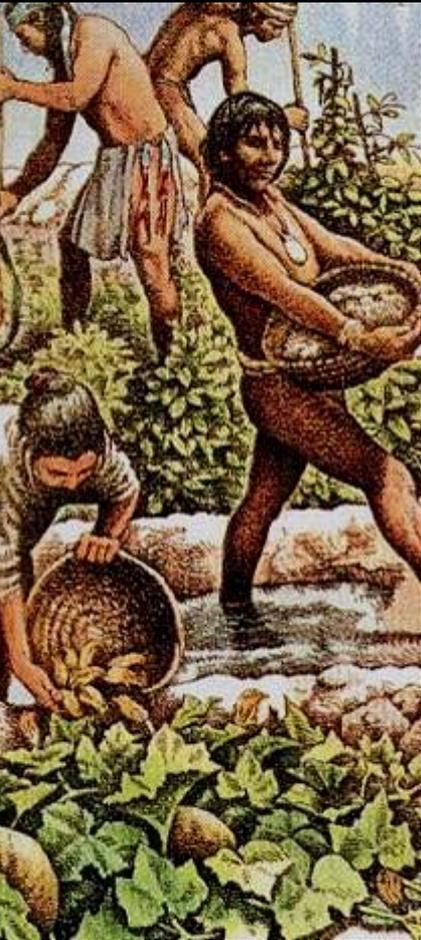
Economic Team

ConsultEcon, Inc.
Cambridge MA
Economic Planning
Thomas Martin, AICP, Pres.
James Stevens

Compusult
Tucson Arizona
Cost Estimating
Trip McGrath, Architect



Master Plan / Restoration - Canoa Ranch | Fort Lowell Park Master Plan



“Many layers of history must be recognized”

Master Plan / Restoration - Canoa Ranch | Fort Lowell Park Master Plan



“Cultural landscape creates sense of place”

Master Plan / Restoration - Canoa Ranch | Fort Lowell Park Master Plan



“Team work is critical for success”

Master Plan/Restoration—Steam Pump Ranch | Fort Lowell Park Master Plan



“Authentic work with community groups pays off”

Fort Lowell Restoration Advisory Committee | Fort Lowell Park Master Plan

Larry Hecker, **Committee Member, Chair**

Elaine Hill, **Committee Member**

Frank McClure, **Committee Member**

Anne Woosley, **Committee Member**

Peggy Sackheim, **Committee Member**

Patsy Waterfall, **Committee Member**

David Yubeta, **Committee Member**

Jonathan Mabry, **City of Tucson Staff**

Jim Conroy, **City of Tucson Staff**

Norma Stevens, **City of Tucson Staff**

Lynne Birkinbine, **City of Tucson Staff**

Loy Neff, **Pima County Staff**

Simon Herbert, **Pima County Staff**

Linda Mayro, **Pima County Staff**



Scope of Work and Project Schedule | Fort Lowell Park Master Plan

Background Report, Meeting #1, September 3, 2008



Alternative Concept Plans, Meeting #2, November 2008

ALT 1

ALT 2

ALT 3

Preferred Concept Plan (or hybrid), Meeting #3, February 2009
Feasibility Study, Restoration Plan, Business Plan

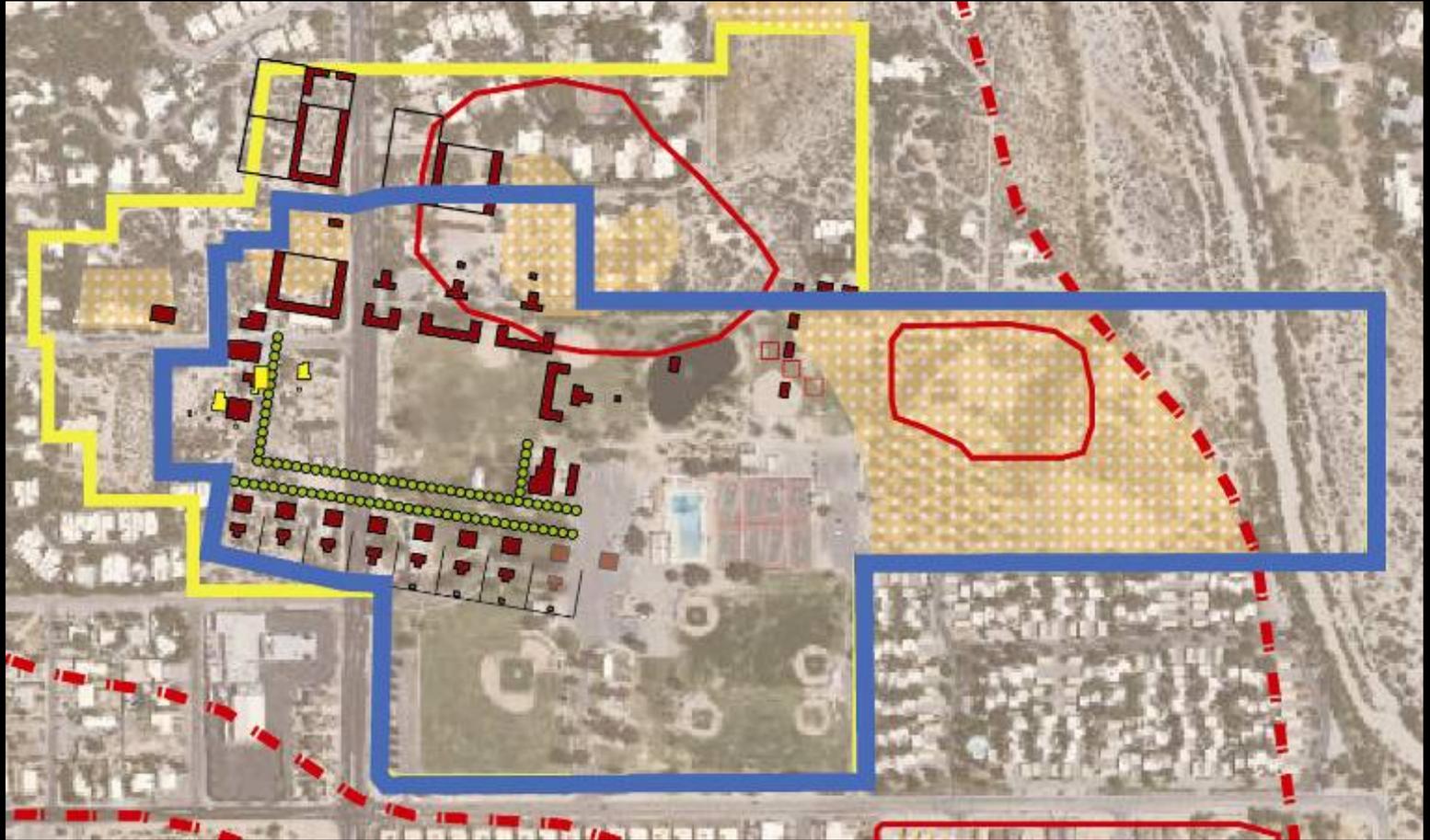
PREF
ALT

Final Plan to COT M & C and PC B of S April 2009

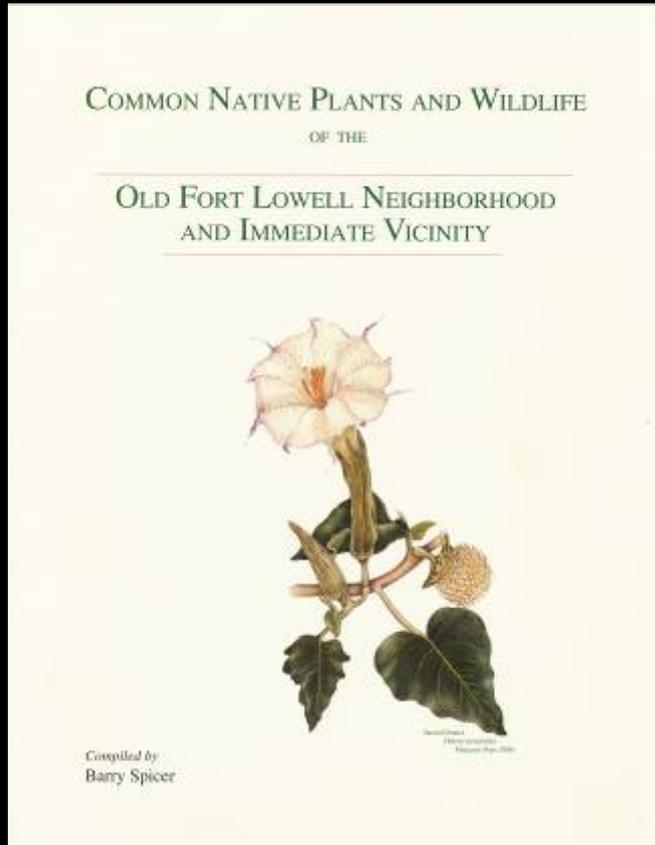
FINAL
PLAN



Fort Lowell Site History | Fort Lowell Park Master Plan



Historical Overview | Fort Lowell Park Master Plan



Number of Plant Species in the Fort Lowell area

- Cacti- 10
- Grasses- 23
- Shrubs- 17
- Trees- 11
- Vines- 3
- Mistletoe- 2
- Wildflowers- 27

Natural History - Plants



Number of Animal Species

- Amphibians- 4
- Birds- 85
- Mammals- 38
- Reptiles- 20

Natural History - Animals

Historical Overview | Fort Lowell Park Master Plan

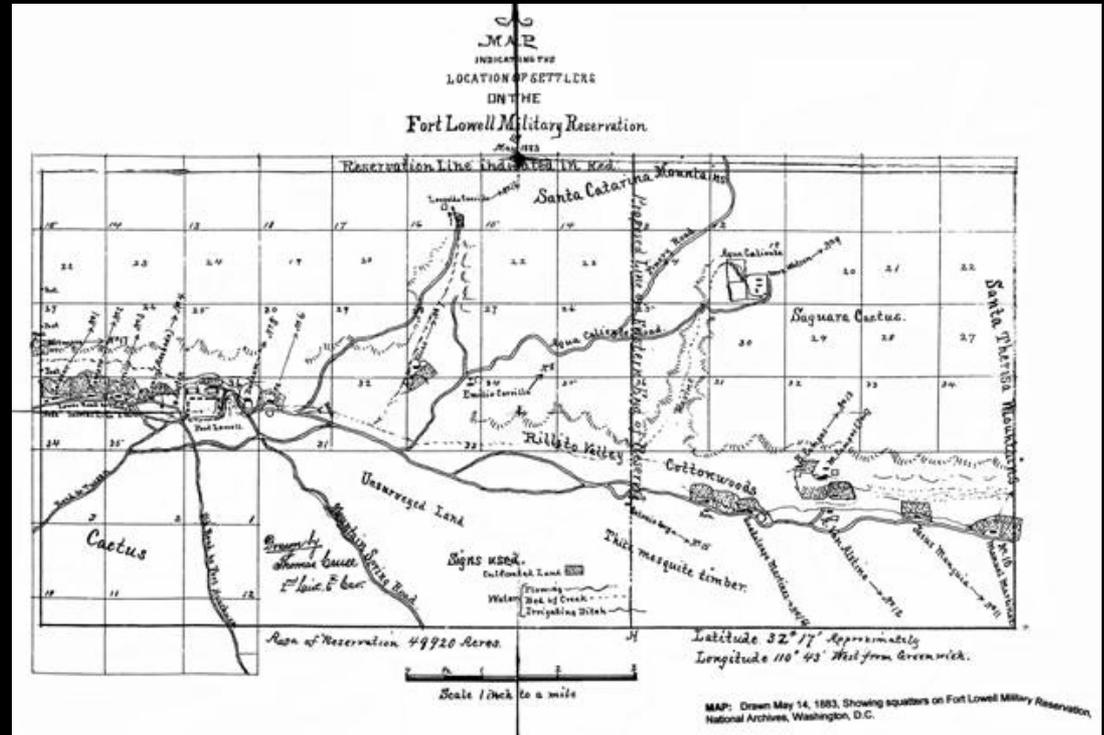


- Occupation known for time span between A.D. 700 to 1300
- Pithouses, pits, and burials have been discovered within park
- The Hohokam farmed along the Santa Cruz and traded with their neighbors in the Tucson Basin

Hohokam Period

- Jesus Salazar
- Juan Tomas Romero and Juan Pedro Romero
- Leopoldo Carrillo
- John Conly
- David Dunham
- George H. Doe
- Manuel Martinez
- Jesus Munguia
- A. Van Alstine
- Bernardino Campas
- Guadalupe Martines
- Antonio Loja
- E. L. Wetmore

Historical Overview | Fort Lowell Park Master Plan



Early Settlers

Historical Overview | Fort Lowell Park Master Plan



Fort Lowell Established 1873

- Buildings placed around a Rectangular **parade ground**
- Between **80 and 200** cavalry and army soldiers stationed at the fort
- Fort closed in **1891**

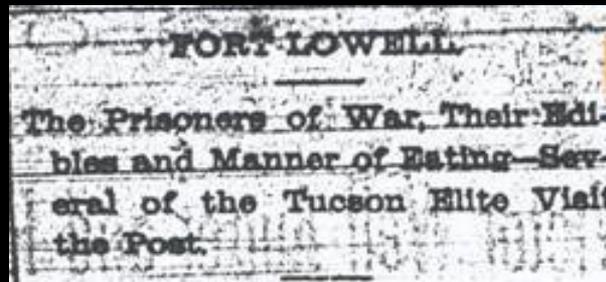


Fort Lowell

Historical Overview | Fort Lowell Park Master Plan



- Soldiers frequently participated in **raids** against the Apache
- In **1881**, Apache were held in the **guardhouse** while awaiting trial for rebelling against the American government



The Apache

Historical Overview | Fort Lowell Park Master Plan



- “Squatters” moved into some fort buildings
- Fort buildings auctioned for salvage in 1896
- Mexican and Anglo farmers dug canals and grew crops
- Tuberculosis sanatoriums opened in the early 1900s
- Bolsius family rebuilt the Commissary buildings

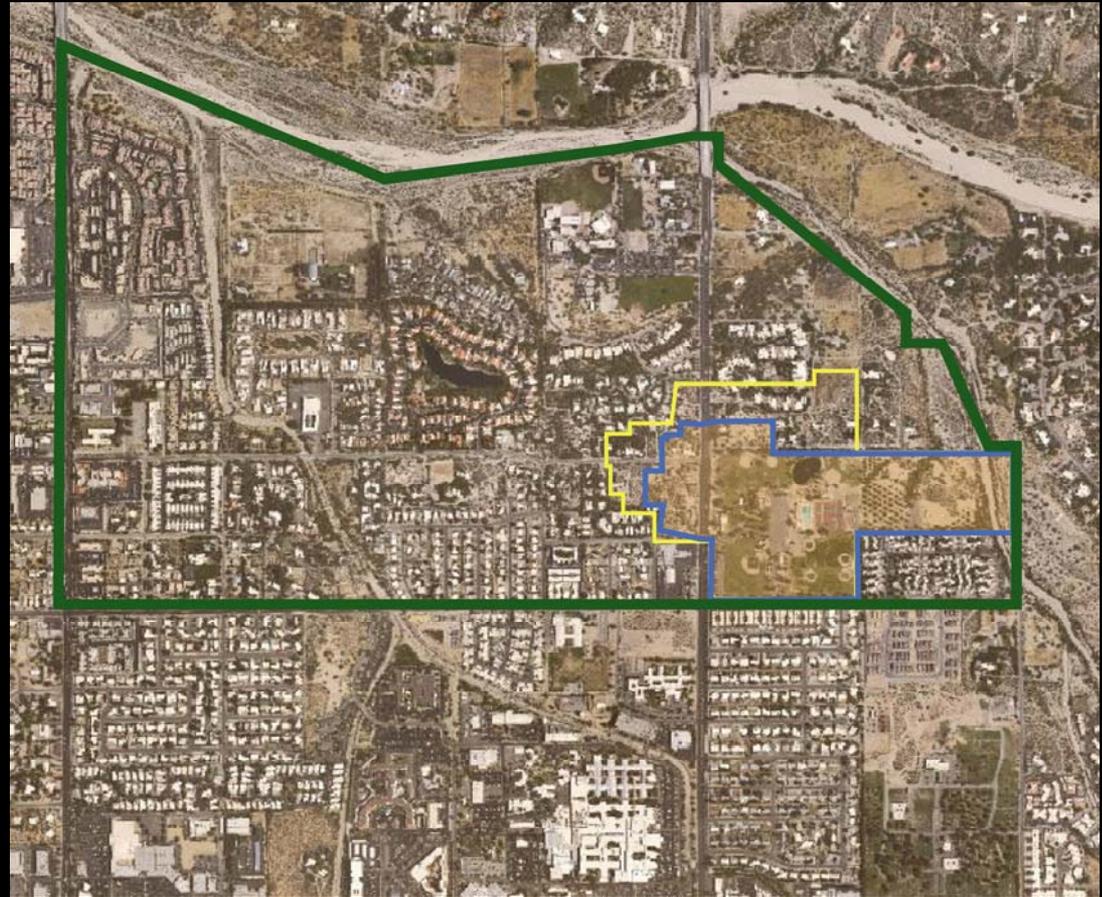
Post Fort Period

Facts About the Site / Background Report | Fort Lowell Park Master Plan

Old Fort Lowell Neighborhood Association

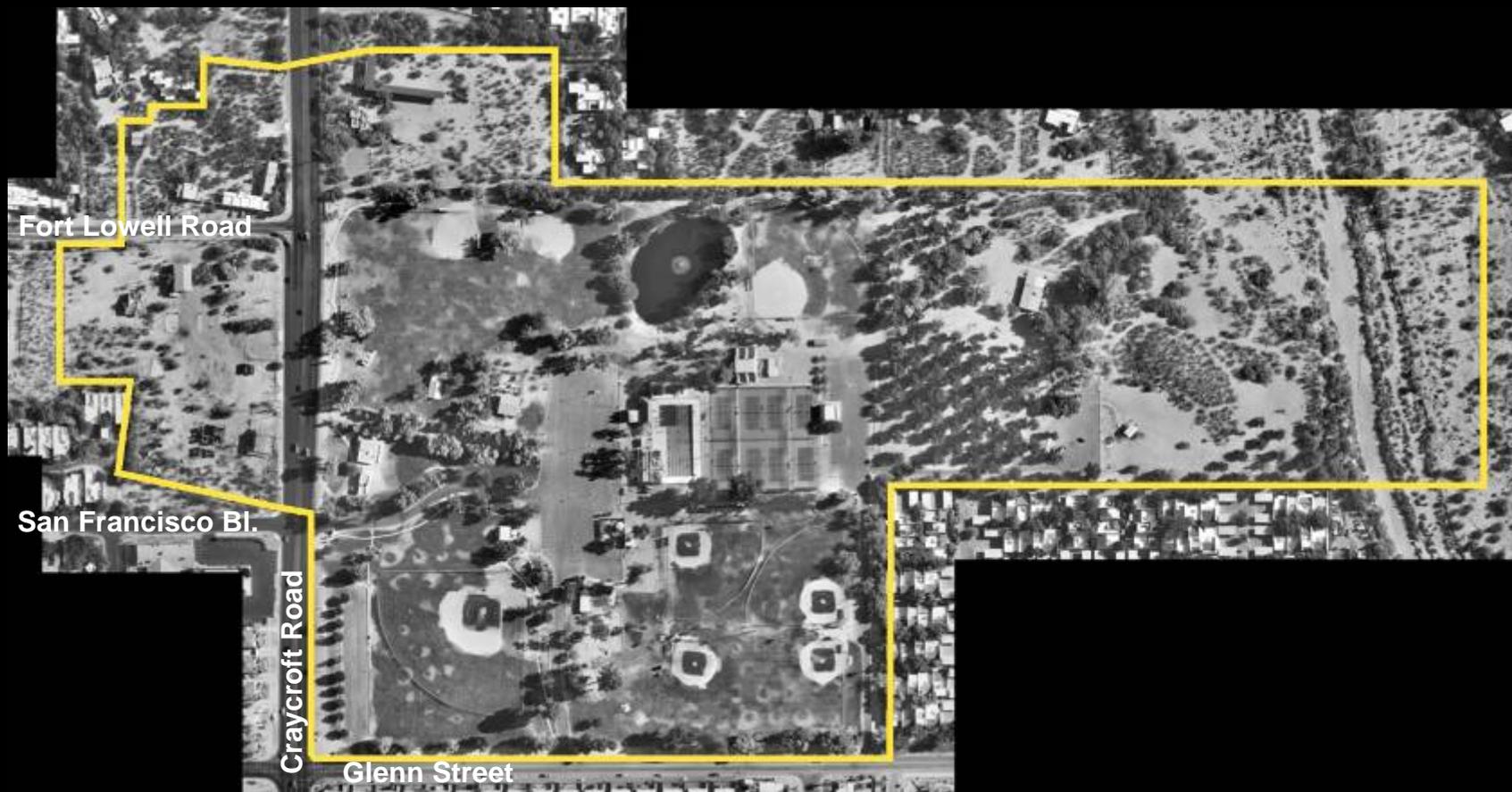
Fort Lowell Historic District (COT)

Fort Lowell Park Boundaries (COT)



Location

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Project Planning Boundary

Facts About the Site / Background Report | Fort Lowell Park Master Plan

1957 – One parcel sold by **Boy Scouts** to Pima County.

1960 - plans were to remove the Fort-era ruins, except the hospital, and use site for **recreation**.

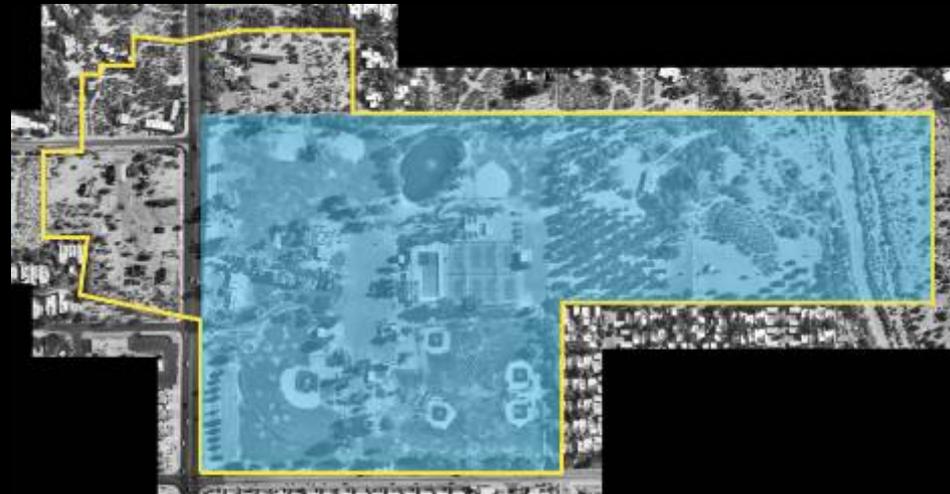
1963 - Community interest in preservation leads to **preservation** of more historic fort-era resources and reconstruction of Commanding Officer's Quarters (1963).

1972 - 3 additional acres sold to Pima County by the **Boy Scouts**.

1975 – **County** acquires 20 acres at eastern end of the park that contains large portion of the prehistoric Hardy site and the pecan orchard.

1984- **City** acquires entire 60 acres from Pima County.

 Fort Lowell Park (60 Acres)



Park Evolution (1957-1984)

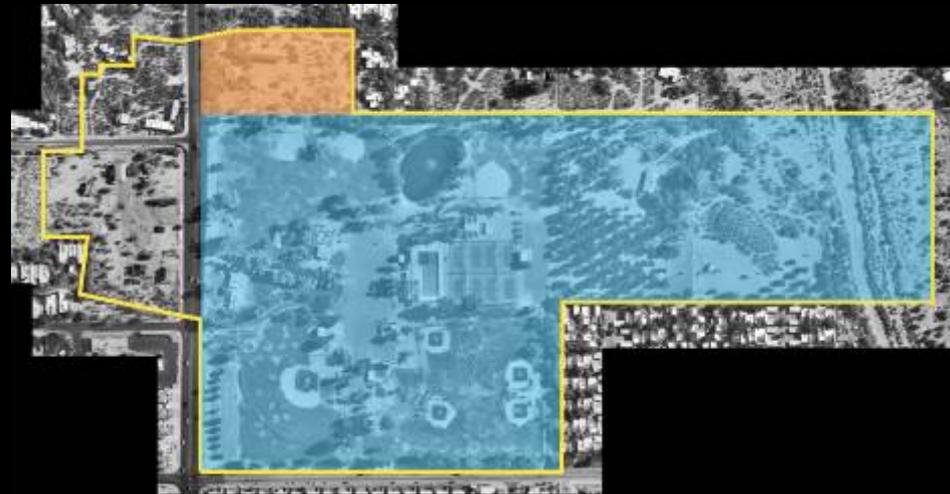
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1985 – City acquires the 3 acre **Donaldson / Hardy** parcel north of the park.

Parcel contains the Donaldson / Hardy House and associated features. This parcel also includes remnants of the Fort-era Calvary Corrals / Hay Yard and an area rich in **Hohokam artifacts**.

1985 – Fort Lowell Park **Master Plan** Completed.

-  Donaldson / Hardy Property (3 Acres)
-  Fort Lowell Park (60 Acres)



Park Evolution (1985-2002)

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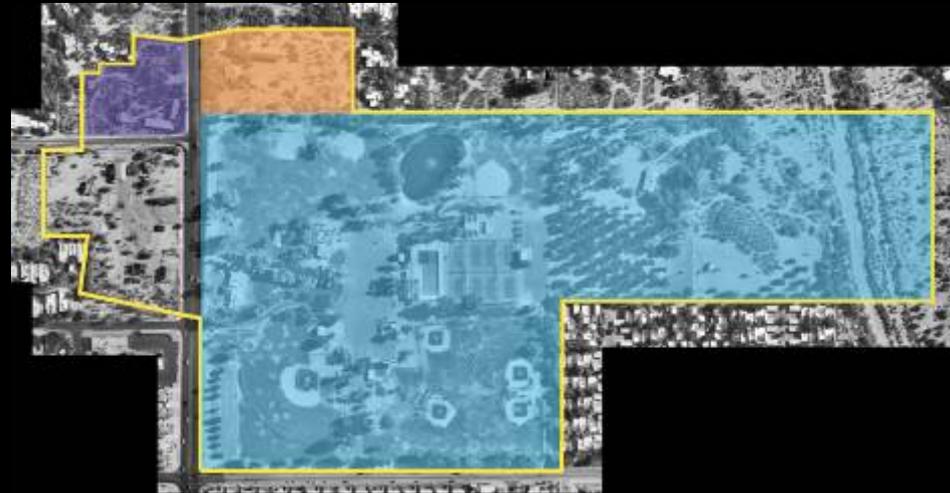
2002 – City of Tucson acquires the “**Commissary Apartments**” from private owners.

Parcel was originally the Fort Lowell **Quartermaster and Commissary Storehouses**.

Commissary Buildings were “**adaptively – reconstructed**” in the 1930s by the Bolsius family.

Parcel currently contains **five leased apartments** managed by a property management company on behalf of the city.

-  Commissary Apartments (2.34 Acres)
-  Donaldson / Hardy Property (3 Acres)
-  Fort Lowell Park (60 Acres)



Park Evolution (2002-2006)

Facts About the Site / Background Report | Fort Lowell Park Master Plan

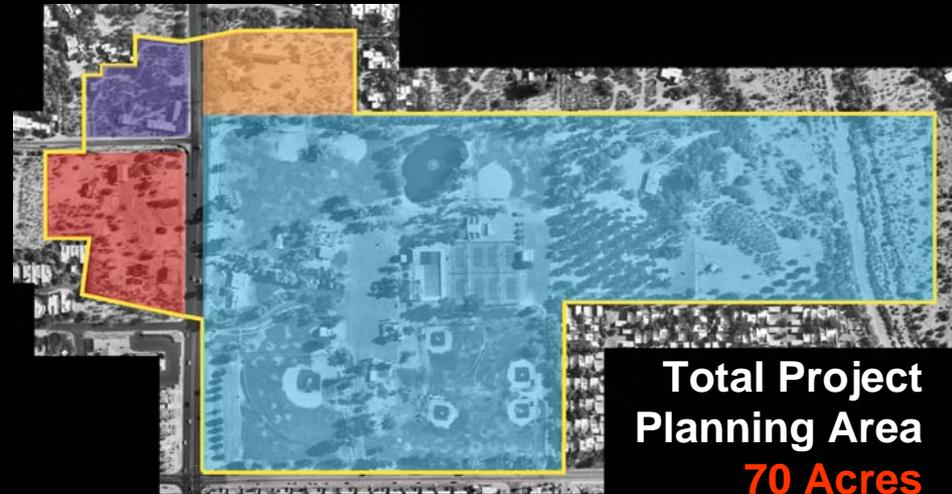
2006 to present – With the assistance of **2004 Pima County Bonds**, City of Tucson acquires the **Adkins Parcel** and begins site clean-up, inventory and emergency stabilization of historic resources.

Parcel had been owned by the **Adkins Family** since **1928**. Adkins operated the “Adkins Rest Ranch” until around **1950**.

Adkins Trucking and **Steel Manufacturing** began operating on the site in **1934**.

By the **1950s**, Adkins were manufacturing **steel tanks** almost exclusively. Continued in business on the site until the Spring of **2007**.

-  Adkins Parcel (5.31 Acres)
-  Commissary Apartments (2.34 Acres)
-  Donaldson / Hardy Property (3 Acres)
-  Fort Lowell Park (Approx. 60 Acres)



Park Evolution (2006 - Present)

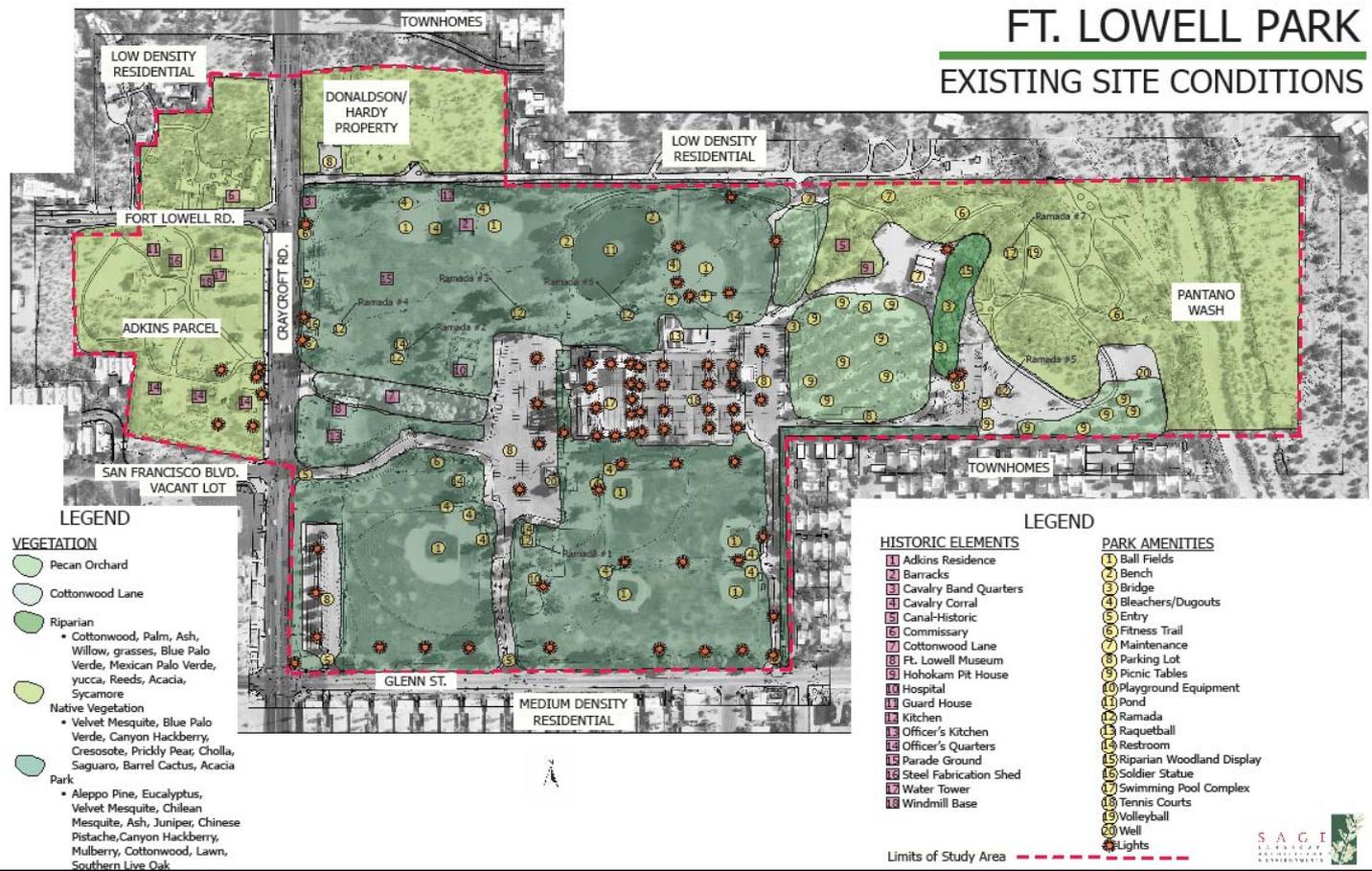
Facts About the Site / Background Report | Fort Lowell Park Master Plan

Existing Parking Spaces = 330+/-



Roads and Parking

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Landscape & Natural Features

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Pecan Trees / Wetland



Erosion at Pantano Wash



Pond / Ball Fields



Pantano Wash



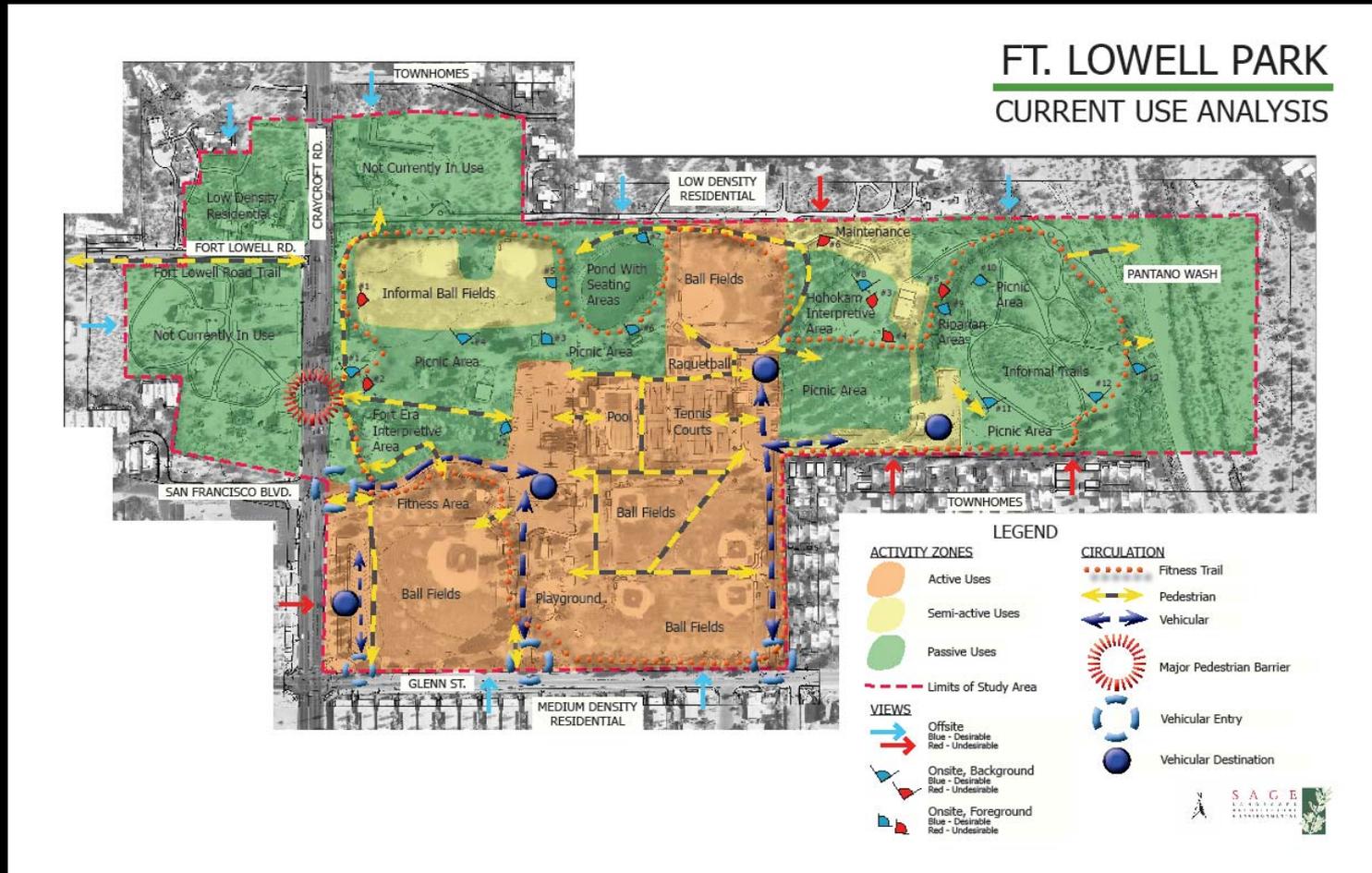
Riparian Vegetation



Excellent Views

Landscape & Natural Features

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Recreation & Park Features

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Ball Fields



Fitness Trail / Fields



Utilities / Maintenance



Image / Traffic / Entry



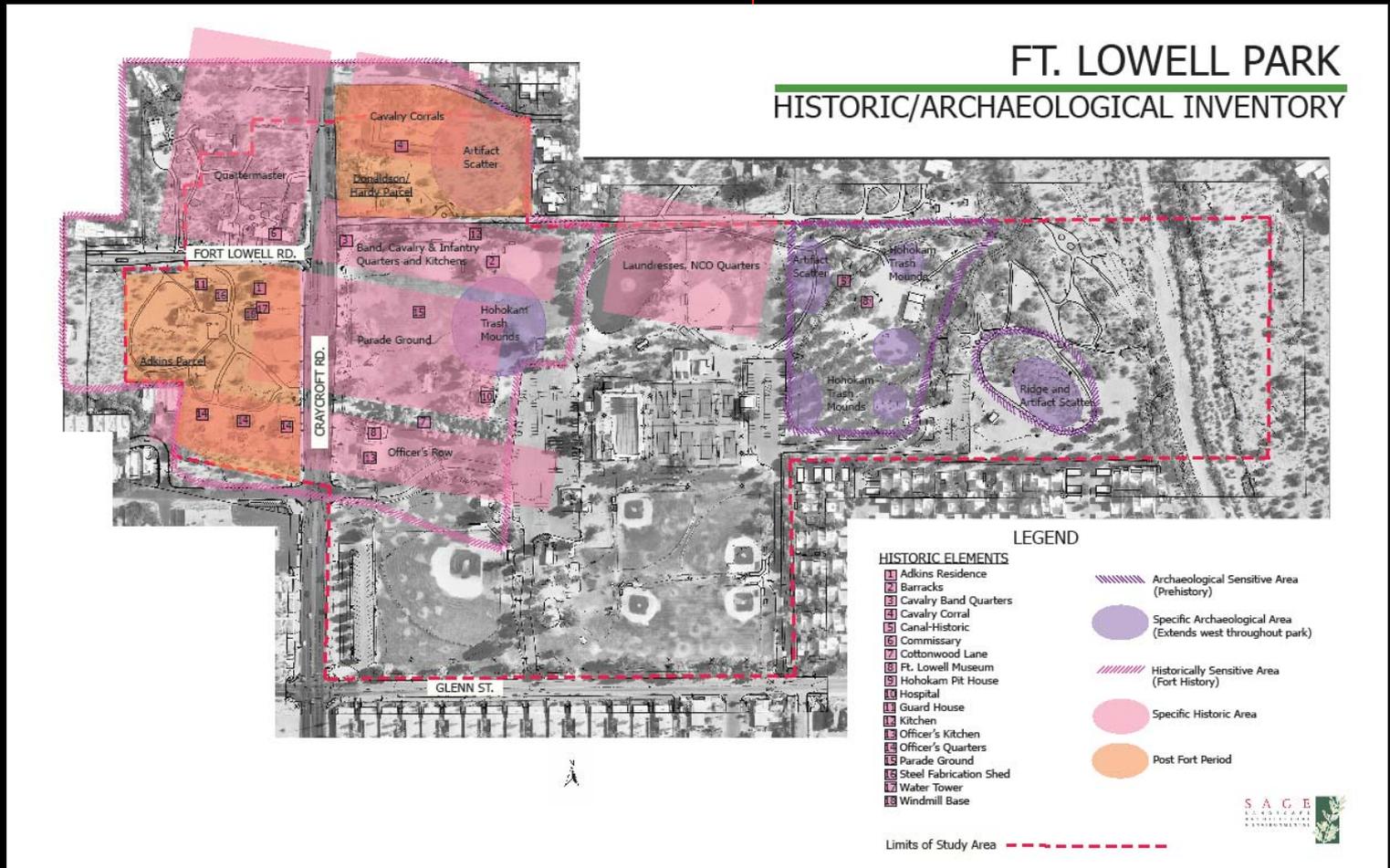
Ramadas



Parking / Orientation

Recreation & Park Features

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Archaeology & Cultural Landscape

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Signage / Orientation



Historic Interpretation



Hohokam Interpretation



Parade Grounds



Artifact



Hardy Site

Archaeology & Cultural Landscape

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Cultural Resources and Buildings

Adobe Construction

1. A brick or building material of **sun-dried earth**.
2. A heavy clay used in making adobe bricks
3. A structure made of adobe bricks



Clay - (15%)
Silt - (10-30%)
Sand - (55-75%)

Adobe Construction

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters #1



Hospital

**Adobe Construction
Capillary Rise (Rising Damp)**

Facts About the Site / Background Report | Fort Lowell Park Master Plan

Contrapared - “against the wall”



Officer's Quarters #3



Cavalry Corrals

A “repair” of dissimilar material (concrete) that accelerates basal erosion.



Adobe Construction Basal Erosion

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters #3



Officer's Quarters #3



Adobe Construction Moisture Damage

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters #3



Officer's Quarters #2

Adobe Construction Structural Cracking

Poster Frost Associates
Architecture Planning Urban Design

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters #2



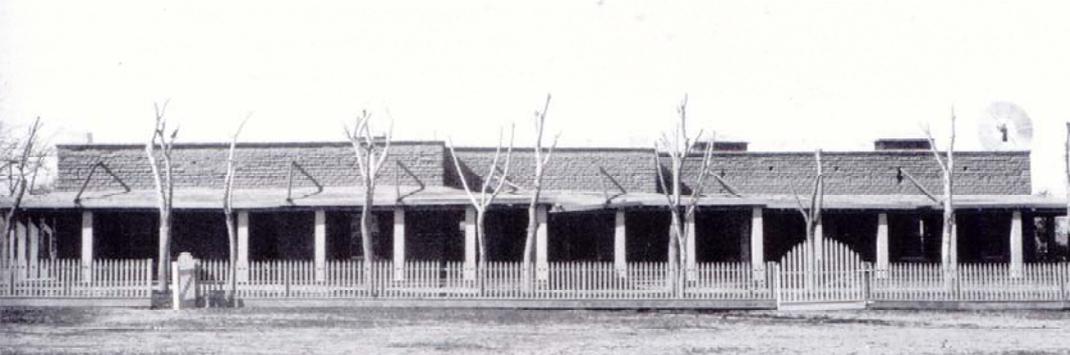
Officer's Quarters #2



Officer's Quarters #3

Adobe Construction Emergency Stabilization

Facts About the Site / Background Report | Fort Lowell Park Master Plan



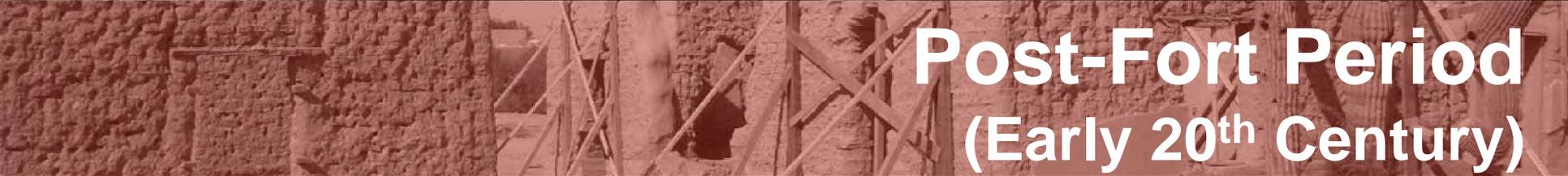
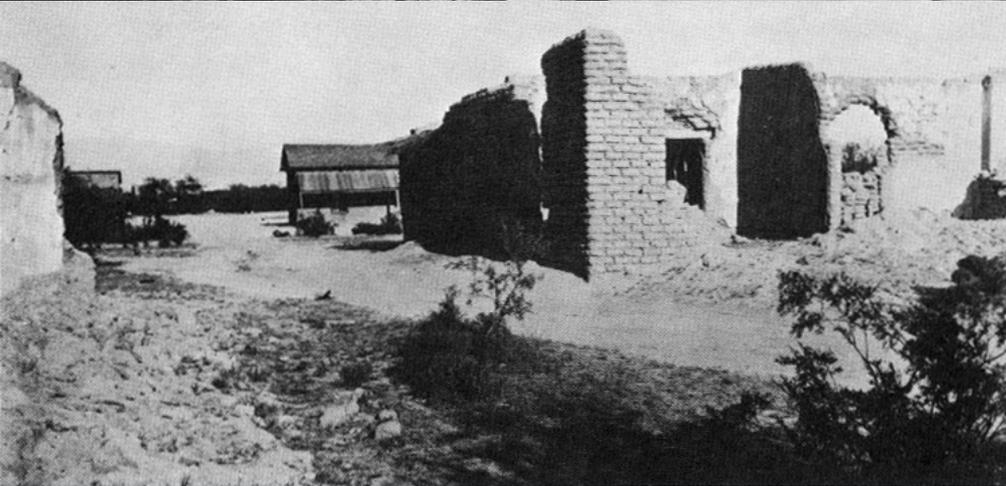
Fort Lowell Period
(1873-1891)

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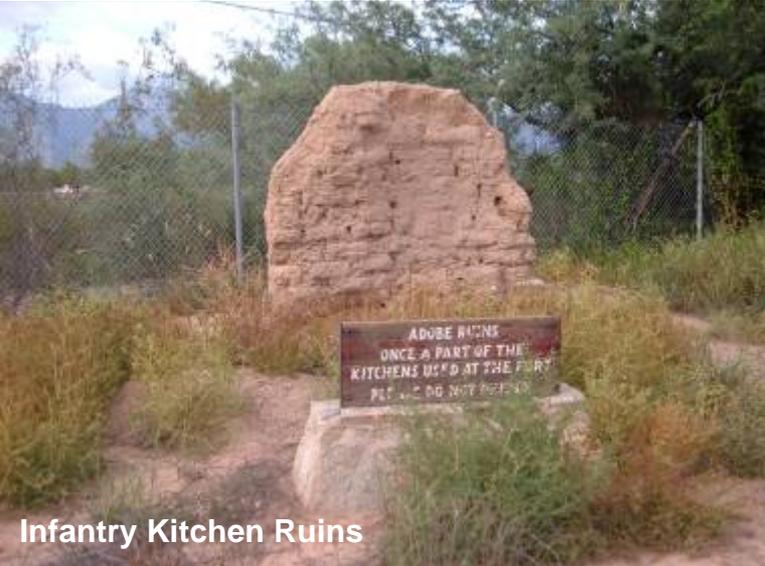
Post- Fort Period (Late 19th Century)

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**Post-Fort Period
(Early 20th Century)**

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Infantry Kitchen Ruins



Fort Lowell Hospital Sheltered Ruins

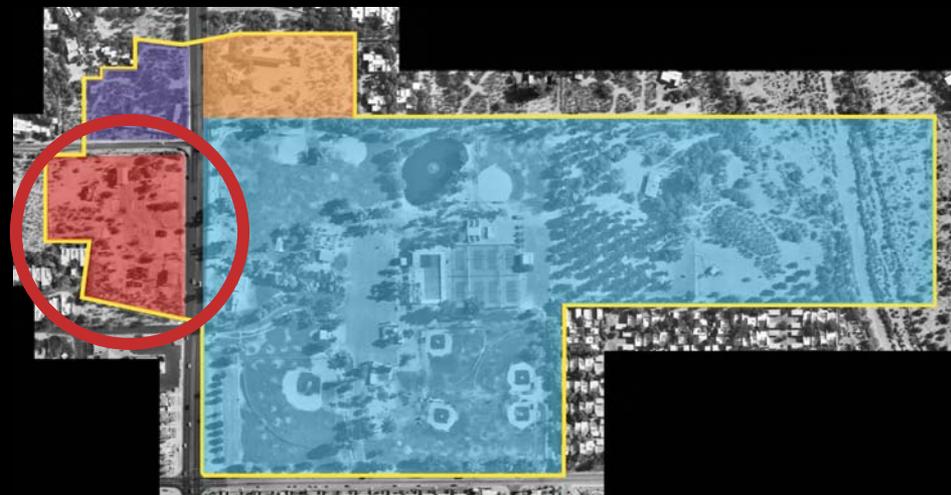


Reconstructed Officer's Quarters and Kitchen



Fort-Era Resources (Present-Day Fort Lowell Park)

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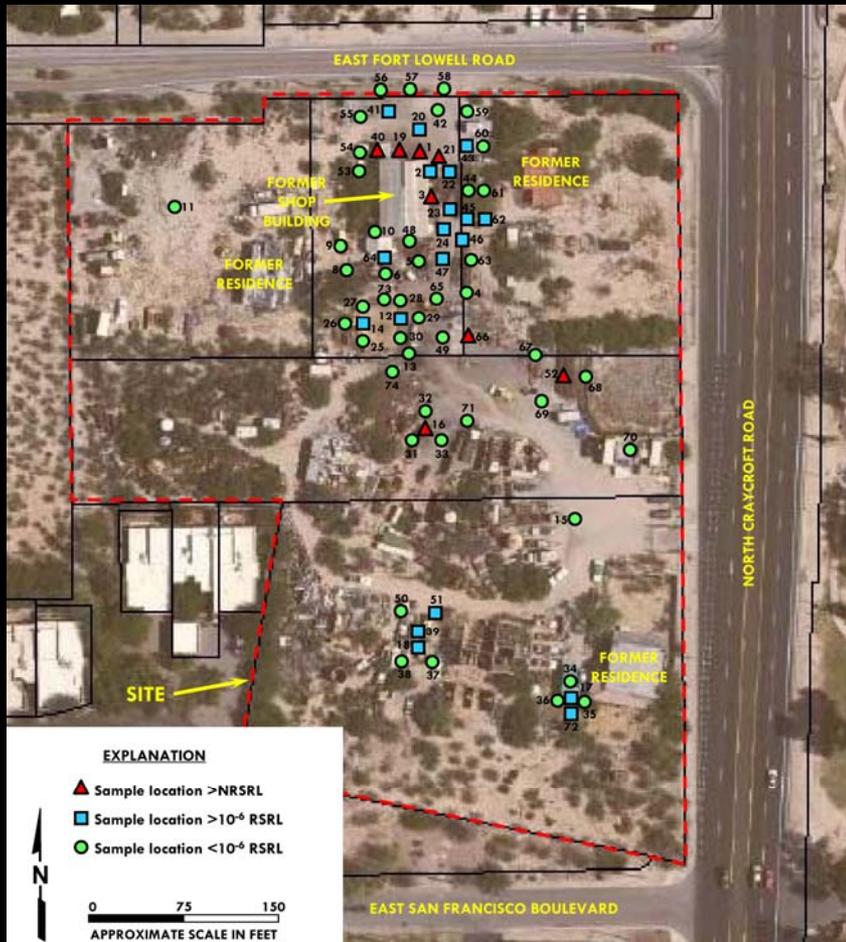
Adkins Parcel

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Adkins Parcel - Site Clean-Up

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Lead, arsenic and polynuclear aromatic hydrocarbon (petroleum) **contamination** primarily near the fabrication shed and also in four other isolated areas.

In most cases, contamination is limited to the **top 18"** of soil.

City of Tucson is pursuing EPA **Brownfields grant** to cover cost of the clean-up.

Abandoned wells and septic systems will be closed and / or removed as part of the **clean-up**

Adkins Parcel - Site Clean-Up

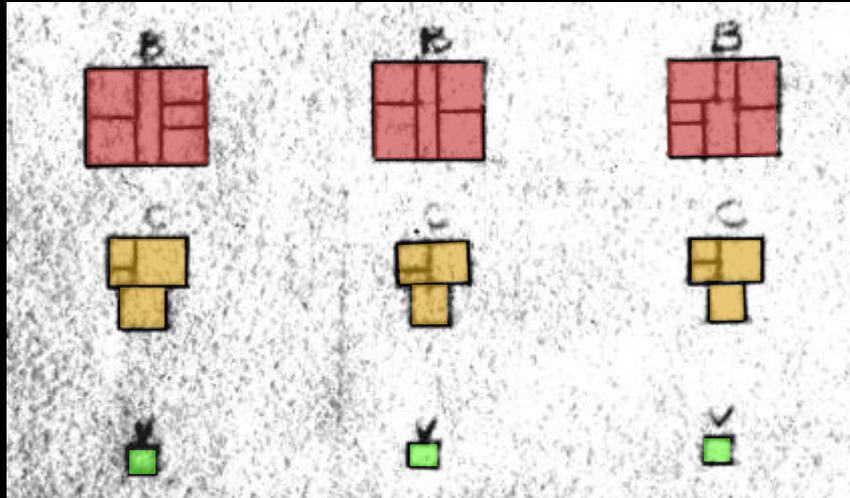
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Officer's
Quarters

1

2

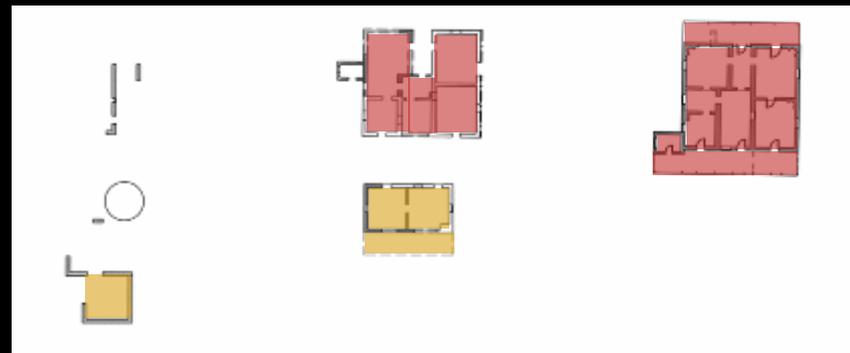
3



1876 Site Plan

Officer's
Kitchens

Officer's
Privies



2007 Site Plan

Officer's Quarters No. 1, 2 & 3

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters No. 1

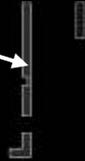
Facts About the Site / Background Report | Fort Lowell Park Master Plan

Western-most of the Original Officer's Quarters.

Appears as a smaller outbuilding in the 1940s aerial.

Current condition – Ruin with sacrificial mud-adobe cap (2007).

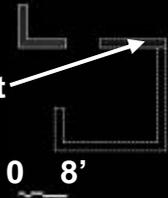
Wall Fragment
from Officer's
Quarters #1



Concrete water
tank from early
20th century



Wall Fragment
from Kitchen



1940s



2005

Officer's Quarters No. 1

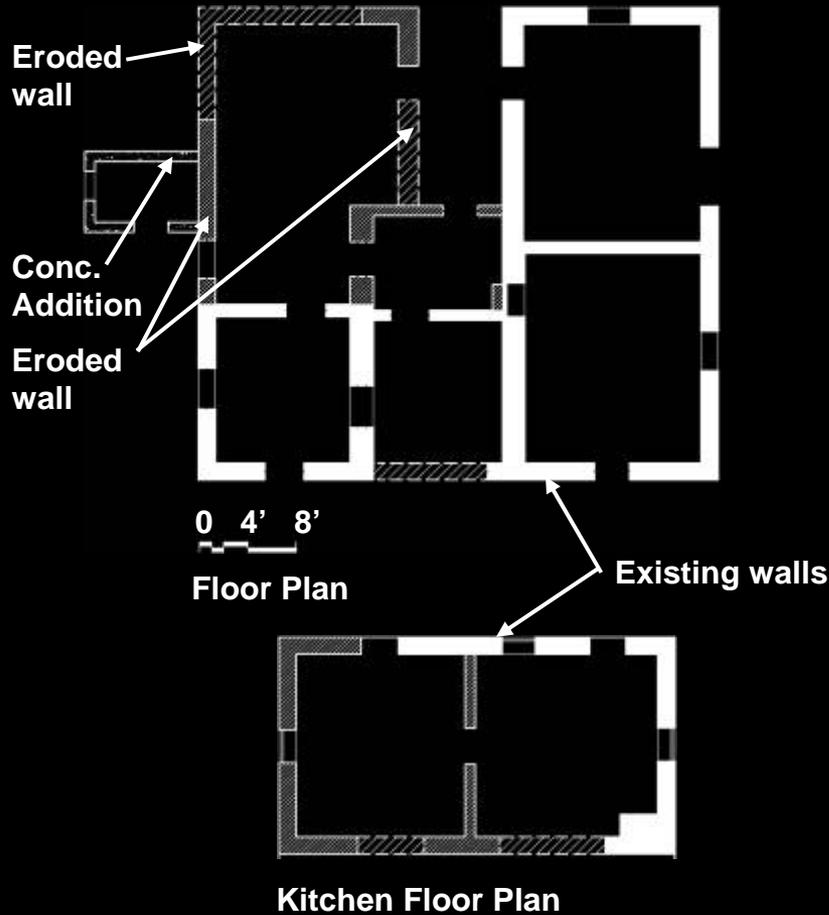
Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters No. 2

Facts About the Site / Background Report

Fort Lowell Park Master Plan



Sanatorium use starting in the 1920s.

Fire gutted wood structure in 1970.
Adobe has deteriorated since this time.

Stabilized with bracing and mud plaster caps in 2007.



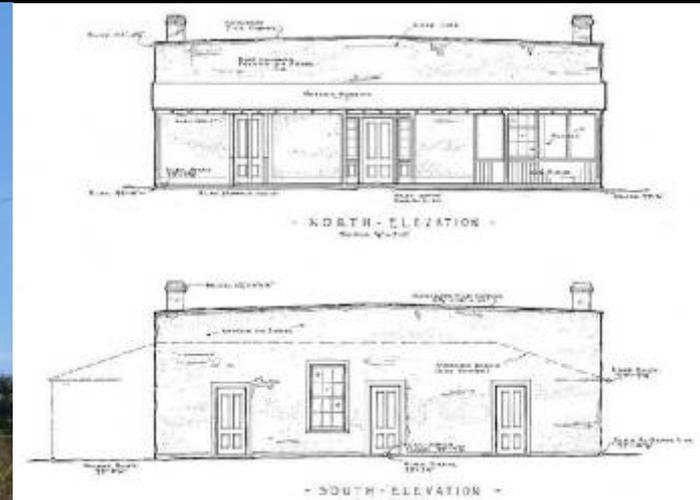
1940s



2005

Officer's Quarters No. 2

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Officer's Quarters No. 3

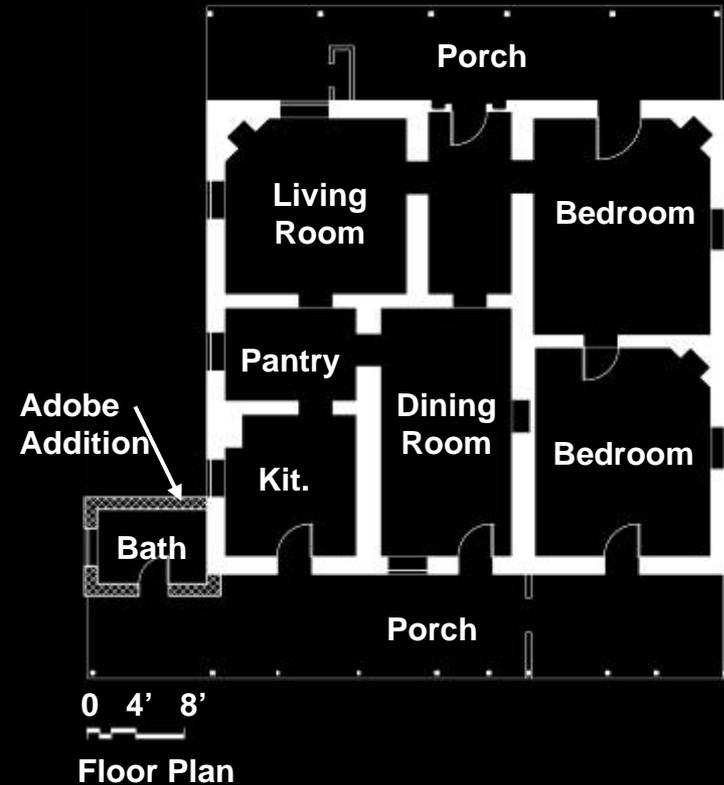
Facts About the Site / Background Report | Fort Lowell Park Master Plan

Best preserved Officer's Quarters

1940 HABS documentation available for restoration. Minor changes since 1940.

Lived in until 2006. Stabilized in 2007.

Will need adobe repair



1940s



2005

Officer's Quarters No. 3

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Ceiling and Structure



Settlement at NE corner



Interior

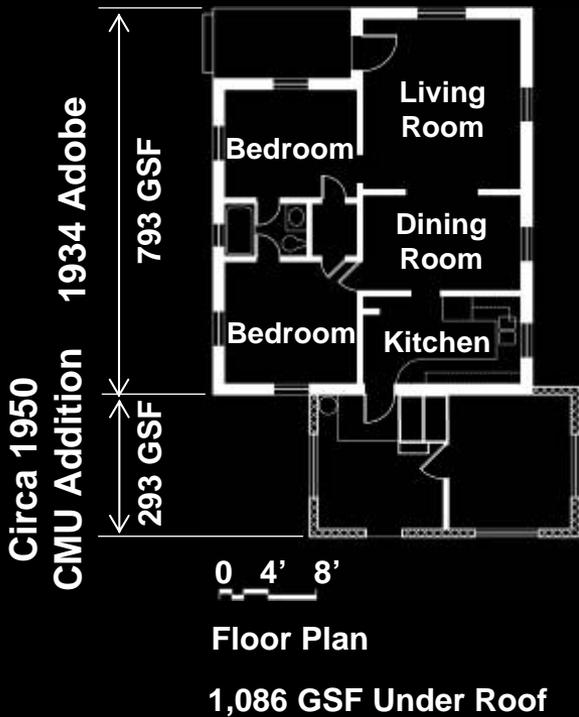
Officer's Quarters No. 3

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Adkins Family Resources

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Main entry facing Southeast



Southern addition

Adobe core constructed **1934**. CMU addition added around **1950**.

Occupied by the **Adkins Family** until 2006.

May be eligible for the **NRHP** but not yet determined.



Adkins Residence

Facts About the Site / Background Report | Fort Lowell Park Master Plan

Major Deficiencies

New **roof** system, including framing required.

Repair basal coving at **adobe wall** at west wall of SW bedroom.

Improve **site drainage** to prevent additional settlement.

Repair **lintels** and surrounding adobe at east elevation windows.

Repair **floor** framing where it is sagging.

New electrical service and **correct electrical** code deficiencies.

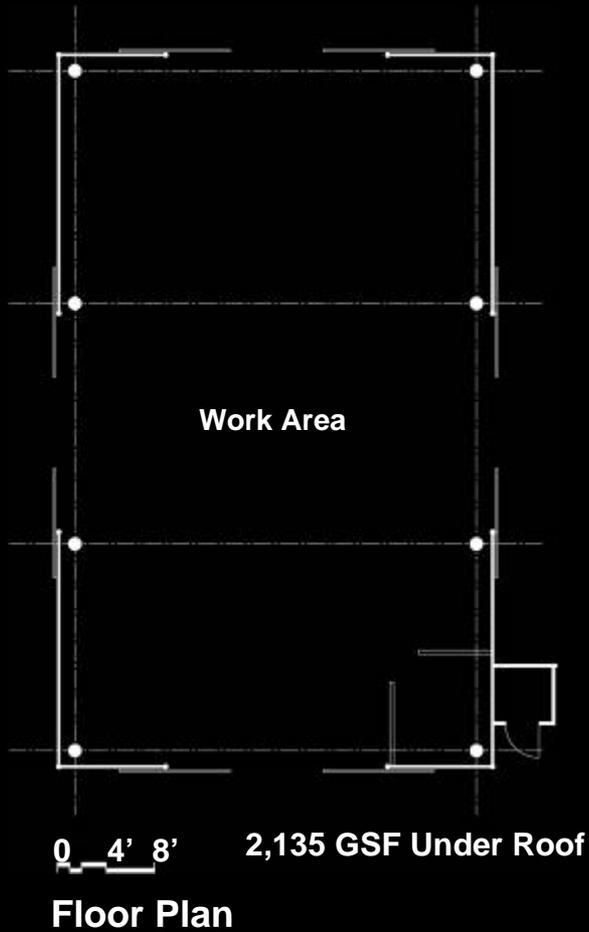


*Images Courtesy of
BWS Architects*



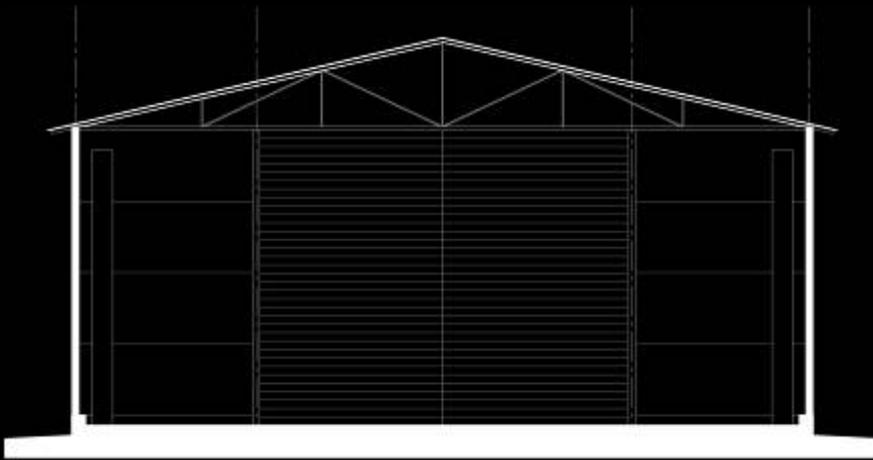
Adkins Residence

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Adkins Steel Fabrication Shed

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Section



Constructed circa **1950**. In use until **2006**

Innovative site-built structure fabricated of industrial materials.

Light-weight **concrete panels** placed between steel flanges.

Will require **structural retrofits** prior to use to address structural (code) issues.

May be eligible for the **NRHP** but not yet determined.

Adkins Steel Fabrication Shed

Facts About the Site / Background Report | Fort Lowell Park Master Plan

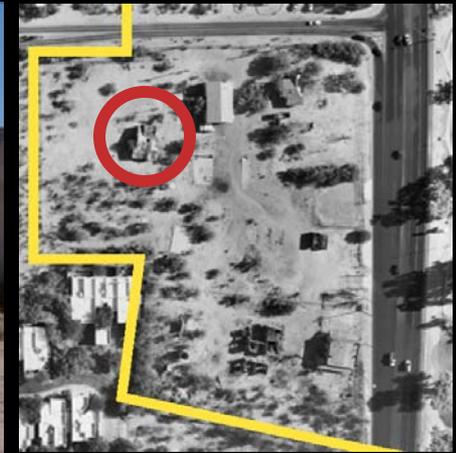
Built by or for **RC Magor**.

Appears on **1940s** Magee aerial.

At an unknown date was acquired by **Adkins Family**.

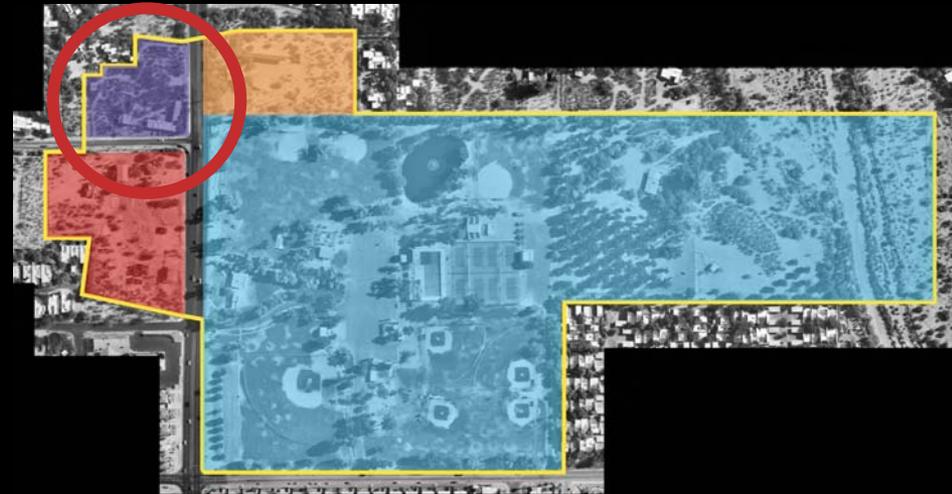
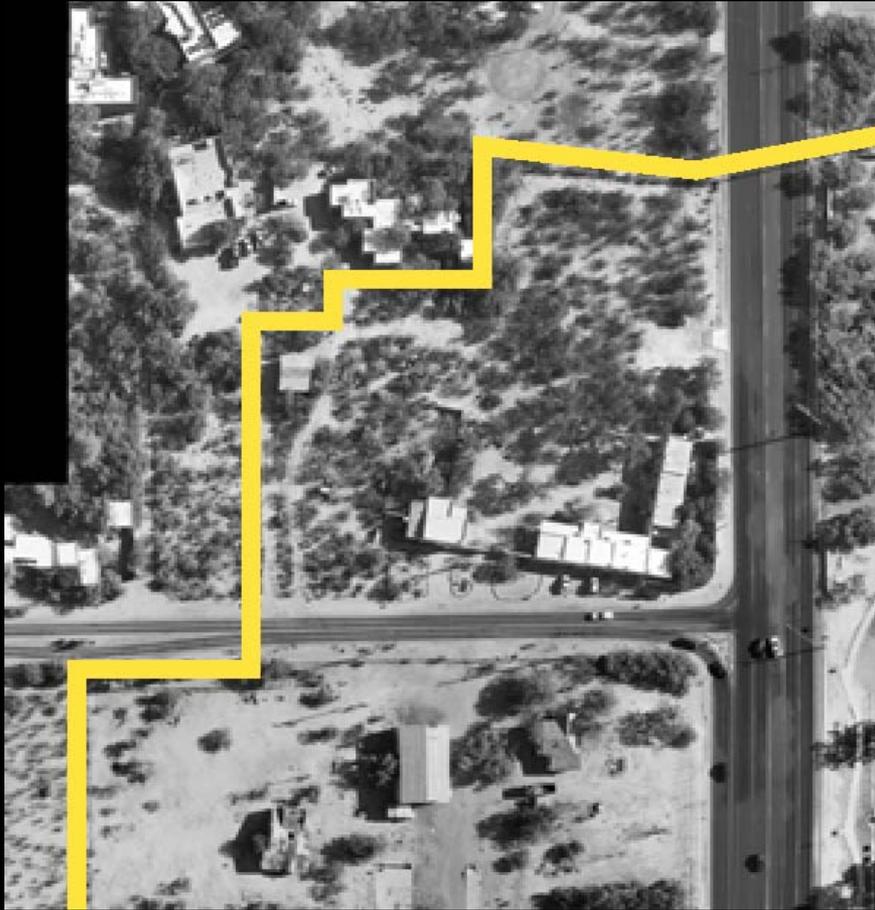
Vandalism and fire have contributed to its **perilous condition**.

Building is **unsafe** and will need to be stabilized to prevent total collapse.



Former Adobe Residence

Facts About the Site / Background Report | Fort Lowell Park Master Plan

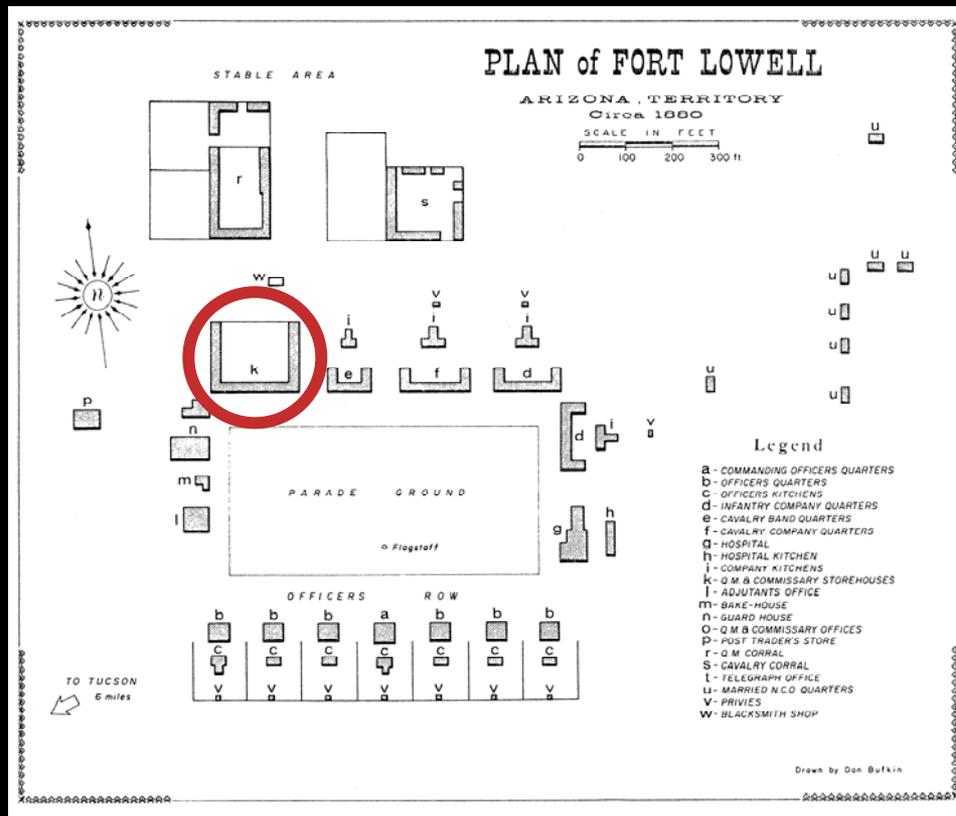


Quartermaster & Commissary Storehouses (Commissary Apartments)



Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan

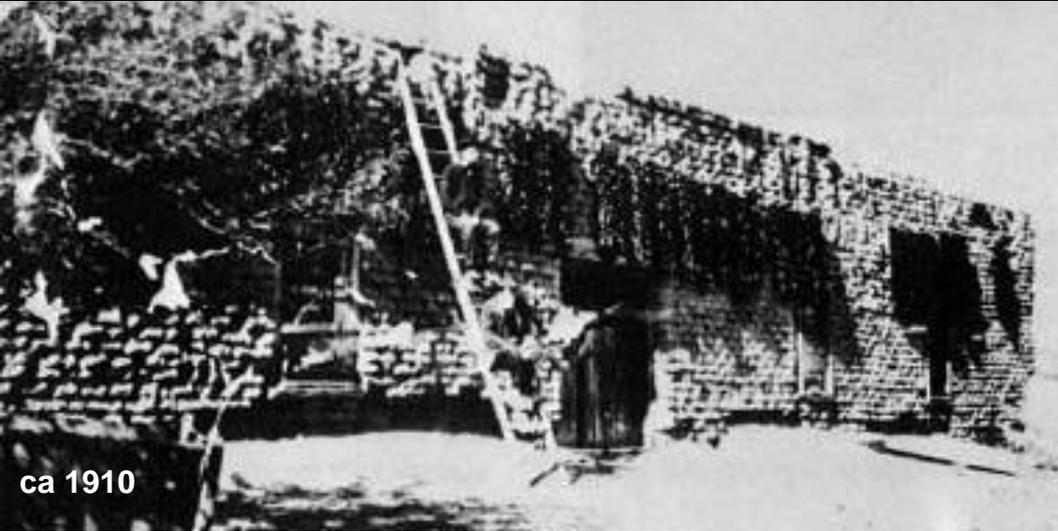


Fort- Era Photograph



Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan



ca 1910



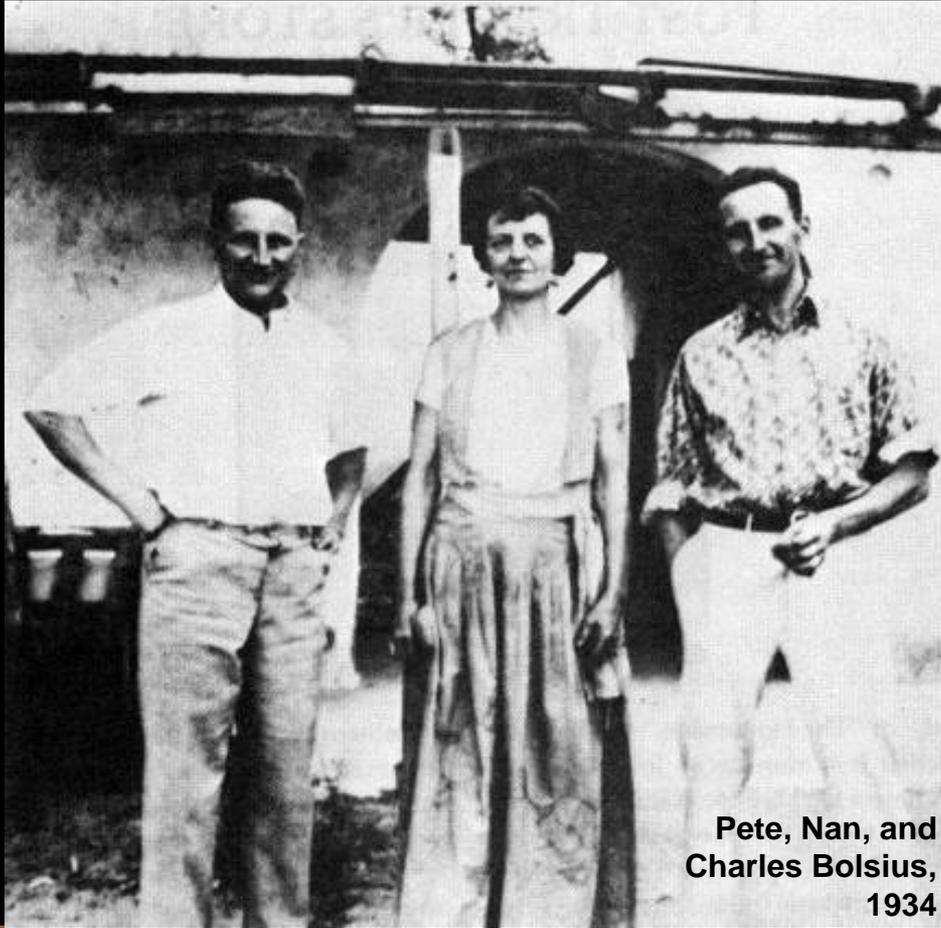
Porfiria Diaz
de Martinez
and Refugio
"Cucu"
Martinez, 1907



Looking East, 1925

Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan

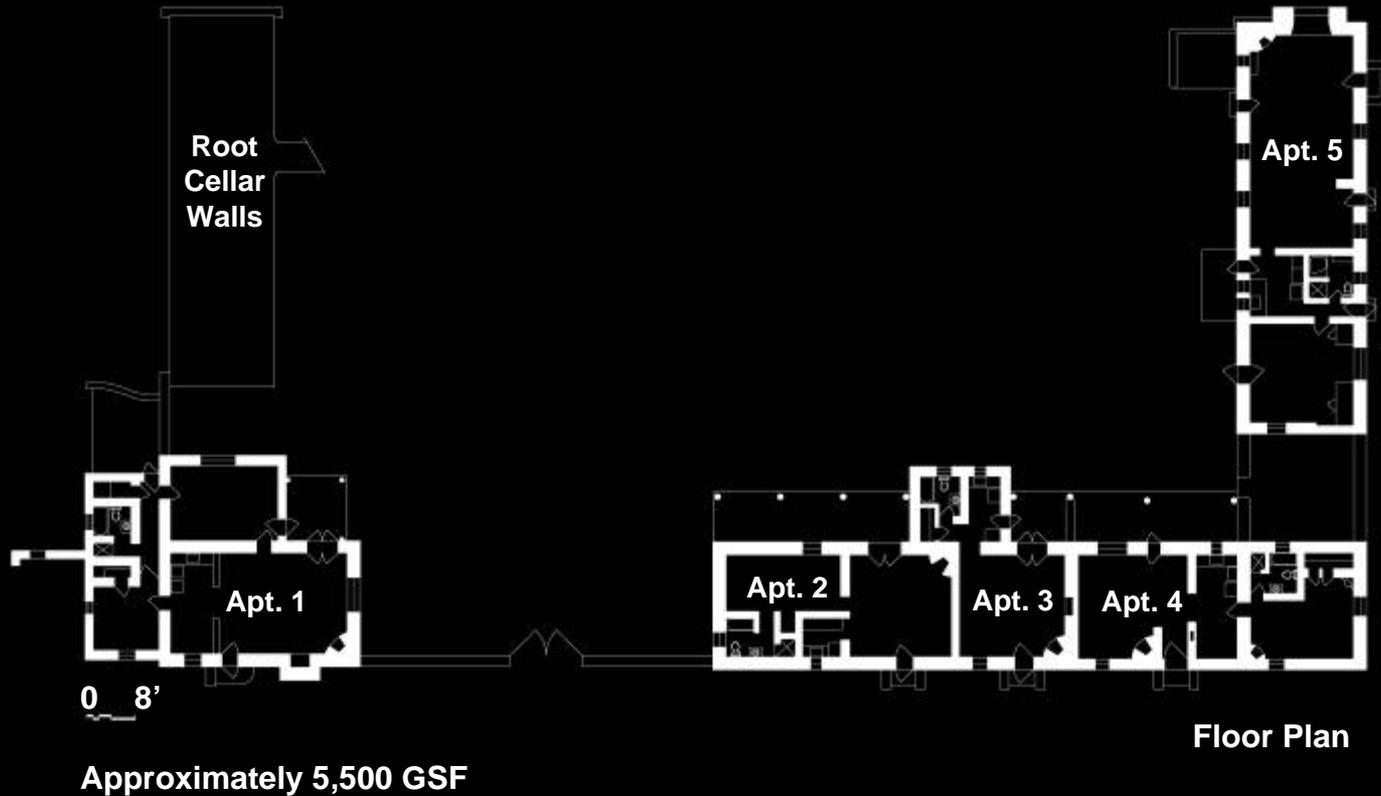


Pete, Nan, and
Charles Bolsius,
1934



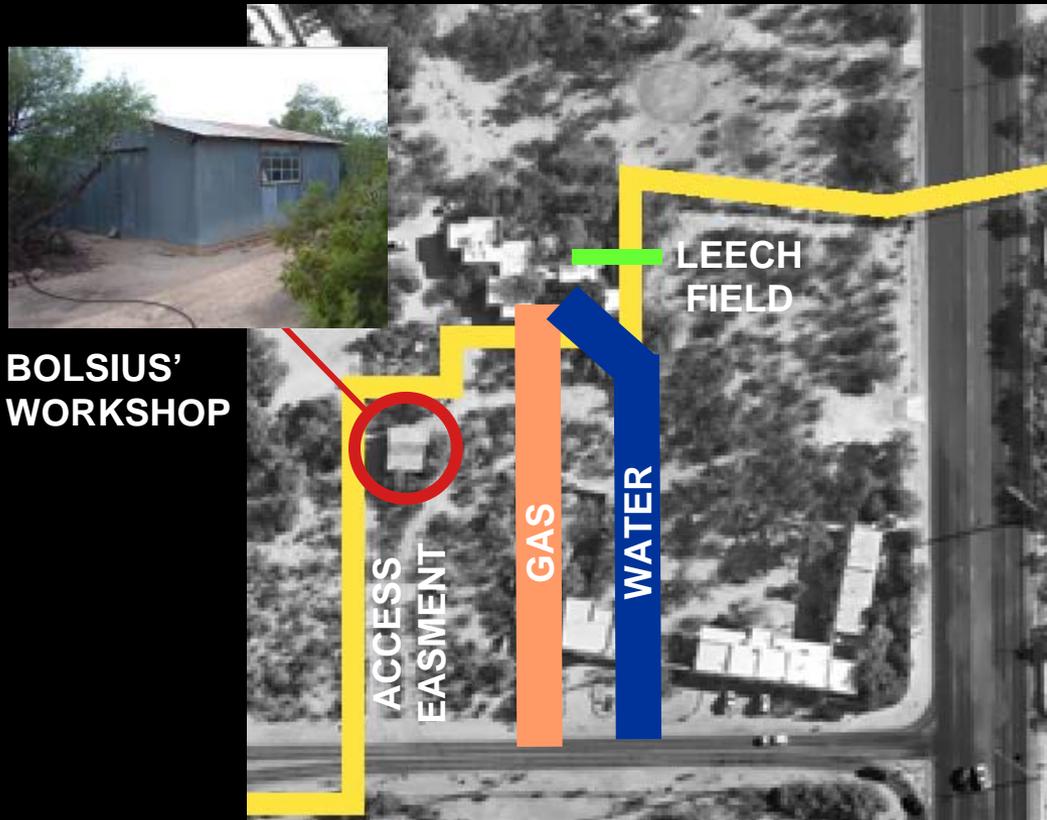
Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan



2.34 Acre Parcel

City Ownership Since 2002

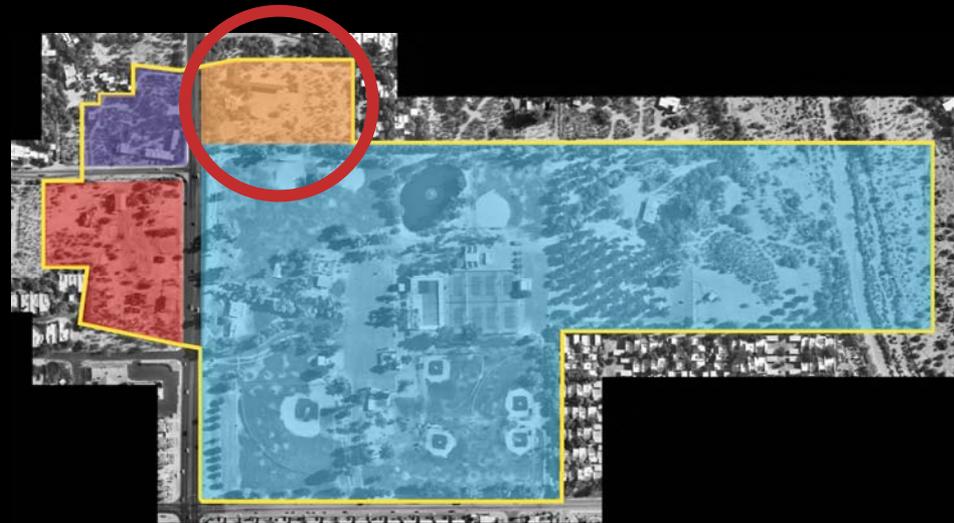
5 Rental Apartments

Access and Utility Easement serve private property to the North. Leaching field for same property believed to be on city owned land.

Shed Building on City property was Charles Bolsius' Workshop. Used by OFLNA for storage.

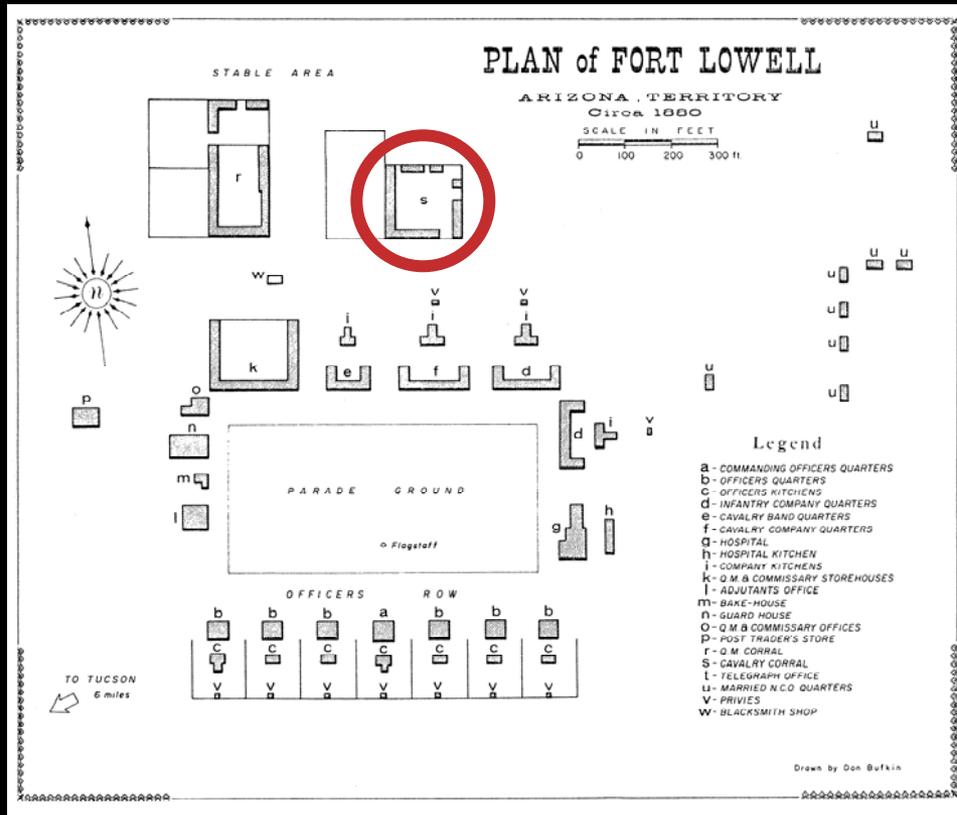
Quartermaster & Commissary Storehouses

Facts About the Site / Background Report | Fort Lowell Park Master Plan



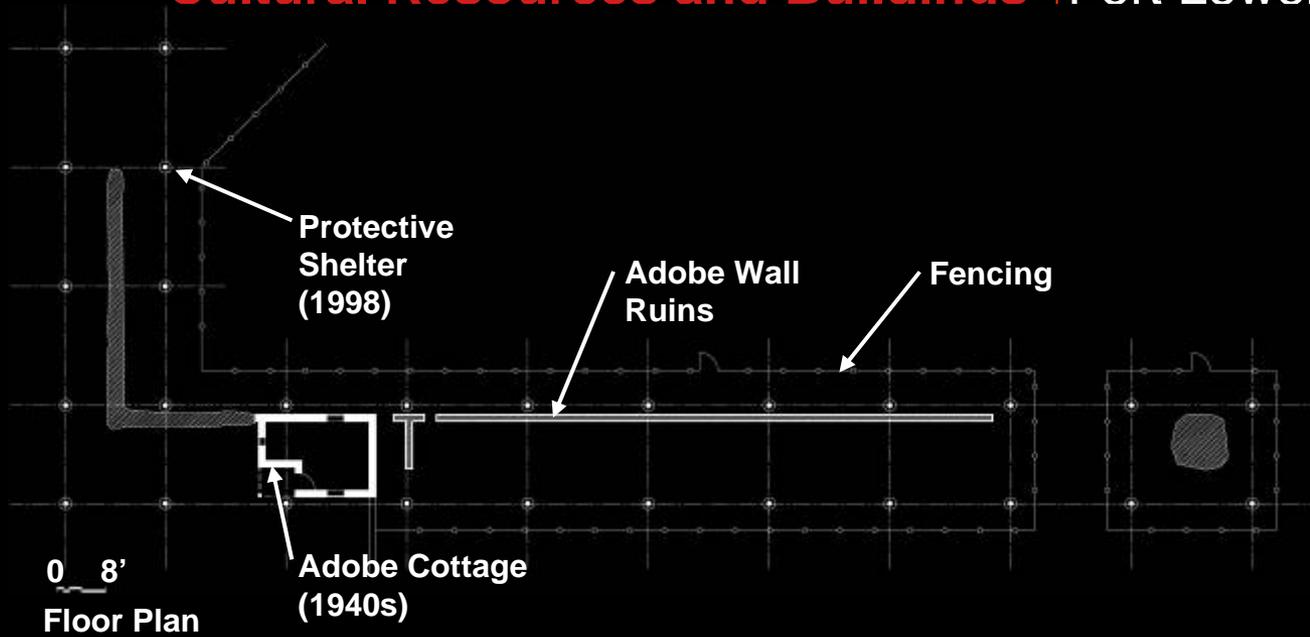
Fort Lowell Cavalry Corral (Donaldson / Hardy Property)

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Fort Lowell Cavalry Corral

Cultural Resources and Buildings | Fort Lowell Park Master Plan



Fort Lowell Cavalry Corral

Facts About the Site / Background Report | Fort Lowell Park Master Plan



3,005 GSF Under Roof



Donaldson House

Facts About the Site / Background Report | Fort Lowell Park Master Plan



1940s Aerial

L-Shaped adobe core with open porches on south and west was constructed in the **1940s**. Concrete block **addition** added to the east at a later date.

Was occupied by the **John and Janet Donaldson** and their three children until 1979. Family was involved in ranching.

John and Susan Hardy owned from 1980-1985.

In City ownership since **1985**.

Has been **leased** for a health science museum (Human Adventure Center) and Arizona Historical Society for education center.

Has been **vacant** since the mid 1990s.

Donaldson House

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Existing Condition is **fair to poor**.

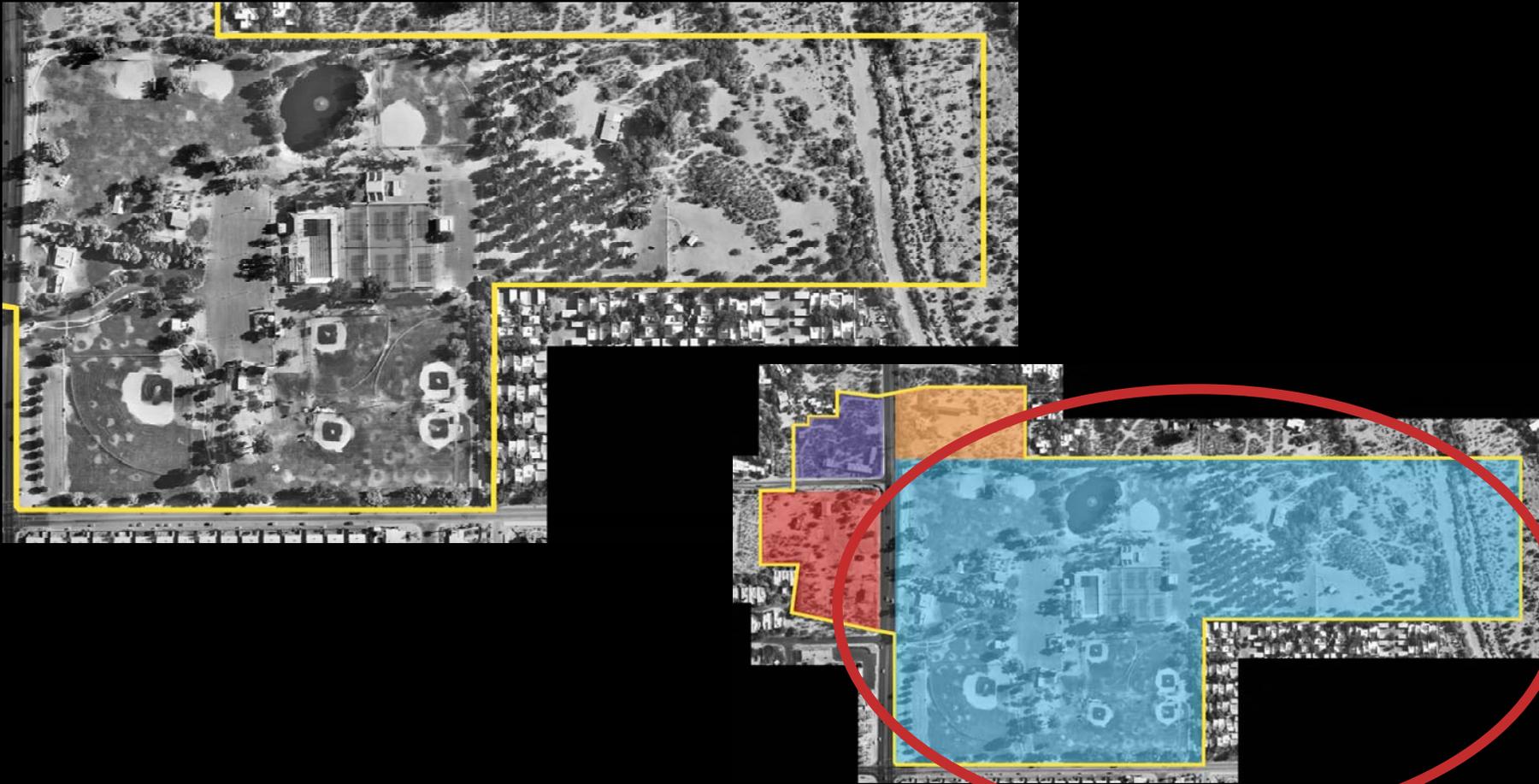
Roof and parapets are **severely deteriorated**. Ponding water on NW roof is serious structural concern. Bees, vermin, potential mold contamination.

July **1994** Desert Archaeology Report determined that building is ineligible for the NRHP. Lacked significance and integrity because of in-filled porches and openings. **NRHP Eligibility will be revisited during Master Plan process.**

City currently pursuing emergency clean-up and stabilization until future use is determined.

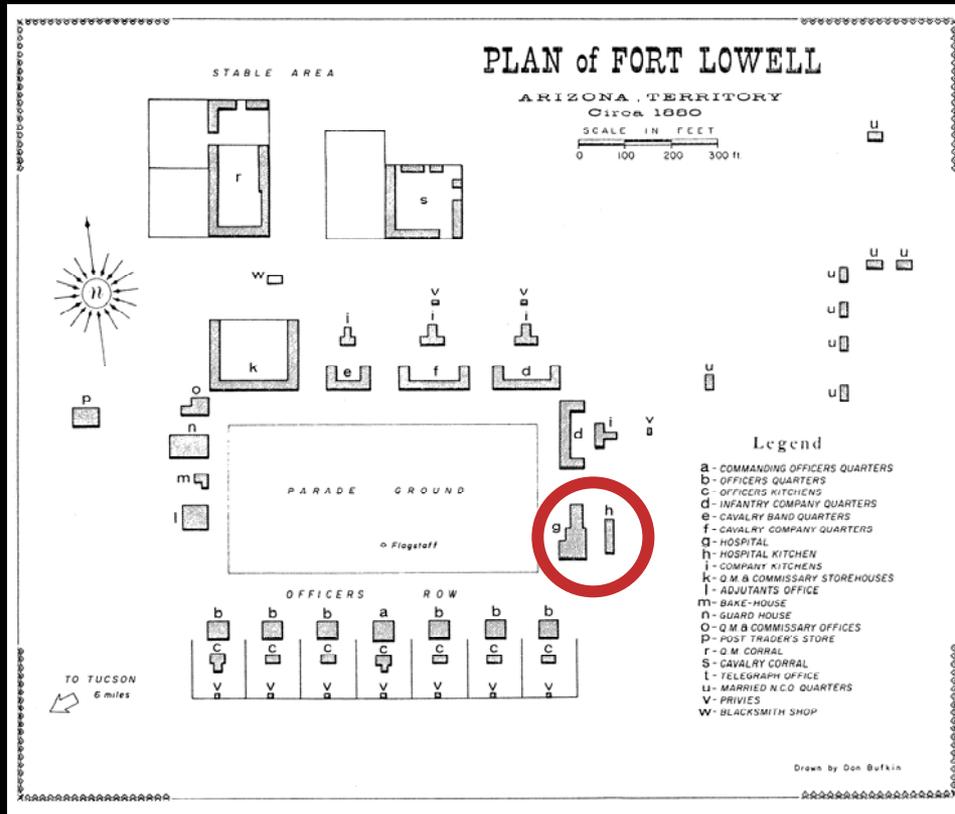
Donaldson House

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Fort Lowell Park

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Fort Lowell Hospital

Facts About the Site / Background Report

Fort Lowell Park Master Plan



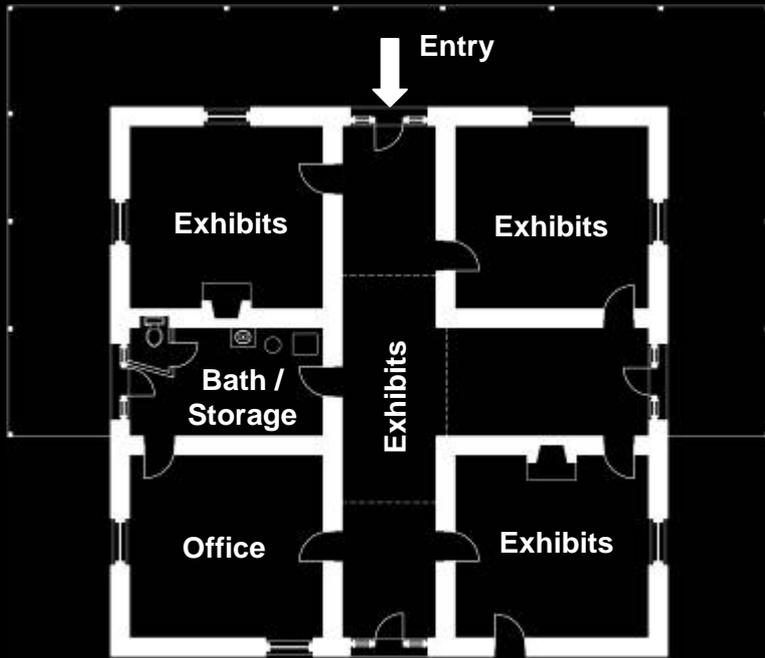
Protective structure placed over a portion of the ruins in **1952** by the Boy Scouts. Approx. 1.5 - 2 feet of adobe walls have eroded in areas that were left unprotected.

Stabilization of ruins, led by Boy Scouts and Dave Faust, has occurred periodically over the years.

Additional stabilization should be considered to **protect remaining walls**.

Fort Lowell Hospital

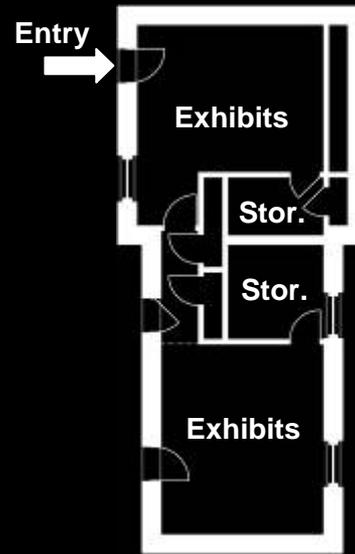
Facts About the Site / Background Report | Fort Lowell Park Master Plan



0 4' 8'

2,116 GSF

Officer's Quarters
Floor Plan



839 GSF

Officer's Kitchen
Floor Plan



Fort Lowell Museum

Facts About the Site / Background Report | Fort Lowell Park Master Plan

Reconstructed in **1963** for \$30,000.
Funded by Contributions from the Junior League, Pima County Board, Pima County Sheriff's Posse and Civil War Centennial Committee.

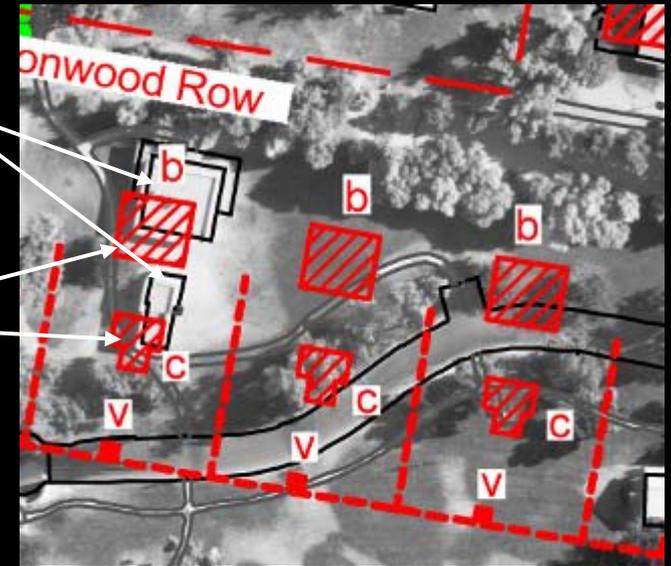
Architect was **William Goldblatt**

Reconstruction was based on Johnson archaeology (1960), old reports, maps, & field measurements of extant structures.

Buildings are **concrete masonry units (CMU)** with an **adobe veneer**.
Structural condition is good. Adobe veneer needs to be regularly maintained because buildings are unplastered.

Footprint of Reconstruction
(shown in white)

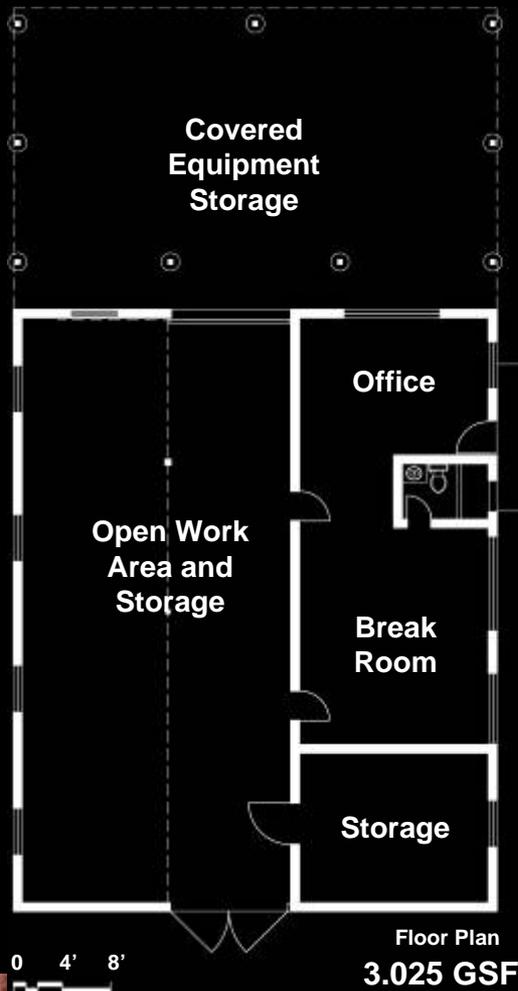
Historic Footprint
(shown in red)



Alignment of reconstructed buildings is inaccurate. Buildings are located approximately 25' northeast of historic alignment. Reconstructed "Cottonwood Lane" follows this misalignment.

Fort Lowell Museum

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Formerly the **stables** for the home site and pecan orchard located at the eastern portion of the site.

Appears on aerial images in the **1950s**.

Good condition. Break area recently updated.



Fort Lowell Park Maintenance Building

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Open year-round

Features **50-meter heated pool**, a diving bay with one and three meter diving boards, a 25-meter lap lane area and separate wading pool.

As **second deepest pool** in the City, used for competitive and synchronized swimming events and swimming lessons for all age groups.

Pond holds **backwash** from the pool.

Fort Lowell Park Pool

Facts About the Site / Background Report | Fort Lowell Park Master Plan



Eight lighted **tennis courts**. Lighting of the four central courts is poor due to placement and angle of the lights.

100 to 150 weekly users in kid, junior and adult classes year-round.

Has **league play** that requires more space.

Four racquetball courts are in poor condition and rarely used.

Fort Lowell Park Tennis Center

Facts About the Site / Background Report | Fort Lowell Park Master Plan

	Bookings	Average Users per Booking ^{1/}	Total Annual Users
Soccer	805	44	35,420
Football	293	44	12,892
Baseball	904	36	32,544
Softball	83	36	2,988
Picnic	301	10	3,010
Special Events	8	100	800
Tennis ^{2/}			13,750
Aquatics ^{3/}			33,704
Total Recreational Users ^{4/}			135,108

Economics

Current Partners

Arizona Historical Society

Old Fort Lowell Neighborhood Association

Fort Lowell Soccer Club

Frontier Little League

Tucson Festival Society



Partners

Additional and Potential Future Partners

Local and regional museums and historic parks

Historical and archaeological organizations

Environmental and nature organizations

Outdoor recreation organizations

Public service organizations

Art and performance organizations

Youth groups

Sports leagues and clubs



Partners

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- Located in established, **historic** residential neighborhood
- **8 miles** from downtown Tucson
- **No adjacent supportive visitor uses** (i.e. hotel, restaurant, retail, arts/cultural uses, etc.)



Location Context

Facts About the Site / Background Report | Fort Lowell Park Master Plan

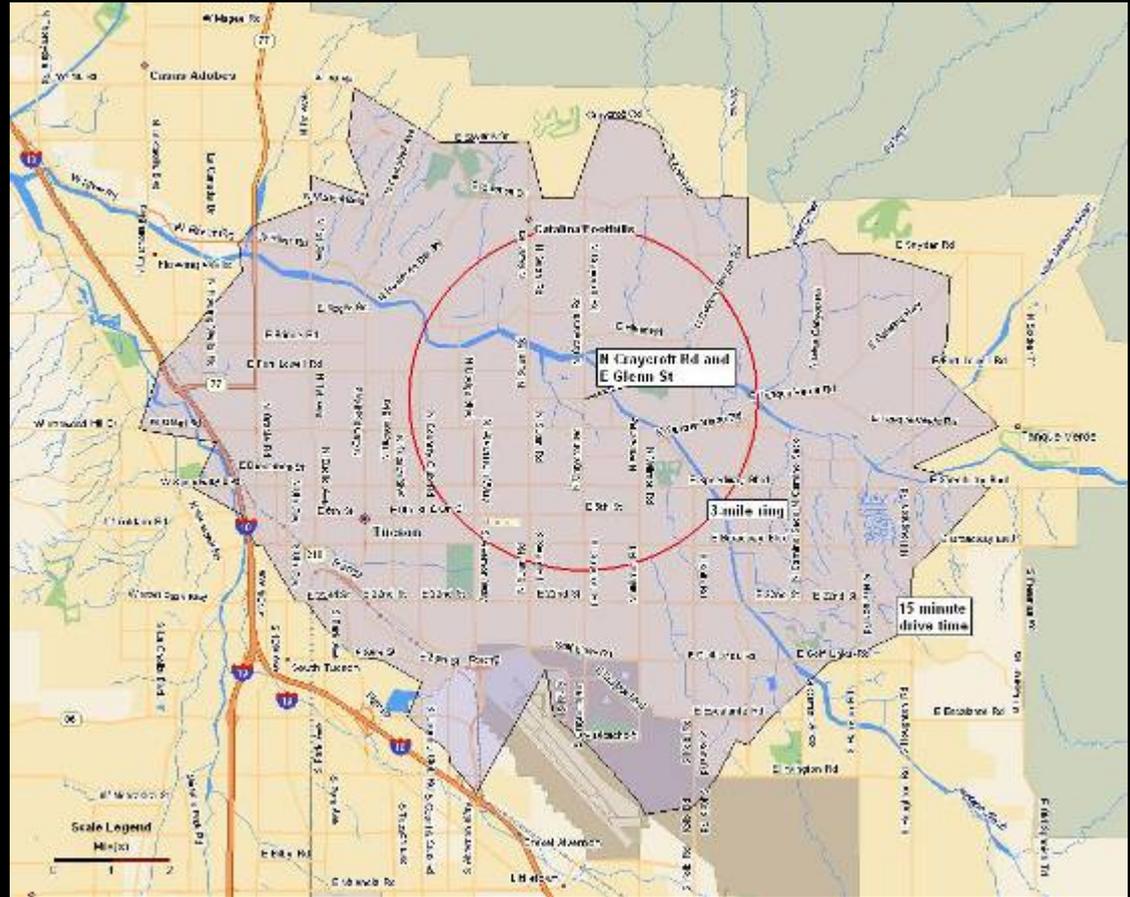
- Approx. 1,500 heritage visitors annually – low repeat visitation – visitation was over 10,000 when free
- Over 200,000 recreational visitors annually – high repeat visitation
- Reportedly, little linkage between recreational and heritage visits



Existing Usage

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- Large resident population within 15 minute drive – approx. **440,000**
- Need to keep **admission affordable** and visitor experiences accessible to all



Resident Market

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- For Tucson estimated **3.9 million** domestic overnight visitors annually
- Day trip market area includes: Southern AZ (**5.4 million**) and Sonora, MX (**2.8 million**)
- Most **popular** local attractions:
 - Saguaro National Park
 - Arizona-Sonora Desert Museum
 - Reid Park Zoo
 - Old Tucson Studios



Tourist Market

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- Many **historic forts** and parks nationally from several historic periods
- Southwest forts tend to be from **settlement period**
- Most in southwest located in **remote places** and include range of ruins, reconstructed buildings
- Attendance ranges from **10,000 to 85,000**
- Staff ranges from **3 to 14**

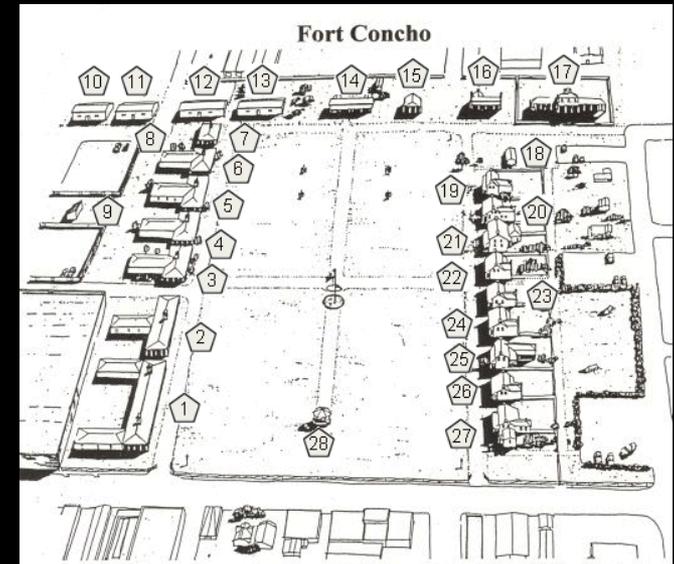


Fort Bowie (top)
and Fort Apache

Profile of Historic Forts

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- Most visited and largest forts have:
 - Dozens of historic structures and ruins
 - Museum, library and visitor center facilities
 - Excellent site lines and view sheds
 - Outdoor and indoor interpretive exhibits
 - Collections of artifacts and furnishings
 - Education, demonstration and volunteer programs
 - Special events, historic re-enactments and living history
 - Gift shops
 - Cafes and restaurants
 - Facility rentals and overnight accommodations



Fort Concho (top) and Fort Davis – Texas

Profile of Historic Forts

Facts About the Site / Background Report | Fort Lowell Park Master Plan

- Potential for **more heritage visitation** from resident and tourist markets
- Fort Lowell's location in a major urban area is a **unique interpretive opportunity**
- Question of scale of new heritage elements – size and scope will impact the park's overall **economic and operational sustainability**
- **Revenue generating uses** (like retail, food service, facility rentals) contribute to economic sustainability but require larger footprint, critical mass of programming



Future Planning

Goal 1: *Protect important natural and cultural resources.*

Understand the history and significance of all resources to be able to make decisions concerning their management during the Master Plan process.

Use integrated resource management strategies to maintain natural and cultural resource values.

Refresh and enhance the park's recreational assets while protecting important natural and cultural resources.

Balance preservation treatments with potential educational and interpretive strategies.



Goal 2: *Reveal all of the stories and the layers of history that define Fort Lowell Park.*

Improve the visibility of the historic resources at Fort Lowell Park.

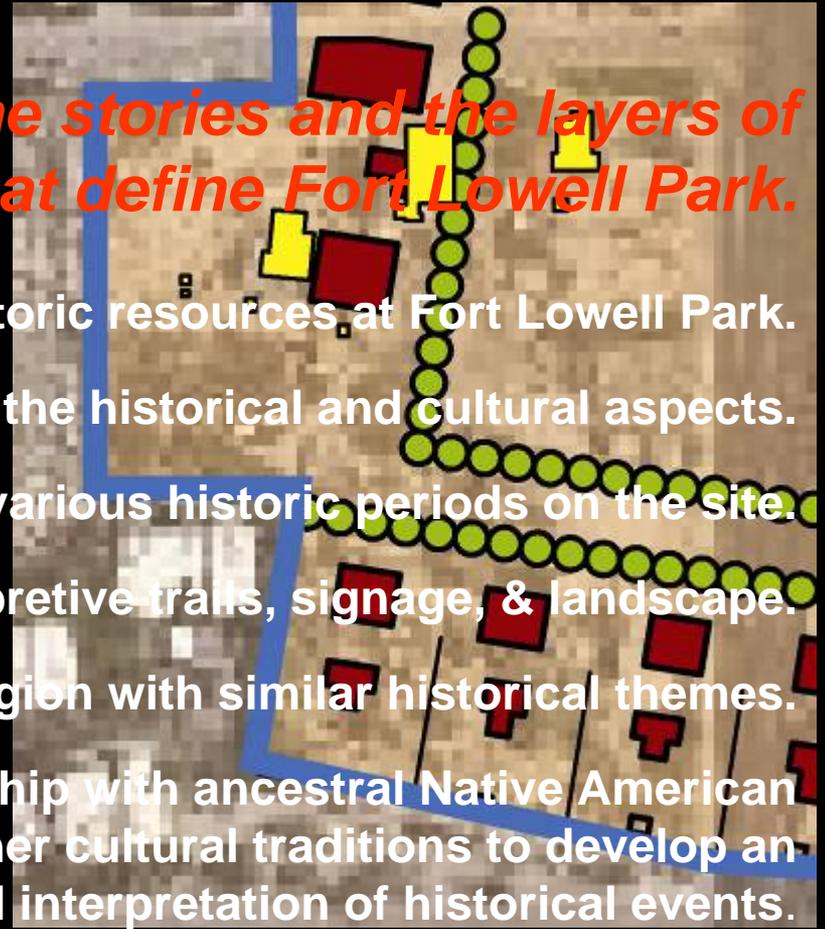
Allow more visitors to experience the historical and cultural aspects.

Clarify spatial order of various historic periods on the site.

Improve visitor orientation: wayfinding, interpretive trails, signage, & landscape.

Connect to other sites across the region with similar historical themes.

Work in active partnership with ancestral Native American communities and other cultural traditions to develop an appropriate understanding and interpretation of historical events.



Goal 3: *Provide park experiences for a variety of age and interest groups.*

Make the park friendly to, and tactile for, young people.

Provide for existing and evolving park use by neighborhood groups, families, school groups, historical groups, sports teams, nature watchers and others.



Goal 4: *Respect the relationship between Fort Lowell Park and surrounding neighborhoods.*

Provide vehicular circulation and visitor access points that are consistent with neighborhood planning goals.

Minimize the impact of site lighting on the surrounding neighborhoods, particularly the night sky.

Ensure the safety and security of visitors to the park and residents of the neighborhood.



Goal 5: *Establish good park access and connectivity to surrounding sites and amenities.*

Provide safe pedestrian access across Craycroft and Fort Lowell Roads.

Connect Fort Lowell Park to other amenities and sites in the neighborhood through an integrated trails system.



10 Open Questions that Need Answers | Fort Lowell Park Master Plan

1. How do we balance recreation, interpretation and sensitive resources?



2. What are the feasible alternatives for safely crossing Craycroft?



**3. What are the choices for preservation of buildings:
possibilities range from ruins to reconstruction?**



4. By what means do we clarify the spatial character of historic uses?



5. What are the appropriate audiences and partnerships?



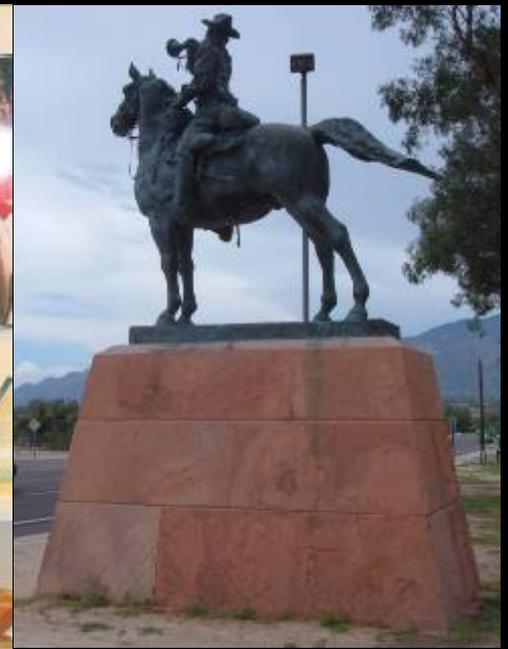
6. What can we learn from what others have done elsewhere?



7. How will we manage and operate the site and how will we pay for it?



8. How can we tell stories from multiple perspectives: Apaches to Anglos?



9. How do we pass the interest in the area's history to the next generation?



10. What is our mode of interpretation?
How do we fill the gaps in resources?



Santa Barbara Presidio





Fort Lowell Master Plan Project Website

<http://www.pima.gov/cultural/FtLowell/index.html>

