



MEMORANDUM

Date: April 2, 2018

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Canoa Hills Golf Course Donation and Conversion to Natural Resource Park**

I previously forwarded internal communications regarding a number of analyses to determine the viability of accepting a donation of the former Canoa Hills Golf Course as a natural resource park in Green Valley.

Assistant County Administrator Nanette Slusser was assigned to specifically discuss, from the County's prospective, the interests and concerns of homeowners associations adjacent to the facility. Nine homeowners associations have been consulted. The results of this consultation with the homeowners associations and forums held regarding the donation are contained in the attached March 28, 2018 memorandum from Ms. Slusser.

The Green Valley Council has also undertaken a significant process to obtain community views and values associated with the possible conversion of the former golf course to a natural resource park. I expect their report soon and as soon as received, I will forward to the Board of Supervisors. I intend to place this matter on the Board's Agenda of April 17, 2018 for consideration.

Pima County staff and I appreciate the interest and cooperation we have received from the Green Valley community, adjacent homeowners associations and others who have an interest in pursuing this matter.

CHH/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works
Suzanne Shields, Director, Regional Flood Control District
Chris Cawein, Director, Natural Resources, Parks and Recreation
Don Weaver, President, Green Valley Council



MEMORANDUM

Public Works Administration

DATE: March 28, 2018

TO: C.H. Huckelberry, County Administrator

FROM: Nanette Slusser, Assistant County Administrator for Public Works Policy 

RE: Canoa Hills Golf Course Donation

You recently received a thorough analysis responding to the issues identified in your December 7, 2017 memo on the Canoa Hills Golf Course Donation. The report provided from the Regional Flood Control District (District) addressed items specific to the actual property, such as drainage, site conditions, zoning, easements, etc. An additional effort was undertaken by the Green Valley Council (Council) to determine community-wide interest and support for the park. Their findings will be presented under separate cover in early April. As part of their effort, the Council's task force convened numerous meetings with adjacent homeowner associations (HOAs), as well as the community at large. Those meetings included presentations and question and answer sessions with County staff. The Council's report will provide detailed lists of concerns gathered from these meetings. The following are a synopsis of the most common concerns and responses provided during the forums:

1. Parking – All the streets off of Camino del Sol through the golf course are private. Owners are concerned that their private streets will be used for parking by those seeking access the park.
 - a. The park will have dedicated parking at the driving range, off of Camino del Sol. There is no need to use public streets for parking. Events are unlikely at the park due to limited parking space. If it is determined in the future that additional parking is needed, there is space at the driving range to expand the parking facilities.
2. Restrooms – The Green Valley population is older. The park would get much more use if restrooms are made available.
 - a. The existing restrooms are in significant disrepair. Staff is recommending demolition. If needed, portable facilities can be added strategically throughout at additional cost.
3. Accessibility – The cart paths were designed solely for golf carts. As such, they are narrow and steep in some areas. This creates conflicts for bikes and pedestrians, as well as barriers for those with physical challenges.
 - a. Paths will be designated with rules similar to the Loop. However, to prevent sign pollution, park rules and bike speed limit signs will strategically located to minimize the impact to scenic quality. Path usage will be monitored to determine if future widening is necessary. Handrails will be added as needed.
4. Costs – Will Green Valley residents be asked to pay more for the park?
 - a. Costs to maintain the park, and bring any deficiencies up to standard, will be included in the District's overall budget. Since the Regional Flood Control District will own the park, these costs will be covered by the existing flood control tax levy.
5. Green Valley Recreation's Involvement – Residents are concerned that their Green Valley Recreation assessments will be increased to cover the cost of the park.
 - a. Green Valley Recreation is not involved in the acquisition or future maintenance of the park.
6. Clubhouse and Parking Lot – The adjacent HOAs wanted clarification on the future use of the clubhouse facility.
 - a. The clubhouse is privately owned, and is not included in the golf course donation.

7. Future Park Improvements – There have been suggestions that the park will include space for mountain biking, disc golf, and a dog park, to name a few. What if the community is opposed to these amenities?
 - a. The current plan is to operate the park as a passive recreation facility. That means walking and biking are the primary uses. However, if the community wanted these amenities added in the future, they would need to petition the County and their elected representatives to determine feasibility, funding, and community support. If park amenities were to be added in the future, they would need to have a specific allocation approved by the Board of Supervisors as part of a future County budget.

At the conclusion of these meetings, the adjacent HOAs voted unanimously to support the use of the golf course as a public park. (See Attachment 1 for the list of HOAs that include the golf course or abut the golf course boundaries). The public forums also showed overwhelming support for the park.

Easements

Although the staff report on the facility addresses easements in detail, and an ALTA survey is being performed to confirm property lines and easements there was still considerable concern about two areas on the course, the 16th hole and the path between the 17th and 18th holes. The 16th hole is surrounded on all sides by private property. Access to the 16th hole is through a small opening between private properties. There is some erosion to the retaining walls in this area. Originally, it was understood that the property owners in this HOA did not want the influx of public users in this area. The County considered abandoning the 16th hole to the Canoa Estates HOA. They have since declined that offer and requested it be included in the park. The path between the 17th and 18th holes is essential for continuity. It is one of two easements with revisionary clauses. If the course ceases to operate as a golf course, the easement is terminated. The Canoa Ridge HOA was asked to provide an easement to the County for recreational purposes. The HOA agreed (See Attachment 2).

Maintenance Facility

Your January 8, 2018 memo on the Due Diligence Process asked for information on the Canoa Hills Maintenance Facility. The facility is not included in the donation. The Green Valley Water Company expressed an interest in buying this facility. They were unable to purchase recently due to one-time budgetary constraints. However, they do remain interested. Natural Resources, Parks and Recreation (NRPR) was asked to visit the facility and determine whether it would meet the needs for the park. NRPR intends to manage this facility through a combination of internal staff resources and contractors. Internal staff will either make weekly visits from Tucson or from the Canoa Ranch facility. Although they will bring a mower or sweeper twice a year from Tucson, the site does not warrant its own equipment, or a storage facility for that equipment. The budget provided in this report does not include equipment purchase for this site.

The owner is asking \$325,000 for the maintenance facility, although he has offered to trade for County-owned property. The owner's representative is reviewing County parcels to determine if there are any candidates for trade. The County's budget estimate for the facility ranges from \$230,000 to \$295,000 (See Attachment 3).

Volunteer Opportunities

Throughout the numerous community forums, there was considerable interest from different individuals and organizations regarding volunteer opportunities at the park. Individuals proposed a "Friends of the Park" program, or adopting the park. There is a loosely organized group currently maintaining the cart paths and providing erosion protection. Information from that group was shared with County staff and is included in this memo (See Attachment 4). Other existing groups have offered to do park clean-up or monitoring. One

organization offered to provide benches for the park. It is clear from these meetings that the community is poised to take "ownership" of the park. This occurs at many of the County's most-loved parks, such as Willie Blake Park near the Kino Environmental Restoration Project, Canoa Preserve Park in Green Valley, and the Loop. Users become park stewards, the eyes and ears, and even the backs when keeping the park operating and in good condition.

Park Costs

Costs associated with the park fall in two categories, operations and maintenance (O&M) and capital investment. Because the park will be managed as a passive recreational facility, the O&M costs will be limited to mowing, tree trimming, path sweeping, debris management, and weed control (including the spread of non-native grasses). Initial capital improvements are focused on mitigating areas of potential risk. These include demolition of the existing restrooms, path maintenance, erosion control, and handrail installation. Future capital improvements, such as those mentioned earlier in this memo (dog park, disc golf, etc.), are not included in this memo, but may be introduced by the community at a later date. The following is additional information on each line item and the proposed budget:

O&M

1. **Base maintenance (mowing and trimming).** The golf course was built in natural drainage ways. Approximately 77 acres of the 130-acre site is in the 100-year flood plain. The site will be managed similarly to the adjacent Green Valley Drainage ways. Each of the drainage ways is mowed by a District contractor three times per year (twice during the summer). Trees and large shrubs are trimmed once per year. Cost: \$60,000/annually.
2. **Path sweeping, debris management and weed control.** NRPR would supplement the work of District Contractors with periodic site inspections (possibly weekly depending on use) and pathway sweeping as the need dictates. As drainage improvements are made, there will be less maintenance needed. This is similar to the approach used at Catalina Regional Park where staff visits on an intermittent basis, doing minor repairs and spot clean-up. Cost: \$20,000/annually.

Capital Investment

The largest capital investment is restroom demolition. The restroom facilities are in poor condition. Bringing them up to code is anticipated to cost more than providing new facilities. Demolition of the three restroom facilities is estimated up to \$75,000 each due to potential asbestos removal and other unknown conditions. The total costs are between \$100,000 and \$200,000.

The remaining improvements are minor and can be completed using a Job Order Contract. These include erosion control to protect the existing cart path, replacing eroded or damaged path with concrete, and installing handrail in areas with steep inclines or drop offs.

Funding

The golf course was developed not only as an amenity for adjacent homeowners, but also as an attractive way to convey flood waters through the development. Currently, 60 percent, or 77 acres, of the 130-acre site is subject to inundation or flooding during a 100-year flood event. As such, it is appropriate for the District to accept the property donation. The property will be managed by NRPR through an intergovernmental agreement with the District. This is a typical arrangement for a multitude of properties throughout the County, the largest of which is The Loop. Funding for both O&M and any capital investment necessary to secure the property and mitigate risks will be funded from the Flood Control Tax Levy. Any capital

improvement over \$100,000 will be included as a separate line item in the District's annual budget and brought to the Board of Supervisors for approval.

Community Input

The Green Valley community has remained engaged and interested in this initiative from its inception. Many of those living in Green Valley are part-time residents. The exodus usually begins when the weather warms up in late April or early May. As such, the community has asked that this item be addressed by the Board of Supervisors prior to May 1st. The Council has concluded their community input effort and will be providing their report in early April. The entire package will be available for the April 17 Board of Supervisor's meeting. The Council has advised that they are coordinating a large group of interested stakeholders to attend the Board meeting.

One common theme reported throughout this effort was how rare and exciting it is to have the opportunity to reclaim such a large amount of private land and transition it into a public, open space amenity. Despite some early misunderstandings, the community has embraced this opportunity and has stated over and over in both written form and public comments that they do not want to miss the chance to provide this wonderful amenity to current and future residents of Green Valley. The Green Valley Council took on the herculean task of meeting with any and all interested parties to understand concerns and provide feedback to Pima County. Their report will demonstrate the depth and magnitude of interest and support, as well as their ideas for the future of the park.

Thank you for the opportunity to work on this project.

CC: Carmine DeBonis, Deputy County Administrator for Public Works
Suzanne Shields, Director, Regional Flood Control District
Chris Cawein, Director, Natural Resources, Parks and Recreation

HOAs Adjacent to Canoa Hills Golf Course

Canoa Vistas

Canoa Estates II

Desert Hills III East

Desert Hills III West

Desert Hills IV

Canoa Estates

Canoa Ridge

Encanto Estates

Canoa Hills Townhomes

Canoa Ridge, Inc
2980 S. Camino del Sol, Box 113
Green Valley, AZ 85622

March 19, 2018

Michael Stofko, Esq.
Real Property Services
201 N Stone Avenue, 6th Floor
Tucson, AZ 85701

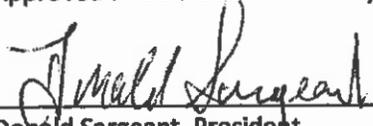
Subject : Easement recorded Docket 8193 Page 1858

The Directors of Canoa Ridge, Inc. agree that easement #17 referenced in the documents provided to the Board is vital to "providing continuous access and connectivity between the various fee parcels" of the prospective donation of land of the abandoned Canoa Hills Golf Course between the current owner, Borderland, and Pima County.

The Board has approved granting an easement for the parcel identified as parcel # 17.

If details in the transfer of property between Borderland and Pima County are modified, the Directors of Canoa Ridge, Inc reserves the right to reconsider granting of the parcel # 17 easement.

Approved and dated this 19th day of March 2018.

 Date: 3/19/2017
Donald Sargeant, President

Cc. Nanette Slusser
Neil Konigsberg

gep

PRELIMINARY ESTIMATED BUDGET PROJECTION RANGE

January 10, 2018

Limiting Condition: A preliminary budget range projection *is not* intended as, nor should it be construed as an appraisal. It is only an estimated preliminary budget projection range for internal Pima County departmental use only. An appraisal would need to be conducted prior to any acquisition, disposition, or leasing of the subject property. An appraisal may vary significantly from this preliminary estimated budget projection range as it may consider in greater detail such items as more detailed inspection, adjustments, highest and best use, and other potentially influencing factors. The final appraisal and acquisition, disposition, or leasing value could be significantly higher or lower, depending on the in-depth research and analysis required by an appraisal.

RE: **Preliminary Budget Projection Range for Improved Building**

Fund Source: Administration

Project Name: Canoa Hills Golf Course - Maintenance Building

Location: 3290 South Camino del Sol, Green Valley, Pima County, Arizona 85622

Owner(s): Borderland Investments I, LLC

Tax Parcel Number: 304-18-919A (portion of)

Parcel Size: 1.4762 acres (64,303 square feet)

Building Size: 5,980 square feet (maintenance building; per listing agent)
360 square feet (utility shed)

Site Coverage Ratio: 9.3 percent

Zoning/Comprehensive Plan: RH/LIU 3.0

Flood Impact: Zone X

Current Listing: \$325,000 or \$54.35/sf (per Derrick Sinclair, listing broker)

Preliminary Budget Estimate
Range Conclusions:

\$35.00 to \$45.00 per square foot (maintenance building only)

5,980 square feet x \$35.00/square foot = \$209,300
5,980 square feet x \$45.00/square foot = \$266,850

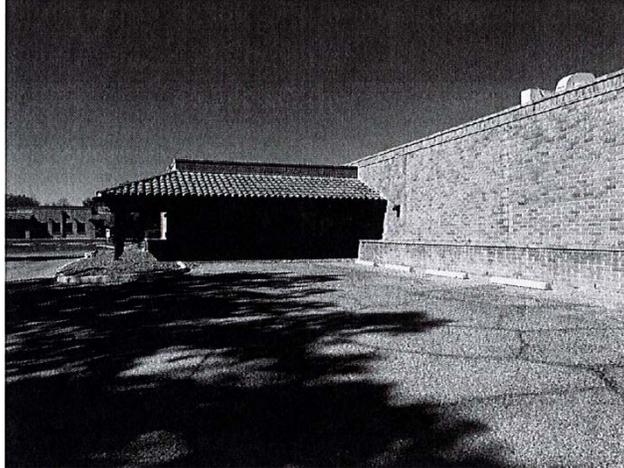
Add 10% Contingency: \$209,300 x 1.10 = \$230,230, rounded to: \$230,000
\$266,850 x 1.10 = \$293,535, rounded to: \$295,000

10% amount reflects additional expenses including appraisal fees, environmental report, title report, closing costs, and staff time

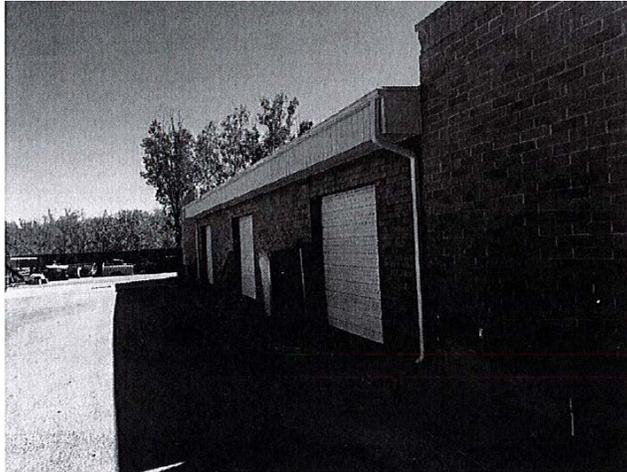
Preliminary Budget Projection
Conclusion:

A preliminary budget projection amount ranging from **\$230,000 to \$295,000** is recommended. The above projection is based on similar types of property that have sold or been listed in the market. Comparisons are based on land parcels of similar size, zoning, flood conditions and use potential. Most have been selected from areas considered similar and that a buyer would reasonably consider as an alternative purchase.

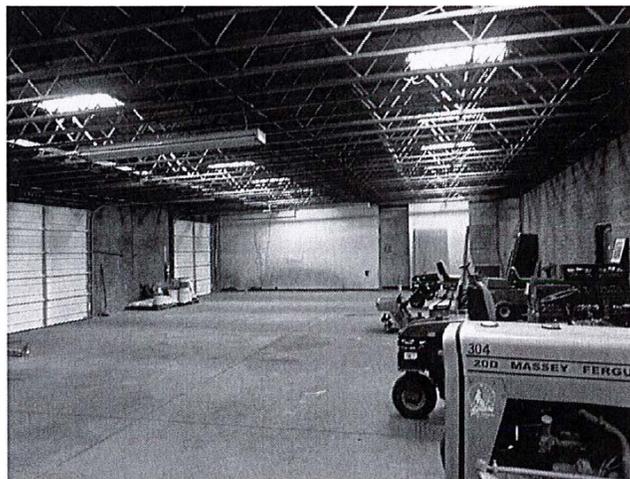
Subject Building – Front View



Subject Building – Rear View



Interior View



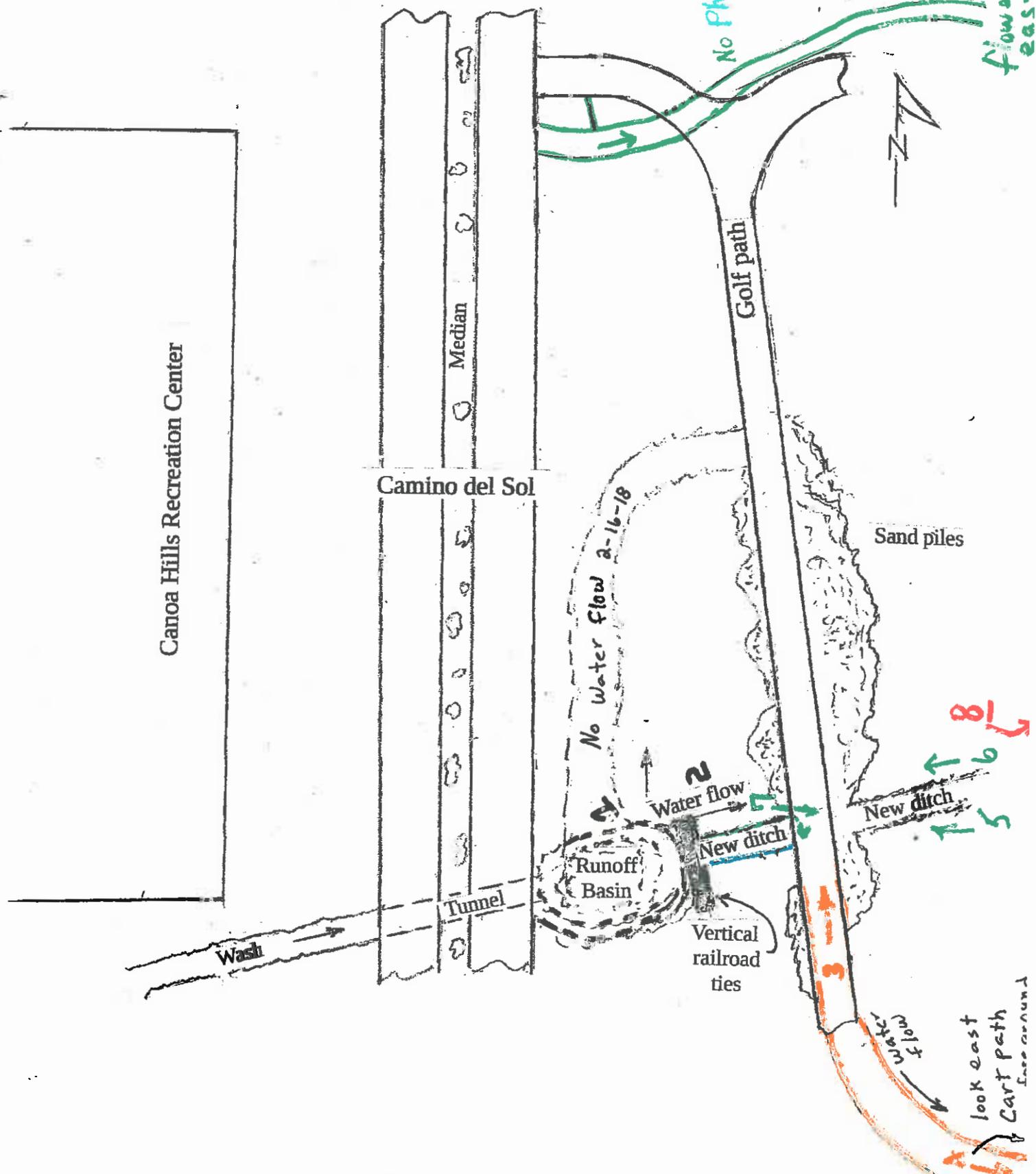
CANOA HILLS GOLF COURSE

Southwest Corner

Photos taken
2-17-18
3 day rain

No Photo

flowed east



Canoa Hills Recreation Center

Median

Camino del Sol

Golf path

Sand piles

No Water flow 2-16-18

Water flow

New ditch

New ditch

Runoff Basin

Vertical railroad ties

Wash

Tunnel

look east

Cart path





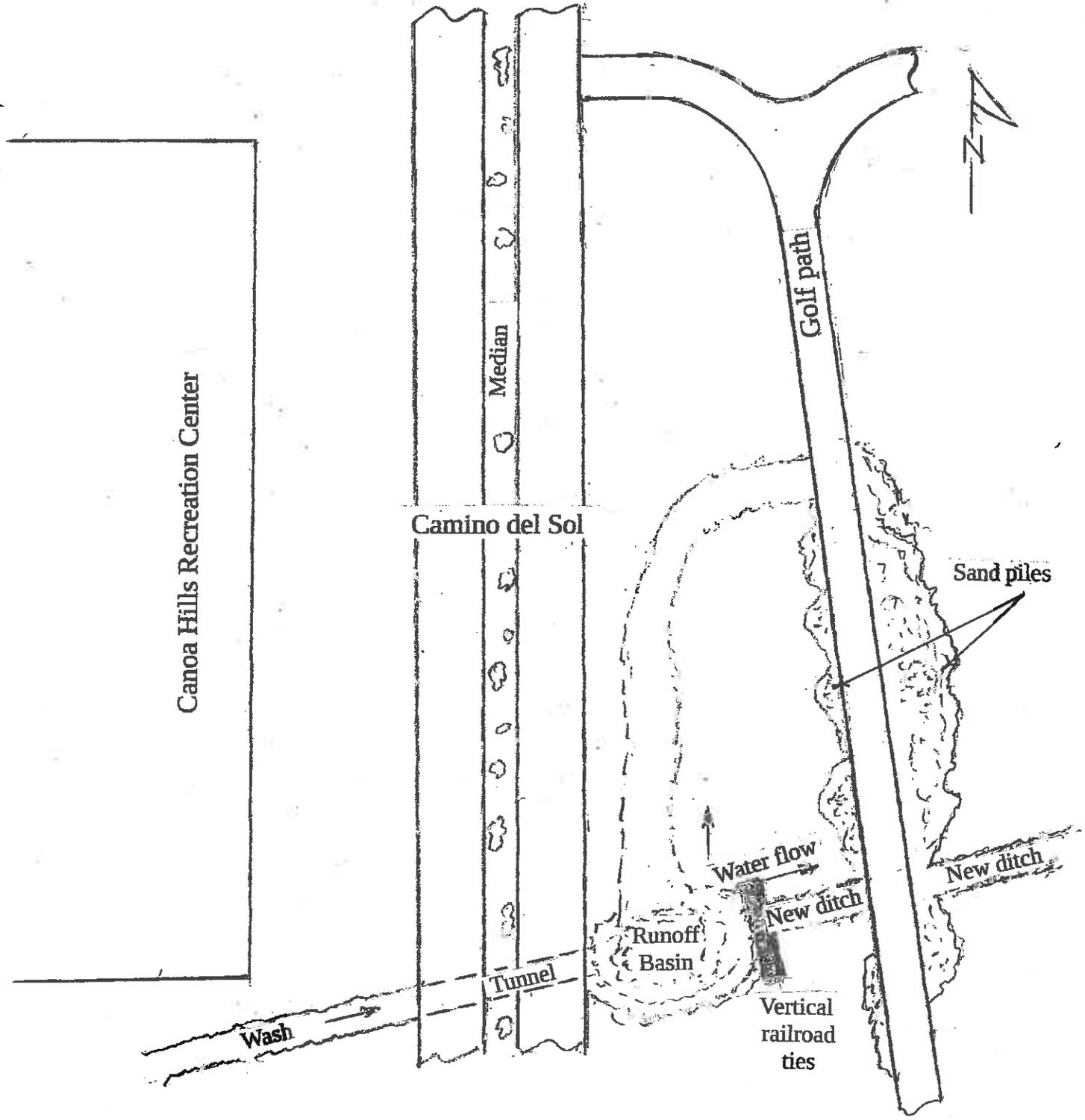






CANOA HILLS GOLF COURSE

Southwest Corner

















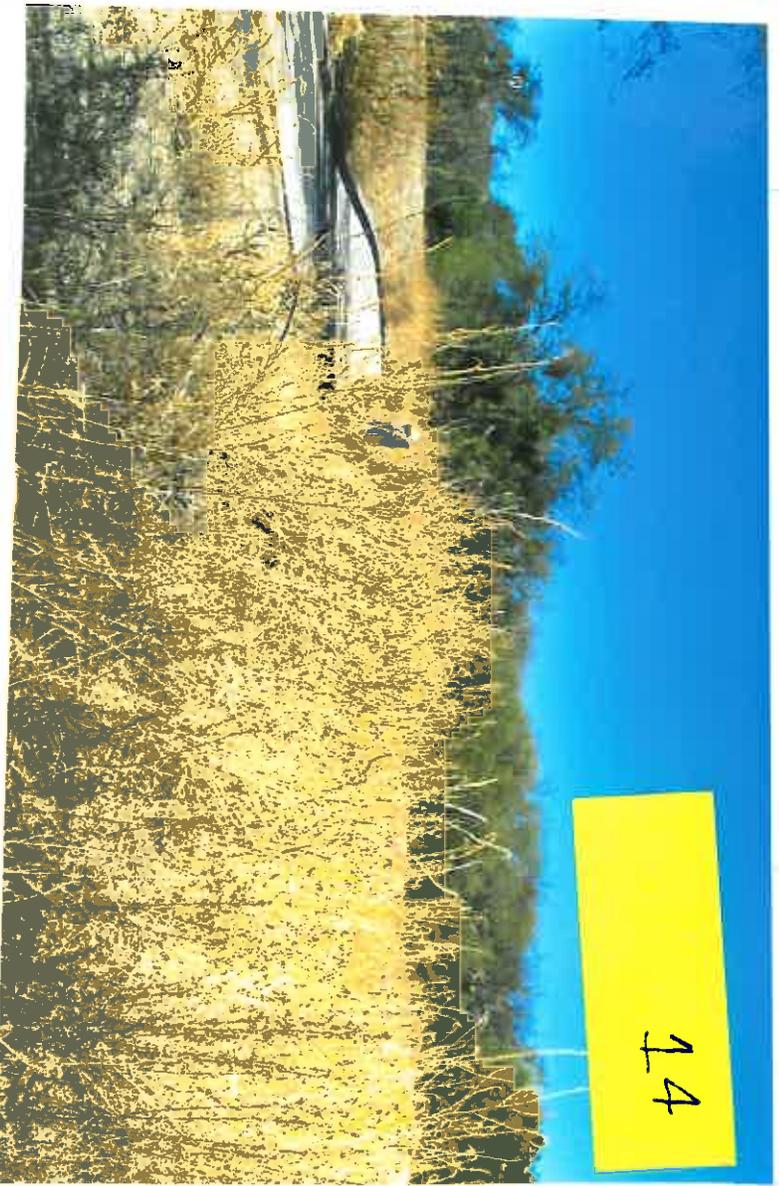
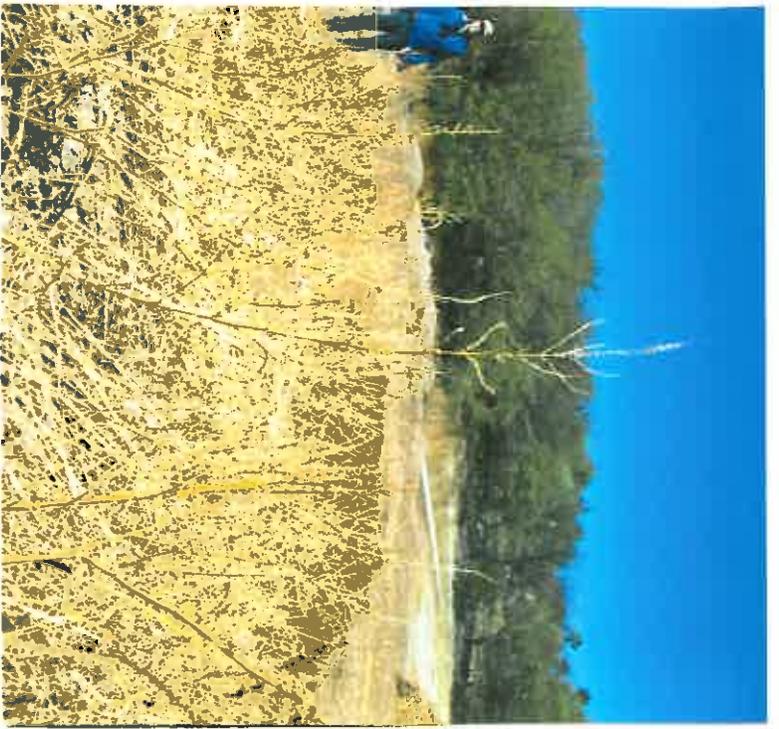
















Excavated Bowl

