




MEMORANDUM

Date: January 17, 2019

To: The Honorable Steve Christy, Member
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Houghton Road Improvements – Interstate 10 South to the Andrada Polytechnic High School**

I have asked our Transportation staff to plan roadway capacity improvements on Houghton Road, south of Interstate 10 (I-10). As you know, much of this property was annexed into the City of Tucson and is State Trust Land. It is obvious that these lands will not be developed in the near future.

However, lands south in the Corona de Tucson area continue to be developed and used as primarily residential communities. New homes in this area pay a transportation impact fee. The traffic volumes on the roads in this immediate area are insufficient to meet the statutory requirements to expend these impact fees for transportation capacity improvements. If the County were to use these funds to widen Houghton Road as a four-lane, divided road from I-10 to the Andrada Polytechnic High School, everyone would benefit, including those who pay transportation impact fees in the unincorporated Pima County since it is likely 90 percent of these individuals use Houghton Road as a primary access to the urban area.

I have asked our Transportation staff to explore de-annexation with the City of Tucson of the portion of Houghton Road that was annexed into the City so \$12 million in County impact fees could be used to widen Houghton Road. I believe the City may be cooperative since the use of impact fees requires those funds to be used on property in the unincorporated area of Pima County; hence, the City would need to de-annex Houghton Road right-of-way. We also understand the City has nearly \$2 million of collected impact fees that they could contribute to the project, which is also an incentive to develop a comprehensive regional project to improve Houghton Road, south of I-10 using City and County impact fees.

These funds may be insufficient to fully improve the road to the High School and I will propose that we use Certificates of Participation to fill the funding gap to be financed with future impact fees from the unincorporated area of the benefit areas associated with Houghton Road. There appears to be sufficient future impact fees to repay any additional funding necessary to finance these improvements to the High School. The Transportation Department will finalize appropriate cost estimates and agreements with the City to accomplish this proposal.

The Honorable Steve Christy

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Please advise if you believe this is an appropriate and prudent action to improve access to the Corona de Tucson area by improving Houghton Road as a four-lane, divided arterial roadway from I-10 to the Andrada Polytechnic High School.

CHH/anc

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Ana Olivares, Director, Transportation Department