



MEMORANDUM

Date: July 30, 2013

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

From: C.H. Huckelberry
County Administrator 

Re: **Development of Primary Employment Centers**

Pima County purchased approximately 382 acres in March 2012 to protect Raytheon from unwise urban encroachment. Since that time, ongoing planning activities have occurred regarding the relocation of Hughes Access Road and the development of an Aerospace/Defense Research and Business Park. Planning continues on the Aerospace/Defense Research and Business Park, which will total approximately 2,500 acres. A number of planning alternatives are under development. Staff will complete all of the necessary infrastructure planning to allow the property to be developed in Raytheon-compatible uses for primary employment.

In addition, the County acquired 615 acres from CalPortland Cement Company in December 2012. While much of this property will be dedicated to the El Corazón de los Tres Ríos del Norte environmental restoration project, significant components of the property can be developed for a primary employment center. Approximately 100 acres have been identified for this purpose, and staff will complete the necessary infrastructure planning to dedicate this property to primary employment.

These two primary employment centers, totaling 2,600 acres, will provide our region with significant additional property and inventory to attract primary employers to our region. Planning for the conversion of these properties and their eventual sale for primary employment purposes will continue and will stop just short of infrastructure construction, which we believe is best provided by a conventional developer.

CHH/dph

c: John Bernal, Deputy County Administrator for Public Works
Nanette Slusser, Assistant County Administrator for Public Works Policy
Joseph Snell, President/CEO, Tucson Regional Economic Opportunities, Inc.
David Welsh, Executive Vice President, Tucson Regional Economic Opportunities, Inc.