

430.6 Historic Ft. Lowell Park Master Plan Implementation

Location: Ft. Lowell Park – Ft. Lowell Road and Craycroft Road.

Scope: This project would enable implementation of portions of the Master Plan created with 2004 Pima County Bond funds. *The Fort Lowell Park Master Plan* and the related *Preservation Plan for the Adkins Parcels at Fort Lowell Park* were approved by City of Tucson Mayor and Council and Pima County Board of Supervisors in 2009. The adopted Master Plan calls for improvements to Ft. Lowell Park in “zones.” The focus of the next phase of the scope of work and bond expenditures will be the Master Plan area of “Zone 1 –Fort Lowell Historic Zone.” Zone 1 is spatially structured around the historic Parade Grounds (the centerpiece of the Fort), which was originally surrounded by a series of functional and uniform by category army structures on all four sides including Officers’ Quarters Nos.1-7, hospital, cavalry and infantry barracks, bake house, Adjutant’s office, guard house, QM offices, QM and Commissary storehouses, band quarters, and associated kitchens and outbuildings, and Cottonwood Lane. The scope of work for Zone 1 will continue the type of construction begun with 2004 bond funds on the Adkins parcel. This will include design and construction to rehabilitate existing historic buildings, new protective structures that replicate the form of the fort buildings placed over existing ruins and the locations where historic fort buildings once stood, reestablishment of the historic parade ground, trees and landscaping, Cottonwood Lane, incorporation and rehabilitation of the Commissary buildings into the historic park, necessary removal of intrusive elements and other site work, paths, infrastructure, utilities, restrooms, and other improvements, and archaeological and other studies as necessary. The interpretation of cultural resources from several periods of history throughout the park, including the prehistoric archaeological Hardy Site underlying Fort Lowell, is also anticipated. Pima County holds a Preservation Easement on a portion of this Zone 1 property and additional easements will be obtained prior to expenditure of bond funding. The improvements identified in the Master Plan in “Zone 2 – Organized Sports Fields,” “Zone 3 – Swimming, Tennis and Recreation,” and “Zone 4 – Pantano Wash Natural Area and Native American Interpretation” are included as a separate bond project.

Benefits: Implementation of Zone 1 of the Master Plan will integrate the rehabilitation, conservation and interpretation completed thus far on the Adkins Steel Parcel with 2004 County bond funds and City funds, and it will provide improvements to incorporate the Adkins Parcel and the Commissary buildings into the existing Ft. Lowell Park. The improved interpretation will enhance public understanding of the rich history of this area, including prehistoric resources (the Hardy site) and historic buildings from the Fort Lowell time period. Enhancing the historic interpretation of the entire park facility will benefit regular users of this multi-purpose park who enjoy the recreational facilities as well as those who come for the educational benefits of the historic elements. These improvements will enhance regional tourism and contribute to public events sponsored by the City and the Old Fort Lowell Neighborhood, which draw many Tucsonans and visitors to the park and the surrounding neighborhood to learn about the rich history of this area.

Total Cost Estimates: \$4,000,000

Bond Funding Estimate: \$4,000,000

Other Funding Estimate: Other funding will be sought to complement bond funding where possible.

Total Cost and Schedule Estimates by Major Task: This effort is planned as a five-year effort with two phases, with Phase I focusing on completing the Master Plan in Zone 1 on the Adkins parcels, followed by Phase II, implementing the Master Plan in Zone 1 in the main park area, east of Craycroft Road. The overall goal of both phases will be to focus on Zone 1 in re-creating the physical form of the fort and interpreting the site's prehistory and history. Both Phases will include environmental studies, stabilization, rehabilitation, and interpretation of all historic properties that comprise the historic fort buildings and parade ground, and necessary supporting infrastructure.

Schedule and Costs, Phase I: Adkins Parcel (Years 1-3), \$750,000: Planning and design (12-18 months) at \$75,000, Construction (18-24 months) at \$675,000.

Schedule and Costs, Phase II: Park Parcel (Years 3-5), \$3,250,000: Planning and design (24 months) at \$350,000, construction (18-24 months) at \$2,900,000

Implementation Periods: 3, 4, 5

Project Manager: Pima County and City of Tucson

Operator: City of Tucson

Future Operating and Maintenance Costs: The City of Tucson, through its Parks and Recreation Department, will be responsible for operating and maintenance costs as part of Historic Fort Lowell Park, estimated at \$250,000 per year at full completion.

Regional Benefits: Ft. Lowell is an iconic historic site and represents an important time in the region's history. Tourists and certainly residents of both the City and County visit the site for a variety of educational and recreational programs. Upgrading the historic site and fort buildings and defining its role through interpretation in the settlement of Tucson and southern Arizona will provide new experiences and exciting information to many park users and visitors.