

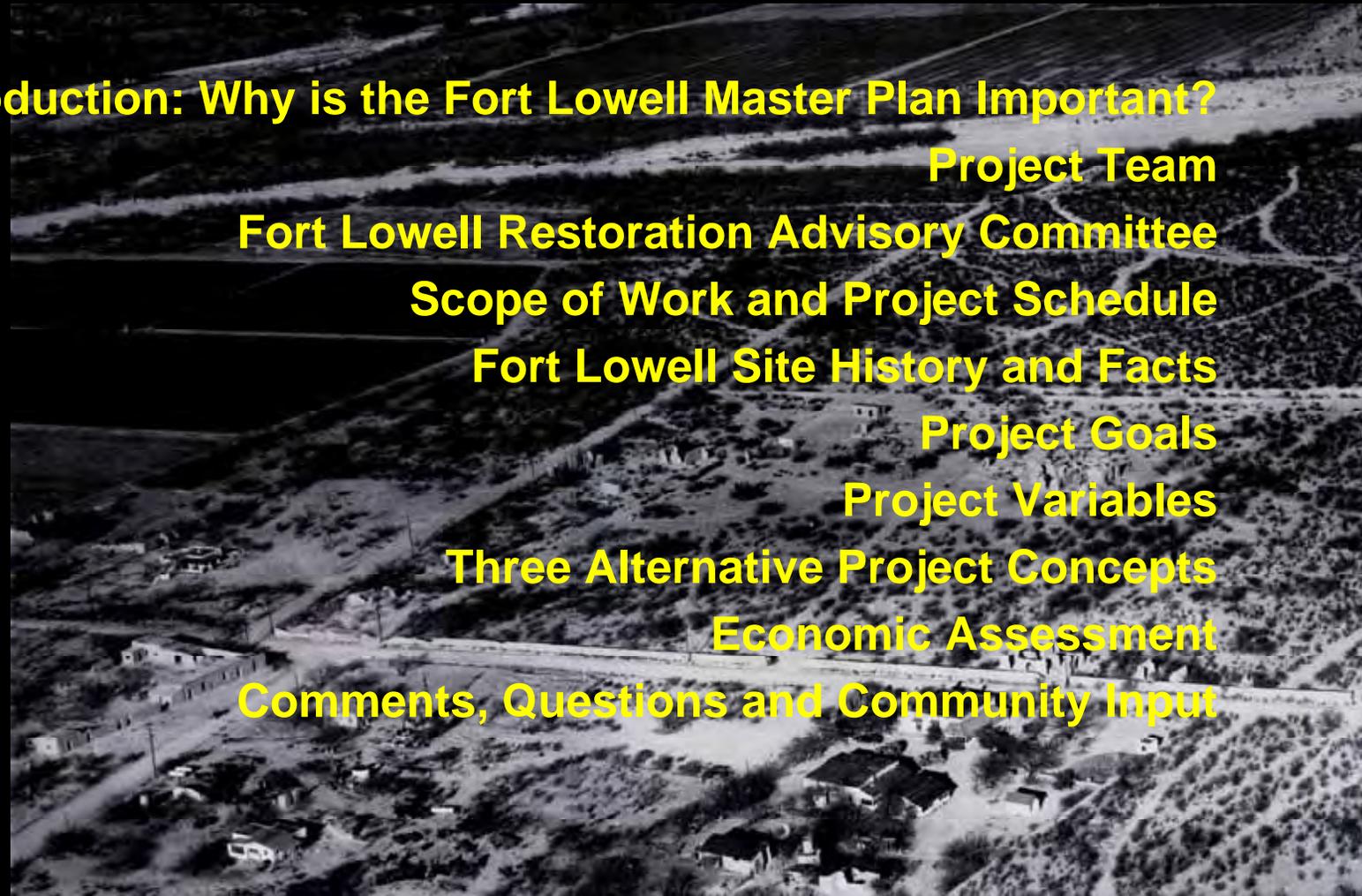
Historic Fort Lowell Park

Master Plan and Restoration Plan

Alternative Concept Plans, Meeting #2, November 19, 2008

Presentation Outline | Fort Lowell Park Master 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 and Facts**
- Project Goals**
- Project Variables**
- Three Alternative Project Concepts**
- Economic Assessment**
- Comments, Questions and Community Input**



Fort Lowell, circa mid-1940's

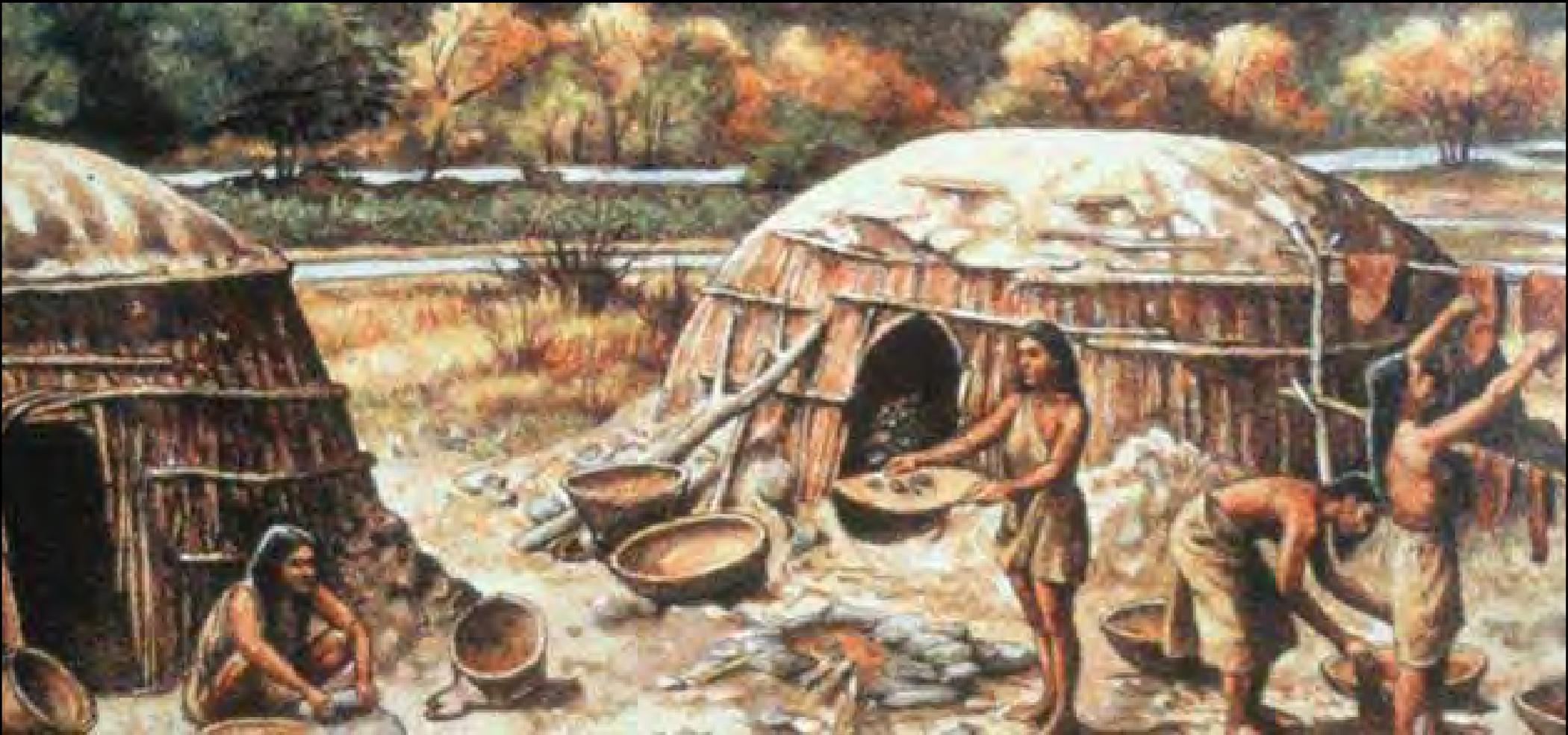


Why is this Historic Fort Lowell Park Master Plan & Restoration Plan important?

Fort Lowell Park Master Plan



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



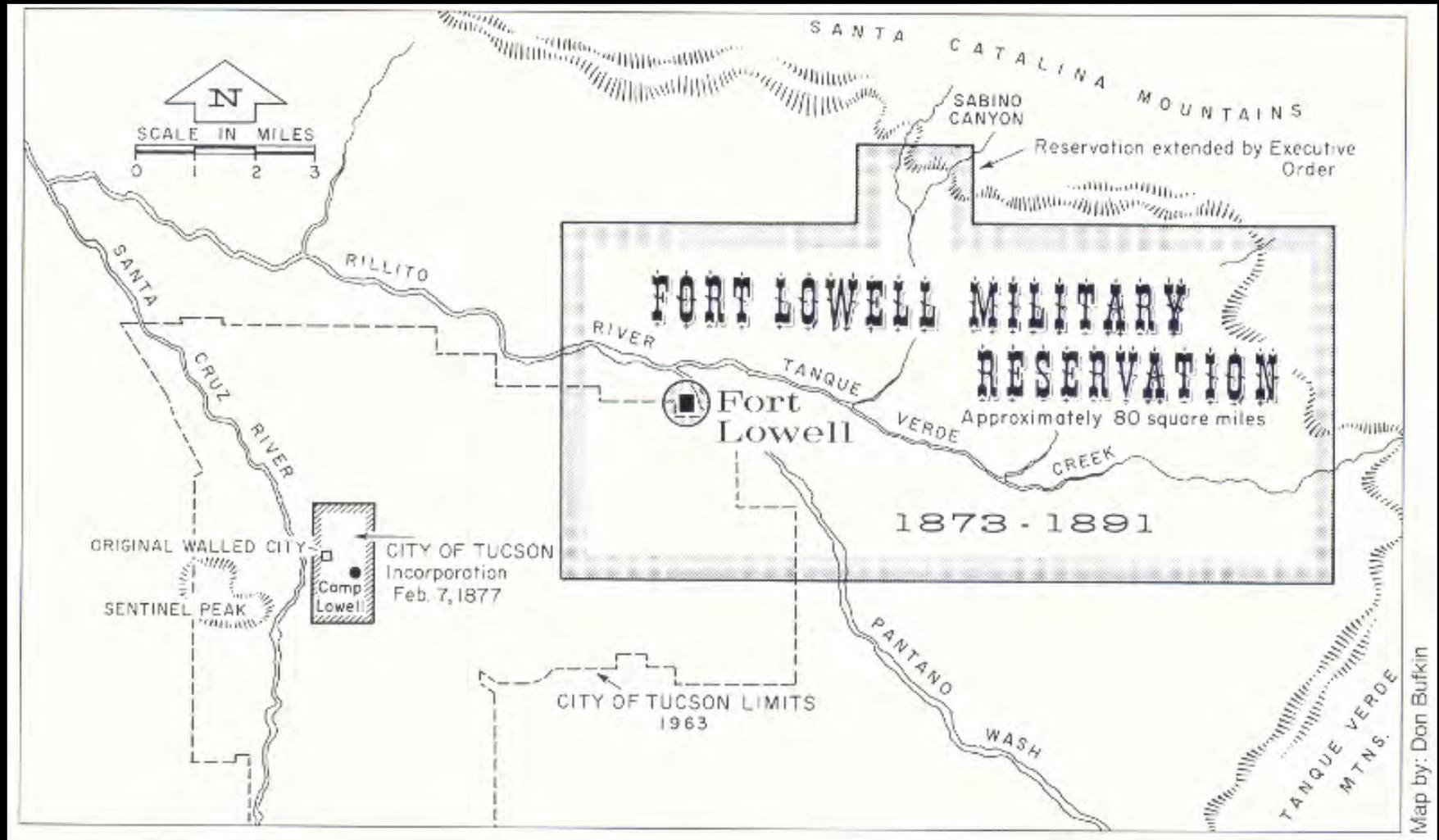
The pre-historic period of Native American use

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



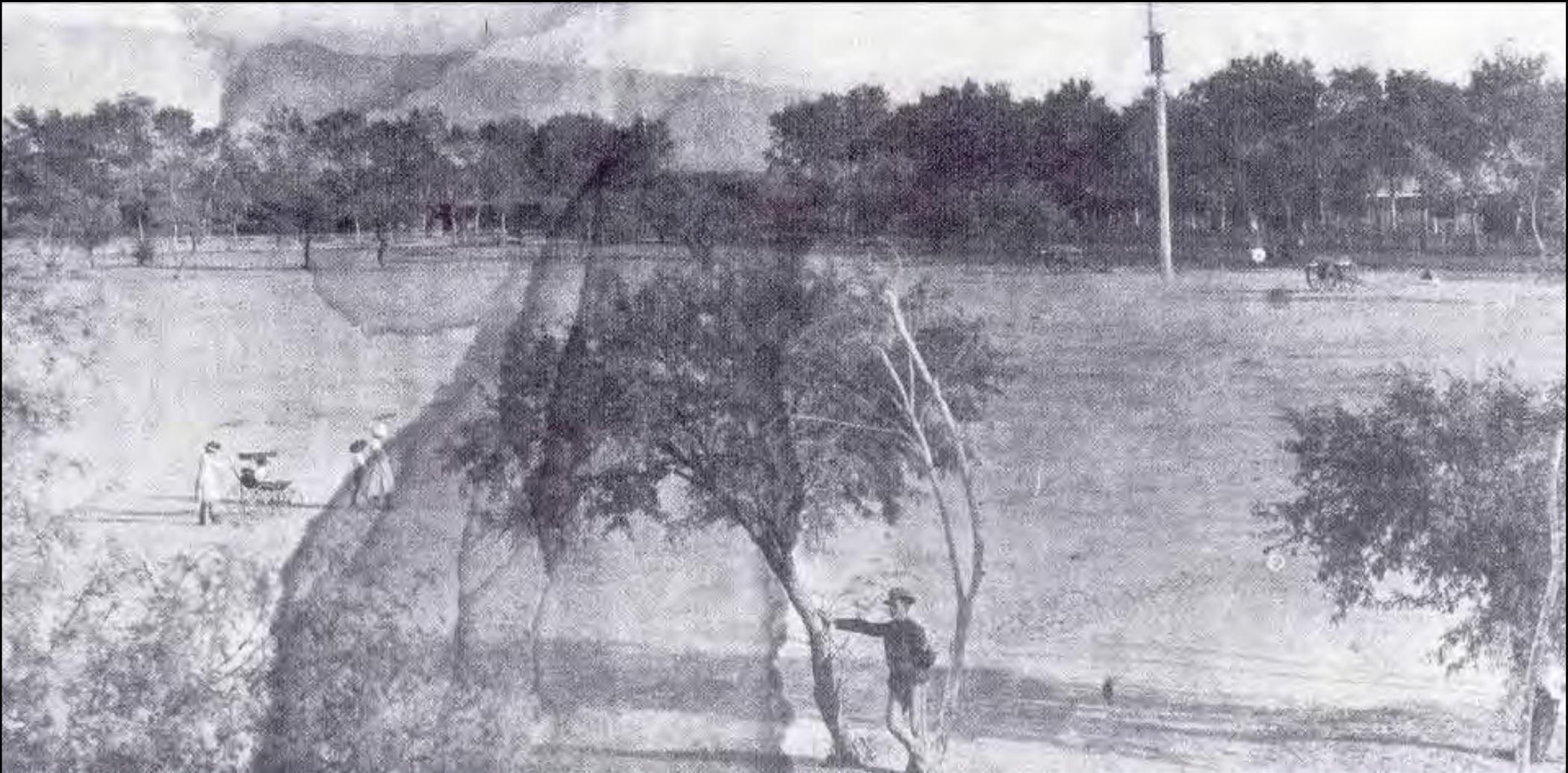
The Fort Lowell era – Military Band

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



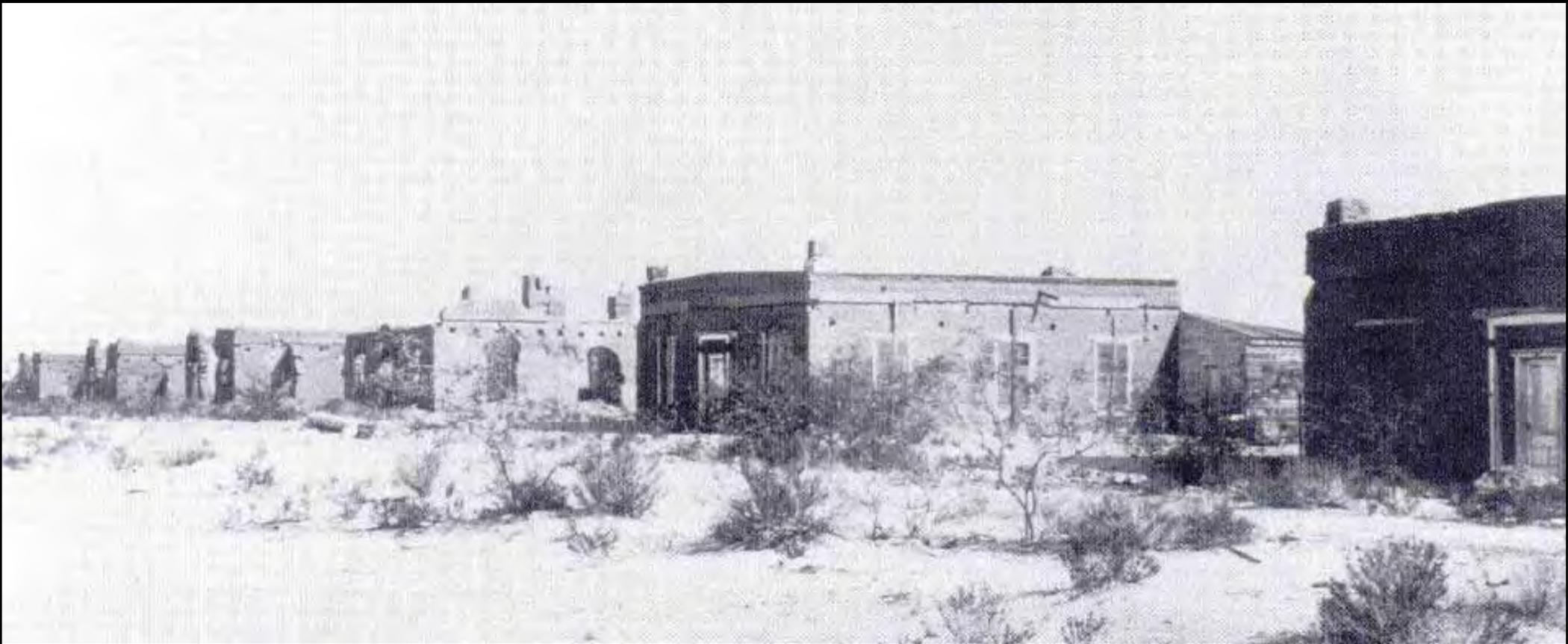
The Fort Lowell era – Apache relationships

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



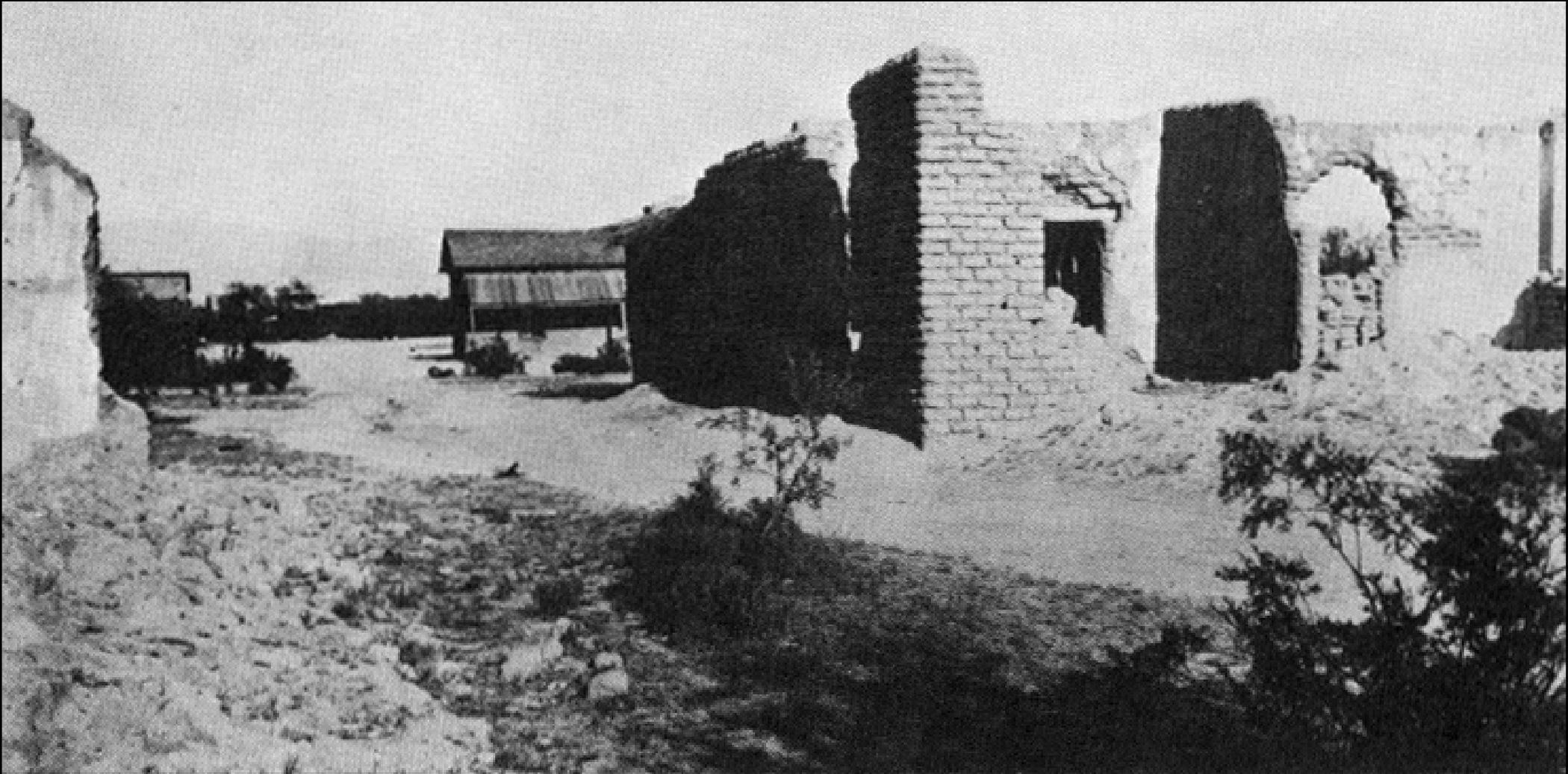
The Fort Lowell era – Parade Ground

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



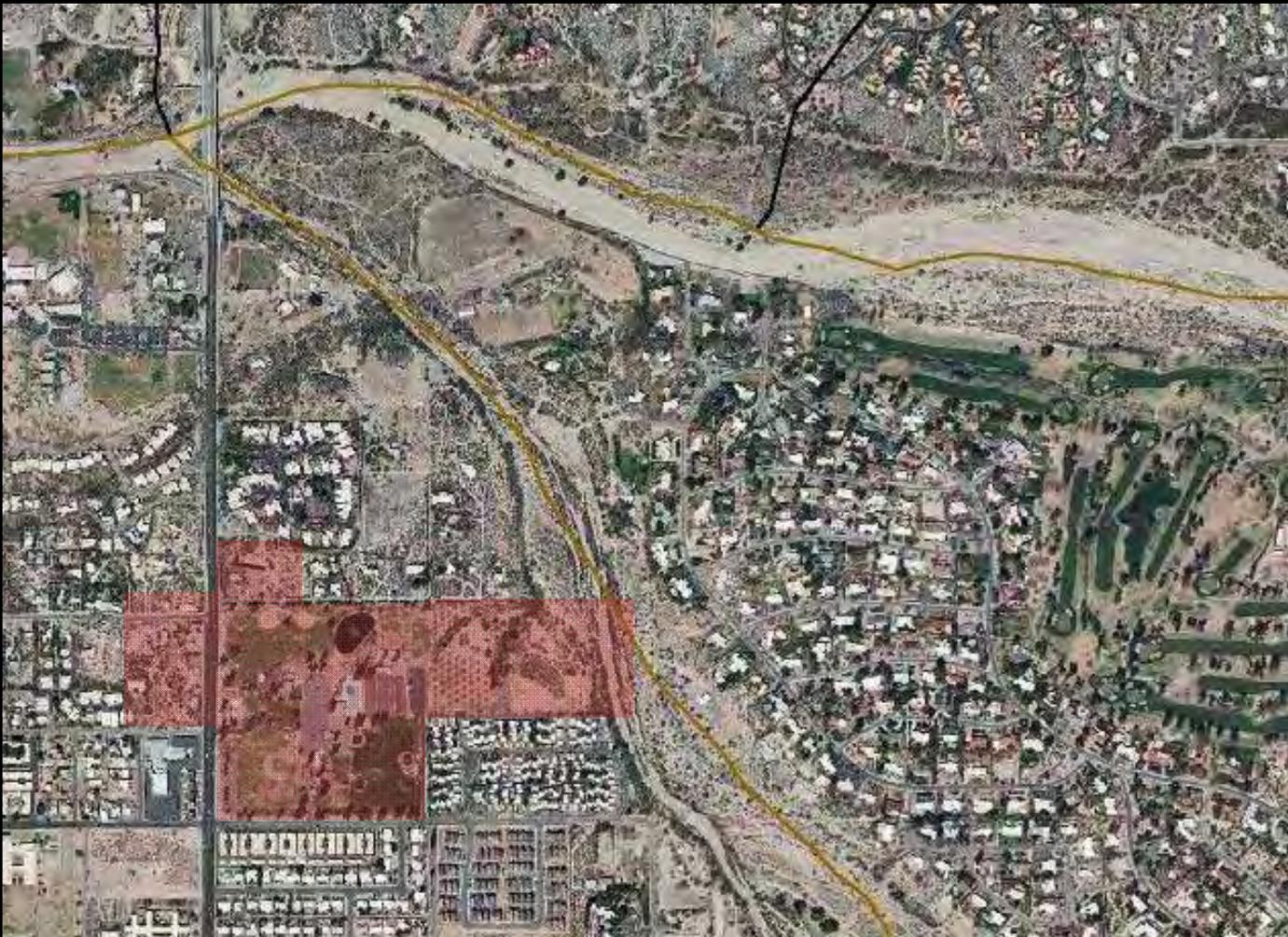
The Adkins Steel production era

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



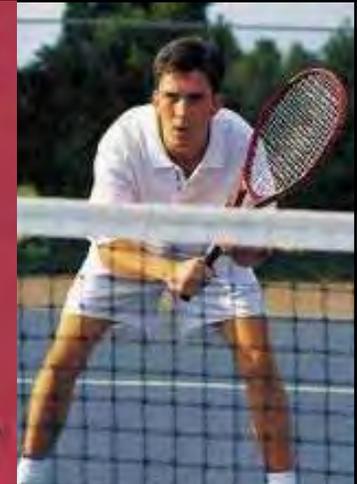
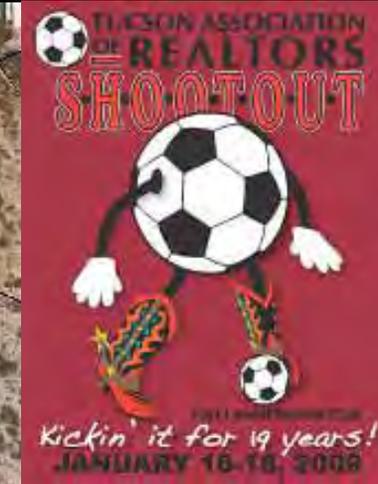
The natural environment and riparian setting

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



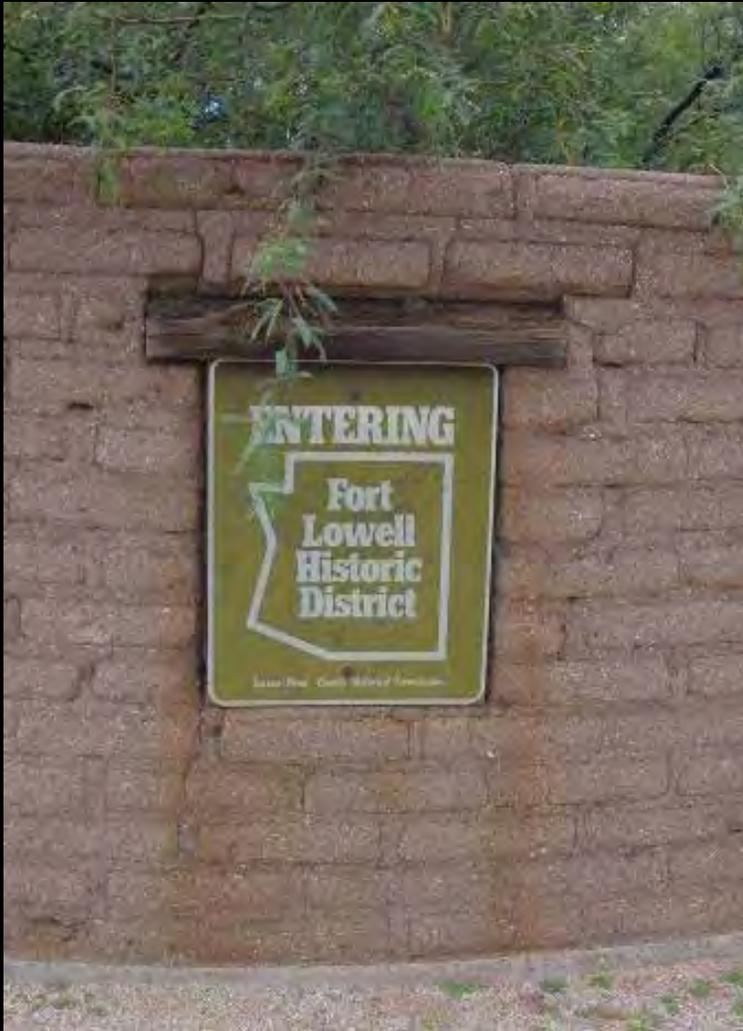
The neighborhood connection and regional network

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



Recreation and the Fort Lowell Soccer Shoot-Out

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



Preservation

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



La Reunion de El Fuerte

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

Fort Lowell Park is a unique, exciting interpretive resource.

It presents a variety of unique opportunities:

- **It can help us understand prehistory, history and the natural environment.**
- **It is a collection of archaeological remains, adobe ruins, historic buildings & riparian areas representing forces and peoples that shaped Tucson.**
 - **This combination of resources are found at no other park in Tucson.**
 - **Fort Lowell can be the crown jewel of the Tucson's park system.**
 - **In the words of a teacher, "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



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 19, 2008

ALT 1

ALT 2

ALT 3

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

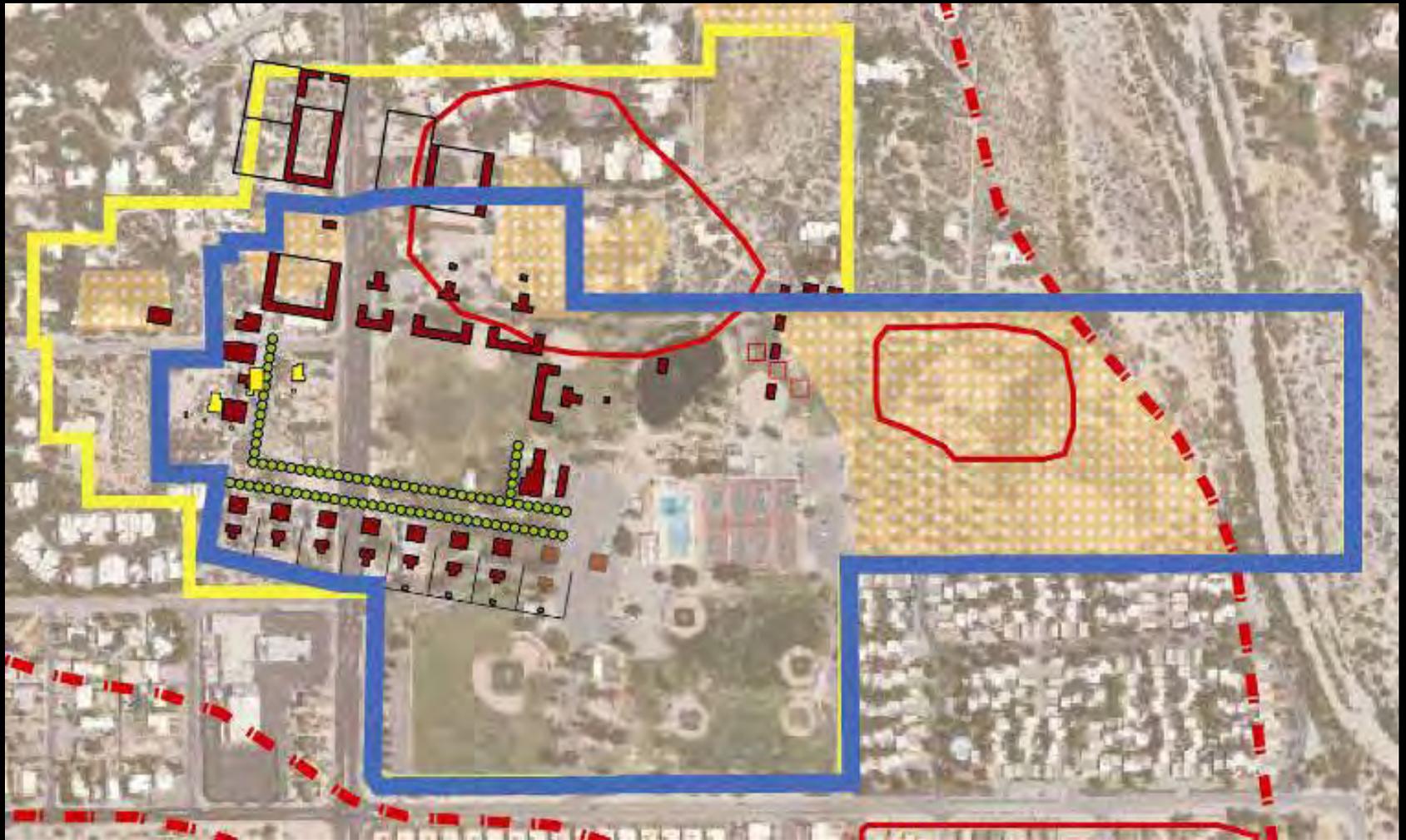
PREF
ALT

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

FINAL
PLAN



Fort Lowell Site History and Facts | Fort Lowell Park Master Plan



Historical Overview | Fort Lowell Park Master Plan

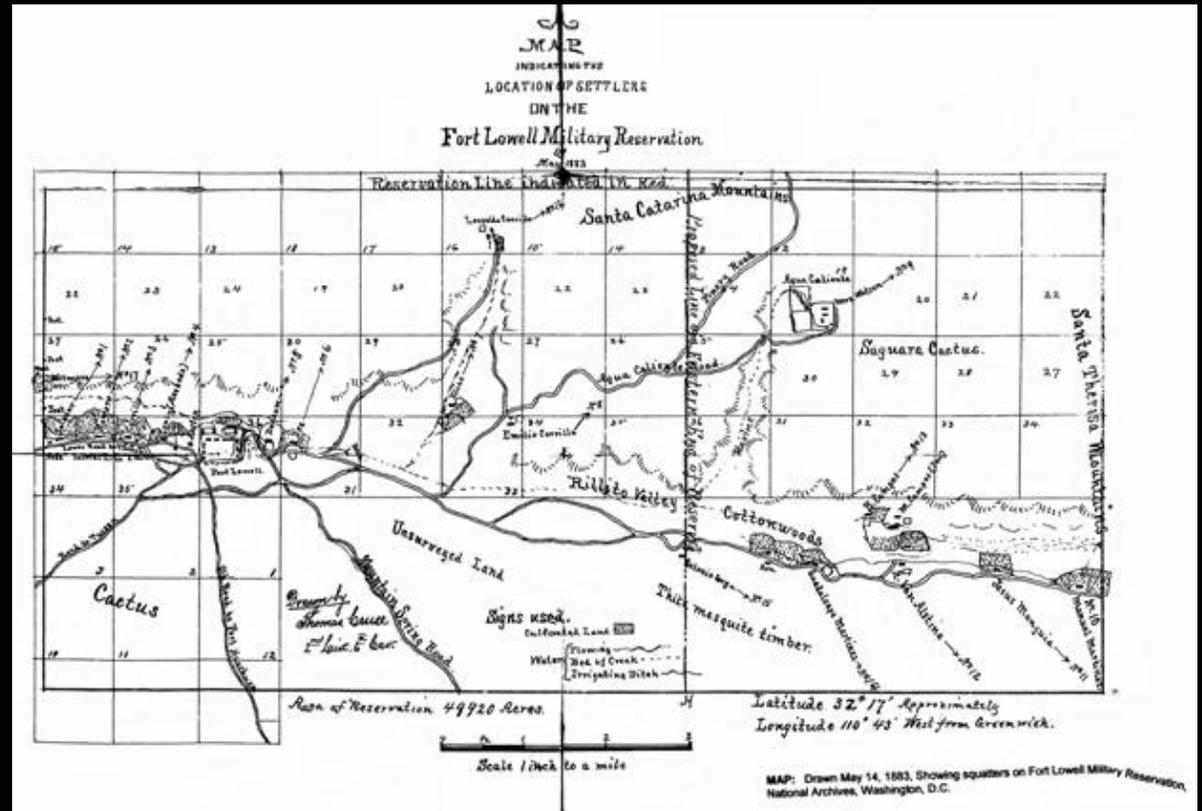


- Occupation known for time span between A.D. 700 to 1300
- Pithouses, pits, and burials have been discovered within park
- The Hohokam farmed along the Santa Cruz and traded with their neighbors in the Tucson Basin

Hohokam Period

Historical Overview | Fort Lowell Park Master Plan

- 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



Early Settlers

Historical Overview | Fort Lowell Park Master Plan



Fort Lowell Period
(1873-1891)

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**

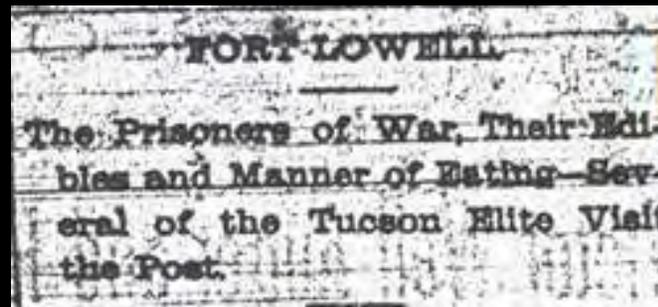


Fort Lowell

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



**Post- Fort Period
(Late 19th Century)**

Historical Overview | Fort Lowell Park Master Plan



- After the closure of the Fort Lowell in 1891, the physical conditions of the buildings deteriorated rapidly
- “Squatters” moved into some fort buildings
- Fort buildings auctioned for salvage in 1896
- Mexican and Anglo farmers dug canals and grew crops

Post Fort Period

Historical Overview | Fort Lowell Park Master Plan



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

Historical Overview | Fort Lowell Park Master Plan

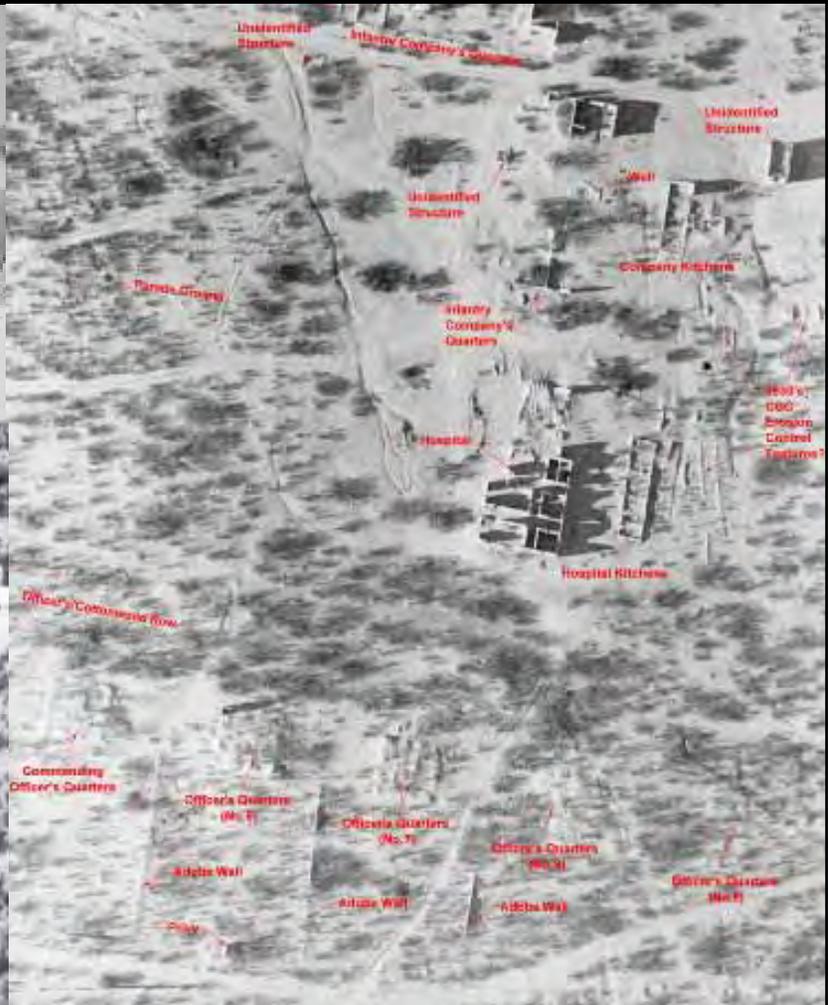


- Tuberculosis sanatoriums opened in the early 1900s
- Bolsius family rebuilt the Commissary buildings 1930's
- Adkins family ran rest home and opened steel plant
- Boy Scouts sought to preserve portions of Fort in 1950s
- Pima County opened park in 1957
- Historical Society helped reconstruct Officer's Quarters as a museum in 1963
- City acquires Adkins parcel 2006

Post Fort Period

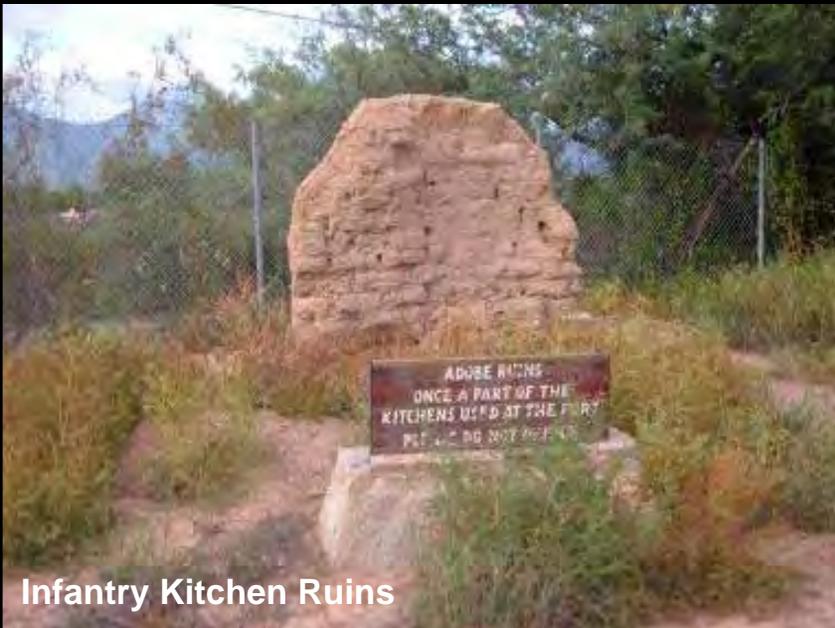
Historical Overview

Fort Lowell Park Master Plan



Post-Fort Period (1930s- 1950s)

Historical Overview | Fort Lowell Park Master Plan



Infantry Kitchen Ruins



Fort Lowell Hospital Sheltered Ruins



Reconstructed Officer's Quarters and Kitchen

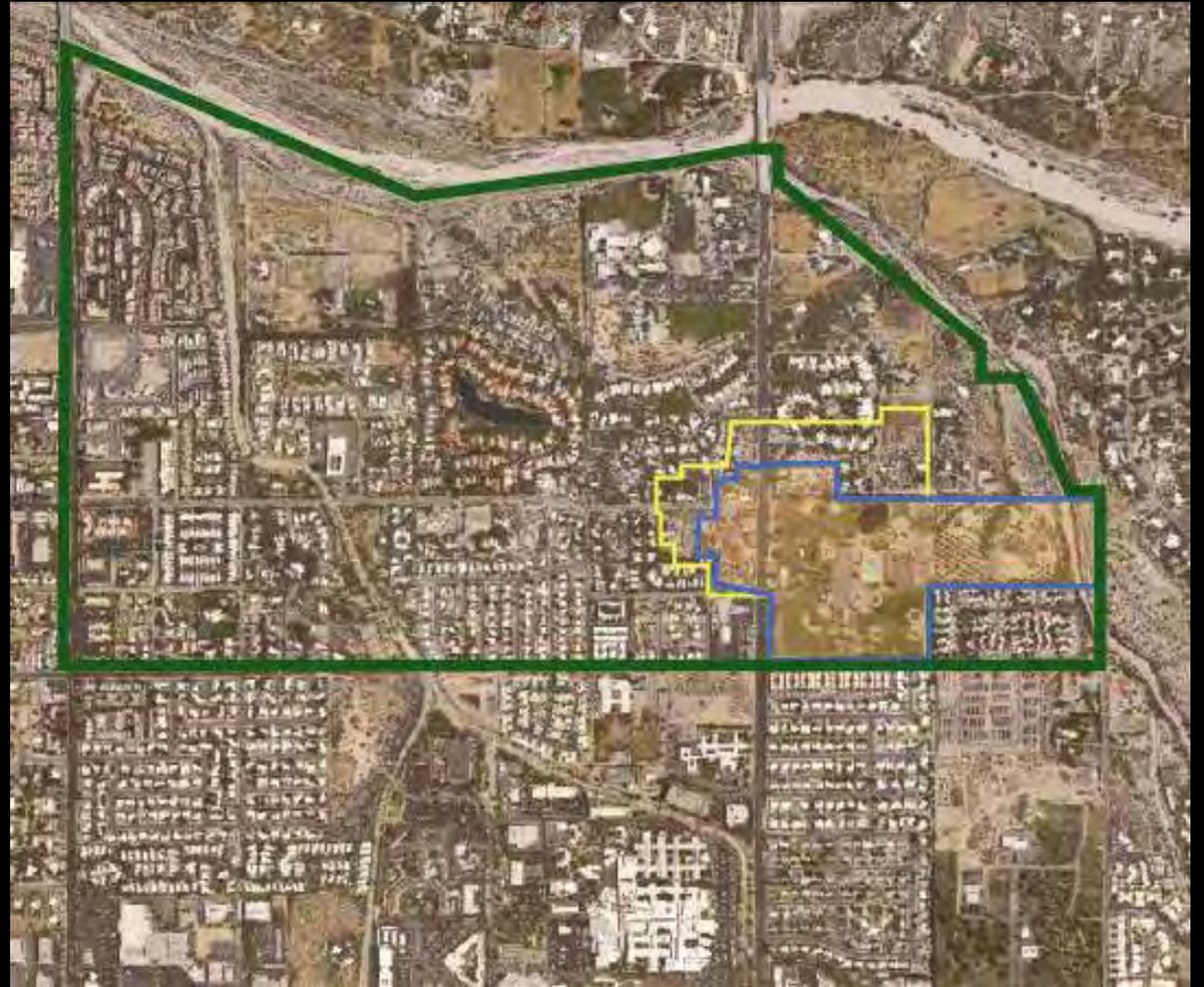
Fort-Era Resources (Present-Day Fort Lowell Park)

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)



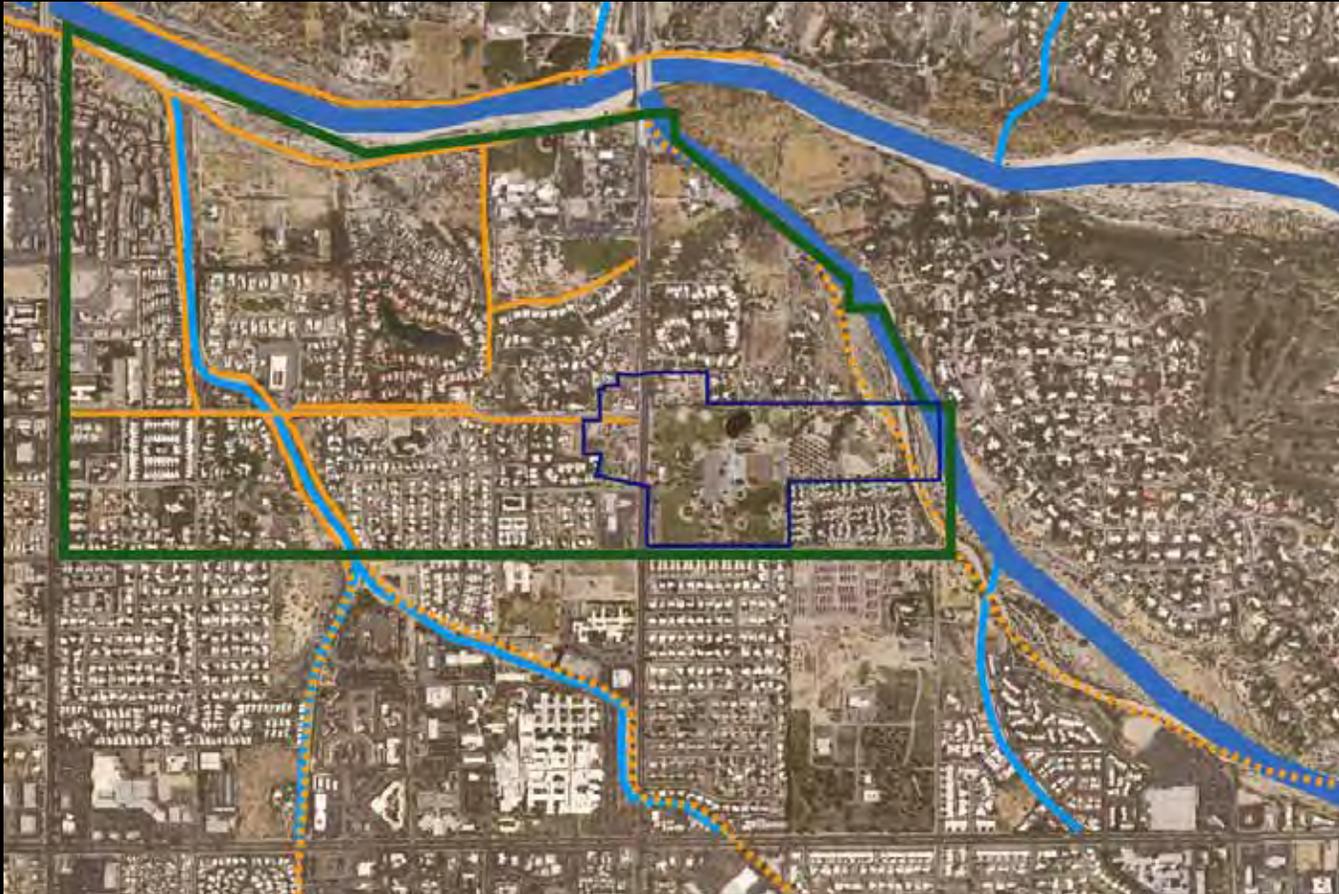
Location

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



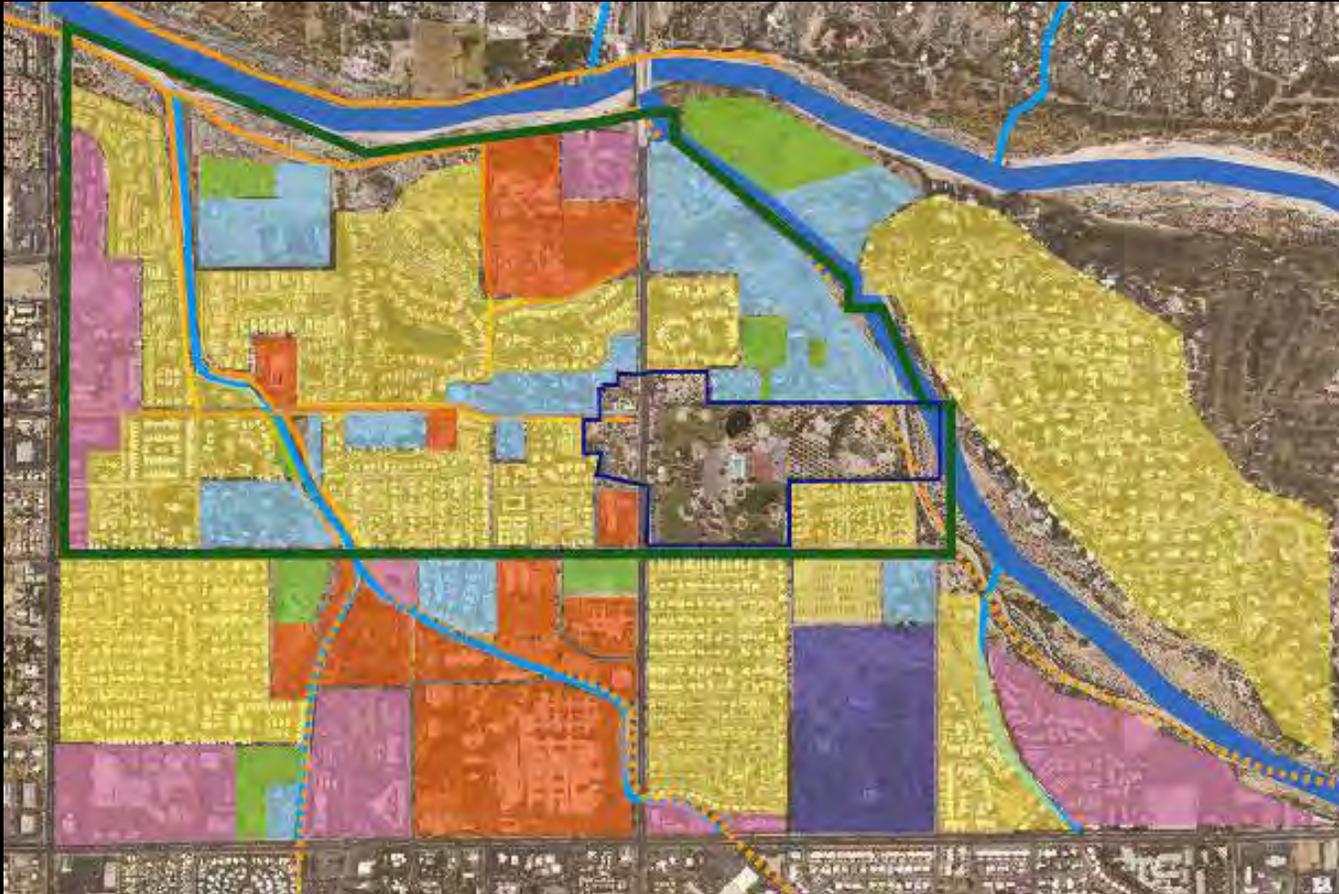
Washes

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



Trails

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



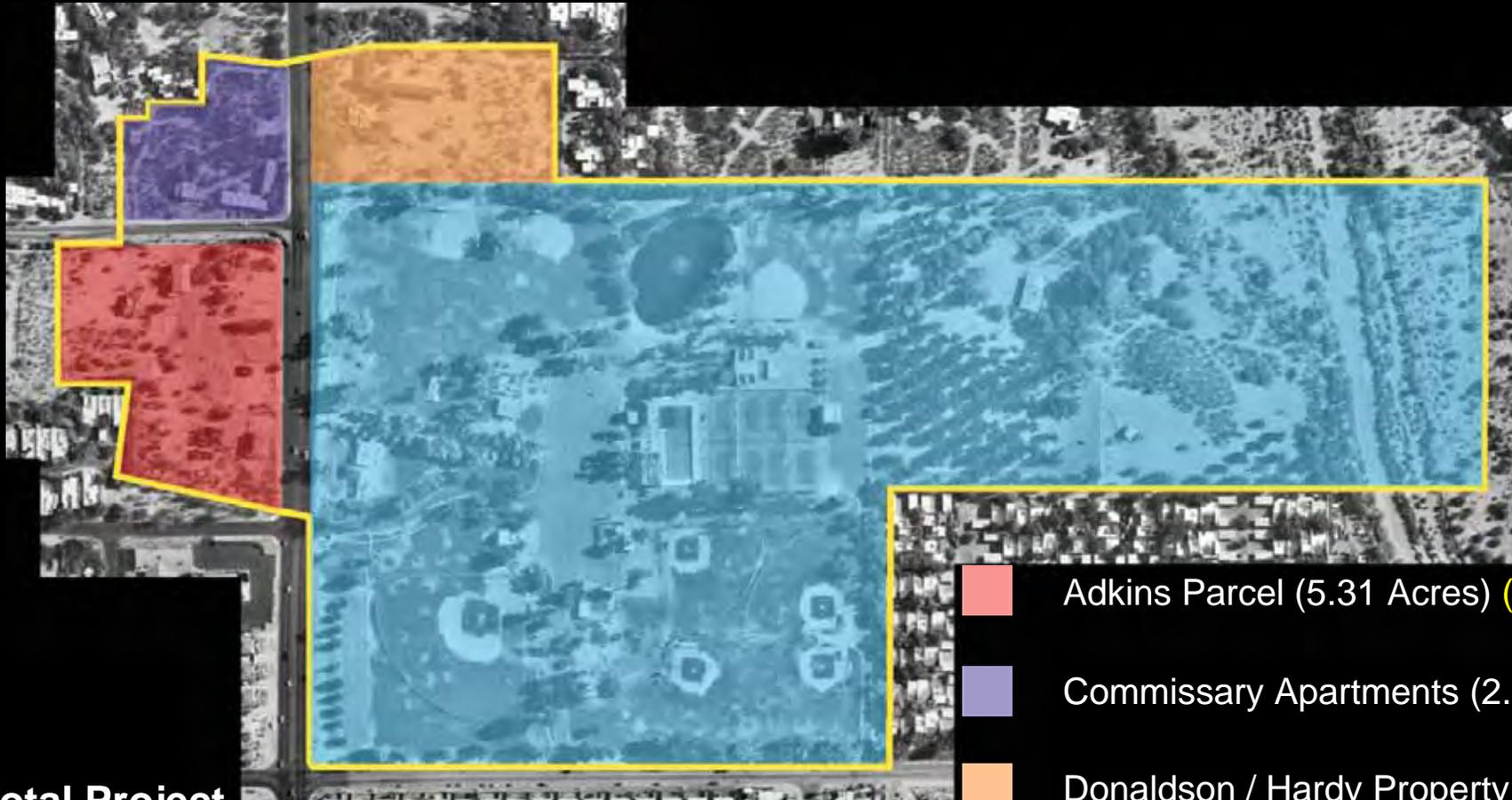
Land Use

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

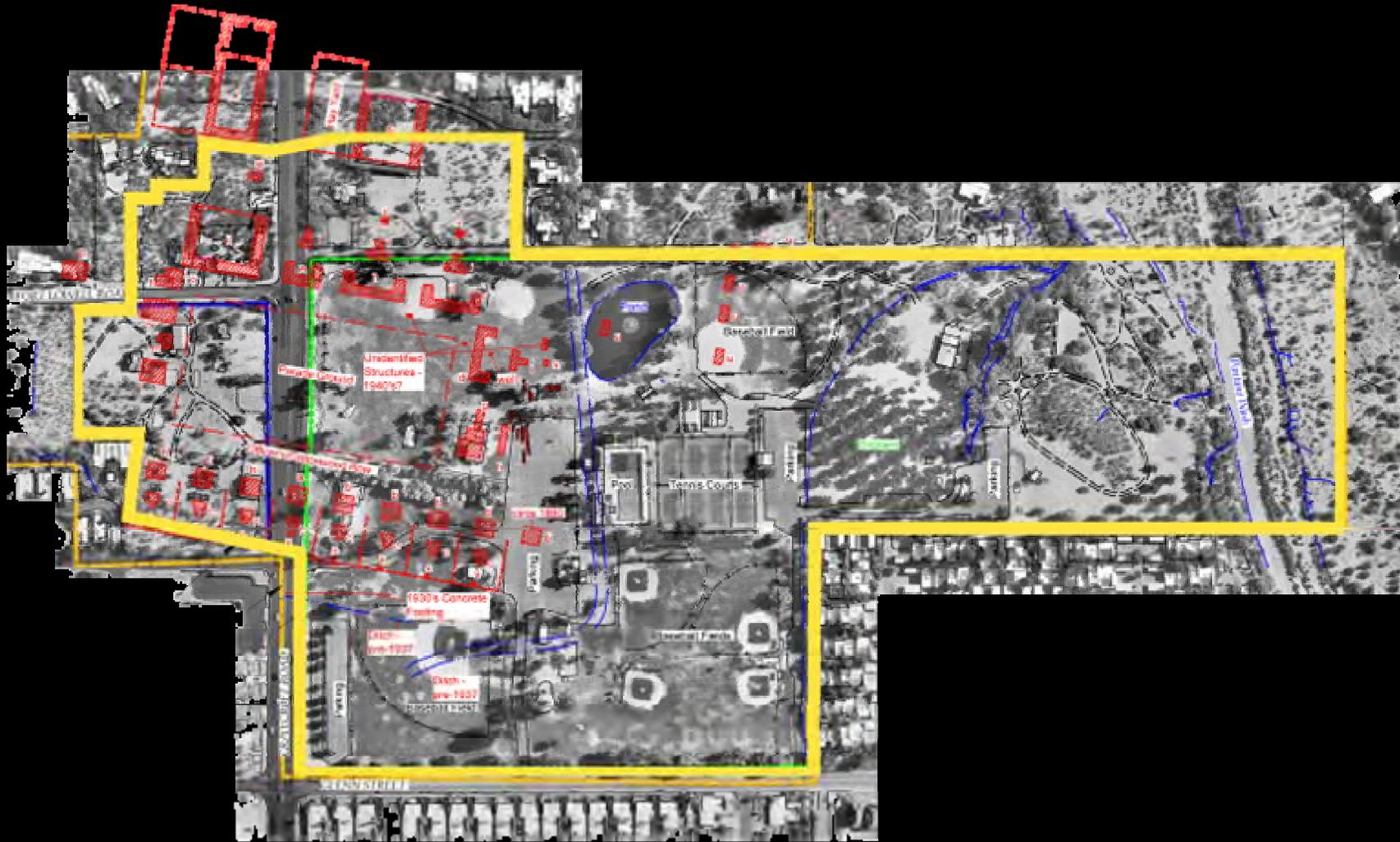


-  Adkins Parcel (5.31 Acres) (2007)
-  Commissary Apartments (2.34 Acres) (2002)
-  Donaldson / Hardy Property (3 Acres) (1985)
-  Fort Lowell Park (Approx. 60 Acres) (1957)

**Total Project
Planning Area
70 Acres**

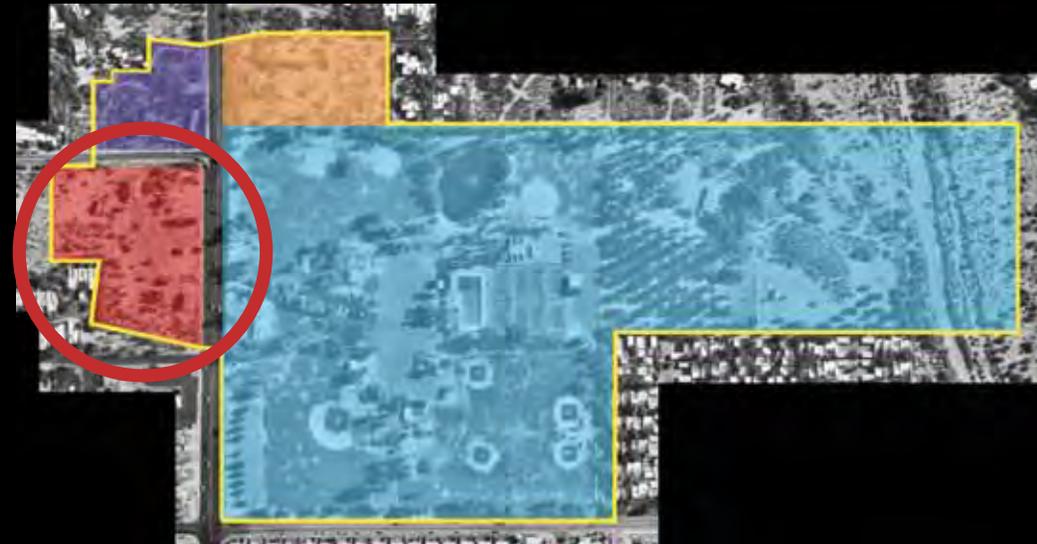
Park Evolution (2006 - Present)

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



Fort Lowell Overlay

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



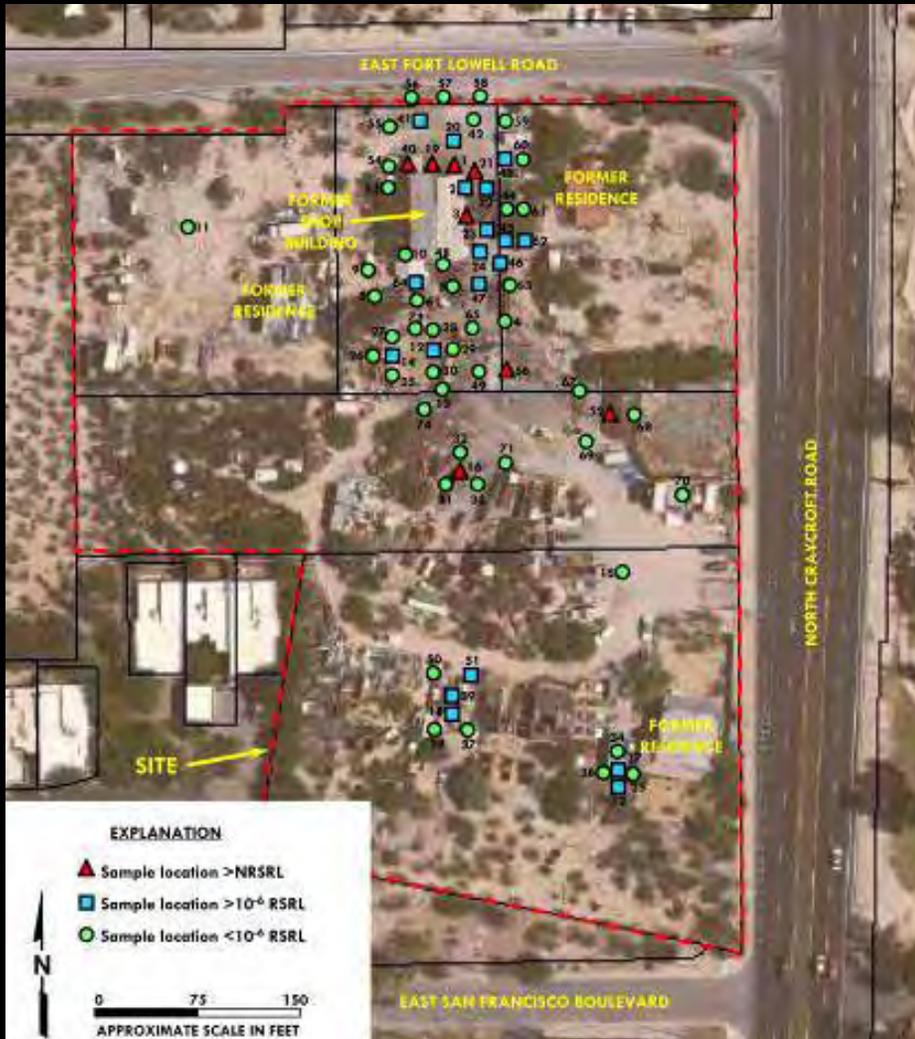
Adkins Parcel

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

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

Project Goals | Fort Lowell Park Master Plan



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



Project Goals | Fort Lowell Park Master Plan



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



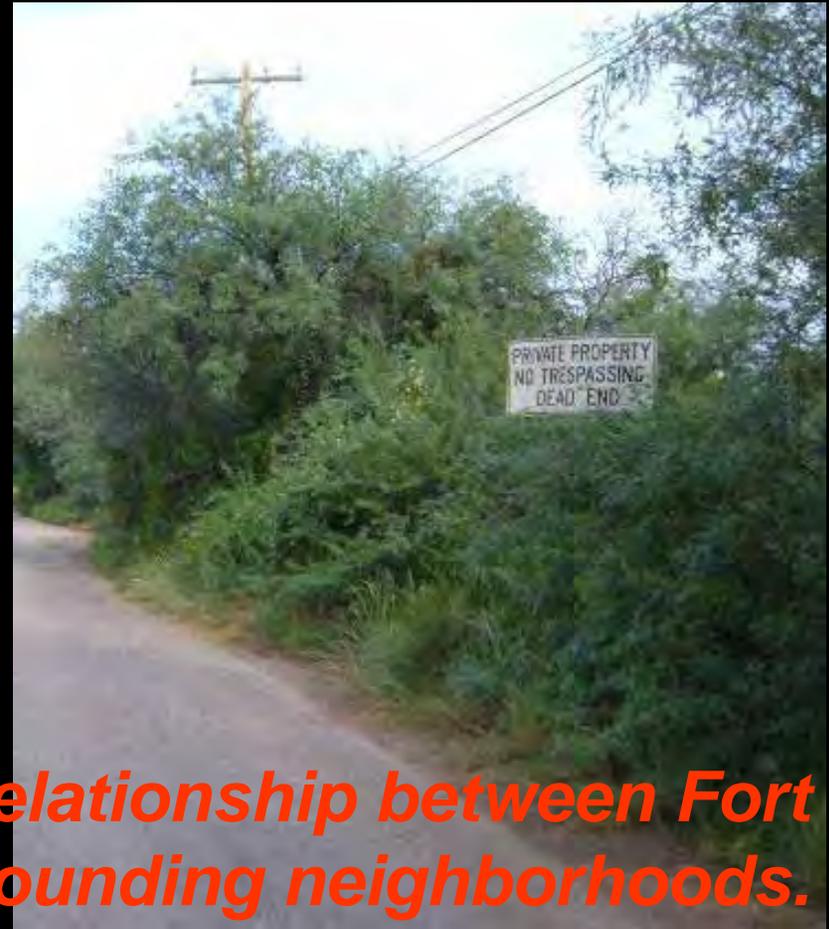
Project Goals | Fort Lowell Park Master Plan



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



Project Goals | Fort Lowell Park Master Plan



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



Project Goals | Fort Lowell Park Master Plan



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



- 1. USES:** The balance between recreation uses and history
- 2. STORIES:** The eras of history that will be represented
- 3. PRESERVATION:** The preservation approach(es) to be used
- 4. CIRCULATION:** The treatment of Craycroft Road
- 5. LANDSCAPE:** The approach to the landscape
- 6. MANAGEMENT:** Organization structures and costs
- 7. CAPITAL INVESTMENT:** Capital costs



Variables | Fort Lowell Park Master Plan

1. USES: The balance between recreation uses and history



Dominant use by contemporary recreation needs



Dominant use by historical and interpretive elements



A balance of history and recreation



Variables | Fort Lowell Park Master Plan

2. STORIES: The eras of history that will be represented



All eras are represented, showing the evolution of the site over time

Representation of the military period of Fort Lowell

Representation of some other era as the most important



3. PRESERVATION: The preservation approach(es) to be used



Preservation approach: protect current historical resources and use creative interpretation to tell the story

Adaptive re-use: look for current uses for historical resources

Restoration approach: bring the resources to a specific point in time

Reconstruction: rebuild the Fort using the best documentation available



4. CIRCULATION: The treatment of Craycroft Road

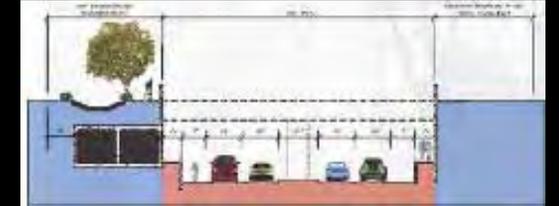


Provide safe at-grade crossing(s) of Craycroft using HAWK crossings

Build an east-west pedestrian overpass over Craycroft

Depress Craycroft Road from north of Fort Lowell to Glenn

Re-route Craycroft around the historical resources



5. LANDSCAPE: The approach to the landscape



Develop a cultural landscape corresponding to history



Develop a recreational landscape in support of recreational activities



Develop and enhance a natural landscape in tune with the riparian and desert setting



Variables | Fort Lowell Park Master Plan

6. MANAGEMENT: Organizational structures and costs



Managed by government: City of Tucson Parks and Recreation



Managed by a public partner: for example, Arizona Historical Society



Managed by a non-profit: form a specific 501c3 for the site



Managed by "friends": form a consortium of volunteer groups



Variables | Fort Lowell Park Master Plan

7. CAPITAL INVESTMENT: Capital costs

2008 Proposed Bond
Capital Improvement Projects
Historical Preservation



Lower-budget: in the range of \$3 - \$5 million

Mid-budget: in the range of \$5 - \$8 million

Higher-budget: \$8 - \$25 million



**Given these variables,
how many alternative concepts
could we be presenting to you tonight?**

$$3 \times 3 \times 4 \times 4 \times 3 \times 4 \times 3 =$$

5,184 possible combinations (discreet alternatives).

**Tonight we will only present 3 alternatives
as vehicles to discuss the choices we have.**



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Historic interpretation site
2. Multi-use: recreation and historic ruins and interpretation
3. Natural and environmental conservation and stewardship



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES

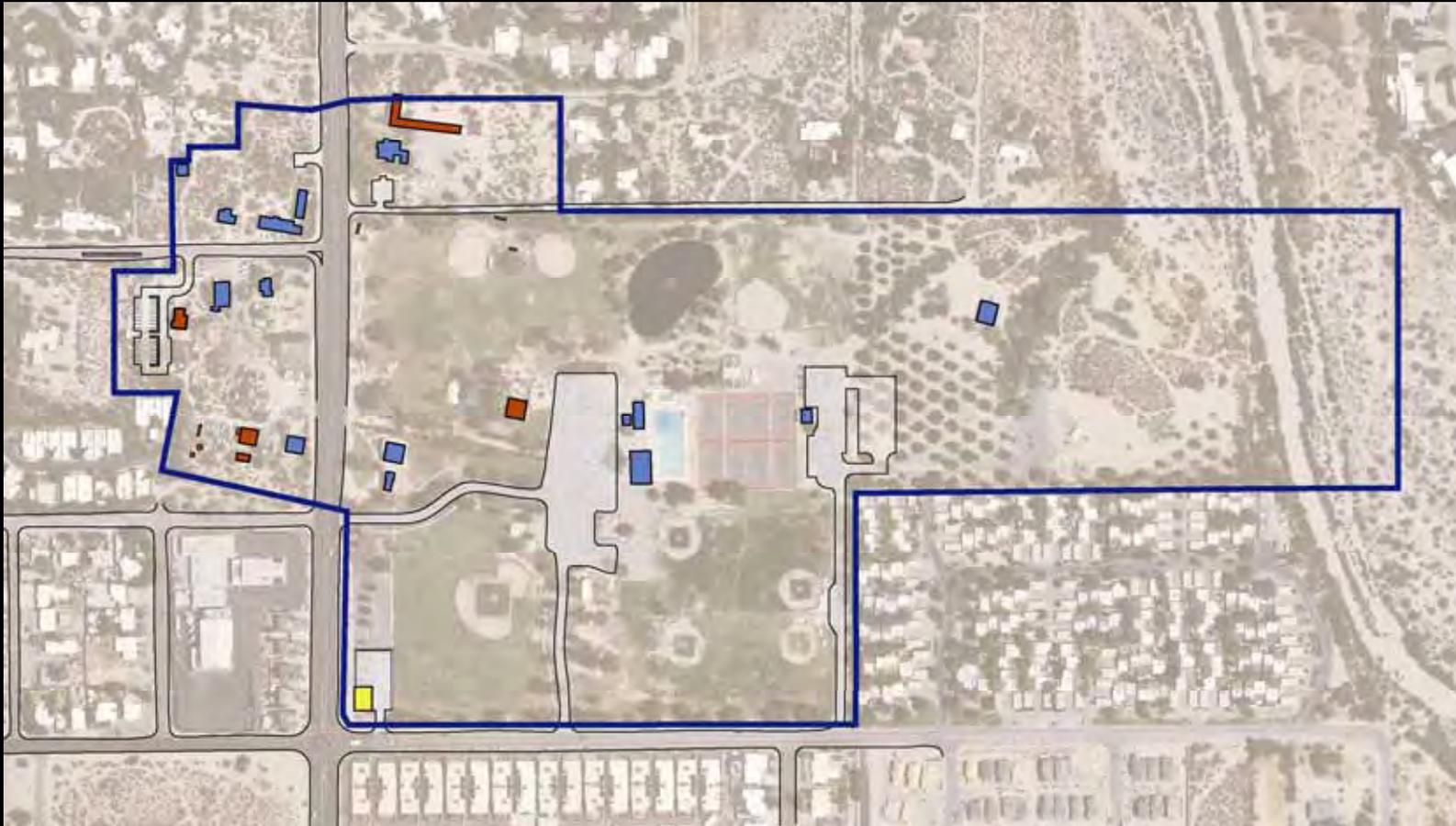


1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building
4. Parking divided by separate uses



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building.
4. Parking divided by separate uses.
5. Planted Median in Craycroft with HAWK crossing



Michael Cyneck

Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building.
4. Parking divided by separate uses.
5. Planted Median in Craycroft with HAWK crossing.
6. Preserve existing landscape.



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building.
4. Parking divided by separate uses.
5. Planted Median in Craycroft with HAWK crossing.
6. Preserve existing landscape.
7. Play areas.



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building.
4. Parking divided by separate uses.
5. Planted Median in Craycroft with HAWK crossing.
6. Preserve existing landscape.
7. Play areas.
8. New & enhanced landscape



Alternatives | Fort Lowell Park Master Plan

Alternative #1 – CONSERVATION/ SEPARATED USES



1. Preserve existing buildings from all eras of history.
2. Conserve ruins on site.
3. Build new anchor corner building.
4. Parking divided by separate uses.
5. Planted Median in Craycroft with HAWK crossing.
6. Preserve existing landscape.
7. Play areas.
8. New & enhanced landscape
9. Provide clear trails on site



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Multi-use: recreation mixed with historic buildings/ruins and with interpretation.
2. Shows spatial organization of Fort Lowell
3. Natural and environmental conservation & stewardship.
Connect to existing & future multi-use paths



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION

1. Adaptively re-use existing buildings from all eras of history.



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION

1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort. Highlight Adkins



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION

1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort. Highlight Adkins
3. Maintenance



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort. Highlight Adkins
3. Maintenance
4. Parking loop

Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION

1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort.
3. Highlight Adkins
4. Maintenance
5. Parking loop
6. Craycroft land or ped bridge



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort.
3. Highlight Adkins
4. Maintenance
5. Parking loop
6. Craycroft land or ped bridge
7. Landscape to remain

Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort.
3. Highlight Adkins
4. Maintenance
5. Parking loop
6. Craycroft land or ped bridge
7. Landscape to remain
8. New recreation and jog trail & basketball



Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort.
3. Highlight Adkins
4. Maintenance
5. Parking loop
6. Craycroft land or ped bridge
7. Landscape to remain
8. New recreation and jog trail & basketball
9. New landscape

Alternatives | Fort Lowell Park Master Plan

Alternative #2 – RECREATION WITH PASSIVE INTERPRETATION



1. Adaptively re-use existing buildings from all eras of history.
2. Preserve ruins and add “frames” to define fort.
3. Highlight Adkins Maintenance
4. Parking loop
5. Craycroft land or ped bridge
6. Landscape to remain
7. New recreation and jog trail & basketball
8. New landscape
9. New paths/nodes



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Restore and reconstruct historic Fort Lowell.
2. Restore and reconstruct historic ranch.
3. Smaller recreation area
4. Natural and environmental conservation & stewardship.

Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Buildings remain



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT

1. Buildings remain
2. Reconstruct fort



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT

1. Buildings remain
2. Reconstruct fort
3. Reconstruct 40's ranch house



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Buildings remain
2. Reconstruct fort
3. Reconstruct 40's ranch house
4. New parking via Glenn. Changes to Fort Lowell.



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Buildings remain
2. Reconstruct fort
3. Reconstruct 40's ranch house
4. New parking via Glenn. Changes to Fort Lowell.
5. Ped bridge and ped HAWK.



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Buildings remain
2. Reconstruct fort
3. Reconstruct 40's ranch house
4. New parking via Glenn. Changes to Fort Lowell.
5. Ped bridge and ped HAWK.
6. Existing landscape/amenities



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



1. Buildings remain
2. Reconstruct fort
3. Reconstruct 40's ranch house
4. New parking via Glenn. Changes to Fort Lowell.
5. Ped bridge and ped HAWK.
6. Existing landscape/amenities
7. New park/cultural landscape



Alternatives | Fort Lowell Park Master Plan

Alternative #3 – HERITAGE ATTRAC- TION. FOCUS ON HISTORIC FORT



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3. Reconstruct 40's ranch house
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8. New rec areas

Alternatives | Fort Lowell Park Master Plan

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Alternatives | Fort Lowell Park Master Plan

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9. Open space and Hohokam
10. Interpretive nodes and paths

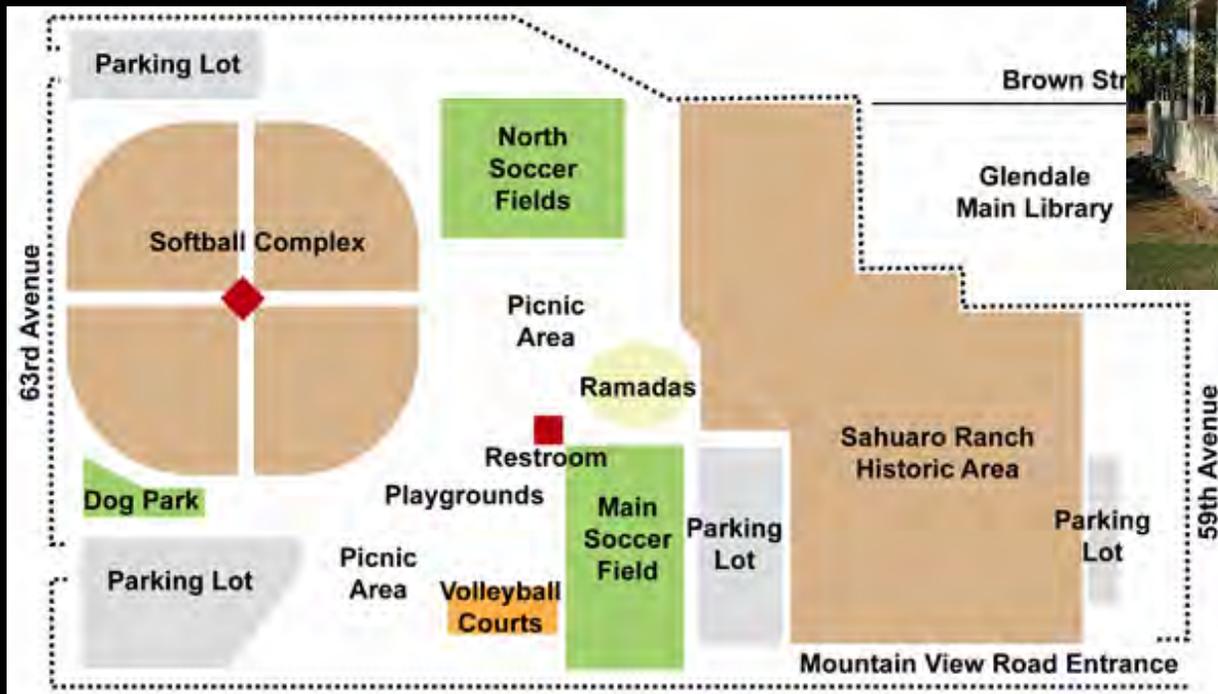
Economic Assessment | Fort Lowell Park Master Plan

- 1. USES: The balance between recreation uses and history**
- 2. STORIES: The eras of history that will be represented**
- 3. PRESERVATION: The preservation approach(es) to be used**
- 4. CIRCULATION: The treatment of Craycroft Road**
- 5. LANDSCAPE: The approach to the landscape**
- 6. MANAGEMENT: Organization structures and costs**
- 7. CAPITAL INVESTMENT: Capital costs**



Comparable Projects | Fort Lowell Park Master Plan

- 17-acre heritage area with 13 buildings
- Many community events throughout year
- City-run with many partners
- Orchards, rose garden and livestock

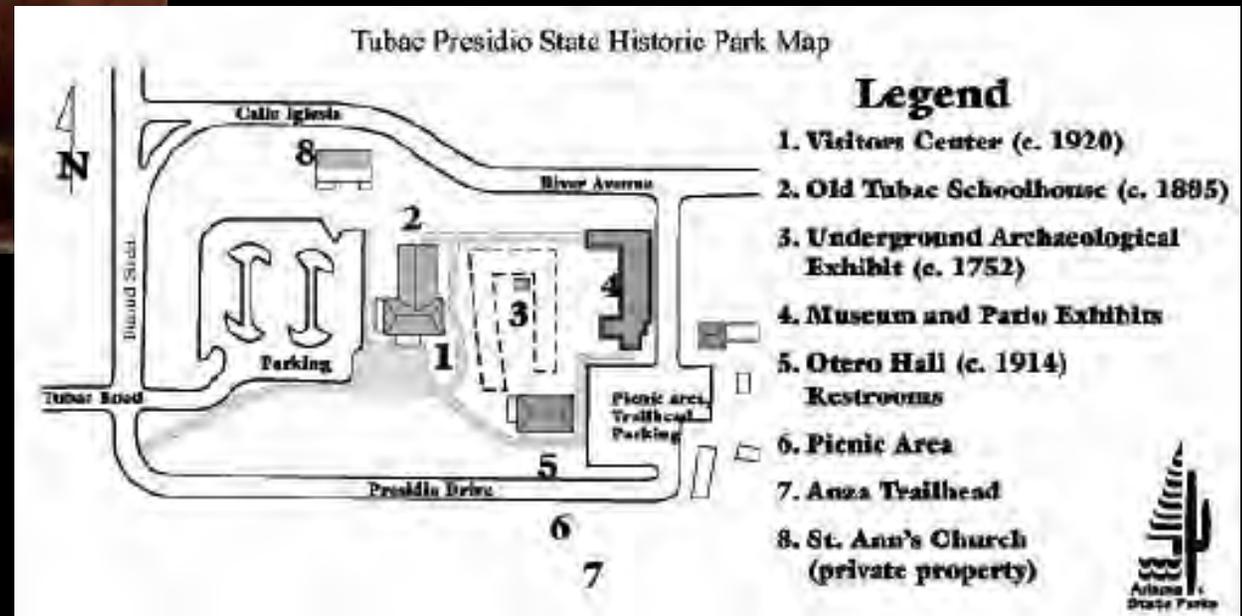


Sahuaro Ranch Park

Comparable Projects | Fort Lowell Park Master Plan



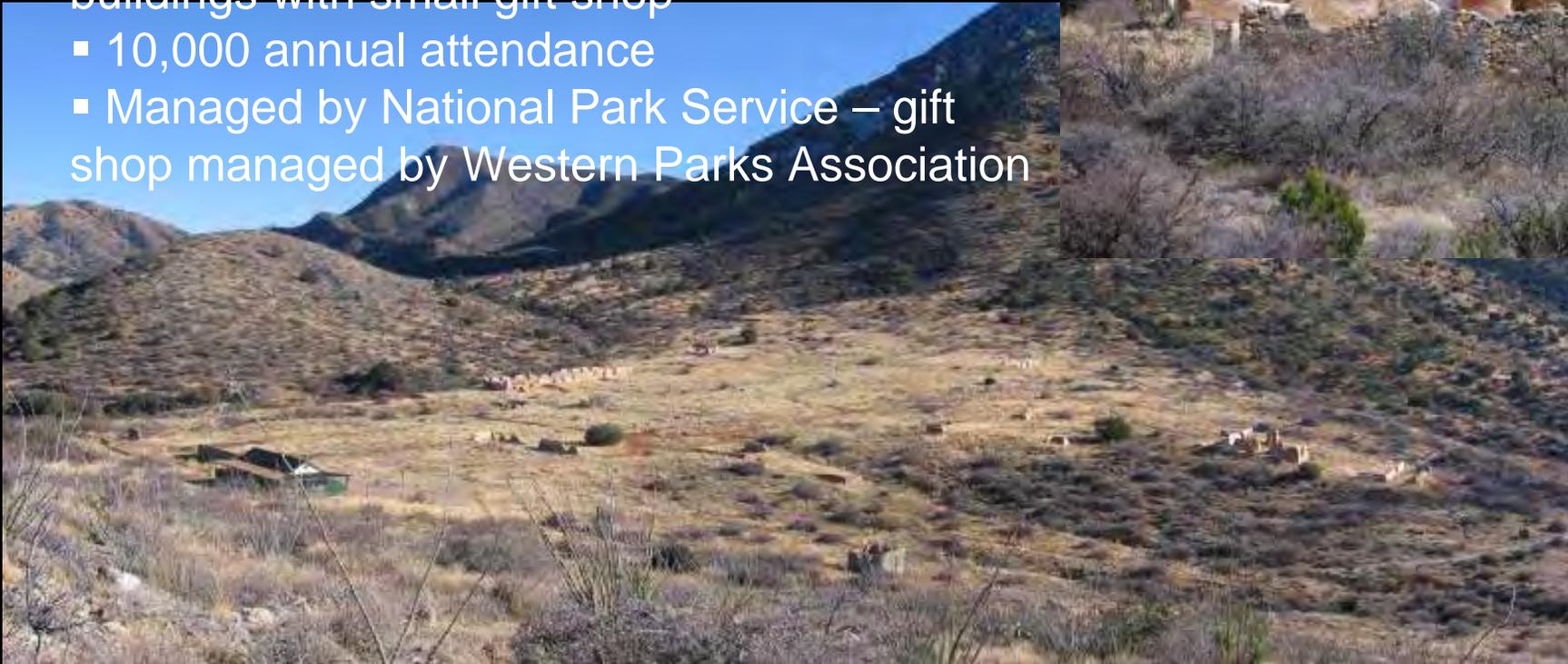
- 10 acres and 7 historic buildings from different periods
- Living history demonstrations
- About 16,000 annual visitors with 3,000 students from Tucson area



Tubac Presidio State Historic Park

Comparable Projects | Fort Lowell Park Master Plan

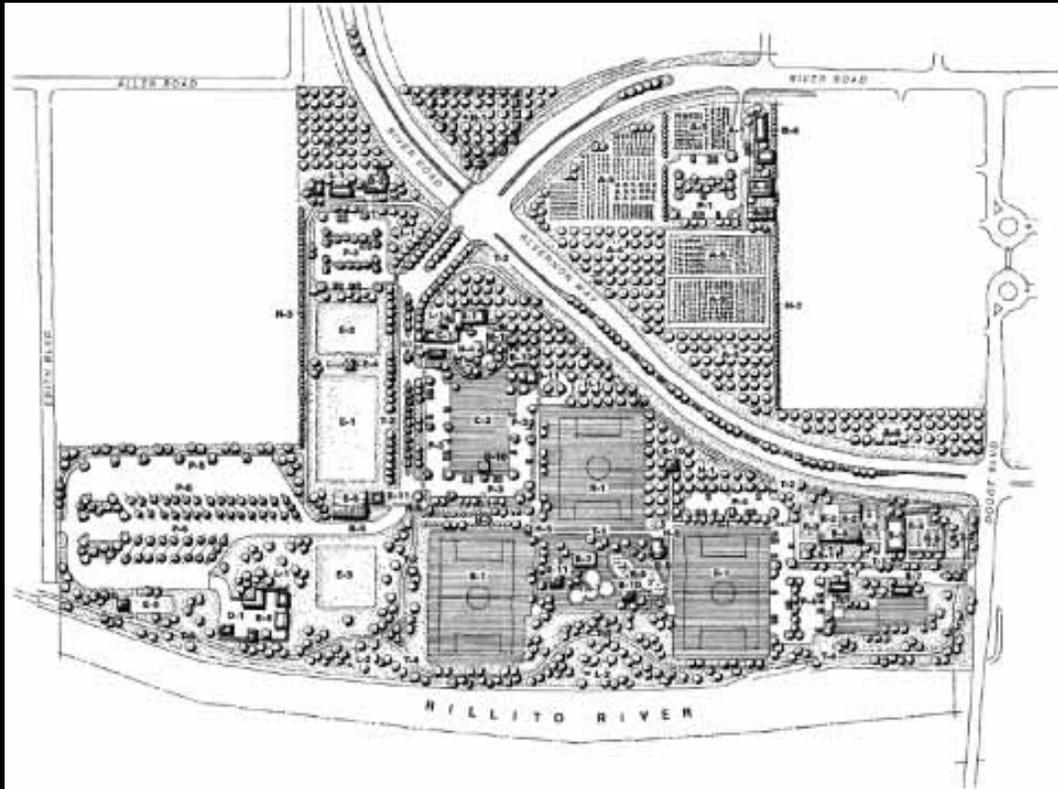
- Fort Bowie site encompasses 999 acres
- Fort area largely ruins
- 900 square foot visitor center in style of fort buildings with small gift shop
- 10,000 annual attendance
- Managed by National Park Service – gift shop managed by Western Parks Association



Fort Bowie National Historic Site

Comparable Projects | Fort Lowell Park Master Plan

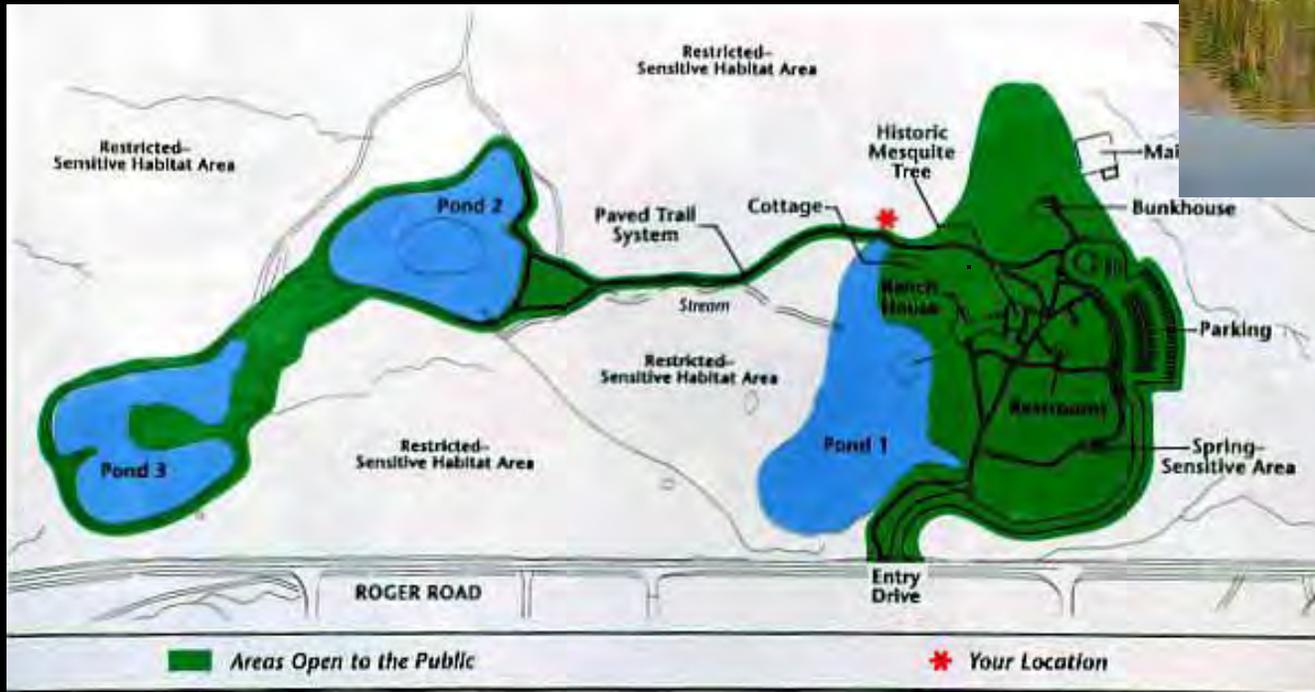
- New 55-acre park with recreation and historic structures
- Operated by Pima County



Brandi Fenton Memorial Park

Comparable Projects | Fort Lowell Park Master Plan

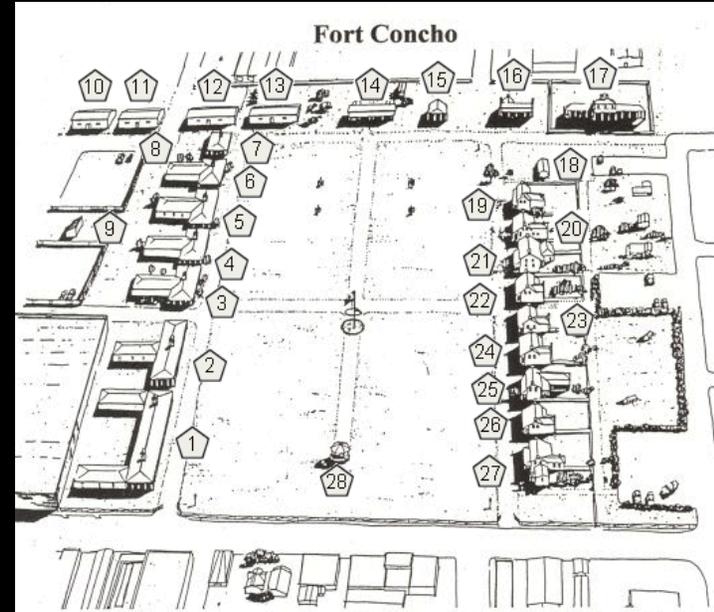
- 101 acre park with historic ranch house
- Operated by Pima County
- Audubon Nature Shop
- Friends supportive group



Agua Caliente

Comparable Projects | Fort Lowell Park Master Plan

- 40 acres with 23 original and restored structures
- Owned and operated by City of San Angelo
- About 85,000 annual visitors
- Large Christmas event, and many smaller events throughout year
- \$3.00 admission fee



Fort Concho National Historic Landmark

Comparable Projects | Fort Lowell Park Master Plan

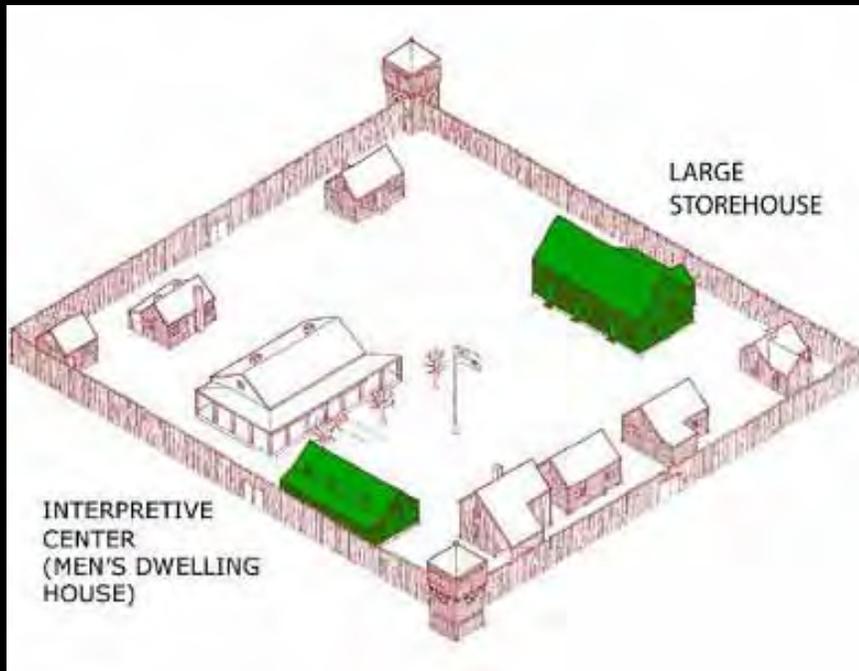
- City owns buildings and land, fort operated by preservation society
- Numerous events during year
- Restaurant, gift shop, interpretive center
- 50% of revenue from City of Calgary
- \$10.75 admission fee (in Canadian dollars – about \$8.70 US)



Fort Calgary

Comparable Projects | Fort Lowell Park Master Plan

- Owned and operated by Metro Parks of Tacoma, WA
- Estimated 45,000 annual visitors
- Currently, reconstructing two buildings, one to include interpretive center and gift shop
- \$4.00 admission fee



Fort Nisqually Living History Museum

Implications for Park Operations | Fort Lowell Park Master Plan

- Existing operations
 - Heritage, park maintenance, aquatics and tennis staff
 - Approx. \$900,000 operation based system per acre average cost
- Conservation Alternative
 - Small increase in heritage and community programming staff
 - Increase over current operations: \$260,000 to \$390,000 annually
- Recreation and Passive Interpretation
 - Small increase in community programming staff
 - Increase over current operations: \$180,000 to \$270,000
- Heritage Attraction
 - Large increase in heritage staff
 - Increase over current operations: \$850,000 to \$1.3 million



Management

Comments, Questions and Suggestions | Fort Lowell Park Master Plan

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Fort Lowell Master Plan Project Website

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

