



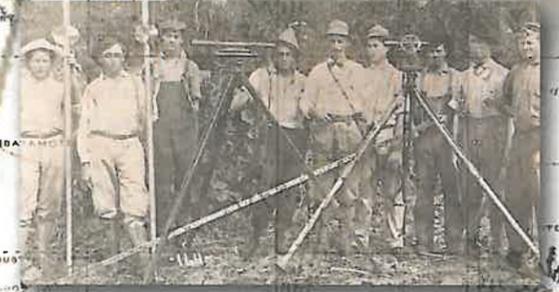
PIMA COUNTY
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PIMA COUNTY MAPPED, BUILT, PLANNED
 APRIL 2006

2006 STATE of the COUNTY



George J. Roskruge



County of Pima
Pima County

AUTHORIZED BY BOARD OF SUPERVISORS
 Compiled & Drawn by *George J. Roskruge* ex County Surveyor **ARIZONA**



1893

I. Pima County Mapped

In July of 1893 the Official Map of Pima County Arizona was adopted by the Board of Supervisors and signed by the drafter in the lower left corner along a line that rolls up and down two gentle slopes:

Completed & Drawn by George J. Roskruge, Co. Surveyor

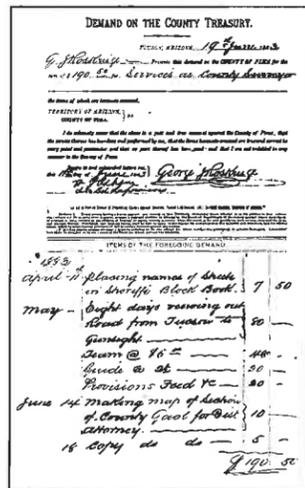
Ten years earlier Roskruge had been doing smaller jobs for the County, producing maps here and there for the elected officials. A June 19th "Demand on the County Treasury" was paid out of the General Fund by July 3rd, 1883. On that day Roskruge earned \$190.50 – or, \$3,641.11 in today's dollars – for "making map of Section of County." But the project took him over two months, what with the days of field work, hiring a guide and a team, and gathering "provisions, feed, etc."

Though Roskruge kept his invoices brief, scratching down the minimum words needed, other contractors elaborated on what it took to do field work in the late 1800s. A bill from 1887 included these miscellaneous charges related to road district work: "2 horses, 1 wagon and harness, ... 2 water kegs, 1 jack screw, 1 monkey rench, 2 horse blankets, 2 picket ropes, 1 grind stone, tent and poles, 5 shovels, 2 picks, 2 pick axes, 1 hammer, 1 large iron rench, 2 water buckets, 2 camp kettles, 1 coffee pot, 1 oven, 1 stew pan, 1 bread pan, 2 frying pans, knives and forks, 4 cups, 5 tin plates, 3 picks, 6 drills, 1 miners spoon, 1 sledge hammer, 1 striking hammer".

For the map itself, Roskruge charged only \$10. But it covered just 640 acres – one section. He mapped the rest of Pima County's 5.9 million acres one way or another, in time for the 1893 adoption of the Official Map, and it included Native American lands, natural features, township and range lines, and several hundred

notations across the face of the map indicating landownership, ranches, towns, camps, mines, roads, an ice company, reservoirs, lookouts, bridges, wells, schoolhouses, and the recently established University of Arizona. On July 22, the Board affixed its seal, and Pima County had an Official Map.

So what is it like, you might wonder – this founding artifact? Well, if you wanted to hang an original Roskruge in your living room, it would take a whole wall. That's the first thing to notice: we don't make maps that big anymore. We don't draw them by hand anymore, either. Roskruge's map is a work of art, a labor of love, and an expression of immense personal and professional knowledge. That is why it is so hard to understand how at least one original map – and there could not have been many – ended up in a County trash pile some decades ago. Fortunately an employee who liked old documents picked this one from the heap and persuaded someone in the Administration Building to hang it in the lobby. This happened, and for years the Roskruge stayed in the shade provided by the nearby Superior Court building, for at least some of the day. During a few hours, though, direct sunlight reached through the crack between the buildings and hit the spot on the wall where Roskruge's masterwork hung, and so, as the years passed, the map picked up a fair amount of radiation.



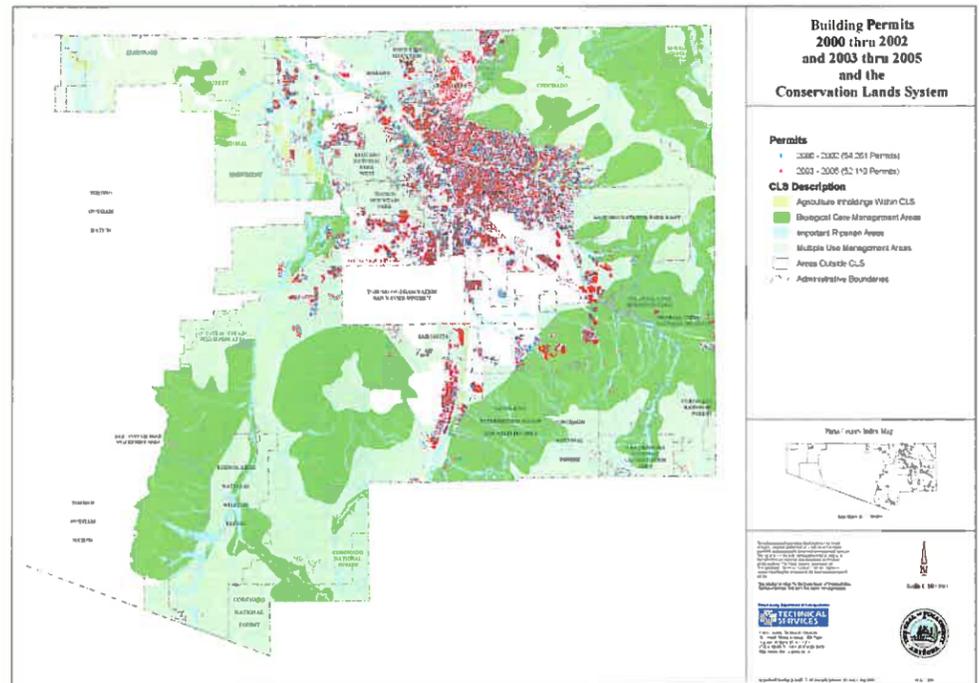
George J. Roskruge, who drafted the Official Map of Pima County. Below him is a "Demand on the County Treasury" for \$190.50 for "making map of Section of County"

III. Pima County Planned

Building a greater community is about laying the ground work for long term success, but that is only so opportunities increase and the quality of life for all Pima County residents improves. In the last decade the Board has taken stock of land use and fiscal matters and put the County on a more prosperous course. It is a course that honors our heritage and our future.

So, what of Roskruge? His map finally came to the attention of preservationists who passed through the lobby of the Administration Building in recent times. After years of doing time in trash bins and direct sunlight, the original Roskruge was recognized as valuable and given the highest attention. Kept in a locked room during the nerve-racking weeks of its face lift and restoration, the map emerged in beautiful condition and now hangs safely in a

place of prominence. But that's probably not what Roskruge would care about if he returned for a look around today. He would be more interested in the 15,000 maps that were generated to create the Conservation Lands System and the Comprehensive Plan. And he would be heartened to hear that each month, over 400,000 maps are made by community members who visit the county geographic information website and download some data layer they need for their business and everyday living. That's Roskruge's legacy to us, after all. Not the relict document but the concept it embodies: that we can gain knowledge and the ability to solve our community problems in an integrated fashion, and we can tell our story in a better way, with the help of a map.



is defined to mean greater land consumption than fiscal contribution, these three land uses generally do not contribute to the problem. Unregulated development though, typified by large lots and mobile residences, fits the definition here, with this use covering 27 percent of the built environment yet contributing only 4 percent to overall full cash value.

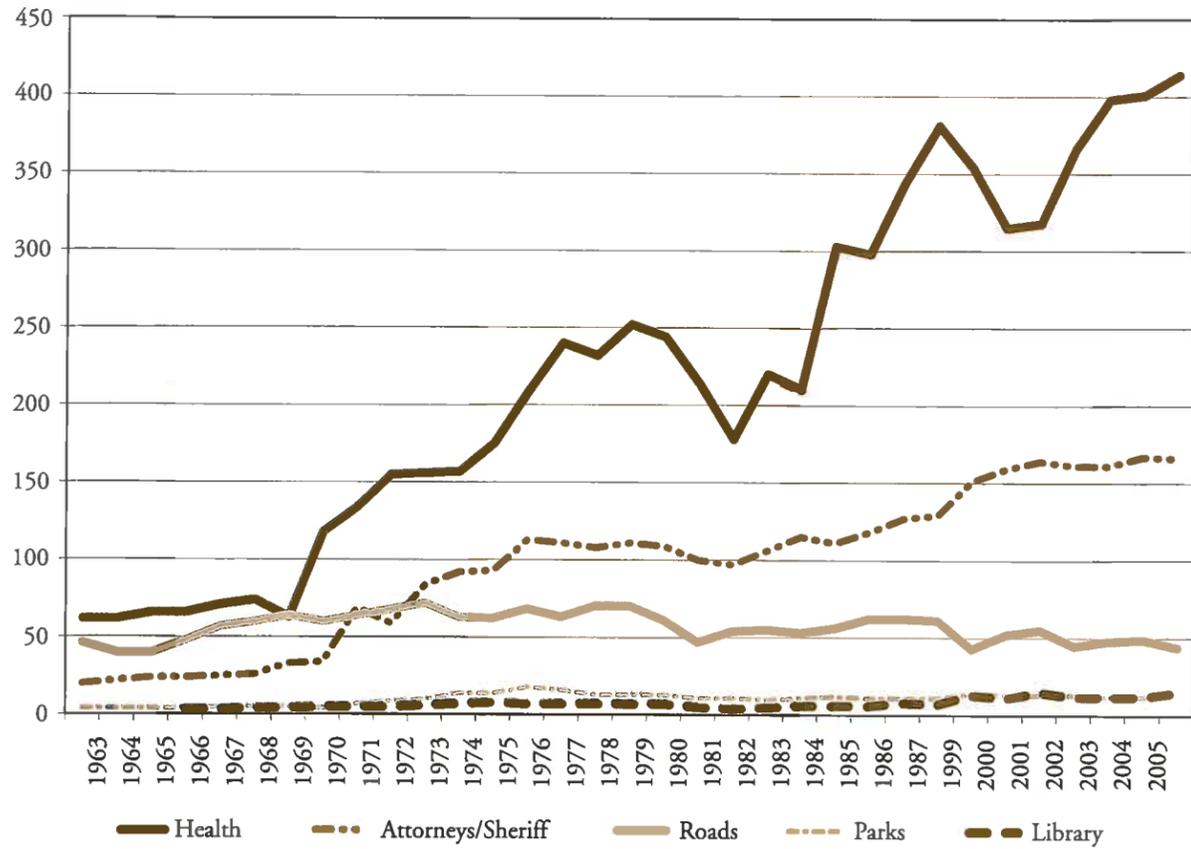
Consistent with this information is the fact that where there is sewer infrastructure there is high value in the land uses: the sewer system is a proxy for regulated land uses.

This kind of knowledge was fundamental in the creation of Pima County's land plan and has allowed us to build a greater community. Just as biodiversity protection was the ordering principle of the conservation plan, long term tax base sustainability served as the ordering principle of the urban plan and

it can guide the placement of future infrastructure, commercial, and residential land uses. Conservation and economic growth are not competing interests, when mapped out and planned for in the long term, as the Board has done.

So what remains? Improving the health status and socio-economic situation of residents and integrating these goals into future County plans and resulting programs. It is illuminating to take a look back at County expenditures and see the rise of costs associated with illness, both human and social. Expenditures in health care have followed an almost unremitting upward course during the last forty years, with the cost of attorneys and deputies following close in the wake. But, expenditures to maintain road infrastructure leveled off and fell during the last decades, while parks and library expenditures began and ended comparatively low.

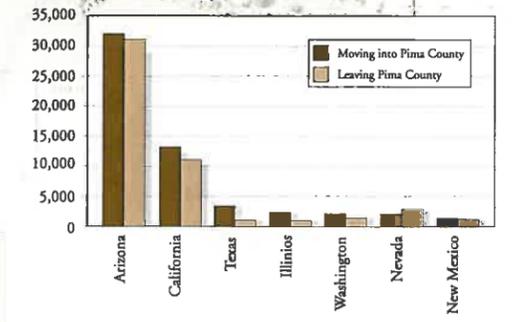
Expenditures Per Capita Expressed in 2005 Dollars



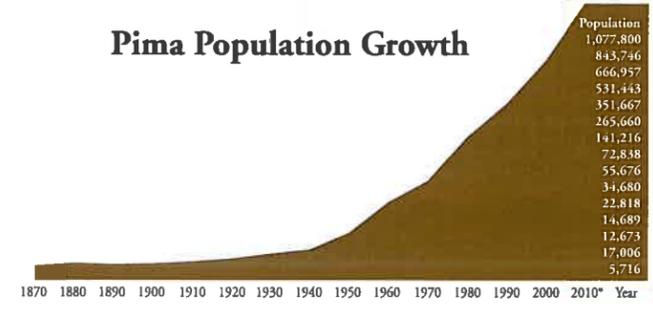
II. Pima County Built

Poor Roskruge, baking in the sunlight year-after-year and ignored by the foot-traffic. In the boom of post-1960 population growth, though, Tucson was busy, and like a lot of fast growing areas of the southwest, not that interested in preservation – not that interested in its past. Between 1960 and 2000, Pima County grew from 265,660 to 843,746 people, gaining about 15,000 people each year.

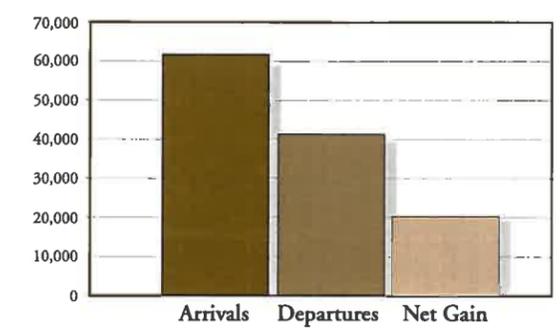
In and Out of Pima County, Top Spots, 1995-2000



Pima Population Growth



But the steadiness of this average hides a good deal of churning. Some years 65,000 people would move in and 40,000 would move out. Transition then, rather than long term perspective and investment, characterized the residents, and the concerns of business and government too. Under such conditions, people stayed busy dealing with the constant change.



Interestingly, it is that population growth trend which got the Board thinking about maps again, and which, in fact, led to adoption of a new official map in Pima County at the end of 2001 – the Conservation Lands System within the Pima County Comprehensive Plan.

Science and economic information contributed to the update of Roskruge's map and gave us a blueprint for how to grow in a way that maintains (1) the tax base and (2) the natural economy of biodiversity that holds together the Sonoran Desert and the local economy within it.

In 1998 the Board began acting on policies that protected the tax base and contributed to the end of a quarter-century slide in revenue. Since the mid-1970s, the strength of primary net assessed values had dropped 34 percent and the secondary value of the tax base dropped 32 percent, when viewed in constant dollars and divided per capita. This translates to mean that the tax base had less capacity to produce revenue to serve the population. The County had less money to spend on services each year. But since the late 1990s, the tax base has taken a turn for the better. Recent policies have the tax base working in concert

with the local economy.

This change is particularly welcome in Pima County, where we have never had much margin to spare in expenditures. Today Pima County spends \$1,255 per resident, substantially less than counties with similar growth trends and demographics in other parts of the United States.

Pima County has long kept overall expenditures comparatively low. For the past 26 years overall expenditures per capita have seen a low of \$925 and a high of \$1,406, averaging \$1,162 per resident.

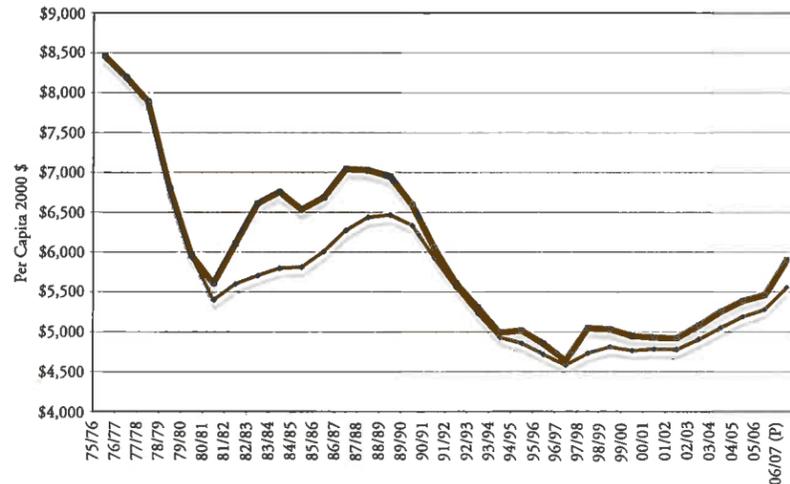
This is \$500 less per year than the average California county and \$1,000 less than the average Florida county.

Even Pinal County outspends Pima County on a per capita basis, due in part to the fact that Pima County has 27

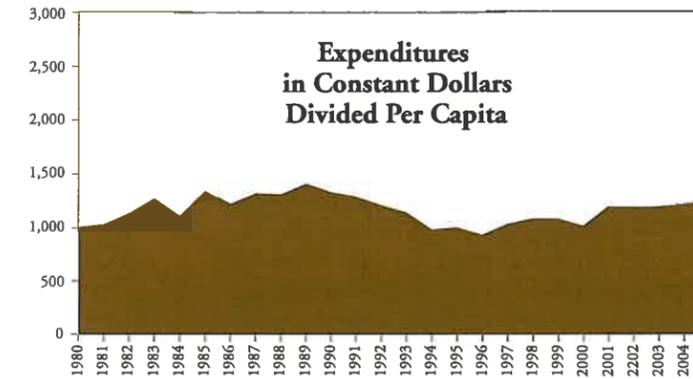
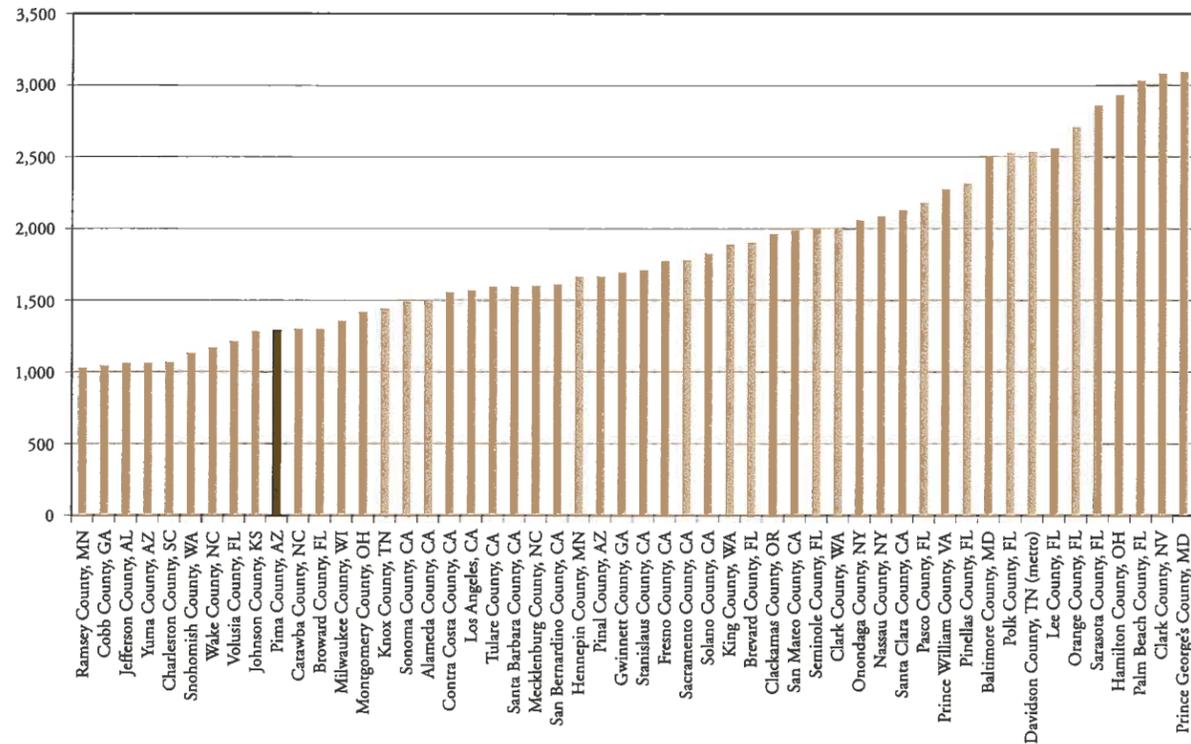
percent of all the unincorporated population in the State of Arizona, while Pinal has less than 10 percent.

In the piles of data and maps that came about during the recent planning process-

Per Capita Constant Dollar Net Assessed Value



Jurisdictional Expenditures Per Capita



	Percentage Footprint of Built Environment	Percentage Full Cash Value of Built Environment
Multi-Family Homes	5	16
Single Family Homes	60	69
Commercial Land Uses	8	11
Mobile Homes	27	4

es, we found answers to questions that are unsolved in most communities: for instance, what is the relation of certain land use types to our fiscal strength, and how is sprawl defined and addressed?

The built environment covers about 200,000 of Eastern Pima County's 2.4 million acres. Sixty percent of that acreage is covered by single family homes, another 27 percent is mobile homes, and 5 percent is multi-family housing. Commercial land uses are found on the remaining 8 percent of the built environment.

Now the question is, which among these uses contributes to the value of the built environment in proportion to its footprint? The answer: multi-family homes are the best friend of the built environment, touching only 5 percent of the land but contributing 16 percent to its full cash value. Single family homes contribute more than they impact too, with a 60 percent footprint and contribution of 69 percent to values. Commercial land uses make up 11 percent of the value of the built environment and only touch 8 percent of the land. If sprawl

Average Expenditure per Capita

