



MEMORANDUM

Date: September 10, 2014

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "CH Huckelberry", is written over the typed name and title.

Re: **Updates to Bond Projects Proposed for a Future Bond Election**

I. Background

The Bond Advisory Committee held a series of meetings between February 2014 and June 2014 to consider all bond project proposals submitted through June. These proposals total approximately 138 projects, with bond funding requests totaling almost \$1 billion, and include new and resubmitted projects, as well as tentatively approved projects. Presentations on new and resubmitted projects were provided. Tentatively approved projects were given brief overviews, as the Committee has continuously received updates on those projects.

From these meetings, there were outstanding questions and concerns regarding certain projects. This memorandum provides additional information for some of those projects. For consistency, the projects have been divided by the same categories used in the meetings. Some of the additional information required edits to project descriptions sheets. For those projects, the updated project description sheets are attached to this memorandum. The amount of bond funding proposed has not changed, with the exception of a few projects.

II. Libraries, Community Facilities and Museums

FM108 - Southeast Government/Community Center/Sheriff Substation - And Library/Southeast Regional Community Branch Library at UA Tech Park

In 2010, the Committee tentatively approved \$14 million in bonds for this project for a much needed library, Sheriff substation and other public services on property purchased by the County at Houghton Road and Mary Ann Cleveland Way, north of Interstate 10 and adjacent to Empire High School. In my February 11, 2014 memorandum to the Committee, I informed the Committee of an opportunity to locate a smaller 10,000 square foot library about 2 miles west at The University of Arizona's Science and Technology Park on land to be provided by the University adjacent to a newly proposed YMCA that would also include bike and pedestrian trail improvements to link to The Loop. Given the partnerships involved with The University of Arizona donating the land and the YMCA co-locating with a County library in a

shared-use complex, I recommended the library be located at the UA Tech Park. The UA Tech Park hosted a public meeting with Vail area residents, YMCA staff and County staff on July 31 to discuss the proposed library and YMCA projects at the Tech Park. Meeting participants were generally supportive and no one spoke in opposition. This location change would remove the library component of this project at Houghton Road, decreasing the FM108 project from \$14 million to \$7 million for the Government Civic Center and Sheriff Substation.

PR93 - Yaqui Park Community Center

The Committee tentatively approved \$2.35 million in 2009 for the construction of a community center to be located north of Julian Wash between 10th and S. 12th Avenues. Since that time, the Pascua Yaqui Tribe leased a portion of the Richey Elementary School campus from the Tucson Unified School District to operate as a community center, located west of Oracle and Grant. The Tribe is currently negotiating a longer 25-year lease with TUSD for continued use of the Richey Elementary School facility and would like to make renovations and improvements to the facility for improved programming. The Tribe will submit a revised project description sheet to reflect the new location and revised scope, as well as adjusting the bond funding request. It has come to my attention that the City of South Tucson may still be interested in locating the community center in South Tucson, and therefore, discussions with both the City and the Tribe will continue.

Community Food Cooperative of Southern Arizona

The project proponent, Pima Council on Aging, recently requested this project be withdrawn. The request was for \$4 million.

Sahuarita Food Bank and Multi-Agency Community Service Facility

The Sahuarita Food Bank has successfully been awarded \$120,000 in other funding, with the potential for an additional \$75,000 this month. Based on the typical implementation length of our bond programs, which generally 10 years, they do not anticipate having difficulty raising the remainder of the \$600,000 that is estimated to leverage the \$300,000 proposed for bond funding.

FM107 – Tucson Children’s Museum

In response to several inquiries from the Committee, Michael Luria, Executive Director of the Tucson Children’s Museum, indicated discussions over the ownership of the facility would be between the County and City when appropriate; they are still in the process of reaching out to the neighborhood and Historic District Advisory Board in order to vet the facility concept planning; and after an informal meeting with State Historic Preservation Office

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representatives, they do not anticipate any issues maintaining the historic status of the Carnegie Library.

FM79 – Colossal Cave Mountain Park Improvements

The Committee tentatively approved \$535,000 in May 2010. As indicated in my February 2014 memorandum, a comprehensive audit of the facility and an assessment of both management and capital needs of the park were completed over the summer. Its findings were used to refine the scope of improvements, as well as costs, for this project. Attached is a revised project sheet with the updated scope and adjusted bond allocation request of \$1.4 million.

Old Tucson Expansion by Arizona Sonora Western Heritage Foundation

My recommendation to include this bond project was predicated on Old Tucson transitioning to the new nonprofit Arizona Sonora Western Heritage Foundation that would then likely take over management of the facility. All parties continue to work toward the successful transition to the Foundation. As I have previously stated, if this transition does not occur by December 1, I will recommend the project be removed and not considered for inclusion.

Reid Park Zoo Hippo Exhibit

Committee members questioned whether the proposed \$3.75 million in bond funding would be sufficient to develop a state of the art hippo exhibit and whether the Zoo was underestimating the annual costs to operate and maintain such a facility. According to Nancy Schlegel, President of the Reid Park Zoological Society, they have retained a national zoo design firm to further define the scope, programming and costs of this proposed exhibit. The firm selected, Torre Design Consortium, apparently has extensive experience with designing hippo exhibits. Ms. Schlegel also reported that they are incorporating revenue components in the design and are confident there will be sufficient additional revenue to offset additional operating and maintenance costs. They are aware that the information that results from this design effort is important to the Committee's decision regarding the proposed bond project. Although it was originally scheduled for completion in December, they are trying to move up the schedule.

Southern Arizona Regional Orientation Center (formally Tumamoc Hill Visitor's Center)

Discussions on this project have centered on the need for a location in the downtown area with direct access to the streetcar as a means to integrate the Visitor's Center with other downtown destinations, including The University of Arizona campus. The City of Tucson, University of Arizona, Rio Nuevo District, Western National Parks Association, Visit Tucson and the County have partnered on this project and believe the appropriate location is the property at the southwest corner of Cushing Street and Interstate 10 along the Santa Cruz

River. The City of Tucson has agreed to deed to the County about 5 acres of this property for the Center. The site will require remediation at a cost of \$1.5 million, with the City agreeing to waive disposal fees for the County. The attached revised bond project sheet has a conceptual map depicting the location of the Visitor's Center. The site and Visitor Center would accommodate exhibit and interpretive programming, an information center for regional attractions, an auditorium and media center, gift shop and outdoor plaza for cultural and educational events. The site would also become the gateway to the Tucson Origins Heritage Park. A parking structure would be built on the land just north of the Center's site, off the streetcar route, allowing for just a short walk to the Center. Included in this project is the plan to recreate the canopy tree line along Mission Lane to and across the Santa Cruz River, connection of Mission Lane to a Tumamoc Trail, and development of a Santa Cruz River riparian corridor and the Juan Bautista de Anza National Historic Trail. Reclaimed water will be used for irrigation on the enhanced river park and seeps. The City of Tucson will provide the reclaimed water necessary to maintain the enhanced riparian vegetation at no cost to the County, Regional Flood Control District or the Visitor's Center operators.

This project will serve as a catalyst for further development of this site and promote tourism throughout the region. The Center will be operated by Western National Parks Association and Visit Tucson, with other agencies co-locating at the Center. The original bond authorization request was \$10 million. To cover the scope of the project and remediation of the site, the current bond funding request is \$15 million. A revised project sheet is attached for your review.

Downtown Community Theaters and Historic Cultural Landscape

The project information was submitted just a few days prior to the June Committee meeting and, therefore, was not included in my memorandum. Several comments were made by the Committee; and subsequently, additional questions were submitted by Committee Member Hutts. Attached for your review are City staff's responses to these inquiries.

Tucson Visual Arts Complex

This is another proposal with a multitude of interests and parties involved. While a worthwhile concept, discussions on this concept have not been sufficiently advanced; nor have the roles of perspective partners been vetted and developed. This proposal remains conceptual without sufficient information to bring forward as a bond project. I am not optimistic it will be ready for the Committee's consideration. However, given the current development proposed on a portion of the Rio Nuevo property in the vicinity of the Convention Center, the County would be amenable to partnering with Rio Nuevo or one of their developers if a feasible proposal is submitted.

III. Historic, Cultural and Natural Area Conservation

HP109- Vail Area Historic Sites

Both the Old Vail Post Office and the Santa Rita Shrine are privately owned, and the same ownership and easement conveyance issues remain. I recommend that HP109 be deleted.

Historic Miracle Mile-Oracle Revitalization Corridor/Sunshine Mile-Modernist Corridor Historic Façade Rehabilitation Program

Responses from the City of Tucson regarding several questions that were still outstanding for the historic corridor projects are similar to what was presented at the March meeting. No further information was provided in response to concerns over whether there is an actual consensus among property owners interested in participating in this program and its 20-year term easements and conditions. I also question the practicality in the lack of continuity in rehabilitation of only some eligible blocks or buildings, while others are not, along the same stretch of roadway. Attached are the City's responses to additional questions submitted by the County for your review.

Buffelgrass Removal on Pima County Owned and Managed Mountain Parks and Conservation Areas

We were recently made aware of a successful bond election held in Flagstaff in 2012, whereby voters overwhelmingly approved the issuance of \$10 million of general obligation bonds for the purposes of forest thinning (tree removal) in two specific watershed areas to prevent flooding and water supply degradation that could result from serious forest fires. Known as the Forest Health and Water Supply Protection Project, the two areas identified by the City of Flagstaff were identified by the Forest Service as areas under fire threat, but not within their 10 year forest treatment plan given their limited resources. The Flagstaff City Council and voters felt the initial forest treatment (thinning) of these two significant areas merited bond funding and saw it as a capital investment in protecting their water supply and to prevent flooding. Ongoing treatments and maintenance, estimated to begin 7 to 10 years after the initial treatment, would be covered through other funding sources.

For Pima County, the bond proposal for Buffelgrass removal would focus on treating and protecting the public assets owned and managed by Pima County as mountain parks and conservation areas purchased for the community and an integral part of our tourism economy. Given that this proposal is the first of its type, I would recommend it as a pilot project and reduce the bond funding request from \$10 million to \$5 million. A revised project sheet will be prepared for review by the Committee with the focus being on County-owned conserved lands, with some prioritization of lands with severe infestations with the most potential for serious fire danger to urbanized areas as well as public improvements.

IV. Parks and Recreation

Marana Cultural and Heritage Park (Recreation)/ Marana Cultural and Heritage Park (Economic Development)

The Town of Marana received the final Marana Heritage River Park Design Concept Report in late August, and it will be used to inform any revisions to their bond project proposal. The Town indicated their desire to combine both the Marana Heritage Park recreation and economic development bond projects, totaling \$37.8 million, into one overall bond project proposal under recreation. Attached is a revised bond project sheet with an amended request of \$32 million. It is our understanding the Town will spend almost \$2 million this year on the design and construction of the splash pad, farm road, parking and restroom facilities for this park. In response to the Committee's concern over whether the commercial activity proposed would violate the gift clause, the Town calculated that the private activity amounted to about 2.5 percent of their overall project, which would not constitute a violation of the gift clause.

PR130 – SW Regional Sports Tournament Complex (formally known as Benson Highway Park)

The Committee tentatively approved \$5.4 million in 2009 for acquisition and development of a park site west of Country Club Road and Benson Highway. Subsequently, the site was constrained after a portion of the property was developed by the owner. Over the summer, the County entered into a purchase agreement for land just northwest of the original park site at the Kino Sports Stadium. This revised bond project would complete the land acquisition costs and install the first phase of development of the recently purchased 166-acre Irvington Place property. This sports complex will focus on amateur sports and will be fully integrated with the Stadium District's current development and usage. The current project configuration shows 12 new athletic fields and an interior sports complex to be modeled after the highly successful Sporting Chance Indoor Youth Athletic Facility. The exact configuration of the sports complex will be further studied with the assistance of an external sports facility advisory consultant and Visit Tucson to properly focus efforts on youth amateur athletics programs, not limited to any one sport, but intended to serve multi-sport purposes to meet the most community needs in recreation. The bond request for this project is now \$32.2 million. A revised project sheet is attached.

PR13 – Esmond Station Regional Park

Beginning in January 2014, the County held public information meetings with Vail area residents regarding possible regional park amenities after the County acquired the 274-acre Esmond Station property located at Mary Ann Cleveland Way and Houghton Road. The master plan for the Esmond Station Regional Park was completed in the spring, and two public open houses were held in May and June. Bond funds are to fund Phase 2, which

would include two lit softball fields, two lit multi-use fields, splash pad, restroom facility, cultural outreach for the Esmond Station historic site, and other amenities. Attached for your review is a concept plan for Phase 2 and revised project sheet.

PR96 – Model Airplane Parks

In April, staff revised this proposal for improvements and expansion of existing sites as well as proposing to site a new model airplane facility that can serve the Green Valley and Sahuarita area. Staff contacted the six model airplane clubs in Pima County to determine their needs and refine this proposal. Two clubs currently operate on Pima County property - Ted Walker District Park and Southeast Regional Park (SERP) - with another club expressing interest in co-locating at the SERP facility. The Tucson International Modelplex Park Association is operating on City of Tucson property at Sandario Road and Mile Wide Road, and another club would like to locate on Pima County property in Sahuarita located along the Santa Cruz River and west of the County's Green Valley Wastewater Treatment facility. The scope of the improvements and expansions may include grading, upgrades to electrical system, asphalt runways, restrooms, parking, and a solar system, among others. The model airplane clubs would be responsible for operating and maintenance costs. Attached is the updated project sheet.

Countywide Splash Pad Program

As stated in my previous memorandum, criteria for determining locations of splash pads in the community would be based on areas with the highest demand or need. Staff now proposes 10 locations, including Armory Park, Flowing Wells District Park, Naranja Park, Freedom Park, Jesse Owens Park, Ajo's E.S. "Bud" Walker Park, Anamax Park, Purple Heart Park, Winston Reynolds Manzanita Park and Rudy Garcia Park. The scope would include the installation of 10 splash-pads across the County at key regional parks. Ongoing maintenance costs are estimated at \$30,000 per year for each splash-pad. Cumulative total maintenance cost by jurisdiction is \$90,000 per year for three splash-pads in unincorporated Pima County (one of which is in Ajo), \$150,000 per year for five splash-pads in the City of Tucson, and \$30,000 per year for one splash pad each for the Towns of Sahuarita and Oro Valley. The bond request has increased from the previous \$3.5 million request to \$7 million to accommodate these additional sites, as reflected in the updated bond project sheet attached for your review.

CAP Trail Program

Further analysis was made for a southern connection to the existing river park system, which was lacking in the original proposal. This additional alignment will have a CAP trail that can begin and end on an established regional park that contains The Loop. The segment is approximately an 8.5 mile alignment, which will provide connectivity from the future multiuse path along the CAP alignment to The Loop path along the Santa Cruz River. The

project includes a trailhead at the connection point with the CAP canal, asphalt path with separated soft path along the area north of Valencia Road, and improved access to The Loop connection at the west bank of the Santa Cruz River at Valencia Road, among other improvements (see attached map and description). The bond funding request has increased from \$12 million to \$14 million. A revised project sheet has also been provided for your review.

PR218 – Naranja Park

The Committee was interested in the status of the master planning effort for the Town of Oro Valley's Naranja Park. According to Kristy Diaz-Trahan, Parks and Recreation Director for the Town, they are still in the information gathering phase for the master plan, with the intent to send a program proposal to the advisory board and City Manager in September. The design may be available in late November or early December to share with the Committee.

PR228 – Lawrence Hiaki Pathway

We recently received an alignment for the requested pathway, the majority of which is on Pascua Yaqui Tribal land, with a small segment on County right of way. This pathway will connect to the County's proposed southern alignment for the CAP Trail, which will then connect to The Loop. An updated project description sheet is attached.

First Tee of Tucson Youth Golf & Life Skills Center at Crooked Tree Golf Course

As discussed at the May Committee meeting, the Conquistadors continue to work to refine the scope of this project. Staff verified the site identified is located on already disturbed land within the Crooked Tree Golf Course property at Arthur Pack Park, and it has been determined by the operators that the site is large enough to accommodate a nine hole course. The group should be receiving a final site plan and design for the golf course later this month.

V. Neighborhoods, Affordable Housing, Public Health, Justice and Law Enforcement, Flood Control, Governmental Facilities

CD1 – Affordable Housing

As discussed at the Committee meeting in May, the \$15 million in bond funds authorized for the 1997 and 2004 bond funded Affordable Housing Programs leveraged more than \$129 million in other funding sources. This is by far the largest amount leveraged for any past bond project. We want to ensure this continues and have updated the attached project description sheet to emphasize this expectation.

CD2 – Neighborhood Reinvestment

I asked staff to consider additional program requirements to improve the Neighborhood Reinvestment Program. The following have been added to the attached project description sheet and are proposed to address project delays, use of bond funding for administration by participating jurisdictions, the continued expectation that participating jurisdictions will contribute funding to a majority of projects, and a fair allocation of bond funding across the region.

Program Requirements:

1. Participating jurisdictions must designate a staff person at the senior management level, preferably in the Manager's office, to be responsible for departmental and legal review of Intergovernmental Agreements (IGA), and IGA approvals by the governing body.
2. IGAs with participating jurisdictions must require projects to be completed within two years of the execution of the IGA.
3. Bond funds cannot be used by participating jurisdictions to fund internal staff costs related to projects.
4. The Neighborhood Reinvestment Oversight Committee will continue to review project proposals and recommend projects to the Board of Supervisors for approval.
5. The Neighborhood Reinvestment Oversight Committee will assign a higher priority to projects that include other sources of funding.
6. No participating jurisdiction will be awarded more than 50 percent of the total bond funding authorized by voters.
7. Individual projects are limited to a maximum of \$500,000 in bond funding, except for projects that include the development of a new, standalone building (e.g. a community building), which would be limited to a maximum of \$750,000.

Pedestrian Safety and Walkability Improvements

At the May 16 meeting, the Committee requested that Living Streets Alliance reach out to the other jurisdictions to see if they would have interest in participating in this project. Attached for your review are letters the County received from the Town of Sahuarita, Town of Oro Valley, and the City of Tucson expressing interest in their proposal and the possibility of receiving funds for projects within their jurisdictions. As stated previously, I believe we need a more comprehensive solution to the transportation crisis we are facing, with an emphasis on road repair first.

South 12th Avenue Cultural and Culinary Corridor

My primary concern about this proposal is whether the proposed improvements are actually feasible. Many of the businesses along this one-mile segment of South 12th Avenue, between Irvington and Drexel Roads, have parking spaces adjacent to or within the actual right of

way. To construct sidewalks and other right of way improvements, parking in front of many businesses would have to be eliminated or moved to nearby vacant lots (if acquired) or moved to a side street. According to City staff, this is still a problem that has not been addressed.

FM84 - Marana Health Center Expansion

The Committee previously tentatively approved \$3 million for the expansion of Marana Health Care's main facility in Marana. Pima County Health Director Dr. Francisco Garcia had expressed concerns that Marana Health Care had clinics in other locations across Pima County that served patients with greater needs. After discussing this with Marana Healthcare leadership, they instead proposed constructing improvements to their facility located in Flowing Wells. At that meeting Dr. Garcia was supportive of this change. Attached is a recent letter to Dr. Garcia confirming the changed proposal and a revised project description sheet.

FC58 – Santa Cruz River: Rillito and Canada del Oro Confluence (El Corazon)

This project originated as part of the Tres Rios del Norte Ecosystem Restoration Feasibility Study developed in partnership with the U.S. Army Corps of Engineers, the City of Tucson, and the Town of Marana. The project consists of design and construction of regional recreation, flood control, and environmental restoration along both banks of the Santa Cruz River between El Camino del Cerro and Ina Road. The Regional Flood Control District purchased the land for this project in 2012 at a cost of \$3,907,000. This will be a multi-phased project, with the first phase being funded through flood control tax levy funds to be used for stabilizing the existing Orange Grove pit and bank protection on both sides of the river. The first phase will also include the first part of environmental restoration, with funding coming from in-lieu fees for riparian habitat restoration that Pima County has collected as part of permits under the Regulated Riparian Habitat Mitigation Standards.

Current bond project FC58 is for Phase 2 of this development. This second phase would include a shared divided urban path system along the river including construction of pedestrian bridges over the Rillito River and the Canada Del Oro Wash. This will provide a connection to the existing river park and trail system improvements that were built under the 2004 Bond Program for the Santa Cruz River Park and would also expand on the environmental restoration begun under Phase 1. This bond project may also include possible federal cost sharing. Attached is an updated project sheet.

VI. Job Growth, Education and Workforce Training

FM1 – Pima County One Stop

At your June meeting, the Committee asked for more information regarding the cost increase for the center. The increase from \$4.5 million to \$6.7 million is for the expansion of the center from 14,000 square feet to 18,000 square feet and land acquisition costs. An updated bond project sheet is provided. I am proposing the project be located at the County's Aerospace, Defense and Technology Research and Business Park. Alternatively, it could be located near the current site just west of downtown Tucson. If the project is located on County property, the project can be reduced to \$6.1 million.

TUSD Cooper Center for Environmental Learning (Camp Cooper)

I had recommended this project to the Committee, contingent upon TUSD dedicating the land to the County for inclusion in Tucson Mountain Park. My staff met with representatives of TUSD and The University of Arizona recently to explain the benefits of this proposal. I envision a management agreement or lease for upward of 25 years, with options to extend, whereby TUSD would continue to be responsible for operating the Cooper Center via The University of Arizona if it so chooses, primarily for the education of its students. However, with the County's ownership and involvement, programming could be expanded by sharing resources that currently exist within the County's Environmental Education division of the Natural Resources, Parks and Recreation Department and other County departments that have environmental education components as services. In addition, the Cooper Center could be included regularly in the County's capital planning process, and the County could assist with providing a formal process to receive private donations – something we understand is currently nonexistent.

TUSD staff is in the process of drafting a proposal for consideration by the Superintendent, and if accepted, the Governing Board, regarding this effort. It is anticipated that they will have a response within the next couple of months, in time for final consideration by the Committee.

Innovation /Technology Building, UA Tech Park - Bridges Oro Valley Business Accelerator

At the time these two projects were presented, there were outstanding questions regarding how these projects could be scoped to ensure the County does not violate state constitutional prohibitions against providing gifts to private businesses or organizations and whether the bonds would need to be sold as taxable bonds rather than traditional tax-exempt bonds, and the incremental cost of taxable bonds. Here are our findings after consulting with the County Attorney's office, bond council and our Finance Director:

Gift Clause: There are two scenarios that appear to avoid violating the gift clause. (1) The County enters into an IGA with the Town of Oro Valley and the Arizona Board of Regents

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(ABOR) for The University of Arizona), both public entities, whereby ABOR and the Town build and own the facilities and commit to operate them through an operator of their choice for the purposes intended for 25 years. The County would only be responsible for reimbursing design/construction costs with revenues from the bonds sold for this purpose; or (2) the County builds and owns buildings and requires market rate rent from the business park operators. The County prefers Scenario 1.

Private Activity Bonds/Tax Concerns: Under either ownership scenario, there will likely be a private activity issue that causes the bonds to be taxable. Therefore, if these projects were to be approved for inclusion in a future bond package, the County may need to issue the bonds for them on a taxable basis. The cost difference between issuing taxable versus tax-exempt bonds is negligible.

UAMC South Campus Allied Health Training & Facilities Expansion

Banner and The University of Arizona Health Network (UAHN) have both indicated the level of interest in and commitment to the South Campus will not change following the merger. That said, however, Pima County still owns the asset and the improvements that UAHN brought to the Committee for consideration that were vetted with Pima County. The improvements will ultimately be for the benefit of the people of Pima County, since we will own the hospital, regardless of who we have as a partner to operate the facility.

CHH/dr

Attachments

- c: The Honorable Chair and Members, Pima County Board of Supervisors
Nicole Fyffe, Executive Assistant to the County Administrator
Diana Durazo, Special Staff Assistant to the County Administrator

Department: Facilities Management
Date: September 4, 2014

FM 79

2014 Bond Election Proposed Projects Template

Project Name: Colossal Cave Mountain Park Improvements

Location: 16721 E Old Spanish Trail, Vail, AZ

Scope:

The scopes of improvements proposed include infrastructure, safety and revenue enhancing projects. Projects include:

- Cave and Ranch Museum Stores Renovation
- Ranch House /Museum/Library - A/C and Fireproofing
- Upgrade Restrooms - ADA Accessibility and Plumbing
- Outdoor Lighting at Parking Lots, Administration Building, and BBQ Area
- Replacement of two Restrooms at Cave Entrance
- Wells and Water Systems Upgrades and Replacement
- Trails – Realignment and build
- Renovate Campground Ramada
- Renovate Campground Sites
- Preserve and Renovate CCC Museum
- Park Roads and Parking Lot Improvements and Realignment

Benefits:

Colossal Cave Mountain Park has been in continuous operation on a shoestring budget for decades. Additional lands have been added including the National Historic Landmark of the La Posta Quemada Ranch House and grounds. This one-of-a-kind nature cave and surrounding natural resources can never be duplicated. Infrastructure and safety is paramount to continue its operation and availability to the general public. These projects will assist in the modernization of this precious resource and help increase visitor awareness and appreciation, thereby increasing the number of visitors by 25% for a sustainable existence.

Costs: \$1,400,000

Bond Funding: \$1,400,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: FY 2017-19

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: O&M will be covered by the site.

Regional Benefits: This upgrade of the facility will enhance both its regional and national tourist appeal; bring the facility in ADA compliance on the restrooms, increase safety inside the cave and allow broader special events and nighttime operations throughout the mountain park as well as the cave, which in return will increase operating revenues matching the increase in attendance of 25%..

Supervisor District of Project Location: District 4 – Ray Carroll

Department: Facilities Management

Date: September 2, 2014

Future Pima County Bond Election Proposed Project

Project Name: Southern Arizona Regional Orientation Center

Location: West side of Santa Cruz River near Tumamoc Hill

Scope: Create a Regional Orientation Center along the Santa Cruz River near Tumamoc Hill - including land acquisition, environmental remediation, planning, design, and construction of a facility and related infrastructure that may include indoor space for exhibits, educational programs, auditorium, gift shop, offices, and outdoor cultural plaza. The Center will showcase our region's many natural, cultural, and science based attractions and serve as the gateway to understanding the very origins of Tucson, located at the base of Sentinel Peak between Tumamoc Hill and the Santa Cruz River. This is one of Pima County's most beautiful and historic landmarks, where native people lived and practiced agriculture for more than 4,000 years and where Fr. Kino in 1694 encountered the Piman village of "Stjuckshon," giving Tucson its name. With Tumamoc Hill as the backdrop, this Center will be located on 5 acres of land on the west bank of the Santa Cruz River and will provide the opportunity to encourage visitation to attractions in Tucson, the Santa Cruz Valley and southern Arizona, and it will provide visitors and residents alike a one-stop point of access to information about educational opportunities, activities, and information related to these destinations.

Benefits: Development of a regional orientation center sited on the Santa Cruz River near Tumamoc Hill will help to advance our efforts to enhance economic development in our community by revitalizing tourism in our region. Tourism studies show the natural environment - the exploration of it and activities surrounding it - is Tucson's greatest attraction. The Center will promote local and regional tourism that sustains and enhances the geographical character of our region - its environment, culture, aesthetics, heritage, and the well-being of our residents.

- Information hub for regional attractions, natural area and heritage destinations, public outreach/education
- Central location to market, coordinate and direct visitors/residents to area attractions;
- High visitation will benefit local restaurants, hotels and local businesses;
- High traffic will encourage future investments and reinvestment in the West side;
- Gateway to Tucson Origins Heritage Park - commemorating the Birthplace of Tucson and educational programming about Stjuckshon, the San Agustin Mission Mission Gardens, and Tucson's history.

Costs: \$15.0 million

Bond Funding: \$15.0 million

Other Funding: None identified at this time

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: (Provide the jurisdiction that will manage the project development.) Pima County, with other partners such as the City of Tucson, Rio Nuevo District Board, University of Arizona, Western National Parks Association, Visit Tucson, Friends of Tucson's Birthplace, and local stakeholders

Future Operating and Maintenance Costs: Will be paid by operating partners, various agencies/jurisdictions.

Regional Benefits: Will coalesce, promote and showcase the vast assortment of natural, cultural, scientific, and other attractions throughout Pima County and southern Arizona.

Supervisor District of Project Location: District 5 - Richard Elias

Downtown Community Theaters and Historic Cultural Landscape

Questions from Commissioner Hutts/Responses from the City of Tucson in red

MUSIC HALL:

Paint, carpet, restroom renovations...This all sounds like maintenance issues to me. Regular upkeep. Needs a new roof. Is it leaking now and have temporary emergency repairs been put into place to prevent further damage. Prior to monsoon season preferably. ADA renovations--do you mean to tell me that the building is not currently in ADA compliance?

The scope of work for the Music Hall would be a major redesign to the interior space of the lobby, restrooms, dressing rooms, and theater. The main circulation into the theater (not the entrance of the building) would be redesigned to include a center aisle with new seats including cup holders and varying seat widths. The entrance lobby would also be redesigned to accommodate new concessions and digital signage. All restrooms and dressing rooms would be modernized with new finishes and lighting. Note, the footprint of the building would not change.

The roof is currently not leaking therefore temporary emergency repairs are not needed. The entire building is not ADA compliant. There is no accessible route to the sound booth.

LEO RICH THEATER:

Same as above...window replacement, painting, new carpet...ADA

The scope of work at the Leo Rich Theater would be limited to a \$500K renovation to the public entrance of the building and the lobby. The entrance doors and windows would be replaced with modern full glass doors and glazing to create a public lobby that invites the historic Eckbo landscape into the Leo Rich lobby. Currently the lobby is isolated from the campus and events that occur at the Music Hall and Leo Rich cannot engage with each other nor the Eckbo landscape.

If there are ingress and egress issues-- are these buildings currently in compliance with all fire regulations and code without being "grandfathered" in?

The Music Hall and Leo Rich are in compliance with fire regulations and code existing requirements. Due to the age of the building, it is a given that certain aspects / components of the building are grandfathered in.

ECKBO LANDSCAPING

To redo the plumbing, electrical and mechanical-- does everything need to be torn out and the entire plaza rebuilt?

Not everything, but significant portions.

Wouldn't that threaten the "historic" designation to tear it all out?

The landscape, including fountains, would not all be torn out.

Does this have official historic designation?

The State has listed the landscape with the Arizona Register of Historic Places. It has also been forwarded to the Keeper with recommendation for inclusion in the National Register of Historic Places. This is a huge step taken by the State of Arizona to show the nation that the City of Tucson and the region has a valuable asset.

Goal is to increase ticket sales, to increase income....how are these theaters funded at this time? Are the ticket sales put back into the venue?

TCC is funded from the General Fund and will continue to be funded from the General Fund.

Then why has there been no maintenance done for so long?

Lack of ongoing funding. The City is currently negotiating with a private management company to manage the TCC, Music Hall, Leo Rich and Eckbo Landscape. The City is using this opportunity to look to the future regarding best maintenance and management practices.

Renovations to all three facilities will also improve energy and water efficiency thereby REDUCING operation costs (from project sheet)...wouldn't this more than offset by the projected increase in utilization?

No.

Maintenance and operation of the TCC arena, Eckbo, Music Theater and Leo Rich Theater is projected to be at \$20,000 per year?

O&M is projected at \$100K per year. The \$20K was a typo and it was revised in the final project description submitted to the County.

Please also read the Project Sheet and Criteria Analysis regarding this project. It contains specific and detailed additional information.

Historic Miracle Mile-Oracle Revitalization Corridor/Sunshine Mile-Modernist Corridor Historic Façade Rehabilitation Program

Questions/Responses from the City of Tucson in red

1. City Administration of programs: Do you envision administering these with your staff, or contracting out? How will the County be involved in making decisions on which properties to award funds? Oversight committee? We have concerns about a third party committee not appointed by the Board or Mayor and Council making recommendations for awarding County bond funds. O&M – currently project sheets say zero cost but there would be an annual cost to verifying compliance with easements.

These historic facade improvement programs will be administered by City staff in the Economic Initiatives Office (EIO), in consultation with the City Historic Preservation Office staff, because the programs address economic development as well as historic preservation. Program administration will include monitoring compliance with preservation easements; the staff time for this task and other administration tasks will not be charged to the bond project, and should be considered a matching contribution from the City of Tucson. The value of this City staff contribution is estimated to be \$20,000 annually for the two programs.

An oversight committee will be appointed by the City Council and County BOS.

2. At least 20 year term easements and other conditions: Do you agree that a 20 year term would work? Match is currently shown as 2:1 public/private. Placement of building on National Register of Historic Places – not just general historic corridor (this is legal issue for us). What would penalties be for violating easements? Can you get commitments in writing now to show that at least a handful of businesses along both corridors would be interested in these programs AND would be willing to comply with these conditions?

20-year easements will be appropriate. Penalties for violating an easement will be the requirement to reverse the alterations to the previous restored condition within a specified period, or full repayment of the bond funding. Match funding will be 2:1 public/private. Our procurement rules preclude getting commitments for participation in a public-funding program prior to the design of the programs' official rules and application processes, and we will need to get public input on those.

The City's Downtown Facade Improvement program has successfully rehabilitated the facades of nine buildings that are either listed in the National Register of Historic Places or eligible for listing. When the Downtown Facade Program was designed, the City Attorney's Office determined that the program complies with the State gift clause because the property owners convey facade preservation easements, and National Register designation is not a necessary requirement – eligibility for National Register designation is sufficient. Treatment of National Register eligible properties the same as NR listed properties is consistent with how they are treated under federal historic preservation regulations.

The State Historic Preservation Office has made preliminary determinations of the National Register eligibilities for multiple commercial buildings along the Miracle Mile and Broadway corridors, with most of the buildings being determined eligible as contributing properties in potential commercial historic districts. Because the National Register Historic District nominations for these corridors are being prepared by other parties, the City does not have control over the timings of the completions of the historic district designations. Requiring National Register designation for the bond-funded facade programs would delay implementation until the historic districts are designated, and in the meantime would limit eligibility to the small numbers of properties that could be individually listed in the National Register at considerable expense and time involved for each property.

City staff is recommending that - to ensure sufficient pools of applicants - these County bond-funded facade programs should be modeled on the successful Downtown Facade Improvement Program, and that official determinations of National Register eligibility by the State Historic Preservation Office will be sufficient and legal.

3. Other questions you may have thought of since presentation?

As in the Downtown Facade Improvement Program, participants in these bond-funded programs will be required to insure the facades at a specified level, in addition to conveying preservation easements.

Will the easements be conveyed to the County (requiring some staff time by the County Attorney's Office), or to the City?

Town of Marana
Date: September 5, 2014

Bond Election Proposed Projects

Project Name: Marana Cultural and Heritage Park (Marana Heritage River Park –Recreational Facilities)

Location: The Marana Heritage River Park is located just north of the Santa Cruz River, in portions of Sections 33 and 34, T11S R11E. The site straddles Heritage Park Drive and is located just west of Tangerine Farms Road. Interstate 10 (I-10) is approximately two miles to the east.

Scope: Complete the design and construction of the Marana Heritage River Park (sports, performance and event facilities and infrastructure) Site development, reconstruction of public facilities to serve as interpretive and exhibition spaces, heritage and arts facilities, access (pedestrian and vehicular), parking, convenience facilities, picnic areas, demonstration areas, areas of passive recreation, economic development opportunities and trail connections to the Santa Cruz River are all contained in the site plan.

Benefits: The long-term vision for the park is to showcase Marana’s agrarian culture by integrating demonstration farming, community gardens, arts and cultural exhibits, performance and event venues, equestrian facilities, and a farmer’s market as the centerpiece of a thriving commercial district and tourist destination.

As the Town of Marana works to create a safe community with a strong sense of place, where diverse people are motivated to be involved and feel connected, needed and appreciated it is important that the Town develop key initiatives and high-quality projects. The Heritage River Park celebrates Marana’s rich history and agricultural heritage and provides an opportunity to offer a sense of place for the community and economic benefits through private – public partnerships.

The Marana Heritage River Park tells the story of region’s past and Marana’s role. It celebrates, honors and interprets the community’s history and culture as part of an integrated recreation experience. Located along the Santa Cruz River, the park will highlight the importance of the river and water and the role of agriculture in the arid southwest from prehistory through modern farming and agribusiness. Residents and visitors will be able to explore the evolution of the rural landscape through educational programs, art events, interactive exhibits, living history, and recreation.

By partnering with private investors and community-based organizations, the Town aims to create an economically viable destination for both locals and tourists alike. The Heritage Park project features four distinct development areas: the Heritage Farm, Heritage Plaza, Heritage Park, and Heritage Ranch, all connected with an extensive system of walking/biking trails and shared-use paths.

Heritage Farm

One element of the Marana Heritage River Park is the Marana Heritage Farm. This learning farm provides an opportunity for Marana citizens to learn how to grow fruits and vegetables. Water has been the foundation for community farming throughout history and served as a central factor in the development of what is now known as Marana. The learning farm showcases Marana and the region’s heritage through farming and irrigation demonstrations and relevant exhibits providing an outdoor classroom for adults, children and families.

The Heritage Farm will feature community gardens, an open-air farmer's market, commercial kitchen facilities and flexible space for public and private use.

The Community Gardens will link area residents with agrarian opportunities passed down as the rich farming heritage of the community evolved. The Garden is a place where individuals and families can grow a portion of their own food in a collaborative environment, benefiting from the experience of other gardeners. Small garden plots with shared composting, tool storage, and water will be made available to the community.

Heritage Plaza

The Marana Heritage Plaza provides a flexible space where a tree-lined central court serves as a shady space for family or community celebrations. Successful development of commercial partnerships is central to the viability of the Marana Heritage River Park. Bringing together rustic structures with updated and new amenities developed for commercial uses allows the Town to provide space within the Marana Heritage River Park. This creates a business-friendly environment while providing a tourism destination.

Heritage Park

The Heritage River Park offers the community family-friendly play areas with attractions geared for every age. Themed areas may include a tractor playground, outdoor amphitheater and an agrarian influenced splash pad and provide learning opportunities throughout the park.

The Marana Heritage River Park has been designed to highlight the importance of water use in the Santa Cruz River Valley. Marana has a long and rich history with more than 4,200 years of continuous human occupation. Long before the coming of the Spanish Conquistadors and missionaries in the 17th Century, the area was inhabited by the Hohokam people who developed extensive canal systems and used waters from the Santa Cruz River to irrigate crops. After WWI that Marana became primarily an agricultural center, producing mainly cotton, but also wheat, barley, alfalfa and pecans.

Heritage Ranch

Marana and the region's proud heritage of ranching and rodeo come to life at the Marana Heritage Ranch. This facility will draw participants and viewers to experience the rich western culture kept alive through equestrian activities, concerts, fairs, and special events.

The Santa Cruz River Shared-Use Path is part of an integrated fully-linked trail system. It provides visitors and residents an alternative mode of transportation for access to park amenities. The path is part of the Juan Batista de Anza National Historic Trail and The Loop. It features rest nodes with benches, bike racks, shade, and landscaping. The path provides a safe ADA accessible path for recreational purposes and equestrian access to the Santa Cruz River.

Costs: \$64,000,000

Bond Funding: \$32,000,000

Other Funding: In addition to the land contribution and \$2,000,000 already invested into development of the Park, the Town will leverage additional General Fund, private investment, developer contributions, and grant dollars to maximize the impact of Pima County Bond funds.

Fiscal Year Project Start and Finish Date: FY 2013/2014 – 2020/2021

Project Management Jurisdiction: Town of Marana

Future Operating and Maintenance Costs: Maintenance costs, estimated at \$315,000 (indirect and administrative) - for park improvements will be paid by the Town of Marana using General Fund dollars. The Marana Heritage Farm will be included as acreage in the Town's park inventory and programmed into the resource allocation for park maintenance as part of the Town's annual budget process. Both on-going funds for maintenance and one time funds for park development will be programmed as available. The Town of Marana Parks and Recreation Department will maintain all areas of the Heritage River Park property not encumbered to another entity through a "partner-use agreement". This includes, but is not be limited to, all entry points, fallow fields, fence lines, irrigation systems, landscaping, park facilities, paths, road frontage and service drives. Maintenance regimens will be based on best practices appropriate for the site to insure that Town of Marana Park Standards are met.

Regional Benefits: Full development of the Marana Heritage Park will provide a recreation destination for the region. It's convenient location off of I-10 allows for easy access for tourist and visitors.

Supervisor District of Project Location: District 3

Department: Pima County Stadium District
Revised: August 2014

Future Pima County Bond Election Proposed Projects

Project Name: Southwest Regional Sports and Tournament Complex **PR138**

Location: This park area will be in the general area of Benson Highway, Kino Highway, Country Club Road and I-10.

Development Scope: This project will be to develop a tournament sized turf sports complex with connectivity to the Kino Sports Complex. This includes land purchase, and park development may include lighted soccer/turf sports fields, championship soccer/turf sports field, shaded playground, ramadas, picnic areas, restrooms, concessions, pedestrian paths, linear park connections, parking, landscaping, security lighting and fencing. Potential phasing would be 1.) Land Acquisition, 2.) Twelve Field Complex, 3.) Indoor Sports Arena and 4.) Six Additional Fields.

Benefits: As a regional tournament site, this project will have significant regional impact to recreation and economic development. This project will also provide recreational amenities within a high density residential community along Benson Highway near S. Country Club Road. This site will be connected to the Kino Sports Complex. This project will also enhance the Julian Wash Linear Park, which is a key component of the Regional Trail System and core element of the community's River Park system.

Development Cost: \$39,200,000 total cost

Phase 1 Land Acquisition cost	\$ 5,200,000
Phase 2 Twelve Field Complex cost	\$20,000,000
Phase 3 Indoor Sports Arena cost	\$ 7,000,000
Phase 4 Six Additional Field cost	\$ 7,000,000 (future phase, not in this bond)

Bond Funding: \$32,200,000

Other Funding: None.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Operating and maintenance costs are estimated to be \$690,000 annually and will be the responsibility of the Stadium District.

Regional Benefits: The proposed project will facilitate the development of a public park facility of Regional Park size and connected with the Kino Sports complex, which will benefit residents over a large area, and will also enhance the Julian Wash Linear Park, which is a key component of the Regional Trail System and core element of the community's River Park system.

Supervisor District of Project Location: District 2 – Ramon Valadez

Department: Natural Resources, Parks & Recreation
Revised: August 2014

Future Bond Election Proposed Projects

Project Name: Esmond Station Regional Park

PR 13

Location: 10691 E. Esmond Station Road (near Houghton and Mary Ann Cleveland Roads)

Scope: This project is the second phase of park development as will be determined by an ongoing community outreach effort. This phase may include the following park elements: two lit softball fields, two lit multi-sports fields, covered playground, splash pad, restroom facility, maintenance yard, cultural outreach for the Esmond Station site, utility installations, passive recreation such as paths, picnic, parking, and associated landscape elements.

Benefits: This Vail community park is a regionally sized park in a high growth area. The master planning process has helped to define community goals, and provided a framework to support the existing park and school recreational elements in the Houghton/Vail area.

Costs: \$6,800,000

Bond Funding: \$6,800,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: Approximately three years.

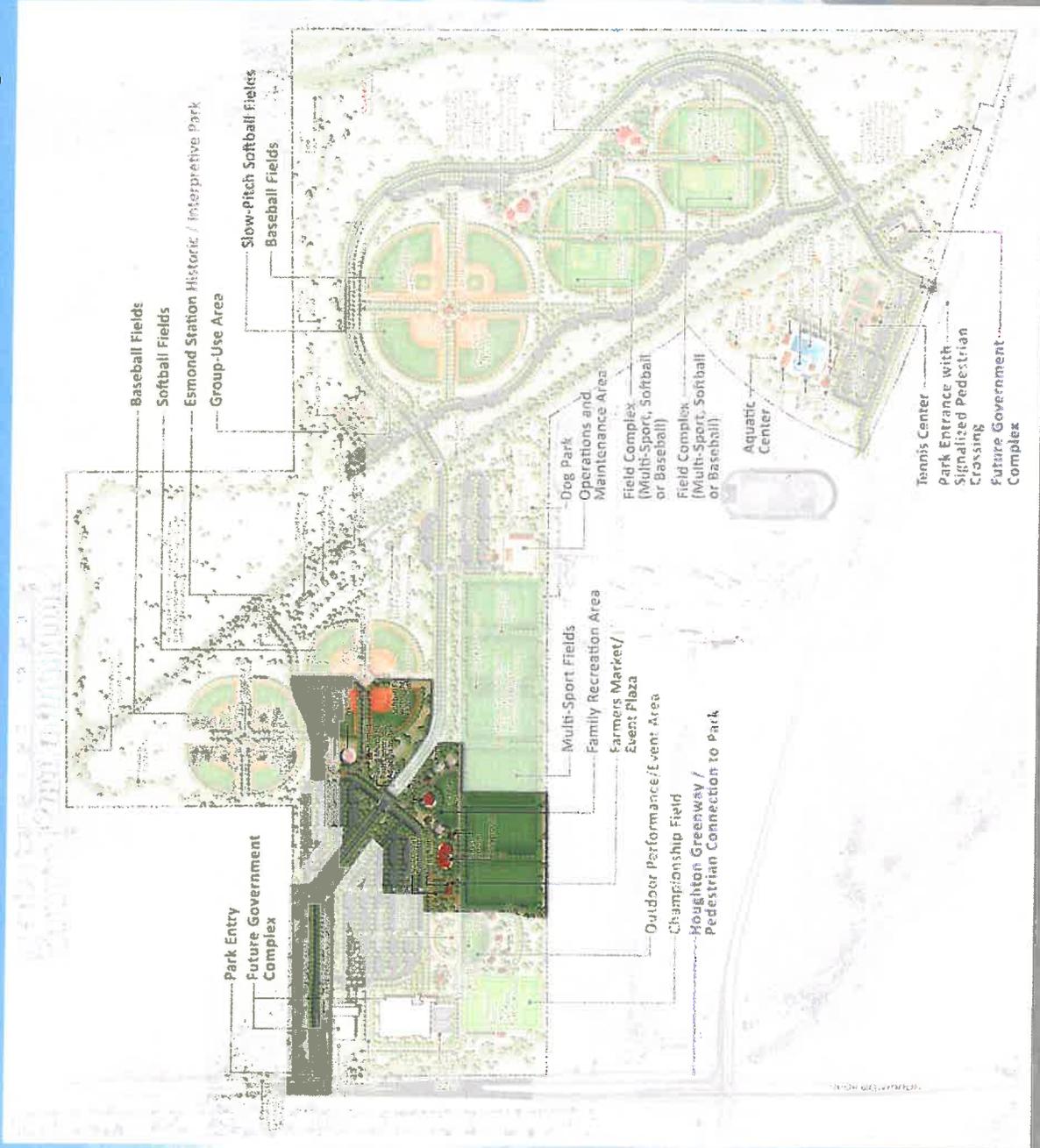
Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: \$260,000 per year.

Regional Benefits: This park is regionally sized and balances uses with a regional civic center, cultural resources conservation and active recreational components. This is a unique balance of services for the area, and will serve a rapidly growing community.

Supervisor District of Project Location: District 4 – Ray Carroll

Potential Scope of 2015 Bond Funded Park Improvements



Department: Natural Resources, Parks & Recreation
Revised: August 2014

Future Pima County Bond Election Proposed Project

Project Name: Model Airplane Parks

PR 96

Location: There are two existing sites located for the model airplane facilities on Pima County property. One is located at Ted Walker District Park and the other is at Southeast Regional Park. Other sites are within the town limits of Sahuarita (Pima County property) and near Sandario Road / Mile Wide Road (City of Tucson property).

Scope: Site improvements and expansions may include grading, sidewalks, helicopter helipads, asphalt runways, parking, ramadas, fencing, upgrades to electric system, water, solar system, restrooms and decomposed granite.

Benefits: The purpose of developing these facilities is to provide a safe location for events, training, tournaments and general model airplane sporting. This sport has been receiving a significant increase in interest over the past two years and is presently under facilitated in Pima County.

Costs: \$1,500,000

Bond Funding: \$1,500,000

Other Funding: None.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: Operating and maintenance costs will be the responsibility of the participating model airplane clubs.

Regional Benefits: These developed projects shall provide opportunities for tournament sporting. The sport has been receiving increased regional interest.

Supervisor District of Project Location: Districts 1, 3 and 4 – Ally Miller, Sharon Bronson, Ray Carroll

Department: Natural Resources, Parks & Recreation
Revised: July 2014

Future Pima County Bond Election Proposed Project

Project Name: County-wide Splash-pad Program

PRxx

Location: Ten locations including: Armory Park, Flowing Wells District Park, Naranja Park, Freedom Park, Jesse Owens Park, Ajo's E.S. "Bud" Walker Park, Anamax Park, Purple Heart Park, Winston Reynolds Manzanita Park and Rudy Garcia Park.

Scope: The program will include the installation of ten splash-pads (similar in size and nature to the one at Brandi Fenton Memorial Park) across the county at key regional parks. Installations may include the splash-pad with room for several water toys, the appropriate support infrastructure for the water system in a secure enclosure, utility upgrades, security fencing, ramadas/shade and picnic areas, and associated ADA pathway system.

Benefits: Due to the overwhelming popularity of the Splash Pad at Brandi Fenton Park, these projects are recommended as beneficial and important elements for park development. The Splash Pads shall be available at no charge to children 12 and under and those who accompany them. These facilities are extremely popular for families with young children and may be utilized nearly year-round without lifeguards or other supervisory staff expense. Hours of operation are typically 7 a.m. to 7 p.m. daily, seven days per week. By locating Splash Pads near other park developments, such as ramadas and playgrounds, families may enjoy low-cost and cool entertainment in a park environment.

Costs: Unincorporated Pima County \$2,100,000 City of Tucson \$3,500,000 Town of Sahuarita \$700,000 Oro Valley \$700,000

Bond Funding: \$7,000,000

Other Funding: None identified at this time.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County Natural Resources Parks & Recreation

Future Operating and Maintenance Costs: Ongoing maintenance costs are estimated at \$30,000/year for each splash-pad. Cumulative total maintenance cost by jurisdiction is \$90,000 per year for three splash-pads in Unincorporated Pima County (one of which is in Ajo), \$150,000 per year for five splash-pads in the City of Tucson, and \$30,000 per year for one splash pad for each of the Town of Sahuarita and Oro Valley. Maintenance costs include technician, vehicle mileage, equipment and hardscape repairs, toy repairs, utilities and chemicals.

Regional Benefits: This program is designed to benefit the entire region, by placing these very popular amenities throughout the County.

Supervisor District of Project Location: All Districts

Department: Natural Resources, Parks & Recreation
Revised: August 2014

Future Pima County Bond Election Proposed Project

Project Name: Central Arizona Project (CAP)/Pima County National Recreation Trail PRxx

Location: Approximately 48 miles of trails located on the CAP (Central Arizona Project) water canal system and connection trails through Marana and the far west side to connect with the Santa Cruz River path (The Loop).

Scope: This entire trail program consists of several projects, each including an asphalt or other AASHTO multi-use trail surface and associated erosion control, drainage, and safety improvements at road crossings as required to safely install the trail. Projects will be phased and delivered based on priority and availability of funds. The project locations are as follows:

1. Twin Peaks Road to Avra Valley Road (East Bank Santa Cruz Riverpark), 2.7 Miles
2. Avra Valley Road Multi-use Path from the Santa Cruz Riverpark to CAP trail, 3.4 miles
3. Avra Valley Road to Beard House (East Bank Santa Cruz Riverpark), 1.7 miles
4. CAP National Recreation Trail (Along the CAP canal alignment, includes roadway crossings), 32+ miles
5. Southern Connection along Utility Easement and Valencia Road, 8.5 miles

Benefits: This program will provide a significant increase to the vehicle separated trails of the Loop system throughout Pima County. The benefits of these alternate route corridors include economic development, healthy lifestyles, alternate transportation environmental improvements and increased property value. This trail program is specifically designed to connect to and interact with the existing Loop system, and provide these experiences to communities not currently within the trail system. This project is in partnership with the Central Arizona Project and the Bureau of Reclamation to bring CAP recreational funding into Pima County.

Costs: Total Program: \$22,000,000

Bond Funding: \$14,000,000

Other Funding: \$8,000,000 via 50/50 Cost Sharing with Bureau of Reclamation for the section of path along the CAP canal alignment (project #4 above).

Fiscal Year Project Start and Finish Date: (7 year program)

Project Management Jurisdiction: Pima County Natural Resources, Parks and Recreation

Future Operating and Maintenance Costs: \$15,000 per mile

Regional Benefits: This is a regionally significant project, intended to boost eco-tourism and further cement the region's reputation as a biking mecca. It also has significant impact on a neighborhood level, providing connectivity and outdoor recreation for all age groups.

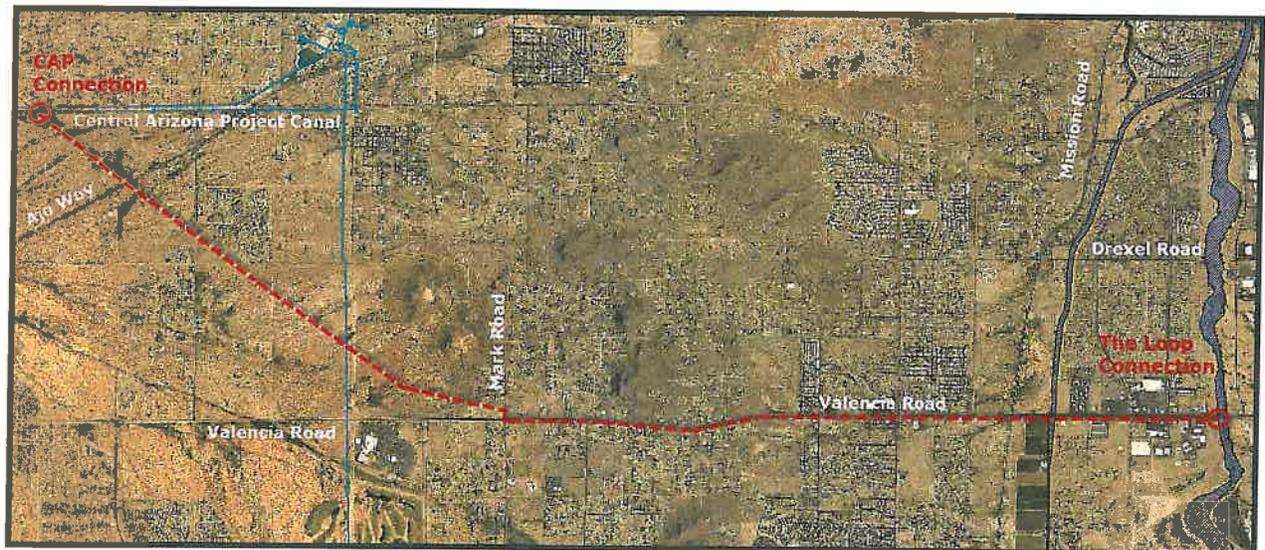
Supervisor District of Project Location: Districts 3,5 – Sharon Bronson and Richard Elias



Multi-use path from CAP connection, along existing utility easement and Valencia Road, to connection with The Loop at the Santa Cruz River

Executive Summary

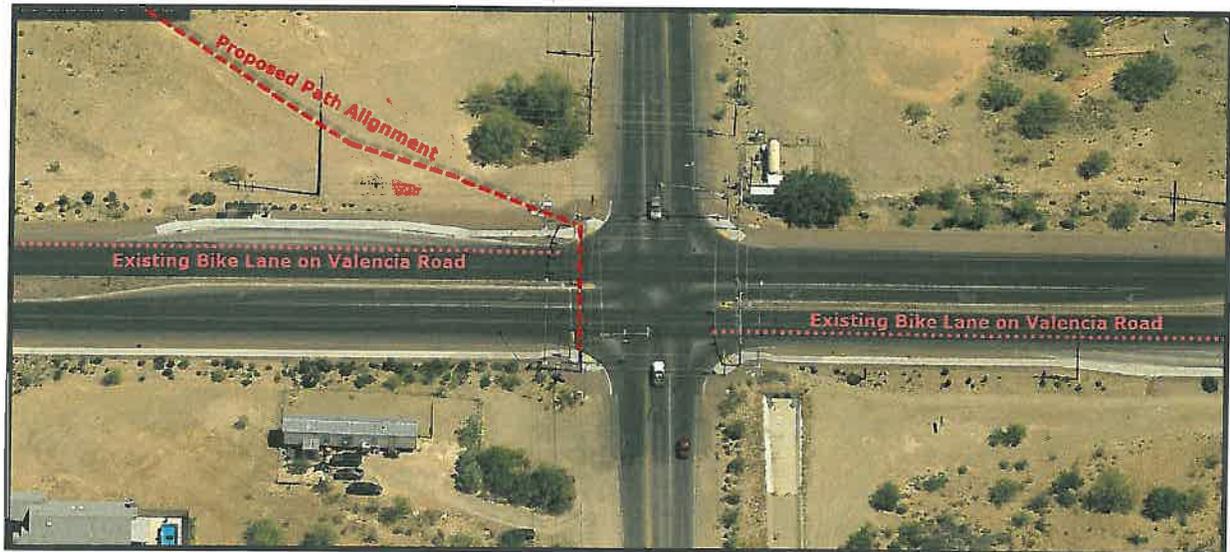
This approximately 8.5 mile alignment option provides key connectivity from the future multi-use path along the CAP alignment to The Loop path along the Santa Cruz River. The project concept includes a trailhead at the connection point with the CAP canal, asphalt path with separated soft path along the area north of Valencia Road, utilization of the existing bike lanes along Valencia Road, improved access to The Loop connection at the west bank of the Santa Cruz River at Valencia Road, fencing, enhanced signage and pavement markings.



Project Considerations:

- This project provides access through residential neighborhoods adjacent to the CAP alignment, and utilizes existing bike lanes along Valencia Road.
- The alignment from CAP connection to Valencia Road, while previously disturbed, will still require environmental and cultural clearances.
- Property acquisitions and/or easements along the 3.6 mile alignment from the CAP connection to Valencia Road include the Bureau of Land Management, Pasqua Yaqui Tribe and privately-owned parcels.
- Separated soft path will be installed along the section from the CAP connection to Valencia Road.
- This project will enhance connectivity and access to The Loop path on the west bank of the Santa Cruz River at Valencia Road.

Intersection crossing at Mark Road and Valencia Road:



Conceptual-level planning estimate:

Total Estimated Project Cost:

\$2,215,000

Department: Pima County Community Development and Neighborhood Conservation Department

Revised Date: September 8, 2014

Future Pima County Bond Election Proposed Project

Project Name: AFFORDABLE HOUSING PROGRAM

Location: Communities throughout Pima County.

Scope: The program creates and expands affordable housing through the construction of new development and the rehabilitation of existing affordable housing units in order to provide safe decent and healthy affordable housing opportunities and options to low and moderate income families living in Pima County. Unlike other bond projects with specific earmarks for identified projects, the bond funds which support the Affordable Housing program has a pre-established process for project selection that requires the applicant meet a minimum threshold standard established by the Pima County Housing Commission (PCHC) prior to any notice of availability of funds. Additionally, the program records a 30 year Affordability Housing Restriction on each unit to ensure preservation and long term affordability.

Program Requirements:

1. Applicant must meet minimum thresholds described in the formal application completed and undergo an extensive review by qualified housing staff, then reviewed and scored by a subcommittee of the PCHC; after meeting the minimum thresholds, the application must score at least 80 points for the subcommittee to present the proposed project to the full PCHC for their vote to recommend the project to the Pima County Board of Supervisors for final approval.
2. Any proposed project located within a jurisdiction of Pima County must be able to demonstrate that the jurisdiction will contribute a reasonable match or other leverage (i.e.: donation of land and/or building structure, waiver of fees, other funding sources including but not limited to federal and general funds).
3. Applicant must have site control by evidence of a valid and current purchase contract, option agreement, or lease agreement providing the applicant with the right to develop the site for the proposed use and documentation that the project is appropriate for the current zoning approved for the site.
4. Applicant must provide evidence that there is sufficient need in the community to support the proposed use. An independent comprehensive market study is required at the time of application for projects with more than 25 units. Projects with 25 or fewer units must provide a comprehensive study within 90 days of receiving any conditional approval for funding.
5. Applicants are required to provide an Affirmative Marketing Plan within ninety days of approval of their application. The plan must demonstrate a concerted effort to reach out to households not likely to seek the proposed, bond-assisted housing development. This is a requirement consistent with state and federal fair housing laws and regulations and in the best interest of those seeking affordable housing in Pima County.
6. Upon commitment of funds by the Board of Supervisors (BOS), CDNC staff will negotiate an agreement with the applicant. All Housing Commission recommendations and BOS commitments will include deadlines for securing any funds not fully committed, deadlines for executing county contract and deadlines for beginning and completing construction of housing units. The contract will not be negotiated until commitments of all funding sources needed to support the project are determined to be available. Staff will determine whether any substantial changes in the project targeting or funding will require additional underwriting and/or resubmission of the application for re-review by the Housing Commission and possibly the BOS.

Benefits: The Affordable Housing program provides for the expansion of homeownership and rental opportunities, the provision of access to safe, decent, affordable housing for low-moderate income residents of Pima County, and encourages public-private partnerships in the development and creation of affordable housing. In 1997, the voters of Pima County approved \$5 million, and \$10 million in 2004 for the Affordable Housing program and the establishment

of a Housing Trust Fund. The success of the current program can be measured by the number of housing developments completed, the increase in property tax base, public and private sector partnerships developed, and the funds leveraged for home ownership and rental opportunities. As of March 31, 2014, The Pima County Housing Commission has recommended and the Board of Supervisors have approved funding for development of 469 single family housing units, and 461 multi-family rental units for a combined total of 930 affordable housing units (1997 & 2004 Bonds).

General Obligation Bond Funds for Affordable Housing from 1997 and 2004 combined total of \$15 Million used for development will leverage more than \$129 Million. Increasing home ownership and rental opportunities for families by using bond funds to reduce housing costs becomes more critical than ever before. The General Obligation Bond Funds for Affordable Housing has been an "economic stimulus" package in Pima County since the completion of the first project in 2003. It has been well documented that housing development creates local jobs and stimulates the economy through property and sales tax revenue, while sustaining and stabilizing families, neighborhoods and community thus providing both economic and social impacts to Pima County.

The high foreclosure rates and the Great Recession in Pima County have affected housing development in Pima County. While foreclosures are on the decline, recent reports and studies confirm that affordable housing continues to be a challenge for the low-wage earner, special populations, the low-income aging population, low to moderate-income families, and housing industry stakeholders. The changes in the 2004 bond language expanded the use, providing an opportunity for bond funds to be used for the purchase of foreclosed homes and creating opportunities for community revitalization. Bond funds have historically provided developers leverage, as lenders will consider them less risky when considering financing a proposed project. They have become more attractive to developers for the reasons stated but can also work as a tool to encourage the inclusion of affordable housing in future development of housing. County Bond Counsel has determined that bond funds can be used for the vertical development and construction, as long as there is a 30 year affordability restriction in place as required by state statutes. Overall bond funds strengthen and expand the opportunities for for-profit and non-profit partnerships and collaborations for new development projects in the future.

Costs: Projected costs of \$20,000 per unit, with a goal of at least 1,500 new affordable housing units, the bond request cost is estimated at \$30 million.

Bond Funding: \$30,000,000

Other Funding: Although each project is unique in its funding sources, historically, the average leverage is 10:1, with typical funding sources often include: Home Investment Partnership Program (HOME), Federal Home Loan Bank—Affordable Housing Program (AHP), Low Income Housing Tax Credits (LIHTC), United States Department Of Agriculture (USDA)—Rural Development Loan Programs, Community Development Block Grants (CDBG), State Of Arizona Department Of Housing, Private Foundation, Private Lenders, Owners Equity

Fiscal Year Project Start and Finish Date: Since this is a successful ongoing program, it is estimated that there will be a 10-year timeframe for completing all 1500 units, starting in 2016-2026.

Project Management Jurisdiction: A designated Project Manager from the department is responsible for oversight responsibilities related to the contract as approved by the Board of Supervisors. The Contractor must submit documentation for draw requests, which are verified, reviewed and approved by the Project Manager based upon a physical site inspection, proof of payment, and lien releases prior to funds being processed for disbursement. The Project Manager is actively involved in the project through the construction and/or rehab of all housing units. Once the project is completed, the Project Manager or designated staff continues to monitor and inspect properties for duration of the affordability period to ensure compliance.

Future Operating and Maintenance Costs: For those bonds funded projects that include offsite improvements in the public right of way are included and upon completion of the housing development project, the jurisdiction in which the project resides will be responsible for the operating and maintenance costs. For single-family housing units the property ownership is conveyed to a qualified low-income buyer with deed restrictions

requiring a 30-year affordability period. The Deed will name Pima County as the Trustor and requires that the County approve any subsequent buyers within the 30 year period to ensure the new owner meets the income eligibility guidelines in place at the time of sale and transfer. Pima County or other Pima County municipalities with an internal Real Property division may own single-family rental units purchased or another approved management entity. Pima County may transfer housing units to a land trust or non-profit entity which will be responsible for ensuring long-term preservation, affordability, and management. The rental units must be able to show a positive cash flow to support the funds for management, maintenance and operating expenses. The Contractor upon completion will own multi-Family units. Projects approved will require financing mechanisms such as Low Income Housing Tax Credits to ensure long-term affordability, monitoring, and management.

Regional Benefits: Affordable Housing projects benefit all residents of the specific development. Through increased affordable, safe and healthy rental and home ownership opportunities benefits are extended to all residents in the surrounding community. While individual projects are specific to an identified community, the overall program is based on a regional approach and the improvement in the quality of life, throughout the urban, suburban and rural areas of Pima County.

Supervisor District of Project Location: All Districts

Department: Pima Co. Community Development & Neighborhood Conservation Department
Date: August, 5 2014

Future Pima County Bond Election Proposed Project

Project Name: Neighborhood Reinvestment Program

Location: Stressed neighborhoods and communities in Pima County. Stress is determined by a combination of sources and factors including but not limited to City of Tucson Neighborhood Stress Map and Pima County Community Development Block Grant (CDBG) Target Areas.

Scope: Small scale capital improvement projects developed in stressed neighborhoods and communities throughout Pima County, including but not limited to street lights, sidewalks, park improvements, community centers, speed bumps, and traffic mitigation devices. Unlike other bond projects with specific earmarks for identified projects, the bond funds support the Neighborhood Reinvestment program, with established criteria for eligible projects and a process for project selection.

Program Requirements:

1. Participating jurisdictions must designate a staff person at the senior management level, preferably in the manager's office, to be responsible for departmental and legal review of Intergovernmental Agreements (IGA), and IGA approvals by the governing body.
2. Intergovernmental agreements with participating jurisdictions must require projects to be completed within two years of the execution of the IGA.
3. Bond funds cannot be used by participating jurisdictions to fund internal staff costs related to projects.
4. The Neighborhood Reinvestment Oversight Committee will continue to review project proposals and recommend projects to the Board of Supervisors for approval.
5. The Neighborhood Reinvestment Oversight Committee will assign a higher priority to projects that include other sources of funding.
6. No participating jurisdiction will be awarded more than 50 percent of the total bond funding authorized by voters.
7. Individual projects are limited to a maximum of \$500,000 in bond funding, except for projects that include the development of a new-standalone building (e.g. a community building), which would be limited to a maximum of \$750,000.

Benefits: The Neighborhood Reinvestment program pursues two goals: physical revitalization of public infrastructure in stressed communities and empowerment of area residents. There are at least 35 identified stressed neighborhoods and communities in Pima County which have not yet applied for Neighborhood Reinvestment funding. Many of these neighborhoods and communities are in the unincorporated portion of Pima County, which were not eligible for 1997 Neighborhood Reinvestment funding. In addition, every one of the 50 2004 Neighborhood Reinvestment bond recipient neighborhoods has asked when they can submit a second proposal for additional infrastructure improvements, describing erosion of streets, parks, and other public amenities, in addition to absence of recreational facilities, street lighting, and accessible sidewalks.

As unincorporated communities grow and there is an increasing demand for small capital projects to promote community stability, it is inevitable that they will seek Neighborhood Reinvestment funding. As disintegrating infrastructure and social problems continue to plague the urban core neighborhoods, residents will seek funds to stabilize their communities. Written surveys returned by neighborhoods with completed Neighborhood Reinvestment projects, demonstrate the community building value of the small capital projects.

Costs: Estimated to be \$30,000,000. The average cost of 2004 Neighborhood Reinvestment projects was \$341,528 (not including matching funds from participating jurisdictions). Based on post survey information from 50 neighborhoods that received 2004 funds, additional infrastructure improvements would be needed. The \$30 million bond request was estimated by using the 50 neighborhoods surveyed, and an additional 40 stressed neighborhoods that did not receive any funding, multiplied by the average cost per project.

Bond Funding: \$30,000,000

Other Funding: None identified at this time. However, as each project is developed by neighborhood residents, it is incumbent upon the residents to identify other sources of funds for larger scale projects. The 1997 and 2004 Neighborhood Reinvestment projects have obtained supplemental funding from Pima County CDBG, State Department of Transportation Enhancement grants, City of Tucson CDBG, and Tucson Back to Basics grants. The 1997 and 2004 Neighborhood Reinvestment projects leveraged \$15.7 million of other funding.

Fiscal Year Project Start and Finish Date: Entire length of bond program

Project Management Jurisdiction: A Project Coordinator from Pima County is responsible for the overall management of each project approved by the Board of Supervisors. The project construction management is determined in consultation with the participating jurisdiction. It is anticipated that projects will be developed in the City of Tucson, the City of South Tucson, the Town of Marana and unincorporated Pima County. A Memoranda of Agreement will be utilized for all projects that are the sole responsibility of an identified Pima County Department.

Future Operating and Maintenance Costs: The current IGA utilized for Neighborhood Reinvestment projects identifies the jurisdiction in which the project is developed to assume all responsibility for the Operation and Maintenance costs for a period of at least 25 years.

Regional Benefits: Neighborhood Reinvestment projects benefit neighborhoods and communities throughout incorporated and unincorporated Pima County. While individual projects are specific to an identified community, the overall program is based on a regional approach and the improvement in the quality of life throughout the urban, suburban and rural areas of Pima County.

Supervisor District of Project Location: All

Department: MHC Healthcare
Date: September 5, 2014

2014 Bond Election Proposed Project

Project Name: MHC Healthcare, Flowing Wells Family Health Center

Location: 1323 N. Prince Rd., Tucson, AZ 85705

Scope: Construct a 12,000 sq. ft. building for the MHC Flowing Wells Family Health Center (FWFHC) which will provide: Full-range of Family Practice medical, diagnostic and treatment services; vaccinations; treatment of minor injuries and wounds; disease management programs; and behavioral health services for children and adults, primarily in the 85705 zip code.

Benefits: The current health center facility has 5,306 sq. ft. and was originally built in 1963. It originated as two separate buildings later joined into one practice. This resulted in a poor layout for proper patient flow, with a significant waste of valuable space and doorways and bathrooms which were grandfathered in and are not within the American Disabilities Act (ADA) standards.

The proposed bond funding will enable MHC to construct a new 12,000 sq. ft. building for the Flowing Wells Family Health Center. This will allow MHC to add behavioral health services and to serve 3,500 additional medical and behavioral health patients at FWFHC. MHC will expand the current delivery model at this location to provide higher quality healthcare focusing on primary and preventive medicine, immunization management, disease management, depression, substance abuse and mental illnesses.

The Flowing Wells Family Health Center is located in the 85705 zip code of Pima County. It is a densely populated, low-income area with many homeless patients. The Flowing Wells service area has a target population of approximately 37,000 patients and FWFHC is currently serving over 3,000. The overall ethnic makeup of the population served by MHC is 73% Caucasian, 22% Hispanic or Latino and 5% other. The majority of the population is composed of young families, with 58% of the population being under 44 years of age and 26% under 20 years of age. The majority of the population residing in the community is composed of blue-collar workers who are employed in the Tucson Metropolitan area. Approximately 51% of the total population served at the Flowing Wells facility either have no health insurance or are enrolled in the AHCCCS Medicaid program. The overall average income of the population served in the area is low, with 54% of the households having incomes below 200% of the FPL.

The MHC Flowing Wells Family Health Center provides services for all patients regardless of their ability to pay. FWFHC provides eligibility assistance for patients applying for AHCCCS, a Marketplace Qualified Plan and the Sliding Fee Scale (SFS) programs. MHC's SFS Program allows patients who cannot afford health insurance and who do not qualify for AHCCCS to pay a specific charge for each visit based on the patient's income level. Construction of the new health center will increase the amount, quality and scope of services MHC provides to those in need of healthcare services, but unable to pay for it. As well as increasing uncompensated care, it will

also increase the provision of healthcare to patients on AHCCCS, Medicare or in the Healthcare Marketplace.

MHC currently offers extended hours at the Marana Main Health Center and weekend hours at two locations. Once FWFHC is fully staffed and meeting normal business hour demands for services, MHC will evaluate the need for extended and weekend hours, expanding services Monday through Friday to 7 p.m. and establishing a Saturday clinic from 8 a.m. to 5 p.m. The new facility will allow for an increase in the availability of same-day and walk-in appointments, allowing patients to receive care when needed. The extended hours and same-day visits will provide working families a way to obtain healthcare without missing work or having to go to higher-cost Emergency Departments (ED). The new health center, with expanded capabilities, will benefit Pima County's residents by saving time and money as a result of diverting patients from more costly EDs. It will also help to improve the health and well-being of patients as they will not have to put off seeking treatment or miss work in order to go to the clinic. The improved access to care will benefit Pima County businesses by avoiding lost productivity from sick employees who miss work or face increased medical and insurance bills.

The proposed MHC Flowing Wells Family Health Center will improve access and availability of medical and behavioral health services, save money and improve health outcomes for adults and children by providing integrative care in the 85705 zip code.

Costs: \$3,700,000

Expenses	Estimated Costs
Architect Fees	\$85,000
Construction of Two-Story Facility	\$2,195,000
Furniture and Medical Equipment	\$720,000
Total Estimated Expense	\$3,000,000

Bond Funding: \$3,000,000

Other Funding: \$700,000

Fiscal Year Project Start and Finish Date: Construction start date *projected* for January, 2017, completion date June, 2018.

Project Management Jurisdiction: MHC Healthcare

Future Operating and Maintenance Costs: Based on 12,000 sq. ft. facility, total projected O&M will be \$2,850,000 annually covered by the MHC operational budget.

Regional Benefits: MHC Flowing Wells Family Health Center provides services for adults and children, regardless of their ability to pay, in the 85705 zip code area. The proposed new facility will improve access and availability of medical and behavioral health services, save money and improve health outcomes through the addition of behavioral health services and the ability to serve 3,500 additional medical and behavioral health patients.

Supervisor District of Project Location: 3



September 8, 2014

Francisco Garcia
Director
Pima County Medical Department
3950 S. Country Club Rd., Suite 100
Tucson, AZ 85714

Dear Director Garcia:

Thank you for your work on behalf of the residents of Pima County and for meeting with us this summer to discuss MHC Healthcare's (MHC) proposed bond project. As discussed, MHC is requesting a scope change with a shift from MHC's Main Facility in Marana to MHC's Flowing Wells Family Health Center (FWFHC) in the 85705 zip code.

Currently, MHC Healthcare (MHC) has a bond proposal for \$3 million for an Annex to the Marana Health Center that was tentatively approved in March 2010, and is listed on the Tentatively Approved Project Recommendations. In the May 9, 2014, memo to the Bond Advisory Committee from County Administrator Chuck Huckleberry, MHC did not receive a recommendation to be funded with an explanation that there are areas of greater need in Pima County.

MHC is proposing a scope change to shift the Tentatively Approved funding to another MHC facility that is located in an area of great need in the 85705 zip code. MHC Healthcare operates twelve health centers in Pima County. Prior to this summer, the Marana Main and Ortiz Community Facilities were the only facilities owned by MHC and thus eligible for bond funding. However, MHC purchased a satellite clinic facility this summer that has been in existence since 1963, and operated by MHC since 2006. This facility is now eligible for bond funding (as an MHC owned facility, rather than leased) and is in an area of clear need in the 85705 zip code.

The current facility for the Flowing Wells Family Health Center (FWFHC) has only 5,306 sq. ft. and originally began providing medical services in 1963. It originated as two separate buildings later joined into one practice. This resulted in a poor layout for proper patient flow, with a significant waste of valuable space and doorways and bathrooms which were grandfathered in and are not within the American Disabilities Act (ADA) standards.

The proposed bond funding will enable MHC to construct a new 12,000 sq. ft. building for the Flowing Wells Family Health Center. This will allow MHC to add behavioral health services and to serve 3,500 additional medical and behavioral health patients at

FWFHC. MHC will expand the current delivery model at this location to provide higher quality healthcare focusing on primary and preventive medicine, immunization management, disease management, depression, substance abuse and mental illnesses.

Approximately 51% of the total population currently served at the Flowing Wells facility either have no health insurance or are enrolled in the AHCCCS Medicaid program. The overall average income of the population served in the area is low, with 54% of the households having incomes below 200% of the FPL. The MHC Flowing Wells Family Health Center provides services for all patients regardless of their ability to pay. FWFHC provides eligibility assistance for patients applying for AHCCCS, a Marketplace Qualified Plan and the Sliding Fee Scale (SFS) programs.

The proposed MHC Flowing Wells Family Health Center will improve access and availability of medical and behavioral health services, save money and improve health outcomes for adults and children by providing integrative care in the 85705 zip code.

Thank you for your consideration of MHC Healthcare and this bond proposal. We ask for your support of the proposed scope change and for your support to move the revised proposal forward on the Tentatively Approved List. We look forward to working with you to meet the needs of the community and the underserved in Pima County.

Sincerely,

A handwritten signature in black ink, appearing to read "Clint Kuntz", written in a cursive style.

**Clint Kuntz
Chief Executive Officer**

CK/jjb

Department: Regional Flood Control District

Date: July 30, 2014

Future Pima County Bond Election Proposed Project

Project Name: El Corazón de Tres Rios Del Norte – Santa Cruz, Rillito and Cañada del Oro Rivers Confluence

Location: Santa Cruz River at the Rillito River and Cañada del Oro (CDO) confluences between Camino del Cerro and Ina Road

Scope: This project originated as part of the Tres Rios del Norte Ecosystem Restoration Feasibility Study developed in partnership with the U.S. Army Corps of Engineers, the City of Tucson, and Town of Marana. The project consists of design and construction of regional recreation, flood control, and environmental restoration along both banks of the Santa Cruz River between El Camino del Cerro and Ina Road. This project will connect existing river parks along the Santa Cruz River, CDO Wash and the Rillito River which will extend the existing system of bike paths and trails. The project will also provide ecosystem restoration and recreation along 1.5 miles and 250 acres in and adjacent to the Santa Cruz River. On the west side, a trail system incorporating the Juan Bautista de Anza National Historic Trail will be included to provide passive recreation opportunities along with trail heads to the Tucson Mountain trail system. Land necessary to construct this project was purchased by the Regional Flood Control District (RFCD) in 2012 at a cost of \$3,907,000.

Benefits:

First Phase – RFCD Funds

1. Flood control improvements to stabilize the existing Orange Grove Pit against catastrophic failure from floods in the Santa Cruz River and CDO Wash. Bank protection is necessary to prevent erosion and damage to I-10, the railroad and other public infrastructure. This first phase of the project is under design and will be constructed using flood control tax levy funds. The project start date is September 2015 and the estimated cost is \$4,500,000.
2. As part of the construction of the bank protection, excess materials from the pit area will be transported to the Ina Road Landfill for proper capping and closure of the landfill. This work will allow for future adaptive recreational reuse. The estimated cost for this work is \$3,190,000.
3. The first phase of environmental restoration to mitigate degradation to habitat along the Santa Cruz River is to enhance open space and aesthetic values for future recreational uses of the river park and other amenities. Funding will be provided using in-lieu fees for riparian habitat restoration that Pima County has collected as part permits under the Regulated Riparian Habitat Mitigation Standards. An estimated \$1,000,000 is available from the Special Revenue Fund for in-lieu fees.

Second Phase – General Obligation Bonds

1. The project will provide a shared divided urban path system along the Santa Cruz River including construction of pedestrian bridges over the Rillito River and the CDO Wash providing a connection to the existing river park and trail system improvements that were

constructed as part of the 2004 Bond Program for the Santa Cruz River Park and flood control funded improvements to the Rillito/CDO/Santa Cruz trails

2. The project would provide additional environmental restoration, landscaping and improvements to mitigate degradation to habitat along the Santa Cruz River and enhance the river park experience for recreational users.
3. The river park trail system would provide passive recreation benefits to the growing community that utilizes and enjoys the river parks as well as provide improved trail connection to Ted Walker Park, Christopher Columbus Park, Dan Felix and other parks in the immediate area and expansion of the Juan Bautista de Anza National Historic Trail on the west side of the Santa Cruz River. Connectivity to the many Tucson Mountain trails including Trails End Wash, Idle Hour Wash, and Roger Wash.

Future Phases

1. The proposed Regional Transportation Authority (RTA) improvements for Silverbell Road and Sunset Road will enhance project viability and public access to recreational facilities. Silverbell Road improvements would enhance access and provide a link to shared paths planned along Silverbell as well as provide trailheads for Tucson Mountain trails. The Sunset Road and new bridge would provide direct access from Silverbell to the river park, and ADOT's planned Sunset Road interchange would allow direct access to the eastside of I-10.
2. The Orange Grove Pit Environmental Restoration adaptive reuse project is the most ambitious of the proposed concept and would include remediation of the large sand and gravel pit developing an environmental restoration project similar to the Kino Environmental Restoration project. If there is sufficient water for recharge, a recreational lake may be possible. If water is limited, then grading and environmental restoration would be possible with a smaller body of water fed by natural groundwater and stormwater.
3. The Sunset Pit adaptive reuse of groundwater recharge will provide opportunities to work with regional partners to plan and develop alternatives to increase recharge of effluent and river low flows while maintaining environmental values. The excavation of the Sunset Pit, which is at no cost to Pima County, has been designed to provide future use for recharge of Pima County's reclaimed water resources as well as other potential partners such as the Bureau of Reclamation. There are also other opportunities for multi-beneficial projects for the environment, recreation, and educational purposes in close proximity that would enhance the area.

Total Project Bond Funding: \$10,000,000

Other Funding: Potential federal cost sharing as part of the Tres Rios del Norte Environmental Restoration project. RTA funding for Sunset Road improvements. Heritage Fund. RFCD land acquisition costs and construction of bank protection. Special Revenue Fund for in-lieu fee riparian habitat restoration.

Fiscal Year Project Start and Finish Date: All Implementation Periods

Project Management Jurisdiction: RFCD and Natural Resources, Parks and Recreation

Future Operating and Maintenance Costs: An estimated 10% of the project cost annually at \$100,000. To be funded by the RFCF.

Supervisor District of Project Location: Districts 1 and 3

Department: Community Services, Employment and Training Department

Date: September 8, 2014

Future Pima County Bond Election Proposed Project

Project Name: Pima County One-Stop Career Center

Location: Tentative location will be at the County-owned Aerospace and Defense Business and Research Park. Alternatively, a location near the current site west of downtown Tucson would also be desirable.

Scope: One Stop Career Centers provide basic job seeker and employer services to all individuals and companies, and fund education and training programs for individuals eligible for specific programs. County is required to operate One-Stop Career Centers under the federal Workforce Investment Act (WIA). One Stop Centers are also expected to house other federal employment programs defined as “partners” under WIA. County owns one Comprehensive One-Stop center facility and currently rents space for another. WIA funding is limited, vulnerable to sequestration and other cuts, and stretched to cover rising cost of training and higher minimum wage for subsidized work programs. The rented One-Stop facility is overcrowded, serving both adult job seekers and youth job seekers, including summer youth employment program participants.

The anticipated need is approximately 18,000 square feet. Space needs include a large resource area for adult job seekers and a Youth Employment Hub with its own entrance. The resource area includes computers for clients to use in job search, computerized assessments, and resume writing; workspace for non-computerized activities, and a library of printed information. Approximately 50 offices/work stations are needed for staff to determine eligibility and assessment for various programs, business services staff, workforce development specialists, supervisors, and support staff. Space should include three classrooms that are wired for computerized instruction with removable walls in order to hold large groups. The Youth Employment Hub needs to include a separate reception area, dedicated resource area with job search/career exploration computer terminals, two classrooms – one with computers for assessments and offices for youth services specialists from both the County and partnering youth employment agencies.

Benefits: Elimination of “rent” makes County proposals for discretionary federal funds more competitive; enables County to use more of federal funds for training rather than overhead costs; and makes it easier to ask “partners” to co-locate in One Stop Centers. Co-location of partners supports a coordinated regional workforce system that breaks down resource “silos” to ensure the right service mix for each company and/or job seeker we serve.

Costs: The estimated cost with land acquisition is \$6,737,000. (If project is sited on County-owned property, the project can be reduced to \$6.1 million)

Bond Funding: \$6,737,000

Other Funding: Federal program funds generally cannot be used for construction. However, ongoing O and M costs can be covered by federal funds received by County as well as from “partners” who agree to co-locate in the space.

Fiscal Year Project Start and Finish Date: TBD

Project Management Jurisdiction: Pima County

Future Operating and Maintenance Costs: It is estimated that O and M will cost \$78,000 a year. Most of this will be covered by federal funding obtained through formula One Stop programs as well as discretionary grants.

Regional Benefits: The One Stop serves all employers in Pima County as well as all job seekers. The majority of people who use the One Stop live in areas of high unemployment.

Supervisor District of Project Location: District 5 – Richard Elias