

Comments

March 12, 2015

Deseret Romero

From: Lisalhierstein [REDACTED] on behalf of YMCA Website
Sent: Thursday, March 05, 2015 9:02 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Lisa Hierstein

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

Our families need something in this area. We have 3 elementary schools which means TONS of families!

Deseret Romero

From: [REDACTED] on behalf of YMCA Website [REDACTED]
Sent: Thursday, March 05, 2015 7:35 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Marty Patremio

Phone

(520) 887-3309

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

It would be very helpfull.

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Thursday, March 05, 2015 5:21 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Trisia Eickhoff

Phone

(724) 840-1189

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

This would be a wonderful and useful addition to the much underserved area. I would love to be able to vote for this great addition this November.

To: The Pima County Project Advisory Committee

From: Helen Erickson, MLA

**Re: Renovation of the Eckbo-Designed Landscape
Downtown Community Theaters and Historic Cultural Landscape**

Date: March 11, 2015

In response to comments made during recent discussions by both Tucson and Pima County bond advisory committee members, I would like to draw your attention to the following considerations.

The Eckbo-designed landscape is one of only four publically-owned green spaces in Tucson's downtown (the others are the library plaza, Presidio Park and Armory Park). These open areas are precious resources for a city in the process of downtown redevelopment.

The TCC Plaza is unique in its historic pedigree, and its water sequence is an uncontested masterpiece. But it should not be ignored that the landscape as a whole is a valuable downtown park. Thus the probable economic impact of its restoration must be viewed from this perspective as well.

Green space has a positive impact on adjacent property values. The National Association of Realtors and the National Homebuilders Association have found that residential properties realize a 10 to 20% gain in value the closer they are located to green space. The presence of a restored plaza landscape will have a positive economic impact on the housing units now being constructed in Tucson's downtown area.

Green space reduces the urban heat island effect. According to the California Energy Commission: "Planting the correct trees, shrubs, vines and groundcover can reduce summer cooling costs by 20 to 40 percent." Trees have been the most requested city amenity in every known Tucson City Plan. When restored, the landscape will contribute an urban forest to Tucson.

Contact with nature increases worker productivity. Psychologists have found that access to plants and green spaces provides a sense of rest and allows workers to be more productive.

Green space encourages business growth. Small businesses choosing a new business location rank the amount of open space and proximity to parks as the number-one priority in site selection.

Well-kept parks enhance business districts. Greening of business districts increases community pride and positive perception of an area, drawing customers to adjacent businesses.

Green space reduces crime. Frances Kuo of UCLA conducted a study of 28 identical high-rise public housing projects¹ She found that people living near green spaces

- Boasted a stronger sense of community
- Coped better with everyday stress and hardship
- Were less aggressive and less violent
- Performed better on test of concentration
- Managed problems more effectively

Green space itself boosts tourism. Employment opportunities are associated with the creation and long-term maintenance of urban open space, as well as tourism dollars from visitors to parks, gardens and civic areas. According to Richard Florida, author of *Rise of the Creative Class*, "Place is becoming the central organizing unity of our economy and society."

Tucson's Modernist heritage is a valuable tourism resource. Tucson is well positioned to take advantage of cultural tourism for many reasons, but a major opportunity is the rise of interest in Modernism. Tucson's architectural heritage is underscored by the presence of the Eckbo-designed plaza. Last year over 3,000 people attended Tucson's Modernism Week, and the expectation is that this figure will double in the near future. Other cities with Modernist resources have discovered the value of Modernist heritage tourism. A recent *New York Times* article evaluates the economic impact of a Modernism Week in Palm Springs, CA.² Bear in mind that Tucson had its share of celebrity residents during this same period and that our architectural heritage is undoubtedly comparable. And Palm Springs has no landscape comparable to our Eckbo-designed plaza.

¹ University of Southern California: *Teen and Adult Perceptions of Urban Green Space Los Angeles*;

<http://www.colorado.edu/journals/cye/>

² <http://www.nytimes.com/2015/02/26/us/palm-springs-modern-architecture-tours.html>

March 11, 2015

Lawrence Hecker, Chair, and Carolyn Campbell, Vice-Chair
Pima County Bond Advisory Committee

Dear Chairman Hecker and Vice-Chair Campbell:

As a member of Pima County's Conservation Acquisition Commission, and as Chair of the Sonoran Desert Conservation Plan's Ranch Conservation Technical Advisory Team, I would like to voice my strong support for OS-2 "Open Space Acquisition Program." Like the rest of the Commission, I accept the need to cut the program from \$120 million to \$95 million. But I strongly urge you and the rest of the Bond Advisory Committee to maintain that level of proposed funding, and not cut Open Space Acquisition any further.

I see three major reasons why Pima County needs Open Space Acquisition funding at that level. First, the County needs to complete Phases 2 and 3 of its Marley Ranch acquisition, which is estimated to cost about \$60 million. If the County does not do so, the thousands of acres of deeded land on the ranch will undoubtedly be purchased and developed by real estate speculators when land prices in southern Arizona rise again. Such development would fragment open space, sever wildlife corridors, and jeopardize ecosystem structure and function. Secondly, the County needs to continue to set aside lands to meet its obligations once the U.S. Fish & Wildlife Service approves its Multi-Species Habitat Conservation Plan under Section 10 of the Endangered Species Act. Third, the County needs to target lands that serve as critical wildlife corridors within its Conservation Lands System. Those corridors are critical to maintaining the genetic diversity of numerous native species in Pima County.

Thank you and the rest of the Bond Advisory Committee for your continued support of Open Space Acquisition. The Sonoran Desert Conservation Plan is the most ambitious and successful land use program in the nation. It is Pima County's crowning glory, a legacy that is preserving our magnificent natural environment for generations to come. Please continue that legacy by recommending Open Space Acquisition at \$95 million to the Board of Supervisors.

All the best,

Thomas E. Sheridan, Ph.D.
Member, Conservation Acquisition Commission

March 11, 2015

Lawrence Hecker, Chair
Pima County Bond Advisory Committee

Dear Chairman Hecker:

As Community Representative and member of the board of the Altar Valley Conservation Alliance, I would like to voice my strong support for the County Administrator's recommendation to restore \$500,000 to PR-262 "Altar Valley Watershed Restoration Project." That would bring the total proposed bond funding to \$1 million, a 33% cut from the original \$1.5 million. The Alliance understands that the total bond package had to be slashed from approximately \$888 million to \$640 million. We accept a 33% cut as a necessary part of that process. A 66% cut, in contrast, would seriously jeopardize the success of the project, which would not only help to restore watershed health to the Altar Valley but reduce flooding downstream to Marana as well.

Thank you for your continued support of the Altar Wash Watershed Restoration Project. The Alliance realizes what a difficult task you and all the other members of the Bond Advisory Committee face. You are performing an enormous service to Pima County and all of us who share its rugged and beautiful natural landscape.

All the best,

Thomas E. Sheridan, Ph.D.
Community Representative, Altar Valley Conservation Alliance

Cc: Pat King, President, AVCA
Mary Miller, Executive Director, AVCA

Deseret Romero

From: Tom Hostad [REDACTED]
Sent: Thursday, March 12, 2015 10:55 AM
To: bondinfo
Subject: Canoa Preserve Park Bond Package

To the Bond Advisory Committee

We support inclusion of Canoa Preserve Park in the bond package because:

- 1. It is the only county park in the southern area of the county.**
- 2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.**
- 3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.**
- 4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.**
- 5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.**
- 6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.**

Thank You

**Tom and Linda Hostad
PO Box 1469
Green Valley, AZ 85622
520-398-8132**

[REDACTED]

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Wednesday, March 11, 2015 6:47 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Michelle Filtz

Phone

(520) 445-2587

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

Cause the YMCA helps families and children in lots of ways and provides a safe place for them

Deseret Romero

From: Allen [REDACTED]
Sent: Wednesday, March 11, 2015 7:37 AM
To: bondinfo
Subject: Canoa Preserve Park

My wife and I support inclusion of Canoa Preserve Park in the bond package for the following reasons:

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

Thank you for your consideration.

Allen and Bernadette Mitro

Deseret Romero

From: Jim Hill [REDACTED]
Sent: Tuesday, March 10, 2015 5:32 PM
To: bondinfo
Subject: Canoa Preserve Park Funding

I support inclusion of Canoa Preserve Park in the bond package because:

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Prior to the construction a number of volunteers from local groups donated a great number man hours removing a great deal of junk and rubbish from the prior dump to show their desire and dedication to have Canoa Preserve Park constructed at this location .
5. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the country.
6. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
7. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

THANK YOU for your consideration. Best Regards. Jim Hill

Deseret Romero

From: [REDACTED]
Sent: Tuesday, March 10, 2015 5:26 PM
To: bondinfo
Subject: Fwd: Canoa Preserve Park Pima County Bond Issue

Subject: Canoa Preserve Park Pima County Bond Issue

Dear Bond Advisory Committee Members;

My husband and I ask for you to support inclusion of the Canoa Preserve Park/Chuck Catino Softball Complex in the proposed bond initiative.

- It is the only county park in the southern area of the county.
- It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
- Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
- Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
- BAJA Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
- The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

We have seen our "Field of Dreams" be reclaimed from a dump site thanks to a great deal of volunteer and community effort, Chuck Catino's determination and Pima County's support. The new facility is enjoyed by people of all ages and we look forward to continuing to improve our beautiful complex.

We respectfully ask for your support for the growth and improvement of this much needed park/softball/recreation complex in the proposed bond initiative.

Sincerely,

Pat and Tommy Vincent
2780 S. Greenside Place
Green Valley, Arizona 85614

Deseret Romero

From: Purdy Richard [REDACTED]
Sent: Tuesday, March 10, 2015 2:10 PM
To: bondinfo
Subject: Canoa Preserve Park.

As a BAJA member, I want topped for Canoa Peserve park. We still need to see to it that the park us used to its full capabilities. It gets a lot of free maintenance from BAJA-a savings to the county. It's the only county park on south Pima Cty, it needs to be developed to its capacity. i.e. dog park, shelters, trails,etc

Dick & Norma Purdy, 2000 Calle Casas Lindas, Green Valley

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Tuesday, March 10, 2015 1:11 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

JEWEL COLEMN

Email

[REDACTED]

Deseret Romero

From: Linda Arenson [REDACTED]
Sent: Tuesday, March 10, 2015 8:27 AM
To: bondinfo
Subject: Canoa Preserve Park

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.
7. With the new hospital opening the area will only continue to grow and the need for public recreation facilities will grow with it.

Thank you,

Linda Arenson

Deseret Romero

From: Doug Arenson [REDACTED]
Sent: Tuesday, March 10, 2015 6:19 AM
To: bondinfo
Subject: Canoa Preserve Park

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs
7. At our present group of 400 members we already need another ball field.
8. There is a real need for future pickle ball courts as there are no public courts in the area and interest continues to grow. The number of private courts is growing but are not available to the non-member county residents.

Thank you for your consideration,

Doug Arenson

Deseret Romero

From: Wendy Constantine [REDACTED]
Sent: Monday, March 09, 2015 10:53 PM
To: bondinfo
Subject: Canoa Preserve Park

To the Bond Advisory Committee:

My husband and I fervently support inclusion of Canoa Preserve Park in the bond package because it is through the remarkable efforts of our late friend and team mate Chuck Catino and many BAJA (Born Again Jocks Association) members that this park has become a reality as they worked to garner the support of Pima County staff and funding. It is truly a unique relationship to have such committed volunteers who take pride in this gem of a park that is surely going to become an even greater source of health and well-being for Green Valley and surrounding communities. It is the only county park in the southern area of the county. How many parks have community members who donate time and money to make this dream of a park come about?? Especially in a community that continues to grow but open space and park construction has not grown to keep pace with the community needs.

My husband and I remember driving out the August before the softball season was to start in January to see this rubble-filled pit...the supposed site where the fields were to be ready in such a short time. Can you imagine our shock when we had our opening ceremonies on the most pristine fields in the state in January as Chuck Catino had promised?!

Merely 2 fields so far, the park has already become a focal point for both adult and little league athletics. BAJA volunteers work to keep the softball fields and grounds both inside and outside the fence beautiful, and county staff are freed up to maintain other aspects of the park. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets. That we are so part of the care, brings much pride and out of pride, trash is put in containers, vandalism is non-existent, because the park is like our baby. How many parks have that kind of care and community love?

Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue, and we are growing exponentially in many ways: we are increasing our membership; we are increasing ways in which members participate; we are increasing how we interact with local groups such as umpiring middle school softball games, charitably helping individuals and groups in need in our community, inviting high school bands to play at our events; we are increasing our communication network--our website and weekly email member updates help us become a strong voting block; and we are dedicated to actively helping people achieve a healthy lifestyle and are increasing our ways that we show this lifestyle to young people. Our oldest softball playing member finally stopped playing softball this year because he is 92. What will you be doing at 92?

One of the most important reasons to support this park is I believe BAJA is on the verge of bursting into even more effective outreach and ingenuity. We represent a group that is not stagnant and co-dependent. We are in dynamic zone of community action. How often do you get the opportunity to fund a well-functioning group whose members know how to "make it happen?!"

Thank you for your time, effort, and thoughtful consideration among many worthy causes. I hope there are other groups as dynamic as ours and who appreciate not just a take kind of attitude, but an attitude that we contribute what we can in this relationship with the county, in health and wellness,

Wendy Constantine and Wally Towne

Deseret Romero

From: Linda Gloy [REDACTED]
Sent: Monday, March 09, 2015 3:13 PM
To: bondinfo
Subject: Canoa Preserve Park

To the Bond Advisory Committee

My wife and I support inclusion of Canoa Preserve Park in the bond package because:

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

Chuck Catino spent many arduous hours raising money for this park and even after the softball fields were a reality, he spent the last days of his life working to make the Preserve a full service area where all ages would be able to enjoy the outdoors in a lovely and safe environment. We know money is tight right now but the preservation of green spaces must be a priority for all of us and our children and those who follow after.

Mr and Mrs. Marty Camacho

Deseret Romero

From: Dave and Joe Anne Erickson [REDACTED]
Sent: Monday, March 09, 2015 2:17 PM
To: bondinfo
Subject: Support for Canoa Preserve Park \$3,250,000

The Bond Advisory Committee,

I've had the privilege of attending many of your meetings and appreciate all your efforts.
Please continue to support the Canoa Preserve Park in the Bond package for the following reasons:

-- It is the only Park in Southern Pima County

--Adults and Children use it daily

--BAJA has continued to maintain the fields and invest our own funds in it's care

--Our 400+ members will support the Bond Election

Thank you,

David H. Erickson

Past President of BAJA

Deseret Romero

From: Willetta Murphy [REDACTED]
Sent: Monday, March 09, 2015 2:00 PM
To: bondinfo
Subject: Bond issue

To Bond advisory committee

We support including the CANOA PRESERVE PARK in the bond package because :

1. Only county park in the southern area of the county.
2. It has been started for everyone and it needs to be finished.
3. Local groups have supported the effort with strong support with time and dollars.
4. Parks needs to grow to keep pace with community needs.

John and Willetta Murphy

Sent from my iPad

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Monday, March 09, 2015 1:43 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Charles Hutler

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

This development would be a tremendous long term asset for Tucson.

Deseret Romero

From: [REDACTED]
Sent: Monday, March 09, 2015 11:24 AM
To: bondinfo
Subject: Canoa Preserve Park

To the Bond Advisory Committee

I/we support inclusion of Canoa Preserve Park in the bond package because:

1. It is the only county park in the southern area of the county.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

In addition, as the park continues to grow making several ball fields available for tournaments would be an excellent way to bring in additional funds to Pima County.

Thank you for your consideration, Connie Schultz-an active BAJA member

Sent from my iPad

Deseret Romero

From: [REDACTED]
Sent: Monday, March 09, 2015 9:20 AM
To: bondinfo
Subject: Canoa Prve Park

Would like to add our support for the funding of Canoa Preserve Park in the current cycle of the bonding process. My reasons follow:

1. As a member of BAJA I get to experience the great facility that has been started.
2. There is a definite need in Green Valley to complete this process, the only park.
3. When my grandson visited this winter there was no park in Green Valley to take him to.
4. A continued effort by BAJA to raise funds really makes us feel like we are a part of the process and not just asking for money.
5. As facilities improve so does the use of the grounds. This would be a definite boost for this community to improve and grow such a beautiful area.

Thank you for your consideration!

Russ and Peggy Henegar
672 West Rio Altar
Green Valley AZ

Deseret Romero

From: Bart Prieve [REDACTED]
Sent: Monday, March 09, 2015 8:11 AM
To: bondinfo
Subject: Inclusion of Canoa Preserve Park in the bond package

To the Bond Advisory Committee:

I support inclusion of Canoa Preserve Park in the bond package because:

1. It is the only county park in the southern area of the county, and the needs of the entire county need to be addressed.
2. It has become a focal point for both adult and little league athletics even with its currently limited fields and facilities. More fields are needed, and there is adequate space for construction.
3. Local groups have invested in the construction of the current facilities showing strong support for completion of additional assets, which means the county gets good leverage with any investments.
4. Some of the maintenance is being performed by volunteers to help keep the playing fields some of the best in the county, which also keeps the county's ongoing cost low.
5. Baja Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue. These people pay taxes in the county.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

Thank you for your efforts to improve the county.

Bart Prieve
HC 70 Box 3908
Sahuarita AZ 85629

Deseret Romero

From: Jim Brewer [REDACTED]
Sent: Monday, March 09, 2015 6:49 AM
To: bondinfo
Subject: BAJA Letter of Support for the Pima County Bond Initiative - Canoa Preserve Park

To the Bond Advisory Committee,

I support inclusion and continued level of funding of Canoa Preserve Park in the Pima County Bond Initiative because:

1. It is the only county park in the southern area of the county.
2. BAJA Sporting Club, Inc. has nearly 400 members and many more friends that will help support the passage of the bond issue.
3. Much of the maintenance is being performed by BAJA volunteers to help keep the softball playing fields some of the best in the county, if not the state of Arizona.
4. It has become a focal point for both active adult and little league athletics, even with its currently limited fields and facilities, and the parks popularity within the community continues to grow each year.
5. Local groups have invested in the construction of the current facilities showing strong community support for completion of additional facilities.
6. The community continues to grow but open space and park construction has not grown to keep pace with the community needs.

Regards,

Jim Brewer
B.A.J.A. Sporting Club
Treasurer / Membership Chair
Cell: 520-971-6449

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Sunday, March 08, 2015 12:32 PM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Tricia Rivas

Phone

(520) 908-0444

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

Supporting our community

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Sunday, March 08, 2015 10:49 AM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Don Jenks

Phone

(520) 320-2135

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

We need the Regional Y and the Library in that area which will help spur economic growth as well as encourage healthy lifestyles for our kids.

Deseret Romero

From:

[REDACTED] on behalf of YMCA Website [REDACTED]

Sent:

Saturday, March 07, 2015 7:34 AM

To:

bondinfo

Subject:

I support a 2015 Bond Election

Name

Kimi Golembieski

Email

[REDACTED]

Deseret Romero

From: [REDACTED] on behalf of YMCA Website
Sent: Saturday, March 07, 2015 7:11 AM
To: bondinfo
Subject: I support a 2015 Bond Election

Name

Daren Layton

Phone

(480) 734-4421

Email

[REDACTED]

Let Pima County know why you support a 2015 bond election:

As a resident of the Rita Ranch community, I support the scheduling of the bond election this November. Adding YMCA facilities at the U of A Tech Park would provide many benefits directly to the Rita Ranch community and indirectly to the greater Tucson and southern Arizona community.

Office of the Director

Drachman Institute
College of Architecture, Planning
and Landscape Architecture



1040 North Olive
P.O. Box 210075
Tucson, AZ 85721
(520) 621-2991 tel
(520) 626-8700 fax

12 March 2015

TO: Pima County Bond Advisory Committee
c/o Nicole Fyffe
Sent via email: Nicole.Fyffe@pima.gov

FROM: R. Brooks Jeffery
Director, Drachman Institute
rbyeffe@email.arizona.edu

RE: **Fully Fund the Tucson Convention Center Eckbo Landscape Rehabilitation**

The 2013 Urban Land Institute (ULI) assessment of downtown Tucson identified focus areas for continued public-private developments that extend the ongoing success of the downtown's eastside redevelopment. The Tucson Convention Center (TCC) was at the top of their list for a number of reasons, including the potential to redevelop, renovate, and enhance the existing capacity of the arena, meeting halls, performance spaces, offices, retail, and hotels to create the vibrant mixed use campus first envisioned when TCC was designed in 1971.

The ULI study also specifically identified the Eckbo Landscape – the open space enveloped by TCC's buildings – as a critical component of this redevelopment vision. Named for internationally renowned modern landscape architect Garrett Eckbo who designed it between 1971-1973, this open space embodies his principle of spaces for people with multiple outdoor "rooms" that are tied together by the most critical element of a desert environment, water. The multi-level space was designed for large gatherings outside performance spaces with monumental fountains, as well as intimate spaces for sitting under a canopy of shade with a trickle of water, grass areas, and spaces for play where children can run around and splash in fountains designed as interactive environments. The Eckbo Landscape was also designed to frame views of the surrounding mountains and provide pedestrian links between Tucson's downtown landmarks. In short, the Eckbo Landscape – now nominated to the National Register of Historic Places – was designed as a *civic space* in the center of downtown Tucson created for people of all ages and for multiple purposes.

It has taken 40+ years since the construction of the TCC and Eckbo Landscape for the promised urban renewal to transform downtown Tucson into a destination for shopping, entertainment, and housing. What makes Tucson's development unique – and authentic – is the mix of existing historic building stock and streetscapes with new infill respecting the original scale and character that defines a quintessential Tucson downtown experience.

This "experience economy" is as essential a factor in downtown redevelopment as are the goods and services economies. The creation and sustainability of environments and programs that provide authentic Tucson experiences is what distinguishes us from other cities and what drives cultural tourism as well as long-term corporate investment. Research tells us that cultural tourists have a greater direct and indirect impact on local economies. Equally, companies and industries that seek new cities cite intangible qualities

of place – multi-generational cultural venues, local historic character, and authenticity – as the tipping factor for investment.

The Eckbo Landscape provides a much-needed venue for these civic experiences, giving additional character to our re-emerging urban core where events, such as Tucson Meet Yourself and the Mariachi Festival, have reinforced our community's diverse identity. The Eckbo Landscape, like many downtown sites, also represents the most recent of a multi-layered occupation by Tucson's cultural groups – O'odham, Hispanic, and American. Recognition of this cultural tell of compounds, plazas, and neighborhoods along the floodplain of the Santa Cruz River – a distinctly Tucson phenomenon – is just one component of a proposed rehabilitation of the Eckbo Landscape.

This proposed rehabilitation, part of the larger "Downtown Community Theaters and Historic Cultural Landscape" project of the Pima County Bond Proposal, replants dozens of trees to increase the hardscape shade canopy, redesigns water spaces for children and fountains with water-wise technology, replaces benches to accommodate greater sitting and relaxing, updates lighting to efficiently illuminate nighttime events and plaza areas for civic gatherings, while still respecting the integrity of Eckbo's original design.

Originally listed as #2 priority by the City Bond Project Advisory Committee, full funding for the TCC Downtown Community Theaters in general and the Eckbo Landscape specifically, is under threat as the Pima County Bond Advisory Committee cuts projects and funding to meet a \$640M bond-funding cap.

I urge you to return full funding to this project, and particularly the Eckbo Landscape, as a critical venue and *economic component* to revitalizing downtown Tucson's civic sense of place.

cc: Elaine Becherer, City Manager's Office
Helen Erickson, TCC Today



Community
Development
Partners

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March 9, 2012

Mr. Lawrence M. Hecker, Chair
Pima County Bond Advisory Committee
110 W. Congress Avenue
Tucson, Arizona

Dear Mr. Hecker:

Thank you for your work on the Pima County Bond Advisory Committee! I appreciate that you, Mr. Huckelberry, and Ms. Campbell recommended \$20 million in bond proceeds be programed for affordable housing!

Mr. Hecker, at the January 23rd public hearing, you asked me to "forward some data that shows why Arizona job growth has not returned to normal levels". I researched this and I have attached a copy of the December 2014 JP Morgan Chase Economic Forecast Luncheon Newsletter. The newsletter quotes economist Dr. Lee McPheters saying: "Construction alone has accounted for a high proportion of jobs not yet regained." In fact, "The Construction Industry in Arizona is down about 100,000 jobs since its peak" (I believe Pima County is down about 15,000 jobs). I am forwarding graphs Dr. McPheters used in his presentation! Homebuilding is down for several reasons but primarily it's because population growth is down! The result is, our job growth rate is less than half of our five decade average!

If Arizona and Tucson hope to reach the level of job growth we have enjoyed historically. I believe we must" restore housing as an economic driver! In light of this news I urge Pima Bond Committee Members restoring funding for affordable housing to at least the \$30 million dollar level, so that Pima County can begin to address this issue!

I hope that some great company "rides in to town to save us" but to bank on this while tens thousands of Pima County residents currently have homes that need extensive repairs and 68,431 or more of our residents need affordable housing would be irresponsible! Advocates who support open space acquisition should understand that without targeted public investment in affordable housing, older, low and moderate income neighborhoods will continue to deteriorate and new unaffordable starter homes on the urban fringe will again begin to churn up the desert we desire to protect. I see lots of new buildings in the bond program too. Although I support construction, Pima County currently has a 100-year supply of vacant buildings so maybe a new office or industrial building could wait or be built for less?

Mr. Hecker, I have attached a list of 5 reasons why voters should support additional funding for Affordable Housing: I will be presenting this information to the Tucson Metropolitan Housing Commission on Thursday. Our members are eager to attend the Pima County Bond Hearing this Friday and we look forward to implementing our planned public outreach and education efforts in support of the Pima County Bond Program!

Sincerely,

Pete Chalupsky, Director of Development
Community Development Partners, LLC

Five Reasons Why Pima County Voters should Support General Obligation Bonds for Affordable Housing

The following points explain why voters should support this! *Data for this list came from the 2010 to 2015 City of Tucson Pima County Consortium 2010-2015 HUD Consolidated Plan:*

(1) The construction and rehabilitation of affordable housing will create thousands of jobs in the private sector:

According to the National Center for Housing Policy each affordable unit constructed (or rehabbed) creates about 1.5 jobs (.30 permanent jobs) Building affordable housing improves the lives of the people who occupy that housing but it also creates disposable income every month the person occupies the housing -which creates more jobs! Private builders and subcontractors are key partners in addressing Pima County's shortage of affordable housing. About 80% of the funds to build or rehab affordable housing comes from private investors or lenders and about 20% typically comes from loans or grants from cities, counties and states. The "private sector" has built and or acquired most of the affordable housing stock we have today: starter homes on the urban fringe (that is unaffordable when you factor in transportation costs), and/or substandard houses, mobile homes, and apartments in the City and unincorporated areas, but much if it is dilapidated because housing payments do not support additional investment! Anybody who drives through on of Tucson's low income neighborhoods or unincorporated areas can see we have no shortage of housing rehabilitation work! Half Pima County' *housing stock is 30 years or older (199,605 units). In many areas our housing stock is much older. For example! 75% of housing in the South Tucson is 30 years or older and 5440 existing homeowners live in overcrowded conditions. In fact, 1/3 of the older homes were built before building codes were established.*

(2) The Public Sector must lead in creating affordable housing but this will generate 10 times the amount spent in private investment:

When creating a "public good" like affordable housing, the private sector needs help because there is little or no profit in it. Public funding is needed at the pre-development phase and property acquisition phase to get projects going and for what we call "gap" funding to make the rents affordable and sustainable with long term (30-100 year) deed restrictions. Pima County Bond funds will help rehab existing properties in the inner-city and put new affordable housing in the right places like along transit routes and/or near schools and jobs! The public sector will invest about 20% and the private sector will take care of the rest of the funding that is needed! Each dollar spent by Pima County tax payers on affordable housing from the last GO bond election leveraged \$5-\$22 dollars (with an average of \$10) of outside investment in private and federal funds!

(3) There is significant pent up demand for new and/or rehabilitated affordable housing in Tucson today, with about 68,431 affordable units needed:

Half of low income owners and seven of ten low income renters in Pima County are currently housing cost burdened. 17.5% of Pima County owners and renters (68,431 people) earn less than \$30,000 and pay more than 30% of their income on housing! 12.7% % of our households are paying more than 50% of their annual income on housing! Bond proceeds will help our community house people who were left behind by the housing bubble like the 40% of Tucson housing units that are occupied by single persons (including the elderly), or single parents and 35 % of Pima County children and their parents who live in poverty.*

(4) Housing Matters! Affordable Housing stabilizes low income individuals, families and neighborhoods:

Police, nurses, teachers and neighborhood leaders have seen how affordable housing solves other community problems. Police see how targeted homeownership programs and properly managed affordable rental housing help fight crime. Healthcare employees see how Affordable housing frees up family resources for food and healthcare expenditures. Teachers see that stable, affordable housing reduces the frequency of unwanted moves that lead children to experience disruptions in home life and educational instruction. Neighborhood leaders see when one property is improved nearby properties are improved! Strategies for the use of bond funds can vary depending on if a neighborhood is gentrifying, disinvesting or stable. The vast majority of low income renters and owners get no public assistance with housing payments while wealthier Pima County homeowners who carry a mortgage receive an annual federal housing interest subsidy. Pima County voters can help reconcile this inequity, by supporting the use of general obligation bonds for affordable housing!

(5) The amount of funding invested in affordable housing will return an equal amount of tax revenues for states and localities:

A typical affordable apartment generates \$8,278 in tax revenues! If one looks at construction sales taxes, property taxes, impact fees and increased general sales tax collections when new housing is built; the investment of County Bonds will pay for itself! Without Pima County Bonds the housing simply will not be built. The vast majority of our communities HUD "entitlement funding" today goes to house our community's most vulnerable residents and reduce homelessness. The State Housing Trust fund which used to fund these projects all over the state has been cut from 30 million dollars a year to 2.3 million dollars annually. Only about 10% of the HUD dollars the Tucson-Pima Consortium receives goes to creating new affordable units.

Information about the Author

Pete Chalupsky is a former non-profit housing developer, former City of Tucson economic development staff person, and developer of private housing for the past 15 years. His company, Community Development Partners, LLC builds workforce, senior and special needs housing often in partnership with municipalities, neighborhood groups and non-profit organizations. He is President of the Barrio Viejo Elderly Housing Inc. and current Chair of the Tucson Metropolitan Housing Commission. He also helped form a coalition of neighborhood residents and businesses to develop affordable housing and fight crime and drug dealing in Mansfield Park in Tucson. He owns nine affordable properties statewide including one in Pima County. He can be contacted at:

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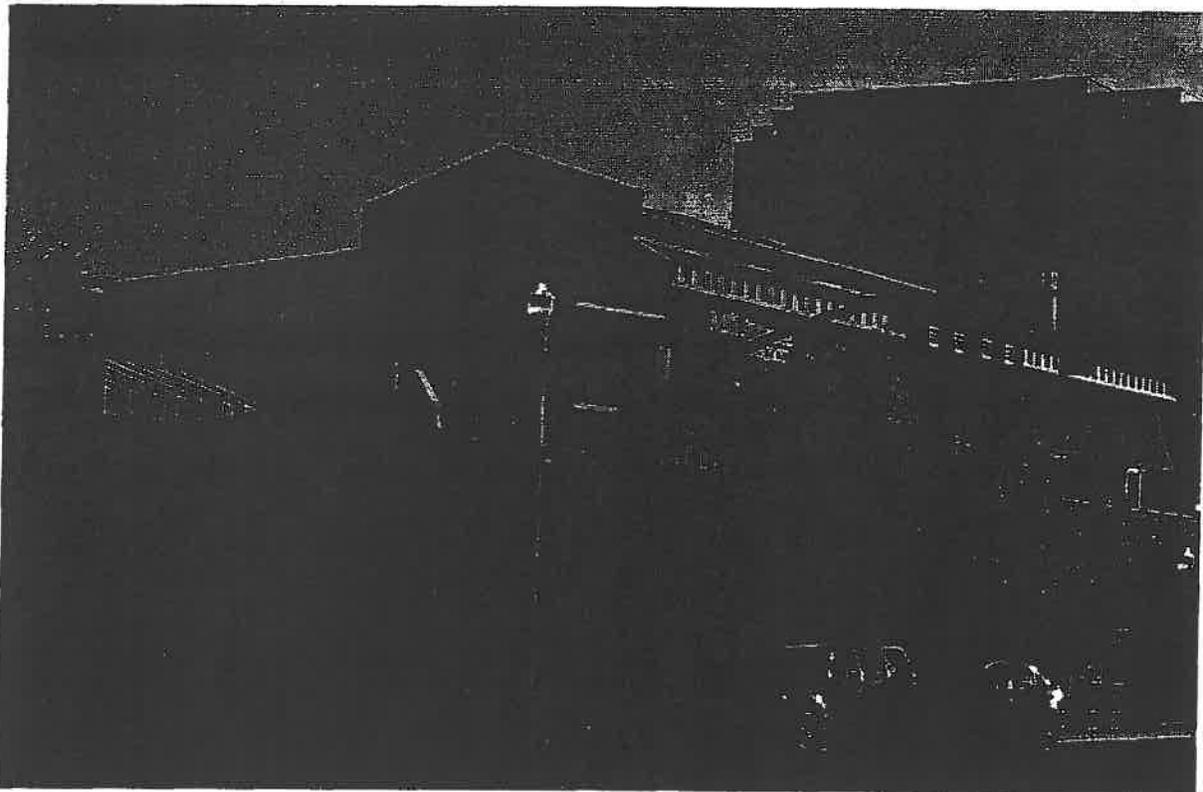
To learn more about affordable housing and why it's good for Tucson please visit the Tucson Metropolitan Housing Commission website <http://housingtucson.com>

Economics

The 2015 Arizona economy: Driven by demographics

December 3, 2014

At the 51st Annual ASU/JPMorgan Chase Economic Forecast Luncheon, two experts shared their progress reports on the economic recovery in Arizona. Both Lee McPheters and Elliott Pollack said that construction jobs lie at the heart of the job growth problem.



At the 51st Annual ASU/JPMorgan Chase Economic Forecast Luncheon, two experts shared their progress reports on the economic recovery in Arizona. The bottom line message: still recovering; not recovered.

W

Lee McPheters, research professor of economics and director of the JPMorgan Chase Economic Outlook Center at the W. P. Carey School of Business, and Elliott Pollack, CEO at Elliott D. Pollack & Company talked about population growth and housing permits, personal income and retail sales. But underlying it all? Jobs.

"Growth is an industry in Arizona," explained Pollack. "In past recoveries, Arizona had a higher rate of employment growth than the nation, and people moved here to fill those jobs. That created demand for houses, goods and services, which created more jobs, which pulled in more people. That hasn't happened in this recovery."

McPheters explained that Arizona labor markets remain far from fully recovered. "In May of 2014, the national economy finally replaced all jobs lost during the contraction. The Arizona economy lost a greater percentage of jobs (12 percent versus 6 percent at the national level) and as of October had replaced just over two-thirds (69 percent) of those jobs lost."

Both Pollack and McPheters said that construction jobs lie at the heart of the job growth problem. "Arizona still has to regain 96,400 jobs that have been lost since the peak in 2007," said McPheters. "The construction industry in Arizona is down about 100,000 jobs since its peak. So if we had to point a finger, the construction industry alone has accounted for a high proportion of jobs not yet regained." (See slides below)

Population growth — It's about jobs

The problem is iterative, said Pollack. "Job creation has been modest because construction activity has been modest. Construction activity has been modest because housing starts have been modest. Housing starts have been modest because population growth has been modest. Population growth has been modest because job creation has been modest." [see note below]

McPheters further explained the population/job growth link: "While we think of Arizona as a destination for retirees, by far the largest group of people moving to the state are aged 20-40. They relocate to pursue better economic opportunities. So it is job growth that stimulates population growth."

Yet job growth remains below previous recovery averages. The rate of job growth in Arizona was 2.1 percent in 2014 and is forecasted to be 2.5 percent in 2015. That is half the five-decade annual average. Population growth is forecasted to be 1.5 percent in 2015 — less than half the 3.6 percent long-term average.

When Arizona's rate of job growth is high relative to other states — as it has been in past recoveries — people are relatively more likely to move to Arizona than to other states. The problem with this recovery, explained McPheters, is that other states are gaining jobs faster. The forecasted 2015 job growth rate is lower for Arizona than four other Western states — Utah (3.1 percent), Colorado and Nevada (2.8 percent) and Texas (2.6 percent). “So people have more options for economic opportunity in the West than just Arizona. In past recoveries, Arizona was people's first choice among Western states. Not so anymore.”

In addition to lower-than-average job growth, Arizona also has a brand problem, said McPheters. “We don't have a measurement for how much of an impact that brand problem — driven by policies like SB 1070 and insufficient support of education — has, but certainly it is likely that some of the businesses and people considering Arizona look at those factors.”

On the impact of SB 1070, Pollack added, “While the framers of 1070 wanted to say ‘if you are an illegal immigrant, we don't want you here’ what came across to the world was, ‘if you are an immigrant, we don't want you here.’ Not a good message, however this will clear up in time.”

Housing — it's about jobs, and population growth

There are positives in the Arizona housing market, explained Pollack. “Mortgage rates are low and lending is loosening (though it's still far too tight). Affordability is still good and price gains have slowed. Foreclosures and delinquency rates are low and distressed sales are less than 10 percent of the market. Investors are less prevalent in the market, thus creating more opportunities for traditional buyers. International demand for housing is strong (especially from Canadians).”

But the negatives still outweigh the positives, and housing — which is fuel for the construction industry, which in turn fuels overall job growth — still weighs on Arizona's economy. Pollack cited four reasons why.

First is that lower-than-normal population growth — which subdues demand growth, which subdues job growth, which subdues population growth, which subdues housing growth.

Second is the fact that 30 percent of Americans with mortgages are “locked into” their current homes. “A substantial number of people are still in the penalty box,” Pollack explained. “They're locked out of buying a new home because of past foreclosures and short sales. That is true all over the country, not just in Arizona. As a result, fewer people are moving into Arizona or within Arizona.”

The third factor behind the lackluster recovery in housing, explained Pollack, is the lower-than-average rate of new entrants into the housing market. "To a greater extent than previous generations, Millennials are living at home longer. They're delaying marriage, which often means delaying home buying."

The fourth factor: ill-timed government policy. "Through Dodd-Frank, policymakers mandated tighter credit standards. There is no doubt that credit standards were too loose during the run-up to the real estate crisis. But the pendulum has swung 180 degrees." Furthermore, Pollack explained, in January 2014, FHA loan limits were lowered in Arizona. "That has been devastating because it means that fewer available homes are within FHA loan limits. And because down payment and credit score requirements are substantially higher for non-FHA loans, even more people are thus cut out from an already difficult market."

Retail sales — it's about jobs, and real incomes

Retail sales, which rose 8.8 percent in 2013, are estimated to rise 5 percent in 2014 and are forecasted to rise 5.8 percent in 2015. Driving the more modest uptick in retail sales in 2014 and 2015 is relatively modest job growth and wage growth, said McPheters. Personal income grew 2.1 percent in 2013, estimated to be 4 percent in 2014 and forecasted to be 4.5 percent in 2015. But "when you adjust for inflation and account for people working part-time rather than full-time," McPheters qualified, "you see that median household income is actually declining."

The decline in real median household income is a national phenomenon, but it's worse in Arizona. Nationwide, real median household income was about \$51,000 in 2012 — down from about \$55,000 in 2001. In Arizona, the decline was worse: from \$55,400 in 2001 to \$47,000 in 2012.

One factor driving declines in real median household income in Arizona is the mix of jobs — with disproportionate job growth among relatively lower-wage jobs. "The greatest number of new jobs is expected in administrative support, food services, health care, finance and retail trade," said McPheters. "Finance jobs tend to pay relatively high wages. But administrative support, food services and retail jobs are relatively low-wage jobs. Health care jobs pay solid but not spectacular wages." At the same time, the growth of manufacturing jobs — once a bastion for middle-income wages — is expected to be slow.

Arizona will get to full recovery — but not in 2015

Both Pollack and McPheters agree that Arizona's economy can be considered "recovered" once all the jobs lost between the peak in 2007 and the bottom in 2010 have been replaced. McPheters forecasts Arizona to add 65,000 new jobs next year. Assuming a similar number of jobs are added in 2016, the economy should be "recovered" by the end of 2016.

Both McPheters and Pollack stressed that Arizona's economy is — and has been — growing, and adding more jobs every year. "This isn't a doom-and-gloom forecast," said McPheters. "It's a progress report on where we're at in the recovery."

"Every one of the factors that have made the recovery slower than normal will be mitigated over time," said Pollack. "I can't tell you how long it will be. It won't be 2015. But there are huge growth years to come."

Slide presentations:

Lee McPheters Economic Forecast Lunch 2014

Elliott Pollack Economic Forecast Lunch 2014

Note: There is an error in Elliott Pollack's article in the program provided to attendees. The last paragraph on page 34 should read:

Construction employment is a major problem here. Historically, in the first four years of the previous two economic recoveries, construction employment grew by 37 percent and 61 percent respectively. So far, in the first four years of this recovery, employment growth has only grown by 8 percent. Had it grown at a normal rate, approximately **60,000** additional construction jobs would have been created.

Arizona

Economic Update & Outlook

51st ASU/Chase

Economic Forecast

December 3, 2014

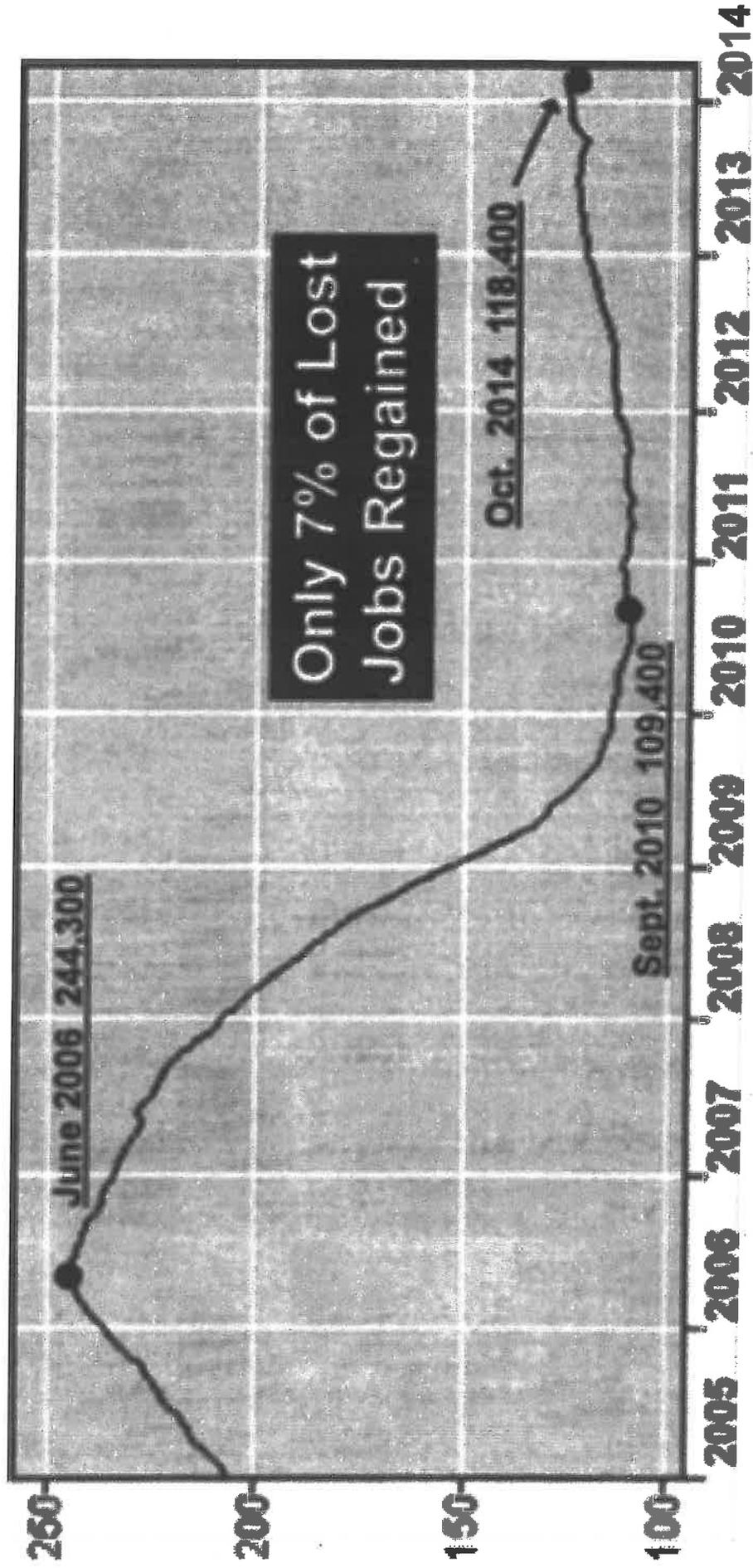
Lee McPheters

Lee.mcpeters@ASU.EDU

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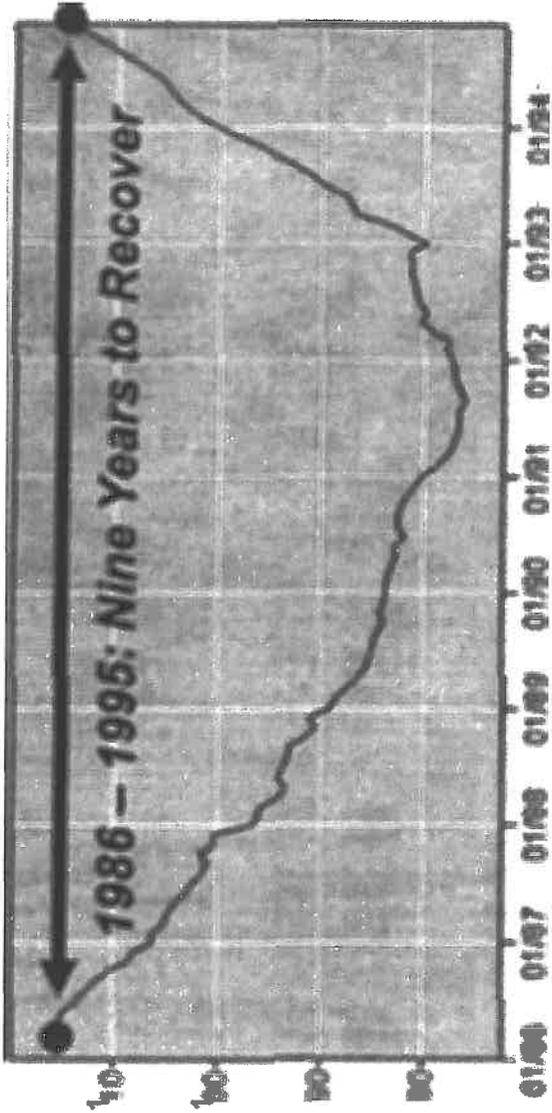
ARIZONA STATE UNIVERSITY

Arizona Construction Still Down By 125,900 Jobs Since Peak

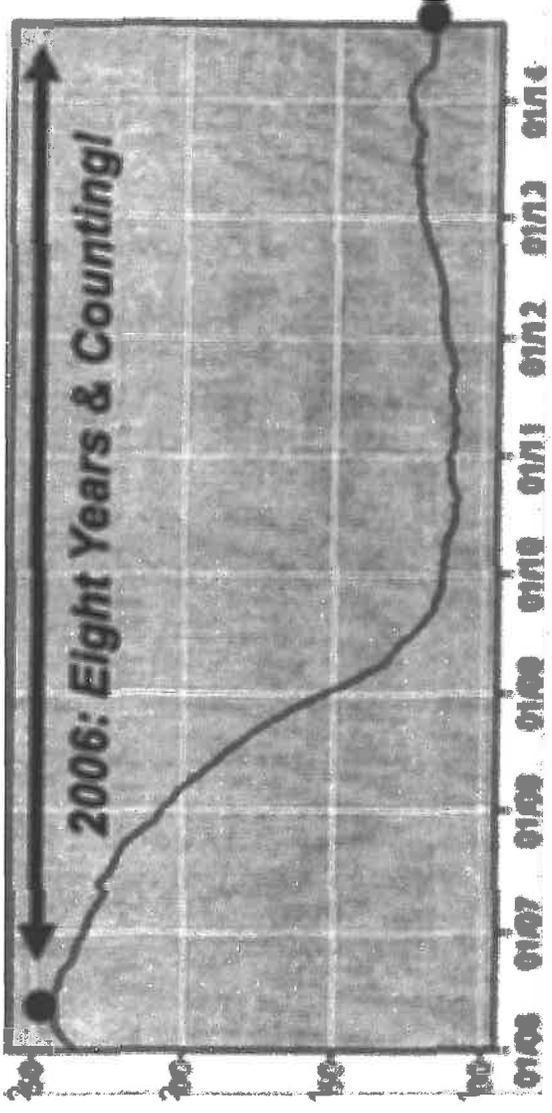


U. S. Bureau of Labor Statistics, Thousands of Jobs, Seasonally Adjusted

A Tale of Two Downturns: 1986 & 2006



**Arizona Construction
Employment In the
Savings & Loan
Recession Of 1986**



**Arizona Construction
Employment In the
Housing Bubble
Recession of 2006**



Arizona Growth By Industry

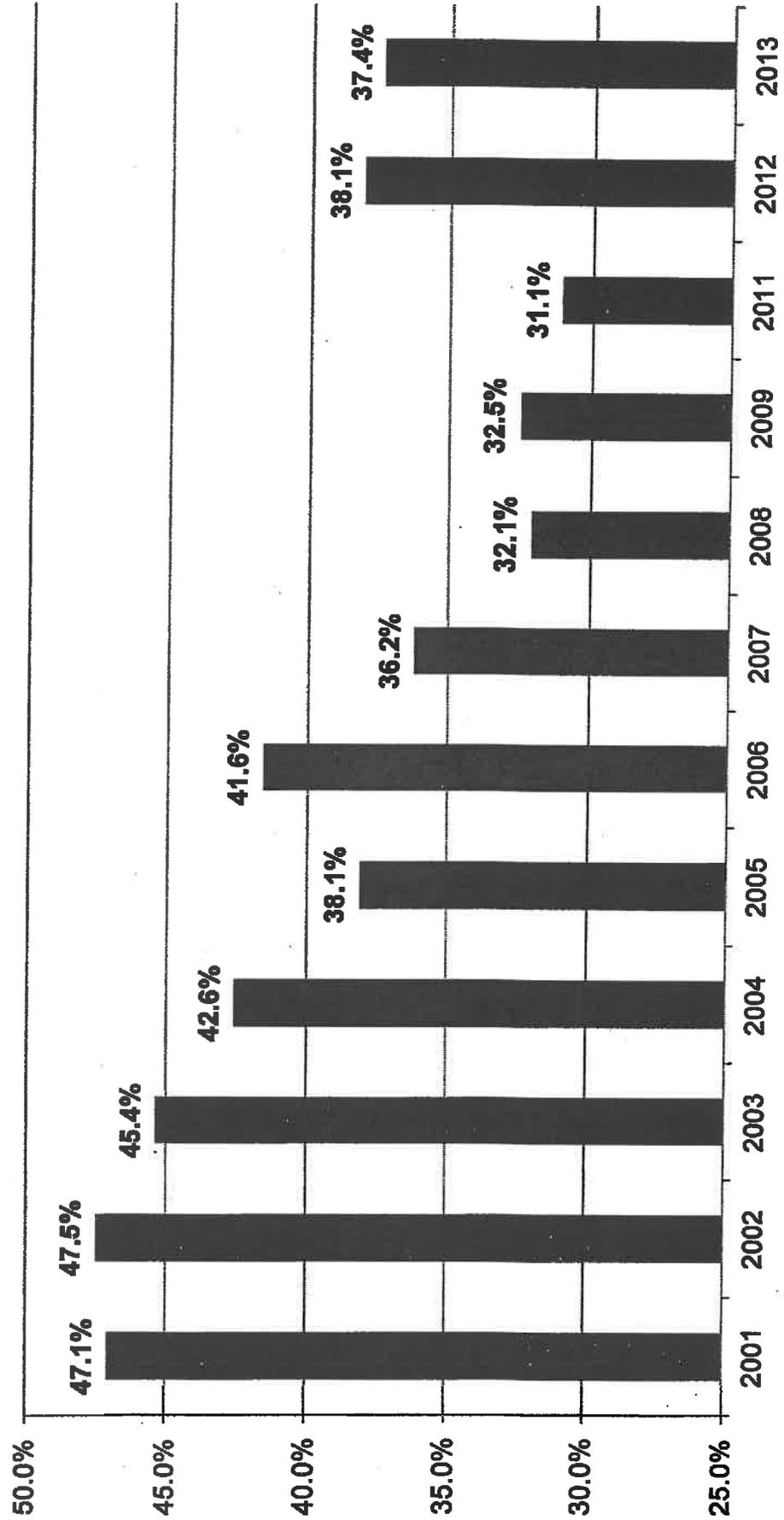
Year-to-Date Through October 2014

Industry	Rank	Arizona	U. S.
Overall Job Growth	12		1.8%
Finance/Insurance	3		0.3
Health Care	3		1.8
Retail Trade	14		2.0
Leisure/Hospitality	17		2.8
Manufacturing	36		1.0
Construction	37		3.4

U. S. Bureau Labor Statistics & W. P. Carey School of Business

International Immigration as a Percentage of Total Population Net Change 2001 – 2013

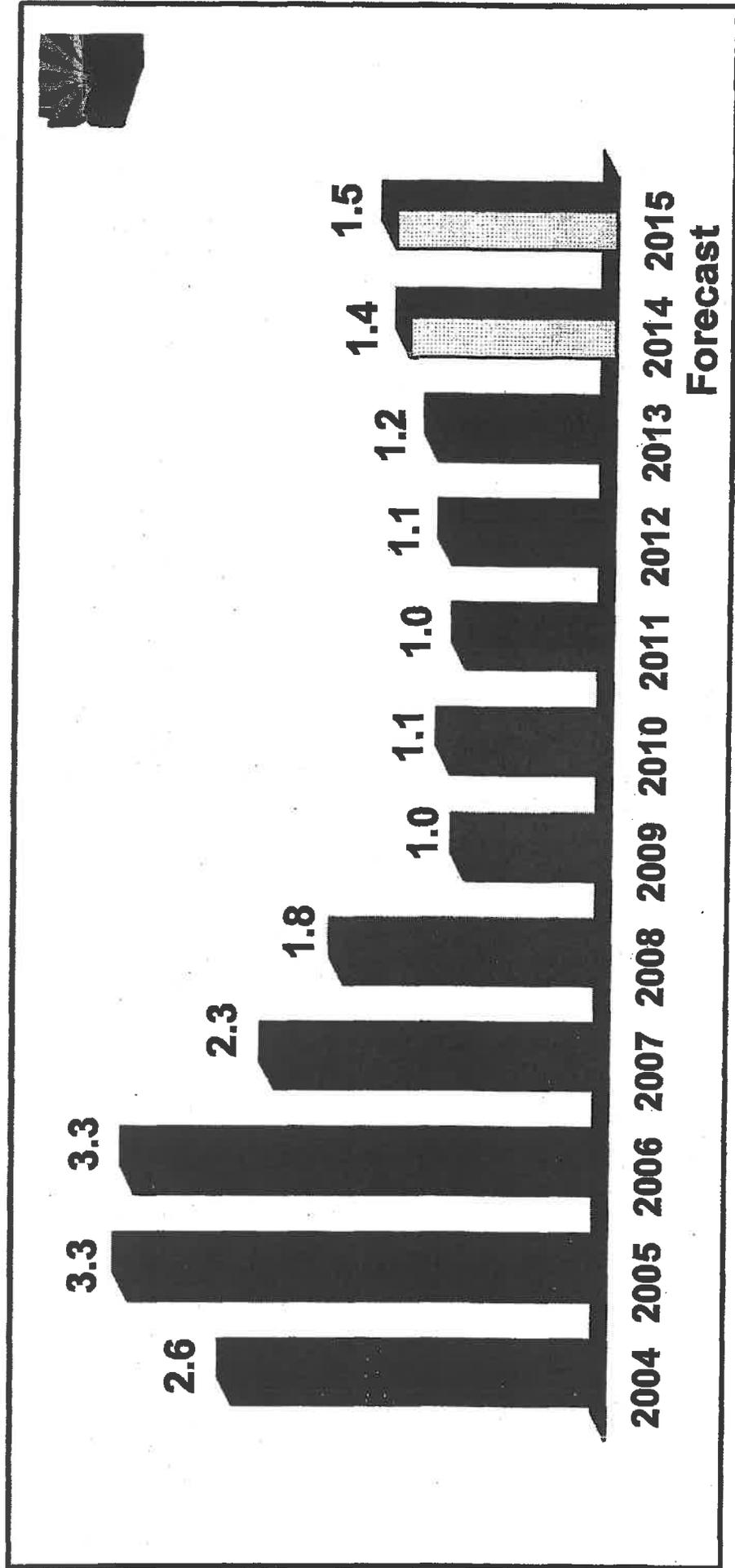
Source: U.S. Census Bureau



2014 Population Growth: 1.4%

Not Enough for Robust Recovery

Annual Percent Change



W. P. Carey School of Business, ASU & U. S. Census Bureau

News from TucsonSentinel.com:

http://www.tucsonsentinel.com/local/report/022415_construction_jobs/azs-construction-industry-lost-most-jobs-nationwide-2014/

Az's construction industry lost most jobs nationwide in 2014

Posted Feb 24, 2015, 3:41 pm

Meryl Fishler Cronkite News

Arizona lost more construction jobs than any other state in the nation last year, according to a report (http://www.agc.org/sites/default/files/Files/Executive/State_Empl_201412-Alpha.pdf) released this month by the Associated General Contractors of America.

And, experts warned, the lagging numbers just might be the “new normal” for the state.

Arizona lost 4,300 construction jobs from December 2013 to December 2014, the report said. Mississippi had the second-highest number of job losses – 4,000 – during the same time period.

Arizona's figures translate into a 3.4 percent loss in jobs, giving the state a rank of 48 out of the 50 states in terms of percentage lost.

“The construction industry is still bouncing around the bottom of the (Great) Recession,” said Mark Minter, executive director of the Arizona Builders Alliance, the state chapter of the national construction industry trade association.

After a recession, construction usually does well, Minter said. But it hasn't played out this time for Arizona.

Lee McPheters, director of the JPMorgan Chase Economic Outlook Center at the W. P. Carey School of Business at Arizona State University, said the recession hit Arizona harder than other states. The state has only restored about 75 percent of its lost jobs, McPheters said.

“The demand for construction workers is not there,” McPheters said. “Arizona is running at not even half speed.”

Thanks to our donors and sponsors (<http://www.tucsonsentinel.com/donors/>) for their support of local independent reporting. Join Miller McPherson, Bryn Bailer, and Maeve Robertson and contribute today! (<http://www.tucsonsentinel.com/donate>)

At the peak of the housing bubble in Arizona, about 80,000 single-family housing permits were issued per year. In 2014, that number dropped to about 20,000, McPheters said.

There is a weak demand for housing due to overbuilding prior to the recession. And population growth isn't as strong as usual, which translates into reduced demand for new homes, McPheters said.

Dear Committee Members,

I am a Pima County resident and I am a pedestrian. I want a walkable region because

*Cities should be designed for people that
vehicles. Cars stomp roads every
minute.*



I am writing to you in support of fully funding the Pedestrian Safety & Comfort Bond Proposal put forth by Living Streets Alliance and I look forward to voting "YES" for it in 2015.

Thank you for your consideration and for your service to the community as a member of the Bond Advisory Committee.

Sincerely,

A. Baum

(name)

(address)

**Pima County
Bond Advisory Committee**
c/o Pima County Administrator
130 W Congress Street
Tucson, AZ 85701

