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# MEMORANDUM

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Date: March 11, 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 "C.H. Huckelberry", is written over the printed name of the County Administrator.

Re: **March 21, 2014 Meeting - Future Bond Election Planning for Historic, Cultural and Natural Area Conservation**

## I. Overview

There are 19 projects grouped under the category of Historic, Cultural and Natural Area Conservation. Five are new projects that will be presented to the Committee at the meeting. Projects within this category that already received tentative approval from the Committee total \$151.6 million. The updated tentatively approved projects, plus the new projects, total \$171.2 million. My recommendations total \$154.7 million.

Attached to this memorandum is a table that summarizes the status of these 19 projects, who requested the projects, their priority ranking, funding requests, and my funding recommendations. Also attached are the Committee's 2013 adopted criteria for project review and project description sheets for each of the 19 projects on this meeting's agenda. In 2013, we did request and receive two-page criteria applications for most new and resubmitted projects explaining how those projects met or did not meet the Committee's adopted criteria. Those are not attached, but they may be viewed online at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=48344>.

The categories being used for this group of Committee meetings very closely resemble the categories used in the 2013 web-based survey, the results of which may be found online at <http://webcms.pima.gov/cms/one.aspx?portalId=169&pageId=7390>. The Historic, Cultural and Natural Area Conservation category ranked 6<sup>th</sup> out of 8 when respondents were asked how important it was to fund a particular category of projects with bond funds. The top 10 projects within this category, in order of highest ranked first, were:

1. Habitat Protection Priorities and Associated Lands
2. Community Open Space
3. Floodprone and Riparian Land Acquisition
4. Mission San Xavier East Tower Restoration
5. Performing Arts Center Rehabilitation
6. Historic Fort Lowell Park Master Plan Implementation
7. Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte
8. Repair and Rehab of Historic Buildings on County-owned Ranches

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- 9. Altar Valley Watershed Restoration Project
- 10. Site Interpretation/Preservation of County-owned Cultural Resource Sites

Note that the Tucson Wildlife Center project made the top 10 of the Library, Community Facilities and Museums category, but is now being included in the Historic, Cultural and Natural Area Conservation category for purposes of the Committee's review.

**II. Historic and Cultural Resource Projects**

The table below shows the status of the 12 projects within this subcategory, the tentatively approved bond funding amount and current funding request.

<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Request</u>
HP	103	Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte	TA -increase funding	\$1,500,000	\$4,400,000
HP	111	Steam Pump Ranch Rehabilitation	TA - increase funding/ update scope	\$2,000,000	\$5,000,000
HP	125	Ajo Curley School Gym, Town Plaza & Other Historic Buildings	TA - update scope	\$1,300,000	\$1,300,000
HP	109	Vail Area Historic Sites	TA - Delete	\$250,000	\$250,000
HP	107	Repair and Rehabilitation of Historic Buildings on County-Owned Ranches	TA	\$500,000	\$500,000
HP	108	Site Interpretation/Preservation of County-owned Cultural Resource Sites	TA	\$2,000,000	\$2,000,000
HP	115	Historic Ft. Lowell Park Master Plan Implementation	TA	\$5,000,000	\$5,000,000
HP	126	Dunbar School Rehabilitation	TA	\$1,500,000	\$1,500,000
HP	128	Performing Arts Center Rehabilitation	TA	\$1,000,000	\$1,000,000
N	15	Mission San Xavier East Tower & Facade Restoration	New		\$2,500,000
N	16	Historic Miracle Mile/Oracle Revitalization Corridor	New		\$2,000,000
N	17	Sunshine Mile - Modernist Corridor Historic Façade Rehabilitation Program	New		\$2,000,000
			<b>TOTAL:</b>	<b>\$15,050,000</b>	<b>\$ 27,450,000</b>

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**A. Tentatively Approved Projects**

**HP103 – Archaeological Site Acquisitions: Marana Mounds, Cocoraque Butte: Increase Funding**

The Committee approved \$1.5 million for this project in 2010. Staff is now requesting \$4.4 million based on revised cost estimates due to the Marana Mounds acreage now including the private portion of the site, as well as the fact that matching grant funds through Growing Smarter State legislation will no longer be available from State Parks to assist with purchase of the State Trust land portion of the Marana Mound Site.

Recommendation: Approve the increased funding.

**HP111 – Steam Pump Ranch Rehabilitation: Increase Funding & Update Scope**

This project was approved by the Committee for \$2 million in 2009. Since then, the Town of Oro Valley has completed the initial stabilization and restoration of a historic ranch house, preparation of the master plan and site improvements sufficient to open the site to the public. The Town is proposing scope changes to proceed to the next phase of the master plan, which would include stabilization and rehabilitation of additional historic buildings and public gathering areas, and general infrastructure improvements. The Town is requesting that bond funding be increased to \$5 million, and it is their second highest priority.

Recommendation: I recommend approval of the increase to \$5 million for this project contingent on the Town providing additional information supporting the cost increase.

**HP 125 - Ajo Curley School Gym, Town Plaza and Other Historic Buildings: Update Scope**

This project was approved by the Committee for \$1.3 million in 2010. Since then, the County has completed the first phase of the historic Ajo Curley School Gym rehabilitation project with 2004 bond funds, which involved stabilizing the structure. The next phase, proposed as part of this future bond funding request, would involve converting the building into useable space as a community center managed by the County's Natural Resources, Parks and Recreation Department. The scope change before the Committee is the addition of "other historic buildings" within the Ajo Townsite Historic District, should funding be available after the completion of the gym.

Recommendation: I recommend approval of this minor scope change.

**HP 108 - Vail Area Historic Sites**

This project was approved by the Committee in 2010 for \$250,000 for the stabilization and rehabilitation of the Old Vail Post Office and Santa Rita Shrine. The Vail Preservation Society has raised \$100,000 through a grant to purchase the Old Vail Post Office property. However, both the Old Vail Post Office and the Santa Rita Shrine are privately owned, and the owners are thus far unwilling to convey preservation easements to the County for the purposes of completing the work proposed in this bond project.

Recommendation: I recommend deleting this project, since the owners of these facilities are not willing to dedicate the required preservation easements to the County.

**HP 107 - Repair and Rehabilitation of Historic Buildings on County-Owned Ranches**

**HP 108 - Site Interpretation/Preservation of County-owned Cultural Resource Sites**

**HP 115 - Historic Ft. Lowell Park Master Plan Implementation**

**HP 126 - Dunbar School Rehabilitation**

**HP 128 - Performing Arts Center Rehabilitation**

The above five projects were all previously tentatively approved by the Committee. Although the City of Tucson's Bond Advisory Committee ranked the Dunbar School and Performing Arts Center projects at the bottom of their priorities (24 and 25 out of 25), the County has funded improvements to these facilities in the past and continues to support them.

Recommendation: I continue to support these projects.

**B. New Projects**

**N 15 - Mission San Xavier East Tower and Façade Restoration**

This new project, submitted by the Patronato San Xavier, proposes the use of \$2.5 million in bond funds, matched by at least \$2.5 million in private funds, to complete the restoration of the east tower, as well as other external façade restoration. In return, a facade easement would be conveyed to the County in perpetuity granting the County a property right in the building valued at as much as the bond investment to address the Arizona Constitutional prohibition on gifting public funds to private entities. Internal restoration of art and sculptures would be completed with private funding.

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Recommendation: Mission San Xavier is one of the most treasured cultural sites in Pima County and a significant tourist attraction. I highly recommend this project be included in the bond package.

**N 16 - Historic Miracle Mile/Oracle Revitalization Corridor**

**N 17 - Sunshine Mile - Modernist Corridor Historic Façade Rehabilitation Program**

Both of these projects are new projects submitted by the City of Tucson and ranked higher on the City Bond Advisory Committee's priority list (6 and 10 out of 25). The projects would involve the restoration of façade of private businesses along Broadway between Euclid and Country Club and along Miracle Mile. My understanding is that the proposal is to set these up as programs, similar to the successful Downtown Tucson Partnership façade improvement program, which requires businesses to contribute matching funds and to dedicate short term façade easements.

However, I have several concerns about the funding of these programs with County bond funds. My staff met with Michael Keith, Director of Downtown Tucson Partnership, and City of Tucson staff to discuss the proposals and how the existing downtown façade program operates. First, the programs would be costly and complex to administer. The project sheets list the City of Tucson as the manager of these projects. However, the City of Tucson's Cultural Resources Manager has made it clear that the City has no interest in administering such programs even if the County was to fund the administration costs. Although Mr. Keith suggested his organization or one similar administers the programs, it would be ill advised to have a third party oversight committee, not appointed by the Board, administering County bond funds. Second, to address the Arizona Constitutional prohibition on gifting public funds to private entities, the County requires private entities to dedicate façade easements to the County in perpetuity in return for bond funding, just as it has for the Mission San Xavier project discussed above. From a practical standpoint, this also ensures the long-term public investment of bond monies. The perpetual nature of the easements would surely be problematic for private business that may want to sell the buildings for other uses. Even if the County was to consider 20-year term easements, which may cover us for the terms of repaying the bonds, 20 years would still likely make these programs unattractive to business owners. In addition, the project sheets state there would be no operating and maintenance costs. However, to maintain the enforceability of a façade easement, someone would have to conduct some type of annual visual review to ascertain that no changes had been made to the façade that would compromise the terms of the easements. That review would have a price. Third, if the restored façades are not actually historic, as defined by the National Register of Historic Places, the County could then open itself up for legal challenges. We are unsure as to how many of the businesses along these corridors would actually qualify for National Register status.

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It is important for the Committee to remember that, unlike these two proposals, the County typically has used general obligation bonds to acquire property or construct or improve publicly-owned facilities or construct improvements in public rights of way (such as streets and sidewalks). An exception to this has been improvements to privately owned historic buildings in return for historic façade easements in perpetuity. These types of projects have served us well, have likely kept us away from legal challenges, and have enabled us to ensure the long-term public investment of bond funds.

Recommendation: Although these projects appear to be popular with the City of Tucson's bond committee, for the reasons listed above, I do not support using County bond funds for these programs. In addition, the benefits of these programs appear largely local. Therefore, I suggest the projects be included in any City bond program.

#### **N 18 - Loft Cinema Renewal and Expansion (NO LONGER UNDER CONSIDERATION)**

This is also a new project submitted by the City of Tucson and was ranked 18 out of 25 by the City's bond committee. My staff has spoken with City staff, as well as the Executive Director of The Loft. The project as proposed includes rehabilitation of the façade, improvements inside the building and to outside gathering areas, and improvements to ingress/egress from Speedway Boulevard. The only way to make this project legally defensible and ensure the long-term investment of these public funds is to make sure that our bond funds go toward historic façade rehabilitation, with The Loft agreeing to dedicate a façade easement to the County in perpetuity, and/or limiting access improvements to publically-owned right of way along Speedway Boulevard. Staff was concerned that the building would not be eligible for historic status, per the National Register, and that access improvements may not be within the publically owned right of way. The Loft Executive Director was given the opportunity to respond to these concerns, but indicated she was unable to do so at this time. In addition, she added that they intended to complete construction by 2016, before bond funds may be available.

Recommendation: I have removed this project, and it is not up for consideration by the Committee.

### **III. Natural Area Restoration**

The table below shows the status of the two projects within this subcategory.

<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Requested</u>
PR	262	Altar Valley Watershed Restoration Project	TA	\$1,500,000	\$1,500,000
N	20	Buffelgrass Eradication	New		\$10,000,000
<b>TOTAL:</b>				<b>\$1,500,000</b>	<b>\$11,500,000</b>

**A. Tentatively Approved Project – PR 262 Altar Valley Watershed Restoration Project**

This project was tentatively approved by the Committee for \$1.5 million in 2010, and no changes are proposed to the overall scope or bond funding amount. The project would be a partnership between the Altar Valley Conservation Alliance (AVCA), the Pima County Regional Flood Control District, the Pima County Natural Resources Parks and Recreation Department, and other governmental agencies. It would fund the continuation of efforts to improve the natural floodplain functions and storage capacity in a large valley west of Tucson, the degradation of which has contributed to flooding downstream in Avra Valley and Marana. There are many other benefits from these improvements, including improving native vegetation for wildlife and ranching, as well as increased groundwater recharge. The AVCA has successfully secured grants in the past for projects and would seek additional grants to leverage these bond funds.

Recommendation: I recommend the Committee continue to support this project.

**B. New Project – N 20 Buffelgrass Eradication**

The Southern Arizonan Buffelgrass Coordination Center has submitted a new \$10 million bond proposal to for buffelgrass removal. Through the work of this group, partner businesses, organizations and volunteers, our community is more keenly aware of the threats this invasive grass species poses to homes and businesses due to its extremely flammable nature, as well as the loss of our native Sonoran Desert plants and wildlife that contribute immeasurably to our quality of life and tourism-based economy. I believe the Committee would agree that funding is needed to battle buffelgrass. However, this proposal likely needs to be modified to clearly demonstrate that bond funds would be used for capital needs, not ongoing management of buffelgrass infestations. I will direct our Natural Resources, Parks and Recreation staff to work with the project proponents to determine if there are capital needs, such as equipment used to spray or remove buffelgrass, or a facility to house materials and equipment.

Recommendation: I believe this proposal is a work in progress, and the proponents should work with County staff to refine the project and resubmit it at a later date.

**IV. Floodprone and Open Space Land Acquisitions**

The table below shows the status of the 5 projects within this subcategory, the tentatively approved bond funding amount and current funding request.

<u>Dept</u>	<u>ID</u>	<u>Project Name</u>	<u>Status</u>	<u>Tentatively Approved Funding</u>	<u>Current Funding Request</u>
OS	1	Davis-Monthan AFB Approach Corridor Open Space Acquisitions	TA - delete	\$5,000,000	\$0
FC	2	Floodprone and Riparian Land Acquisition	TA	\$10,000,000	\$10,000,000
OS	2	Habitat Protection Priorities & Associated Lands	TA	\$110,000,000	\$110,000,000
OS	3	Community Open Space	TA	\$10,000,000	\$10,000,000
N	19	Tucson Wildlife Center Floodprone Land Acquisition	New		\$2,200,000
			<b>TOTAL:</b>	<b>\$135,000,000</b>	<b>\$132,000,000</b>

**OS1 - Davis-Monthan AFB Approach Corridor Open Space Acquisitions**

In the 2004 bond authorization, this category received \$10 million in funding, and these funds have been fully expended. The most significant ownership of land now in the Davis-Monthan Approach and Departure Corridors is State Trust land. These lands are substantial and total approximately 3,800 acres. The Committee tentatively approved \$5 million for the category. Recent voter approval of Proposition 119, however, makes future bond funding for this purpose unnecessary. Proposition 119 permits exchanges of State Trust land for other public lands if the purpose is to preserve and protect military facilities from encroaching development. Federal, state or local public land could be exchanged for the State Trust land located within the Davis-Monthan Approach and Departure Corridors. A single block of ownership would add significant operational flexibility if such exchanges resulted in allowing the former State Trust lands to be owned or leased by the U.S. Air Force for compatible uses, thereby expanding the operational land surface area of Davis-Monthan Air Force Base, as well as preventing urban encroachment.

Recommendation: I recommend the Davis-Monthan Open Space project be deleted as it is no longer needed.

**FC2 - Floodprone and Riparian Land Acquisition**  
**OS3 - Community Open Space**

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Recommendation: I recommend the tentatively approved bond funding amounts of \$10 million each remain the same for the Floodprone and Riparian Land Acquisition Program and the Community Open Space Program.

## **OS2 - Habitat Protection Priorities & Associated Lands**

In September 2013, I recommended this program be reduced from the tentatively approved amount of \$110 million to \$96 million. In the 2004 bond authorization, \$112 million was approved for the purchase of properties identified as Habitat Protection Priorities. These monies have all been expended and resulted in the County purchasing 43,444 acres of important natural areas and 129,708 acres of State grazing leases throughout Pima County. In 2009, the County entered into an agreement to purchase the last, large privately owned property in Pima County, the Marley Ranch, over three phases. When completed, the Marley Ranch will be the County's single largest conservation area. Phase 1 included the County's purchase of 6,337 acres completed in 2009 and options to acquire the remaining property over two additional phases. The options were amended in 2011 to extend the deadlines due to the delay of a future bond election and to permit Freeport McMoRan Copper and Gold, Inc. to purchase a portion of the lands, 2,283 acres, for mitigation for their operations at their Sierrita Copper Mine. These amendments reduced the County's total price for the options from \$80 million to \$65.8 million for the remaining 15,000 acres, which equates to a savings of \$14.2 million. Even at \$65.8 million, which is roughly \$4,400 per acre, the property is substantially overvalued by \$10 or \$20 million. This bond category, Habitat Protection Priorities, could be reduced by at least the \$14 million savings, from \$110 million to \$96 million.

However, if the Committee were to consider extending the implementation term of a future bond election to 15 years instead of the previous 10 to 12 years, then I could support maintaining the tentatively approved \$110 million for this program.

Recommendation: Maintain \$110 million allocation for this program conditioned upon the Committee supporting a 15-year implementation term for the future bond package.

## **N19 - Tucson Wildlife Center Expansion and Floodprone Land Acquisition**

When this project was originally proposed approximately one year ago, the bond funding was to match privately-raised funds to construct a wildlife rehabilitation hospital. However, over the past year, the Tucson Wildlife Center has been so successful that it has almost completed the hospital and is now in the process of raising private funds for their final building on this site, which is likely to be constructed prior to bond funding being available. The facility is located on a property that contains a portion of the Tanque Verde Wash and is adjacent to land recently acquired by the Pima County Regional Flood Control District under the Floodprone Land Acquisition Program. The Tucson Wildlife Center, if willing, could sell a portion of their property to the Regional Flood Control District under this program, and such could be acquired independent of the need for bond funding.

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Recommendation: I do not see a need for this project now that the Tucson Wildlife Center has been successful at building their remaining facilities without bond funding. I recommend this project be deleted.

CHH/dr

Attachments

c: The Honorable Chair and Members, Pima County Board of Supervisors  
Hank Atha, Deputy County Administrator for Community and Economic Development  
Suzanne Shields, Director, Regional Flood Control District  
Linda Mayro, Director, Conservation and Sustainability  
Chris Cawein, Director, Natural Resources, Parks and Recreation  
Nicole Fyffe, Executive Assistant to the County Administrator  
Diana Durazo, Special Staff Assistant to the County Administrator

## Project Table

Dept	ID	Historic, Cultural and Natural Area Conservation	Status for 2014 Meetings	BAC Tentative Approval Date	Submitted By & Priority if Provided	Tentatively Approved Funding	Current Funding Request	County Admin. Recommend.	2014 BAC Tentative Approval	2014/15 BAC Final Approval	Notes
<b>Historic and Cultural Resources</b>											
HP	103	Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte	TA - increase funding	4-Jan-10	PC	\$ 1,500,000	\$ 4,400,000	\$ 4,400,000			
HP	111	Steam Pump Ranch Rehabilitation	TA - increase funding/update scope	16-Oct-09	OV - 2	\$2,000,000	\$ 5,000,000	\$ 5,000,000			
HP	125	Ajo Curley School Gym, Town Plaza & Other Historic Buildings	TA - update scope	16-Apr-10	PC	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000			
HP	109	Vail Area Historic Sites	TA - Delete	4-Jan-10	PC & Vail Preservation Society	\$ 250,000	\$ 250,000	\$ 0			
HP	107	Repair and Rehabilitation of Historic Buildings on County-Owned Ranches	TA	17-Jun-11	PC	\$ 500,000	\$ 500,000	\$ 500,000			
HP	108	Site Interpretation/Preservation of County-owned Cultural Resource Sites	TA	4-Jan-10	PC (supported by OV-6)	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000			
HP	115	Historic Ft. Lowell Park Master Plan Implementation	TA	16-Oct-09	PC	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000			
HP	126	Dunbar School Rehabilitation	TA	16-Apr-10	Tucson - 24	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000			
HP	128	Performing Arts Center Rehabilitation	TA	16-Apr-10	Tucson - 25	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000			
N	15	Mission San Xavier East Tower & Façade Restoration	New		Patronato San Xavier		\$ 2,500,000	\$ 2,500,000			
N	16	Historic Miracle Mile/Oracle Revitalization Corridor	New		Tucson - 6		\$ 2,000,000	\$ 0			
N	17	Sunshine Mile - Modernist Corridor Historic Façade Rehabilitation Program	New		Tucson - 10		\$ 2,000,000	\$ 0			
<b>Natural Area Restoration</b>											
PR	262	Altar Valley Watershed Restoration Project	TA	15-Oct-10	Altar Valley Conserv. Alliance	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000			
N	20	Buffelgrass Eradication	New		Southern Arizona Buffelgrass Coordination Cente		\$ 10,000,000	\$ 0			
<b>Floodprone and Open Space Land Acquisitions</b>											
OS	1	Davis-Monthan AFB Approach Corridor Open Space Acquisitions	TA - delete	4-Jan-10	PC	\$5,000,000	0	\$0			
FC	2	Floodprone and Riparian Land Acquisition	TA	21-May-10	PC	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000			
OS	2	Habitat Protection Priorities & Associated Lands	TA	16-Apr-10	PC	\$110,000,000	\$ 110,000,000	\$ 110,000,000			
OS	3	Community Open Space	TA	16-Apr-10	PC	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000			
N	19	Tucson Wildlife Center Floodprone Land Acquisition	New		PC & Tucson Wildlife Center		\$ 2,200,000	\$ 0			
<b>TOTALS</b>						<b>\$151,550,000</b>	<b>\$ 171,150,000</b>	<b>\$ 154,700,000</b>			

## **2013 Committee Adopted Criteria**

Pima County Bond Advisory Committee  
Criteria for Project Inclusion  
Revised June 14, 2013

- Broad demonstrated support by public
- Has regional public benefit
- Partnerships
- Other funding sources or matches
- Education and workforce training
- Advances Board adopted principles of sustainability and conservation
- Previously authorized large-scale bond projects or programs that are now short funding
- Phasing of large projects
- Impact on operating and maintenance costs for governments and commitment to fund these ongoing costs
- Project or program is a capital improvement, not a repair or maintenance project

Criteria below would apply to the entire bond package at the end of the process and not to individual projects:

- Advances Board adopted principles of economic development and basic employment growth that will attract more jobs to the community.
- Advances the following nine principles that represent the shared values identified in the Imagine Greater Tucson process: accessibility, educational excellence, environmental integrity, good governance, healthy communities, higher education, broad-based prosperity, quality neighborhoods, and regional identity.
- Regional or jurisdictional balance

# Project Sheets

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-103      Priority: A**

**Project Name: Priority Archaeological Site Acquisitions: Marana Mounds and/or Cocoraque Butte**

**Location:** Marana Mounds is north of Cochie Canyon Trail, east of Interstate 10, and west of the CAP Canal in Marana. Cocoraque Butte is immediately north of the Tohono O’odham Reservation and west of Reservation Road.

**Scope:** Acquisition and security of priority archaeological sites identified in the Sonoran Desert Conservation Plan for preservation purposes.

**Benefits:** These well-preserved archaeological sites are SDCP Priority Cultural Resources Sites that span more than 1,000 years of human occupation in Pima County. Both sites are in remarkably intact condition, but are threatened by development. Acquisition and preservation of these sites will benefit all Pima County residents and visitors as important elements of Pima County heritage education and heritage tourism. Each site is also an important traditional cultural place of the Tohono O’odham people and retains great cultural value for them.

Marana Mounds is a unique site that represents the very last Hohokam occupation of the northern Tucson basin about AD 1400, and exhibits the greatest prehistoric population and organizational complexity in the area. The ca. 300-acre site includes a platform mound ceremonial and residential center, walled adobe residential compounds, and an enormous range of associated archaeological and agricultural features. The site is owned by the Arizona State Land Department.

Cocoraque Butte is a magnificent ancient petroglyph site situated on a spectacular geologic basalt hill adjacent to the Tohono O’odham Nation. This site adjoins the Cocoraque Butte Archaeological District managed by the BLM within the Ironwood Forest National Monument. The 160-acre parcel consists of hundreds of animal, human, and geometric forms pecked into dark basalt rocks above a former spring site, and it is also the location of the Cocoraque Ranch, homesteaded in the 1880s. The site is privately owned and the owner has expressed a willingness to sell the property to Pima County for conservation purposes.

**Costs:** \$4,400,000

**Bond Funding:** \$4,400,000

**Other Funding:** If available, Certified Local Government funds.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** Costs for Natural Resources, Parks and Recreation are projected to be about \$5,000 annually to be paid through the General Fund.

**Regional Benefits:** The acquisition and preservation of Marana Mounds and Cocoraque Butte will have educational and cultural benefits for all Pima County residents and visitors, especially to the Tohono O’odham Nation who considers these sites to be ancestral places of traditional cultural importance

**Supervisor District of Project Location:** District **1** (Marana Mounds), District **3** (Cocoraque Butte).

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**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation (Oro Valley)**  
**Date: March 21, 2014**

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-111 Priority: A**

**Project Name: Steam Pump Ranch Master Plan Implementation**

**Location:** 10,901 N. Oracle Road, Oro Valley Parcel nos. 220-08-001N and 220-08-001M

**Scope:** Following the purchase of 15 acres of Steam Pump Ranch by Oro Valley using 2004 Bond funds, initial stabilization and preparation of a master plan were completed. In 2009, the property was listed in the “National Register of Historic Places” designation. The scope of this project will be the design, construction and implementation of the master plan which includes site work, utilities, and the rehabilitation, restoration and adaptive use of the various historic buildings: Pusch House, Pump House, Bunkhouses, Garage/Worker’s Housing, Procter/Leiber Residence, Carlo’s House/Barbecue Pavilion for outdoor barbecue shed and gathering area, Chicken Coop Structures, Stables and Tack Building, corrals, new restrooms and ramadas, restoration of landscaping and heritage garden, improvements for traffic/pedestrian circulation. All improvements to be implemented in accordance with the approved master plan and work will be consistent with the National Register of Historic Places.

**Benefits:** The Steam Pump Ranch is considered Oro Valley’s “foundation site,” and 2004 Bond funding was used to acquire the site (2006) to save it from commercial development. Dating to the mid-1870s, the ranch got its name from a steam pump that was installed on the site near the road to Camp Grant, now Oracle Road. The owners, George Pusch and John Zellweger, used the pump to draw water for livestock, and the ranch became a stopover place for travelers in the 19<sup>th</sup> century between the San Pedro and Santa Cruz valleys. The buildings are in varying condition, and all require significant repair and rehabilitation, to include the installation of a shade cover to protect the remains of the pump house. Preservation and adaptive use of Steam Pump Ranch will provide the residents of Town of Oro Valley with its historic anchor – the place of its very foundation.

**Costs:** \$5,000,000

**Bond Funding:** \$5,000,000

**Other Funding:** Town of Oro Valley CIP and Partnership with the Oro Valley Historical Society to fund 50% of Procter-Leiber home and TOV to fund remaining 50% in future CIP.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County and Oro Valley

**Future Operating and Maintenance Costs:** The Town of Oro Valley is currently funding operating and management costs and has dedicated staff to manage the facility. At full build out, the master plan has identified partners to assist in operations, which include the Oro Valley Historical Society. Annual costs are projected at \$164,000. Personnel is not reflected in the cost.

**Regional Benefits:** Heritage education and preservation, and economic development through tourism of a significant historical site in northern Pima County settled during a difficult time of Apache conflict that became a focal place in the Canada del Oro Valley and represents the foundation settlement in what is today the Town of Oro Valley.

**Supervisor District of Project Location:** District 1 – Ally Miller

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation**

**Date: March 21, 2014**

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-125      Priority:    A**

**Project Name: Ajo Curley School Campus, Gymnasium, Plaza and Ajo Historic Properties listed in the National Register of Historic Places**

**Location:** Ajo Townsite

**Scope:** Planning, design, construction, rehabilitation, restoration, and renovation of historic properties in the Ajo Townsite and Ajo Curley School Campus, including the Gymnasium that is owned by Pima County for use as a recreation and community facility. Improvements and rehabilitation of the Ajo Plaza and other historic properties in the Ajo Townsite Historic District will facilitate continued use and access.

**Benefits:** Rehabilitation of the Ajo Curley School Campus, Gymnasium, Plaza, and adjoining buildings are contributing properties within the Ajo Townsite Historic District, listed on the National Register of Historic Places. Rehabilitation of these structures will help to promote economic development through heritage tourism and will benefit the residents of Ajo by putting these historic building and structures into continued use. The Curley School Campus, Gymnasium, Plaza, churches, and residential neighborhoods were constructed (ca.1916-1919) that was developed for Phelps Dodge's New Cornelia mine, which operated from 1914 until 1984. The Ajo Townsite is listed at the national level of significance due to its rarity as an "architect designed "company town" developed according the principles of the "City Beautiful" movement of the early 20<sup>th</sup> century. The Curley School Campus anchors the west end of the Townsite and the Plaza anchors the east end. These buildings and plaza are essential features of the town's symmetrical design, having symbolic locations between the civic hub of the town (the central plaza), and the Curley School. The rehabilitation of these public features and other historic buildings will allow their preservation, and continued public use and will further enhance the economic revitalization efforts begun in Ajo with the first phase of rehabilitation and adaptive use of the Curley School for artisan live-work space.

**Costs:** \$1,300,000

**Bond Funding:** \$1,300,000

**Other Funding:** None at this time

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County Office of Sustainability and Conservation; Pima County Natural Resources, Parks, and Recreation Department

**Future Operating and Maintenance Costs:** Projected costs to Natural Resources, Parks and Recreation for operating the Ajo Curley School Campus are about \$200,000 annually to be paid by the general fund.

**Regional Benefits:** Supports the economic revitalization of Ajo as a unique and picturesque historic town, helping to bring heritage tourism to the area.

**Supervisor District of Project Location:** District 3

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**2015 Bond Election Proposed Project**

**Bond No. HP-109**

**Project Name: Vail Area Historic Sites: Old Vail Post Office and Santa Rita Shrine**

<b>Locations:</b>	<b>Old Vail Post Office</b>	<b>Santa Rita Shrine</b>
	3105 E. Colossal Cave Road, Vail	13260 E Colossal Cave Road, Vail

**Scope: Old Vail Post Office:** Stabilization/ rehabilitation of the 1,100 square foot building through the purchase of a Preservation Easement. A building condition assessment report was completed in 2005 and re-evaluated in 2013. The 2005 building assessment conducted by Poster Frost Associates, Inc. found that structural aspects including wall shoring and stabilization, drainage, roofing, eaves, interior walls, floors, ceilings, protection from rodent infestation, insulation, doors, windows, and utilities need to be the primary focus for the rehabilitation of the building.

**Scope: Santa Rita Shrine:** Rehabilitate the building through a Preservation Easement, the Shrine requires a building condition assessment report to establish structural, envelope, and historical architectural deficiencies, and implement actual repairs. The Shrine (officially known as Saint Rita in the Desert), is owned by the Catholic Parish of Vail.

**Benefits: Old Vail Post Office:** Constructed in the late 1890s, it is the oldest surviving building in Vail. The Old Vail Post Office is a one-story adobe building prominently situated near the Union Pacific railroad tracks at the intersection of Old Vail Road and Colossal Cave Road. The Vail Post Office was listed in the National Register of Historic Places in 2011. The post office represents the Territorial period and the economic and cultural changes and processes such as railroads and population expansion in the western U.S. happening in the late 19<sup>th</sup> century and early 20<sup>th</sup> century. **The Santa Rita Shrine:** Constructed in 1937, it is also eligible for listing in the National Register of Historic Places for its historical and architectural merits. Associated with a prominent Japanese-American Scientist, the shrine was built in the Spanish Colonial style. Located on Colossal Cave Road and across the street from the Old Vail Post Office, it represents the other focal point for the historic Vail “between the tracks”. The Santa Rita Shrine is a highly valued resource for the community.

**Costs:** \$350,000

**Bond Funding:** \$250,000

**Other Funding:** Vail Preservation Society has raised \$100,000 through a grant to purchase the Old Vail Post Office property. The building is now in private ownership. Emergency stabilization was completed in 2007, using a \$2,000 grant from Tucson-Pima County Historical Commission and local donations of nearly \$4,000.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** None to Pima County

**Supervisor District of Project Location:** District 4 – Ray Carroll

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation**  
**Date: March 21, 2014**

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-107      Priority:      A**

**Project Name: Stabilization, Repair and Rehabilitation of Historic Buildings & Structures on County-Owned Ranch Lands**

**Locations:** County-owned ranches that include among others, A-7 Ranch, located about 25 miles east of Tucson off Redington Road; and Rancho Seco, located north of Arivaca.

**Scope:** This bond is to implement a systematic approach to assess, repair, rehabilitate and stabilize historic buildings and structures on County-owned ranch lands that are currently suffering deterioration to ensure their continued use and occupation. Scope items include: inventory of buildings and assessment of stabilization/rehabilitation needs for existing buildings and structures, and necessary design, stabilization, rehabilitation, and construction efforts, including but not limited to work on adobe, masonry, and wood structures, windows, doors, roofing, drainage and grading, utilities, and HVAC, mechanical upgrades including water-supply and power-generating systems, electrical upgrades, removal of inappropriate or sub-standard features, weather-proofing, security, and painting.

**Benefits:** Pima County's historic ranches, such as A-7 Ranch and Rancho Seco, are identified as significant cultural resources in the Sonoran Desert Conservation Plan, and are vital to the County's Open Space conservation and preservation initiatives. The historic character and integrity of these lands survives in the present in the form of buildings and structures that continue to serve their historical function including: ranch houses, barns, fences corrals, windmills, and other ancillary buildings and structures. Many of these historically significant buildings continue to provide the shelter and centers of operation for the ranchers and land-users assisting the County in operating and maintaining the land. Repair and rehabilitation of the historic buildings and structures helps conserve the buildings for current users, and preserve them for future generations.

**Costs:** \$500,000

**Bond Funding:** \$500,000

**Other Funding:** If available, Certified Local Government grant funds.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** Total costs for Natural Resources, Parks and Recreation are estimated to be about \$20,000 to be paid by the general fund.

**Regional Benefits:** Ranch conservation can be considered a cultural resource conservation objective because it preserves traditional lifestyles and cultural landscapes that contribute to the visual, social, and cultural and historical character of Pima County's greater community.

**Supervisor District of Project Locations:** District 3 – Sharon Bronson and District 4 – Ray Carroll

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation**

**Date:** March 21, 2014

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-108      Priority: A**

**Project Name: Site Interpretation/Preservation of County-Owned Cultural Resources**

**Location:** Various cultural resource locations, including: Pantano, in Cienega Creek Natural Preserve; Dakota Wash, in southwest Tucson; Honey Bee Village, in Town of Oro Valley, Valencia Site, Coyote Mountains, at base of Coyote Mountains east of Tohono O’odham Nation; Los Morteros, in Town of Marana, Sabino Canyon Ruin, Reeve Ruin, and other sites if acquired such as Marana Mound or Cocoraque Butte.

**Scope:** Planning and construction of facilities, including but not limited to, pathways, interpretive signage, fencing and other protective measures for the conservation and interpretation of these County-owned sites.

**Benefits:** These Priority Cultural Resource sites, purchased by Pima County for conservation and heritage education purposes, represent the best of the last remaining intact and major archaeological sites in eastern Pima County that date from the prehistoric and historic periods. These sites require planning and construction activities to ensure their long term conservation and public interpretation for heritage education. Facilities such as boundary fencing, gates, erosion control, paths, and interpretive signage will be constructed where necessary and appropriate.

**Costs:** \$2,000,000

**Bond Funding:** \$2,000,000

**Other Funding:** Certified Local Government grants as available

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** Total costs to Natural Resources, Parks and Recreation are projected to be about \$80,000 annually to be paid through the General Fund. Publicly accessible sites will be operated by Natural Resources Parks and Recreation.

**Regional Benefits:** The construction of conservation and interpretation facilities, as appropriate, will contribute to the conservation of the resources and enhance the educational potential of the sites, each of which is a critical aspect of Pima County’s cultural and historic landscape. Conserving the integrity of the sites will provide Pima County residents and visitors with the opportunity to visit and experience unique cultural resources and learn about our region’s history. The interpretation and conservation of these cultural sites will have heritage and cultural benefits for all Pima County Residents and visitors.

**Supervisor District of Project Location:** All districts

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-115 Priority: A**

**Project Name: Historic Ft. Lowell Park - Master Plan Implementation**

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

**Scope:** This project would enable implementation of the master plan created with 2004 Pima County Bond funds. *The Fort Lowell Park Master Plan* was approved by City of Tucson Mayor and Council and Pima County Board of Supervisors in 2009. The Mayor and Council, and Board of Supervisors also approved the related *Preservation Plan for the Adkins Parcels at Fort Lowell Park* in 2009. The adopted Master Plan calls for improvements to Ft. Lowell Park in “zones.” The first priority is continuing the work initiated by the 2004 Bond in the Master Plan area of “Zone 1 –Fort Lowell Historic Zone,” which includes rehabilitation of important historic properties on both the former Adkins parcel and parcels east of Craycroft Rd. as well as the re-creation of the physical form of the fort and fort parade ground. This will include construction of new protective structures that replicate the form of the fort buildings placed over existing ruins and the locations where historic fort buildings once stood, reestablishment of the historic parade ground and Cottonwood Lane, incorporation and rehabilitation of the Commissary buildings into the historic park, and interpretation of cultural resources from several periods of history throughout the park, including the prehistoric archaeological Hardy Site site underlying Fort Lowell. The focus of Bond expenditures will be on Zone 1, but if funding remains after implementation in Zone 1 is complete, other work may be done per the Master Plan in “Zone 2 – Organized Sports Fields,” Zone 3 – Swimming, Tennis and Recreation,” and “Zone 4 – Pantano Wash Natural Area and Native American Interpretation.” This work could include establishing new sports fields, improving existing recreational facilities, establishing circulation through the park for traffic and pedestrians, and other support structures east of Craycroft Rd.

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

**Costs:** \$5,000,000

**Bond Funding:** \$5,000,000

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

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County and City of Tucson

**Future Operating and Maintenance Costs:** The City of Tucson, through its Parks and Recreation Department will be responsible for operating and maintenance costs.

**Regional Benefits:** Ft. Lowell Park is used by residents of both City and County for a variety of recreational programs. Upgrading the historic interpretation in this area will provide new and exciting information to many park users.

**Supervisor District of Project Location:** District 4 – Ray Carroll

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation**  
**Date: March 21, 2014**

**2015 Bond Election Proposed Project**

**HP-126          Priority: A**

**Project Name: Dunbar School Rehabilitation**

**Location:** 300 W. Second Street

**Scope:** Planning, design, construction, rehabilitation, restoration, and renovation to complete the final phase of development on the historic Dunbar School education building to finish the African-American Cultural Center. This building located at 300 W. Second Street is a contributing property to the John Spring Neighborhood Historic District, listed in the National Register of Historic Places.

The scope of the Dunbar School Ground Floor Rehabilitation includes renovation of all remaining unfinished rooms for both the ground floor and basement, construction of concrete masonry equipment yard screen wall and gate, HVAC equipment, lighting, and electrical power. The scope also includes removal of a concrete retaining wall, construction of new ramp, stairs, plaza, amphitheater, sloped artificial turf area, landscaping, exterior lighting, sun shades, fencing, and gates.

**Benefits:** Adaptive use and rehabilitation of the Dunbar School complex will preserve historic buildings while providing a location for education and interpretation of African-American history in Tucson. It will also function as an event and educational space.

**Costs:** \$1,500,000

**Bond Funding: \$1,500,000**

**Other Funding:** None at this time.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** No costs to Pima County. Nonprofit project operator assumes all operating and maintenance costs.

**Regional Benefits:** The center will focus on the history of African-Americans in the region as well as provide a cultural center for the region. It will provide a center to increase awareness on the significant contributions made by African-Americans in the Southwest.

**Supervisor District of Project Location:** District 5 – Richard Elias

**Department: Sustainability & Conservation: Cultural Resources & Historic Preservation (City of Tucson)**  
**Date: March 21, 2014**

**2015 Bond Election Proposed Projects Template**

**Bond No. HP-128      Priority:    A**

**Project Name: Performing Arts Center Rehabilitation**

**Location:** 408 South 6<sup>th</sup> Avenue, Tucson

**Scope:** Planning, design, construction, and rehabilitation will complete the final phase of development on this historic building and allow it to be utilized for performing arts groups or for other uses. A historical architect consultant was hired in 1999 to conduct a study of needed repairs/rehabilitation, and they prepared construction documents for the work. Pima County 2004 Bond funds of just under \$700,000 were used to fund the most important structural repairs to its foundations. Additional funding is needed for additional improvements to its interior and exterior and to upgrade utilities and mechanical systems in the building to allow the building to be used for public purposes as a performing arts center or for other community events.

**Benefits:** This red brick building was constructed in 1921 as All Saints Catholic Church, which the community commonly called “The Cursillo.” It is a contributing property in the Armory Park National Register Historic District. Sometime between 1933 and 1948 the building was extensively remodeled to the Spanish Colonial Revival facade that is present today. The City of Tucson purchased it in 1989, and it was remodeled on the interior and used for theatrical performances until 1999, when it was closed. The building remains vacant and unused at present and its rehabilitation will allow it to benefit the neighborhood and the revitalization of downtown Tucson.

**Costs:** \$1,000,000

**Bond Funding:** \$1,000,000

**Other Funding:** None

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** City of Tucson

**Future Operating and Maintenance Costs:** Operating and maintenance costs will be paid by the City of Tucson and by facility users.

**Regional Benefits:** The Performing Arts Center was home to a number of small performing arts during the 1990s. It has been closed for several years pending the completion of structural repairs. Rehabilitation work will allow the building to be used as a venue for performing arts groups to provide their valuable services to the community.

**Supervisor District of Project Location:** District 2 – Ramon Valadez

**Requestor:** Patronato San Xavier

**Date:** March 21, 2014

**Future Pima County Bond Election Proposed Project**

**Bond No. HP-129**

**Project Name:** Mission San Xavier East Tower and Façade Restoration

**Location:** 1950 W. San Xavier Rd. Tucson, AZ 85746

**Scope:** Implement a 5-year plan to complete the exterior structural rehabilitations of the East Tower, evaluate, stabilize, and treat the façade, and complete the conservation of the building's interior art and sculpture. It is critical to complete work on the East Tower as soon as practical to prevent further damage. The ongoing deterioration of the tower could also undermine portions of the building, including previous conservation work of the interior. The building's façade, untouched since the early 1950s, will be studied and stabilized prior to intervention and conservation. Preserving San Xavier's original interior art and sculpture are also essential to maintaining the architectural integrity and historic and cultural significance of the structure. This building and its art are critical to understanding Pima County's cultural and historical foundations. Bond funding will be used for the exterior East Tower improvements and other façade improvements.

**Benefits:**

- Preservation of Southern Arizona's premier cultural attraction and most important intact architectural structure that was among the first National Historic Landmarks to be designated in the United States.
- Increased understanding of Pima County's unique history and diverse culture through heritage education.
- A well-preserved 18<sup>th</sup> Century building will promote additional tourism to the area serving to revitalize tourism and economic development in the region. The Mission has no admission charge and hosts tens of thousands of visitors each year from all over the world. Recently introduced docent tours (also free of charge) have proven an additional attraction and provide an outstanding outreach and educational experience to Pima County residents and visitors alike.

**Costs:** \$5 million

**Bond Funding:** \$2.5 million

**Other Funding:** The Patronato San Xavier has begun a capital campaign to attract funding for this project. So far, it has commitments and donations totaling more than \$600,000. The Patronato San Xavier is a Pima County-based, non-profit, non-sectarian corporation with a 25-year record of fund-raising and project management, devoted solely to the preservation of the historic structure of San Xavier Mission.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County and Patronato San Xavier

**Future Operating and Maintenance Costs:** The Patronato San Xavier expects to fund future maintenance from the proceeds of an expanded endowment fund and its annual concerts.

**Regional Benefits:** Mission San Xavier is one of the 13 original National Historic Landmarks in the country, representing the Southwest. It is the prime cultural attraction for our area, and the doors are open to the public every day of the year. "Visit Tucson" considers the Mission an anchor draw for visitors, and features it prominently in marketing materials. It is clearly an iconic structure and so popular among area residents that it is the centerpiece of the Seal of Pima County. It identifies our sense of place.

**Supervisor District of Project Location:** District 3 – Sharon Bronson

**Requester: City of Tucson**  
**Revised: February 19, 2014**

### **Future Pima County Bond Election Proposed Project**

**Project Name:** Historic Miracle Mile/Oracle Revitalization Corridor

**Location:** The proposed project is located along the historic Miracle Mile within an area of the Oracle Road Corridor designated for revitalization. The area, which is bounded by Miracle Mile to the north, Speedway Blvd. to the south, Stone Avenue to the east, and Fairview Ave. to the west, is located within Pima County (Districts 3 and 5) and within the City of Tucson (Ward 3).

**Scope:** This is an historic preservation project that would provide facade and historic resource rehabilitation matching funds to help restore distinctive mid-twentieth century buildings that line the historic Miracle Mile and provide a distinct sense of place upon which to build the area's future. This project would help to realize goals and recommendations identified in the Oracle Area Revitalization Area Project (OARP) report endorsed by Tucson's Mayor and Council on September 13, 2011 (Resolution #21798). The bonds would be used for public/private partnerships to rehabilitate historic buildings and neon signs with a focus on cultivating heritage tourism and economic reinvestment in an area that has been in decline since construction of Interstate 10.

Within the last five years, several public/private restoration projects have been undertaken that demonstrate the contribution that historic preservation can make. Among these are the historic preservation/development of the *Old Pascua Museum and Yaqui Culture Center*; renovation and installation of *six neon signs*; adaptive reuse of several historic motor courts, including the *Monterey Courts*, a venue for performers and artists; the *Wayward Winds*, temporary housing for women and children; and the *Ghost Ranch Lodge*, housing for low-income seniors. This is a beginning, but the window of opportunity to reap the benefits of the area's historic resources in achieving a revitalized corridor is limited and funding to help continue this effort is critical.

**Benefits:** Once the active northern entrance to Tucson, historic Miracle Mile faced significant economic disinvestment by the 1970s and has been an ongoing concern of residents, property owners, businesses, institutions, and others. Initially citizen efforts took the form of a partnership of area stakeholders seeking to combat crime and urban decay and to create a better quality of life; this effort was known as The Oracle Project (TOP). The Oracle Area Revitalization Project (OARP) grew out of the TOP as stakeholders recognized the need for a separate effort to establish a longer term vision for the area's revitalization.

The OARP was initiated in late 2007 by the City of Tucson to explore what might be done to help encourage the development of employment opportunities, services to meet surrounding needs, social and recreational opportunities, a variety of housing options, sensitivity to the area's historic character, and overall improvement of the built environment. The City team worked with neighborhoods, businesses, institutions, historic preservationists, and others to develop the revitalization concept documented in the OARP report. A Citizens Steering Committee (CSC) was established and held 21 meetings to discuss and share ideas regarding the future of the area and to assist in the development of principles, goals, and recommendations. A variety of public outreach activities complemented the CSC meetings, including nine workshops-- one with each of the area neighborhoods, one with businesses, and one with social service agencies and institutions.

The area's rich history and historic resources resonated with diverse stakeholders. That theme identified as "Americana" in the OARP report celebrates America's fascination with the automobile as symbolized by the neon signs, the motor courts, and the divided roadway, dubbed "Miracle Mile" in honor of the cutting edge engineering that divided the highway to reduce accidents. The interest in the area's history as a foundation on which to build was further emphasized when the CSC initiated the annual Historic Miracle Mile Open House and Tour to showcase and educate people about the corridor's rich history. This annual event has been held for the past five years and drawn people from all over Tucson and beyond.

**Cost:** \$2,000,000

**Bond Funding:** \$2,000,000

**Other Funding:** The historic facade funding is conceived as 2 to 1 (public-private) matching grants for businesses and property owners along the historic Miracle Mile. A similar approach for historic facade rehabilitation has been used successfully in downtown Tucson. The 2M bond dollars would leverage an additional 1M. Collectively the 3M would leverage 20% federal historic tax credits for rehabilitation and state tax credits. This would increase the overall investment to a total of 3.6M. To insure the longevity of public funding value in historic resources, facade easements and local historic designation would be conveyed in exchange for the matching grants. Additionally, the City has committed \$150,000 of Community Development Block Grant (CDBG) funds for historic signage renovation in FY 2014.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** The City of Tucson will have project management jurisdiction of this project.

**Future Operating and Maintenance Costs:** No Operating and Maintenance Costs are associated with this project.

**Regional Benefits:** The historic facade funding is conceived as 2 to 1 (public-private) matching grants for businesses and property owners along the historic Miracle Mile. A similar approach for historic facade rehabilitation has been used successfully in downtown Tucson. The 2M bond dollars would leverage an additional 1M. Collectively the 3M would leverage 20% federal historic tax credits for rehabilitation and state tax credits. This would increase the overall investment to a total of 3.6M. To insure the longevity of public funding value in historic resources, facade easements and local historic designation would be conveyed in exchange for the matching grants. Additionally, the City has committed \$150,000 of Community Development Block Grant (CDBG) funds for historic signage renovation in FY 2014.

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

**Requestor: City of Tucson**

**Revised Date: February 19, 2014**

### **Future Pima County Bond Election Proposed Project**

**Project Name:** Sunshine Mile - Modernist Corridor Historic Facade Rehabilitation Program.

**Location:** This project is located along a two mile stretch of Broadway Boulevard between Euclid and Country Club Road (known as the Sunshine Mile). The boundaries of the anticipated Broadway Boulevard Mid-Century Modern Historic District) are within the incorporated jurisdiction of the City of Tucson (Ward 5 and 6), and therefore within Pima County (Districts 2 and 5).

**Scope:** Cultural and Historic Resource category. This Historic Preservation project creates a facade restoration project that leverages private dollars, enhances this critical commercial corridor and the eastern gateway of Downtown Tucson, and re-energizes a disinvested commercial corridor to build on the capital community goals as outlined in the recently adopted Plan Tucson. It is consistent with the community-selected performance measures identified as part of the RTA Project. (Report October 2013)

**Benefits:** Community and regional support for this project is large and growing. Broadway Boulevard, Tucson's most important modernist architectural corridor, expresses American optimism and the post-World War II economic boom which transformed the nation from the 1950s through the early 1970s. The recent renewed appreciation of modern architecture of the last few years has created expanding interest in protecting and enhancing this historic resource from the recent past.

During the Mid-Century Modern period, Broadway was the key automotive avenue connecting the suburban communities of Tucson to the urban core. Along its edge were constructed some of the region's most dynamic and innovative architecture of this era. The expressive structures built along its edge supported the new neighborhoods which understood the importance of the corridor as a destination. Broadway reflected the American Dream. An upscale shopping district with new stores met the new demands of the new economy. Furniture, lighting, photographic equipment, shoes, clothes and cars were just some of the businesses along Broadway.

Glass storefronts, geometric designs, new materials and evocative signage combined to create a vision of Tucson as a modern metropolis. In 1953, a contest was sponsored by the East Broadway Merchants to name the commercial strip between Campbell and Country Club. Over 5,000 ideas were submitted; the winning entry was "The Sunshine Mile."

Interest in this rediscovered historic corridor has grown significantly. In 2012 the Tucson Historic Preservation Foundation launched Tucson Modernism Week, a multi-day event celebrating our region's mid-century Modern era and Broadway's important part of this story. Thousands of Pima county citizens attended. The events and educational programs focused on the cultural and architectural significance of Broadway. In November 2012, the Arizona Preservation Foundation identified the segment of Broadway from Euclid to Country Club, adding it to its list of our state's most endangered historic places. That same month, the Broadway merchants officially re-launched the "Sunshine Mile." Private, public, and non-profit-sector partners have participated in various events and activities along the street. Broad-based support for preserving and revitalizing this corridor has emerged. In early 2013, the neighborhoods along Broadway came together to finally underwrite a National Register of Historic Places Nomination for the corridor (listing anticipated in 2014). In 2013, the second

Tucson Modernism Week attracted over 3,500 people to the corridor.

This project is designed to enrich and enhance the RTA Broadway Improvement project. It is critical that with investment into transportation elements, a parallel investment be made into the historic resources along the road so that Broadway becomes not merely a corridor, but a destination. In September 2013, as part of the Broadway Roadway Improvement project, over 250 members of the community attended a public forum. The performance measure voted number one, and most critical to the community, was Historic Preservation.

**Cost:** \$2,000,000

**Bond Funding:** \$2,000,000

**Other Funding:** The facade funding is conceived as 1 to 2 (private-public) matching grants for businesses and property owners along the corridor. Similar models have successfully been implemented in downtown Tucson for historic facades. \$2,000,000 in bond dollars leverage an additional \$1,000,000. This \$3,000,000 also leverages 20% federal historic tax credits for rehabilitation, and state Tax credits, which increases the overall investment to \$3,600,000.

In addition the street-scape, and multi-modal improvements funded by the RTA will significantly enhance bond funding to improve the retail district. To insure the longevity of public funding into the historic resources facade, easements and local historic designation will be convened in exchange for the matching grants.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** The City of Tucson will have project management jurisdiction of this project.

**Future Operating and Maintenance Costs:** No Operating and Maintenance Costs are associated with this project.

**Regional Benefits:** This central corridor, the gateway to downtown Tucson, serves employees and students at the University of Arizona, and with revitalization, will regain its original identity as an extension of downtown with a focus on retail. This is the most important concentration of Mid-Century Modern storefronts and commercial buildings in Tucson and the Southern Arizona region. Collectively, the revitalization of this corridor will cultivate small businesses, expand the city's sales tax base and increase property values within the area, enhance the appearance of the district, facilitate multiple modes of transportation, and encourage heritage tourism, while celebrating our unique historic resources.

In addition, the historic buildings eligible for facade improvements are part of the catchment of the Tax Incentive Financing District that funds Rio Nuevo. The success of this item has broad implications and significant community return.

**Supervisor District of Project Location:** Districts 2 and 5: Ramon Valadez and Richard Elias

**Future Bond Election Proposed Project**

**Project Name: Altar Valley Watershed Restoration Project**

**PR262**

**Location:** Altar Valley Watershed located South of Ajo Highway and west of Three Points.

**Scope:** This project will involve the development of a comprehensive watershed restoration plan for the Altar Valley Watershed and the continuation of on-the-ground restoration projects. Approximately 4,500 acres have been improved by restoration efforts to date by the Altar Valley Conservation Alliance (Alliance) with support of grants and donations. The project is organized in two components to address both the main stem of the Brawley / Altar Wash to restore floodplain functions; and to provide upland tributary restoration to treat upland portions of watershed. Project elements will include landscape level restoration utilizing floodplain and runoff retention structures of various scales to maintain and enhance floodplain functions including preserving natural flood storage capacity, sediment transport balance, riparian habitat, wildlife corridor and groundwater recharge functions along the main stem and tributaries of the wash complex, and native habitat plantings to restore native vegetation.

**Benefits:** The Altar Valley is an ecologically and culturally rich system and an anchor point of the Sonoran Desert Conservation Plan. Due to past land use practices, vegetation changes and climatic changes, the drainage systems of the valley and associated watershed have been degraded causing significant erosion, streambed cutting, and increased runoff events. Benefits will include improved water retention on the land, improved groundwater levels, reduced erosion and flood peak flows, improved wildlife habitats, and increased health of the overall grassland systems.

**Costs:**

\$ 650,000 -- Main Stem Phase 1, The Pima County Regional Flood Control District (RFCD) is developing a Restoration Plan utilizing internal technical staff. Bond funds will be allocated to on-the-ground restoration efforts on the main stem of the Altar / Brawley Wash and at confluence areas of major tributaries.

\$ 850,000 -- Upland Tributary Restoration phase, small & medium structure installation for increased runoff retention and erosion control, as well as habitat and grassland health improvement. To be administered by NRPR working with the Pima Natural Resource Conservation District and the Alliance.

**Bond Funding:** \$1.5 million

**Other Funding:** Federal and state grants may be available. For work already completed, the Alliance has been able to secure funding. Pima County NRPR has also secured grants to enhance the habitat and watershed.

**Fiscal Year Project Start and Finish Date:**

Main Stem Technical Restoration Plan Development phase FY15/16 to FY 17/18 – 2 years

Upland Tributary Restoration phase FY 15/16 to FY 19/20 -- \$250,000 / year -- 4 years

**Project Management Jurisdiction:** NRPR and RFCD

**Future Operating and Maintenance Costs:** The estimated annual O&M costs \$15,000.

**Regional Benefits:** By reducing the flooding generated by the current degraded watershed conditions, flooding impacts downstream in Avra Valley should be realized. The Altar Valley watershed is identified as a key element of the Pima County Sonoran Desert Conservation Plan. Investment in the conservation infrastructure of this watershed promises to further enhance its productivity from a conservation perspective.

**Supervisor District of Project Location:** District 3

**Requestor: Southern Arizona Buffelgrass Coordination Center**  
**Date: 3-6-2014**

**Pima County Bond Election Proposed Project**

**Project Name:** Buffelgrass Mitigation for Preservation of Pima County Managed Conservation Lands and Open-Spaces.

**Location:** Unincorporated areas of Pima County and Pima County managed conservation lands.

**Scope:** In 2010 SABCC developed a risk assessment for the Tucson Basin and surrounding lands within Pima County in collaboration with federal, state, county and municipal partners to determine areas of high habitat value and high risk for buffelgrass impact. Of the almost 300,000 acres of PC managed conservation lands, 81,000 acres are in high risk areas. The first step in this project will be to refine this assessment to identify the highest priority acres on conservation lands. 15,000 acres will initially be treated and monitored for 5 years. Contractors will be hired from the community. Treatment will include roadside truck, ATV mounted, backpack, and aerial spraying. Monitoring will determine the efficacy of the treatments and additional acreage will be treated if possible.

**Benefits:** This project will complement the goals set forth in the Sonoran Desert Conservation Plan. Buffelgrass is an AZ list noxious weed, it is biologically invasive and currently in exponential growth mode, buffelgrass must be treated immediately in all areas of high risk, simultaneously if possible. Federal agencies are investing in mitigation on the forests, parks and monuments in the county. Pima County will be increasing the efficacy of and benefit from the federal efforts and protect the current and future investments in open space lands.

**Costs:** \$10,000,000

**Bond Funding:** \$10 million

**Other Funding:** Will continue to pursue funding from federal, state and local sources.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** The objective of this 5 year project is to reduce the expenditures on buffelgrass mitigation to normal weed management expenses going forward. Expected budget going forward is \$100,000 to \$150,000 per year

**Regional Benefits:**

A major component of Southern Arizona's economic base is tourism. The exponential growth of buffelgrass in this area means the loss of the Sonoran Desert (its iconic vegetation and animal life) to a fire-prone Savannah. Visitors from all over the world are drawn to this unique environment. Recruitment of highly educated and skilled workforce for our institutes of higher education and research, development of high tech industries, and large and small scale businesses depends heavily on our environment. In addition, this multi-year project will employ local contractors and develop the regional expertise needed to provide these specialized services long-term.

**Supervisor District of Project Location:** ALL

**Department: County Administrator: Community and Economic Development Administration**

**Date: Updated 10/10/2012**

### **2008 Bond Election Proposed Projects Template**

**Priority: C**

**Project Name:** Davis Monthan Approach Corridor Open Space Acquisition

**Location:** Multiple sites: All located in DM Airbase Approach Departure Corridors 2 and 3, beginning at south-east edge of DM Airbase and extending 50,200 ft. to the south-east.

**Scope:** Continue the 2004 bond program to acquire as County-owned open space unimproved or minimally improved parcels, which are located within the approach corridor and which have current zoning that does not comply with the Joint Land Use Standards or which are so located that they may be aggregated into a significant sized open space parcel.

**Benefits:** 1. Increase open space land in the south-east part of Pima County;  
2. Reduce the intrusion of new development on the DM approach corridor, thereby

**Costs:** Cost of individual parcels varies with size and location. Acquisition will follow standard County procedure of appraisal, due diligence and acquisition.

**Bond Funding:** \$5 million is requested to acquire multiple parcels

**Other Funding:** 1. State Military Installation Fund grants may be available, subject to annual appropriation, to acquire improved or developed parcels.  
2. Federal Defense Department or Congressional earmark funds might be available to acquire specific parcels.

**Fiscal Year Project Start and Finish Date:**

DM Open Space Committee has established acquisition priorities and a process for review and acquisition. Acquisition can begin immediately on fund availability (projected mid to late 2008-09).

**Project Management Jurisdiction:** Committee review will be managed by this Administration, assisted by Development Services planning staff. Acquisition will be managed by P.C. Real Property Management Department.

**Future Operating and Maintenance Costs:** Minimal. Committee deliberations will be staffed by this office and Development Services. Much of the mapping and research work has already been done. Real property diligence costs will be paid from bond funds as a legitimate acquisition cost.

**Regional Benefits:** Project increases open space and increases argument for maintaining DM as an active military base, both of which are regional objectives.

**Supervisor District of Project Location:** District 2 – Supervisor Valadez, and District 4 – Supervisor Carroll

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For Internal Use only:

**Specific County Administrator Contemporary Issue being addressed with expenditure:**

**Date: March 7, 2014**

**Future Pima County Bond Project**

**Project Name:** Floodprone and Riparian Land Acquisition Project

**Location:** Countywide

**Project Scope:** Program includes the purchase of flood prone property to enhance public safety and to preserve the natural floodplain characteristics of our watercourses. Part of the process includes the development of multi-purpose land management plans to preserve and protect the property while making it a valued asset for the community.

**Project Benefits:** Land acquisition is a cost effective strategy for removing people and personal property from flood and erosion hazards. Preservation of flood water storage in flood plains minimizes future flood damages, reduces the need for structural flood and erosion protection, facilitates groundwater recharge and improves surface water quality. Public acquisition of natural floodplains and high valued riparian property also creates passive-use recreational opportunities, maintains open space corridors, enhances riparian habitat, wildlife migration and biological diversity. This program compliments the goals of the Sonoran Desert Conservation Plan.

**Bond Funding:** \$ 10,000,000

**Other Funding:** None available at this time.

**FY Start & Finish:** On going

**PM Jurisdiction:** Pima County - Regional Flood Control District

**Future O&M Costs:** \$25per acre annually from the Flood Control District Tax Levy

**Regional Benefits:** Acquisition of floodprone land is an integral part of Pima County's floodplain management strategy. Acquisition and protection of open space within the region's river corridors provides multiple community benefits, including protecting life and property, preserving natural and cultural resources, enhancing ground water recharge, and reducing flooding and the need for costly structural flood control improvements. Acquisition of floodprone land complements the County's Open Space Acquisition Program and helps to meet the goals of the Sonoran Desert Conservation Plan.

**BOS District:** All

**Requestor: County Administrator's Office – Conservation Bond Program**

Date: 3.5.14

**Future Pima County Bond Election Proposed Project**

**Project Name:** Habitat Protection Priorities & Associated Lands

**Location:** Numerous eligible properties throughout eastern Pima County (map available).

**Scope:** Purchase for conservation as many of the eligible properties within this category as possible with the funds available. The Habitat Protection Priorities were developed in 2003 in order to identify the most biologically important lands to protect first under Pima County's Multi-Species Conservation Plan and Sonoran Desert Conservation Plan. The Habitat Protection Priorities were updated in 2006 to reflect information not available in 2003, and to delete properties that were purchased by Pima County and to delete properties that were developed since 2003. The lands identified as Habitat Protection Priorities include a wide range of invaluable natural areas critical to the survival of numerous vulnerable plants and animals in Pima County, and critical to the protection of water quality and flood prevention for residents of Pima County. The types of properties range from large working ranches containing high quality semi-desert grasslands, to small properties containing important riparian areas.

**NOT ALL ELIGIBLE PROPERTIES WILL BE ACQUIRED:** The number of properties within the Habitat Protection Priorities is in excess of the number that can be purchased with the proposed bond fund allocation. Pima County acquired 47,000 acres within these Habitat Protection Priorities with 2004 bond funds. The future bond program will enable Pima County to continue efforts to acquire more of these invaluable natural areas.

**Benefits:** Acquiring these properties will expand Pima County's reserve of natural open spaces, protecting scenic views, recreational opportunities, biological and cultural resources, and natural floodplain functions. In addition, Pima County is applying for an incidental take permit under Section 10(1)(a)(B) of the federal Endangered Species Act. Under this permit, conserving these natural areas will ensure that public and private development projects can continue in areas suitable for development. The County's reserve system is an integral part of our local economy. One of the most important industries in Arizona is tourism. According to the Arizona Office of Tourism, the primary activity for a majority of travelers to Arizona included nature-based outdoor activities. Moreover, in a visitor survey conducted by Visit Tucson, it was found that the surrounding natural environment and outdoor/desert activities were cited by visitors as Tucson's greatest attractions.

**Costs:** \$2.6 billion

**Bond Funding:** \$110,000,000

**Other Funding:** Federal and State Grants

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** Based on the average cost to operate and maintain the existing natural open space parks system of Pima County, it is anticipated that future operations and maintenance will cost approximately \$7 per year per acre of added natural open space.

**Regional Benefits:** The eligible properties are located throughout eastern Pima County and within other jurisdictions.

**Supervisor District of Project Location:** ALL

**Requestor: County Administrator's Office – Conservation Bond Program**  
**Date: 3.5.14**

**Future Pima County Bond Election Proposed Project**

**Project Name:** Community Open Space

**Location:** Numerous eligible properties throughout eastern Pima County

**Scope:** Purchase for conservation as many of the eligible properties within this category as possible with the funds available. Many of the eligible properties were proposed for conservation by members of the public, conservation organizations, or neighborhood associations. The following property areas are eligible, and will be further defined by parcel code and map:

- A-Mountain
- Camino de Oeste
- Catalina State Park Expansion (State Trust land)
- Catalina Conservation Easements
- Colossal Cave Mountain Park Expansion (State Trust land and private land)
- Dos Picos
- Double XX Ranch
- Gerlich Property
- Green Valley West Desert Preserve
- Kelly Ranch
- Los Morteros
- Loving J Ranch Santa Cruz
- Mt. Lemmon
- Northern Altar Valley
- Painted Hills
- Rosemont Ranch
- Sabino Canyon
- Saguaro National Park East Expansion
- Saguaro National Park West Expansion
- Tortolita Mountain Park Expansion (State Trust land)
- Tucson Mountain Park Expansion (State Trust land)
- Tumamoc Hill (State Trust land)

**NOT ALL ELIGIBLE PROPERTIES WILL BE ACQUIRED:** The number of Community Open Space properties identified is in excess of the number that can be purchased with the proposed bond fund allocation. This provides the necessary flexibility during the property acquisition process.

**Benefits:** Acquiring these properties will expand Pima County's reserve of natural open spaces, protecting scenic views, recreational opportunities, biological and cultural resources, and natural floodplain functions. In addition, Pima County is applying for an incidental take permit under Section 10(1)(a)(B) of the federal Endangered Species Act. Under this permit, conserving these natural areas will ensure that public and private development projects can continue in areas suitable for development. The County's reserve system is an integral part of our local economy. One of the most important industries in Arizona is tourism. According to the Arizona Office of Tourism, the primary activity for a majority of travelers to Arizona included nature-based outdoor activities. Moreover, in a visitor survey conducted by Visit Tucson, it was found that the surrounding natural environment and outdoor/desert activities were cited by visitors as Tucson's greatest attractions.

**Costs:** \$196,000,000

**Bond Funding:** \$10,000,000

**Other Funding:** Federal and State Grants

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County

**Future Operating and Maintenance Costs:** Based on the average cost to operate and maintain the existing natural open space parks system of Pima County, it is anticipated that future operations and maintenance will cost approximately \$7 per year per acre of added natural open space.

**Regional Benefits:** The eligible properties are located throughout eastern Pima County and within other jurisdictions.

**Supervisor District of Project Location:** ALL

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# PROPOSED FUTURE CONSERVATION ACQUISITION BOND PROGRAM

## Habitat Protection Priorities and Associated Lands

### Habitat Protection Priorities (534,373 acres)

- Highest Priority Private (33,712 acres)
- Secondary Priority Private (54,594 acres)
- State (446,067 acres)

### Associated Lands (94,327 acres)

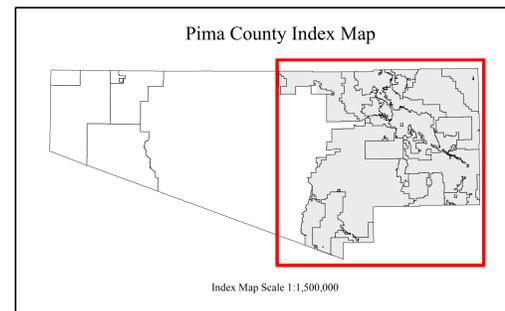
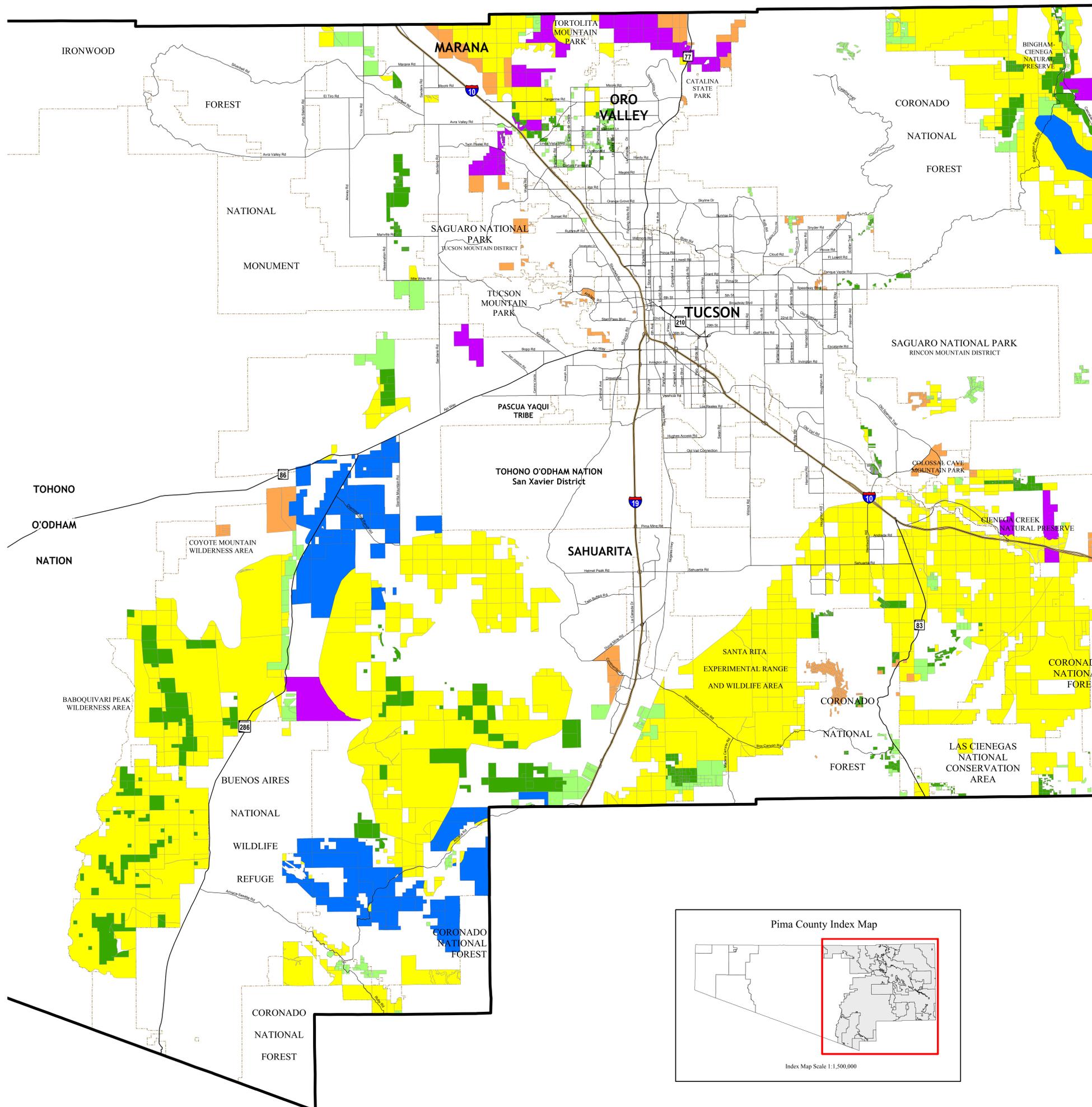
- Wildlife Corridors (27,330 acres)
- Non-HPP County Held State Grazing Leases (66,997 acres)

### Community Open Space (23,284 acres)

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>A MOUNTAIN</li> <li>ALLEY ROAD PROPERTIES</li> <li>CAMINO DE OESTE</li> <li>CATALINA CONSERVATION EASEMENTS</li> <li>CATALINA STATE PARK EXPANSION</li> <li>COLOSSAL CAVE MTN PARK EXPANSION</li> <li>DOS PICOS</li> <li>DOUBLE XX RANCH</li> <li>GERLICH PROPERTY</li> <li>LOS MORTEROS</li> <li>GREEN VALLEY WEST DESERT PRESERVE</li> <li>HABITAT AT 36TH AND KINO</li> <li>KELLEY RANCH</li> </ul> | <ul style="list-style-type: none"> <li>MARANA MOUND SITE</li> <li>MT LEMMON</li> <li>NORTHERN ALTAR VALLEY</li> <li>PAINTED HILLS</li> <li>ROSEMONT RANCH</li> <li>SABINO CANYON</li> <li>SAGUARO NATIONAL PARK EAST EXPANSION</li> <li>SAGUARO NATIONAL PARK WEST EXPANSION</li> <li>TANQUE VERDE/AGUA CALIENTE CONFLUENCE</li> <li>36TH STREET CORRIDOR</li> <li>TORTOLITA MOUNTAIN PARK EXPANSION</li> <li>TUCSON MOUNTAIN PARK EXPANSION</li> </ul> |
|---|---|

**Total Acres Eligible For Acquisition: 651,984**

NOTE: NOT ALL ELIGIBLE PROPERTIES WILL BE ACQUIRED. The number of properties identified is in excess of the number that can be purchased with the proposed bond fund allocation. This provides the necessary flexibility during the property acquisition process. Some of these properties are eligible for purchase under the 2004 bond program, but are proposed for a future bond program as well because the number of properties exceeds the remaining 2004 bond funds available.



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Pima County Geographic Information Services  
 201 North Stone Avenue - 9th Floor  
 Tucson, Arizona 85701-1207  
 (520)740-6670 - FAX: (520)798-3429  
<http://www.dot.pima.gov>

  
 Scale 1:145,000



NOV 9, 2011

**Requestor:** Tucson Wildlife Center, Inc.  
**Date:** March 4, 2014

**Future Pima County Bond Election Proposed Project**

**Project Name:** Tucson Wildlife Center, Inc. Expansion and Floodprone Land Acquisition

**Location:** 13275 East Speedway, Tucson, Arizona

**Scope:** This project includes the acquisition and expansion of the Tucson Wildlife Center and the Sam Goldman Wildlife Hospital. This includes acquisition of the property and buildings, including flood prone land along the Tanque Verde Wash, and lease back to the Tucson Wildlife Center, similar to other leased property agreements. It also includes expansion of the Wildlife Village Operations Center, renovation of an existing house for the purposes of developing an intensive care unit and observation center, and other related improvements. The Pima County Regional Flood Control District (RFCD) owns a flood prone property directly east of the Tucson Wildlife Center and leases the property to the Center.

**Benefits:** The Tucson Wildlife Center is a 501(c)3 non-profit organization dedicated to the Rescue, Rehabilitation and Release of injured and orphaned wildlife and the Education of the Public with regard to a safe and respectful interface with our native species.

Licensed by the US Fish and Wildlife Service and the Arizona Game and Fish Department, TWC rescues most of the large animal species and is one of the only facilities in southern Arizona capable of handling sizable native and federally protected wildlife. TWC specializes in the rescue and treatment of a large variety of animals including bobcat, javelina, and coyote as well as raptors and larger birds of prey such as hawks, owls and the Golden Eagle.

TWC fields over 7000 calls for assistance and emergencies annually and rescued nearly 1000 animals in 2012. Working with local veterinarians, physicians and over 70 community volunteers, 80% of treatable animals are successfully released back into the wild.

Since 2007 TWC has been developing plans that centralize many of its diverse daily activities into a new Wildlife Hospital. Thanks in large part to a substantial donation from the estate of Sam Goldman, TWC broke ground on the Sam Goldman Wildlife Hospital late in 2012. Generous donations have recently funded the renovation of the Bobcat Nursery, construction of new Mammal and Avian transitional pens, and with the assistance of TEP, a state of the art Eagle Flight Cage.

TWC is currently raising funds to complete the fixtures and furnishings efforts for the new Wildlife Hospital including new Digital X-ray and Ultrasound Imaging machines, and a new Solar Power installation, as well as two new Rescue Vehicles, and a 4WD van for remote release. Upcoming phases include the Wildlife Village Operations Center housing TWC Administration, a Volunteer Services and Training Center, and on-site Veterinarian Quarters. Current plans also include renovation of the abutting property leased from the Pima County RFCD into an Intensive Care and Isolation Observation Center.

**Costs:** \$2,200,000

**Bond Funding:** \$2,200,000

**Other Funding:** Other funding may be available through Grants and Private Donations. Substantial donations have already been raised for capital improvements currently underway.

**Fiscal Year Project Start and Finish Date:** TBD

**Project Management Jurisdiction:** Pima County and Tucson Wildlife Center, Inc

**Future Operating and Maintenance Costs:** \$350,000 - \$450,000 Annually. Operating Costs will be covered by TWC.

**Regional Benefits:**

TWC provides a valuable public service by assisting in the safe capture, rehabilitation and release of injured and orphaned wildlife and educating the public as to safe and respectful interaction with native species. TWC answers calls 24 / 7, 365 days a year and strives to be the initial point of contact for emergency and public assistance calls from area residents.

TWC emergency call and rescue loads have doubled in the past 3 years alone. As local communities develop and population growth continues to impact native habitat, demand for TWC services is expected to continue to increase.

The new Sam Goldman Wildlife Hospital will enable TWC to handle the increased load of injured and orphaned wildlife when complete. Future phases will enhance TWC's public education efforts and are intended to inspire and train the next generation of veterinarian and wildlife care specialists.

**Supervisor District of Project Location:** District 4 – Ray Carroll

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