

County Projects

Conservation Bond Program

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Empirita Ranch Buildings Rehabilitation (CH-26) (Map #1)

Scope:

Rehabilitate the ranch buildings at the historic Empirita Ranch, for caretaker house, and visitor-education center for Cienega Creek.

Location:

Unincorporated Pima County, Cienega Creek Natural Preserve, Cienega Valley

Justification/Benefit:

In 1997, Bond CH-26 was approved as Phase 1 of the rehabilitation of the historic buildings at the old Empirita Ranch, owned by Pima County, that is located on 366 acres in the Cienega Creek Natural Preserve. Bond funds have been used to record archaeological and historical resources on the property, conduct in-depth archival research on ranch history, prepare a nomination to the National Register of Historic Places, and prepare building condition assessments for three historic ranch buildings in order to plan for their future rehabilitation and adaptive use. These include:

- The de Villa Homestead, the original residence on the ranch built in the late 1800s.
- The Siemund/Ohrel house, a mid-1950s Contemporary style ranch house.
- The 1940s Maid's Quarters, a part of the Siemund/Ohrel compound.

Currently, the buildings are deteriorating and in need of stabilization and rehabilitation for contemporary use. Without intervention in the near future, these buildings may be lost. Bond funds are needed for Phase 2 design, construction documents, and construction.

This rehabilitation project will facilitate use of the Empirita Ranch property to provide public recreation and heritage education opportunities.

Cost Estimate:

\$600,000

Funding Sources:

\$600,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	18 Months
Construction:	<u>12 Months</u>
Total:	30 Months

Project Considerations

Multi-jurisdictional Considerations:
None

Right-of-Way Impacts:
Property is owned by Pima County.

Environmental Concerns:
The Empirita Ranch property is located within both the Biological Core and the Important Riparian Area.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in future years.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Canoa Ranch Buildings Rehabilitation (CH-29) (Map #2)

Scope:

Rehabilitate 12 ranch buildings within the historic Canoa Ranch, owned by Pima County.

Location:

South of Green Valley and east of I-19 in unincorporated Pima County.

Justification/Benefit:

Canoa Ranch is a place exceptionally rich in the heritage of Pima County. Due to the presence of a seep or spring, there is evidence of 2000 years of occupation from the early Archaic and Hohokam periods to the historic Piman, Spanish Colonial, Mexican, and American Territorial periods. The name *La Canoa* dates to 1775, and refers to a log trough. Today we know it by its land grant designation - *San Ignacio de la Canoa*. The ranch today includes 12 buildings (ca. 20,000 sq.ft.) in two compounds of homes, workshops, stables, corrals, outbuildings, and walls, constructed of adobe that merge Sonoran and Southwestern ranch styles.

In 1997, voters approved Bond CH-29 for Canoa Ranch. These funds have been used to stabilize and brace buildings, repair roofs, limit weathering, conduct archival research, prepare flood analyses and concepts for flood walls, and nominate Canoa to the National Register of Historic Places. Work is now underway to design flood walls, prepare building condition assessment reports, and rehabilitate two buildings for a caretaker and office. Flood wall construction must be completed as soon as possible.

These adobe buildings have suffered significantly from years of neglect and are badly deteriorated. Rehabilitation and adaptive use of the Canoa Ranch complex can restore this ranch to a unique show place to celebrate our diverse heritage, traditions, and rural landscape to be enjoyed for many more generations

Cost Estimate:

\$5.0 million

Funding Sources:

\$5.0m General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	36 Months
Construction:	24 Months
Total:	60 Months

Project Considerations

Multi-jurisdictional Considerations:
None

Right-of-Way Impacts:
Canoa Ranch (ca. 4800 acres) is owned by Pima County.

Environmental Concerns:
Canoa Ranch is located partially in the Biological Core, the Multiple Use or Recovery Management Area, and along an Important Riparian Area.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in future years.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Anza National Historic Trail (CH-30) Development/Interpretation (Map #3)

Scope:

This project will continue the work started with a 1997 bond CH-30 that began the planning, acquisition, improvement, and public education process for the Juan Bautista de Anza National Historic Trail designated by Congress. To date, the master plan is complete, and work is underway with the other jurisdictions to create a continuous trail. This project will focus on creating new segments of trail and three Anza Trail campsite locations: Llano Grande in Sahuarita, Tuquison in Tucson, and Oit Pars near Marana. Trail segments and trail access nodes will be designed and constructed. Interpretation will include additional signage and other aids for public educational purposes.

Location:

A distance of 70 miles along the west bank of the Santa Cruz River.

Justification/Benefit:

The acquisition and interpretation of trail segments and locations to commemorate the 1775 Anza Expedition is part of the County approved Master Plan for the Anza Trail that has been accepted by the National Park Service. Fortunately, there is still the opportunity to provide trail users the experience of authentic trail segments and campsites. Acquisition of a parcel near Sahuarita and dedication of the Tucson and County parcels are critical to assure that these campsites and trail segments are commemorated and the land is not put to other uses. This project will provide the public with additional access and use of trail segments along the Santa Cruz River Valley, while enhancing heritage education and recreation opportunities for the public.

Cost Estimate:

\$3.0 million

Funding Sources:

\$3.0m General Obligation Funds

Project Duration:

Planning/Design/Procurement: 24 Months
Construction: 24 Months
Total: 48 Months

Project Considerations

Multi-jurisdictional Considerations:
Town of Sahuarita, City of Tucson, Marana.

Right-of-Way Impacts:
This project involves acquisition of certain lands for campsites and trail segments.

Environmental Concerns:
The project is along the west bank of the Santa Cruz River, which is an SDCP Important Riparian Area.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Pantano Townsite Interpretation (CA-34) (Map #4)

Scope:

Inventory and map the historic features, prepare an interpretation plan, and design and construct a parking area, trail system, and interpretive signage for the Pantano Townsite for public education.

Location:

Unincorporated Pima County, Cienega Valley, north bank of the Cienega Creek

Justification/Benefit:

In 1997, voters approved the bond project (CA-34) to acquire the Pantano Townsite, which the Southern Pacific Railroad community occupied from 1887 to 1955, after abandoning the first Pantano Townsite across Cienega Creek due to devastating floods in 1887. Once an important rail stop and water site for steam locomotives, Pantano was like many of these railroad towns that were abandoned when diesel engines were adopted in the 1950s. Their story merits being told, and Pantano provides that opportunity.

Purchase of 33 acres encompassing the second Pantano townsite was completed in 2000 to ensure the townsite is protected for the future and to add this property to the Cienega Creek Natural Preserve.

Funding now is needed to inventory, protect, plan for, and interpret the townsite so that it can be utilized for public outreach, education, and heritage tourism. The Pantano townsite is currently being visited by the public, railroad buffs and hikers. Bond funding will provide for the site's interpretation thereby enhancing educational and recreational experiences for Pima County's citizens, students, and visitors.

Cost Estimate:

\$300,000

Funding Sources:

\$300,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	18 Months
Construction:	<u>12 Months</u>
Total:	30 Months

Project Considerations

Multi-jurisdictional Considerations:
None.

Right-of-Way Impacts:
Pantano Townsite is owned by Pima County.

Environmental Concerns:
Property is located within the Biological Core and the Important Riparian Area.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Roy Place Commercial Building Restoration (Map #5)

Scope:

Restore the exterior facade of the Roy Place commercial building as originally designed and constructed and upgrade for future use.

Location:

Present location of Walgreen's Drugstore, southeast corner of Stone Avenue and Pennington Street in Tucson.

Justification/Benefit:

This building was designed by Tucson architect Roy Place in 1929 and constructed in 1930 for a Montgomery Ward department store. Its original Spanish Colonial Revival design was similar to the 1929 Pima County Courthouse also designed by Roy Place. Mr. Place established his office in the prominent second floor "tower" of this building. During Tucson's rapid expansion as a commercial center in the 1920s, buildings expressed a variety of styles - Spanish Colonial Revival, Neo-Classical, Art Deco, and others. However, beginning in the 1950s, most of Tucson's commercial buildings were modernized by removing the ornate detailing of the original design or covering over the original facades with other materials. The Roy Place Commercial Building, which has been used as a Walgreen's Pharmacy since 1957, had its façade covered as well, ironically by Place's son Lew.

At present, a building condition assessment report and research of the original design drawings are underway in preparation for future work proposed by this bond. Restoration of this commercial building to its original appearance for continued commercial use is consistent with the City of Tucson's Rio Nuevo plans for the revitalization of downtown Tucson and will revitalize this important cultural asset in the downtown area.

Cost Estimate:

\$800,000

Funding Sources:

\$800,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	18 Months
Construction:	<u>12 Months</u>
Total:	30 Months

Project Considerations

Multi-jurisdictional Considerations:
This property is owned by Pima County and located within the City of Tucson.

Right-of-Way Impacts:
This property is owned by Pima County.

Environmental Concerns:
None

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Fort Lowell Acquisition & San Pedro Chapel (Map #6)

Scope:

Purchase 5.2 acres on five parcels containing the historic Fort Lowell Officers' Quarters, and assist with San Pedro Chapel complex rehabilitation.

Location:

City of Tucson, west side of Craycroft Road

Justification/Benefit:

Fort Lowell was a supply base for the U.S. Army "Apache campaigns" between 1873 and 1891. The garrison's primary roles were to escort wagon trains, protect settlers, guard supplies, patrol the border and conduct military actions against the Western and Chiricahua Apache. Following the abandonment of the fort in 1891, settlers moved in and the fort became known as "El Fuerte." The first San Pedro Chapel was built before 1920, but was later destroyed in a windstorm. The current San Pedro Chapel, built in 1932, is now in need of rehabilitation to allow community use.

Much of Fort Lowell is now a City of Tucson park. Adjacent to the park, however, are other historic buildings, including Officers' Quarters, the San Pedro Chapel, its adobe house, and others. The Adkins-Steel property has on it several of the Officers' Quarters, some of which are intact and still in use, but in dire need of restoration.

Acquisition of the Adkins-Steel property would bring into public ownership significant historic buildings of the old Fort Lowell for restoration and inclusion in the City park. In addition, the rehabilitation of San Pedro Chapel and its adobe house would ensure its preservation and adaptive use. Both efforts would be enduring investments in Pima County's history and culture.

Cost Estimate:

\$2.5 million

Funding Sources:

\$2.5 General Obligation Bonds

Project Duration:

Acquisition:	12 Months
Construction:	<u>24 Months</u>
Total:	36 Months

Project Considerations

Multi-jurisdictional Considerations:

Property is within the limits of the City of Tucson.

Right-of-Way Impacts:

Project will require acquisition of Adkins-Steel property.

Environmental Concerns:

None

O&M Impacts/Funding:

None

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Helvetia Townsite Acquisition (Map #7)

Scope:

Purchase of 23.4 acres on two parcels of private land containing the remains of the historic Helvetia Townsite, now a ghost town.

Location:

Unincorporated Pima County, north side of the Santa Rita Mountains

Justification/Benefit:

Helvetia, located in the copper rich Santa Rita Mountains, was a mining community formed during the 1880s and 1890s after several large copper mining claims were developed. Mining continued until 1911 when low copper prices lead to a shut down, although sporadic mining continued through both the First and Second World Wars. Mining was permanently halted in 1949.

At its peak in the late 19th Century, the community contained approximately 300 people, and the town was comprised of an assortment of saloons and stores, a school, and a stage line. Today, all that remains of this once successful frontier era mining town are ruined adobe buildings and a cemetery marking where the town had been.

This property is potentially developable and thus the Helvetia Townsite may be threatened in the future by development or lot-splitting.

Acquisition of this important cultural resource will ensure its protection and enable its use for future research, education, public interpretation, and heritage tourism.

Cost Estimate:

\$100,000

Funding Sources:

\$100,000 General Obligation Bonds

Project Duration:

Acquisition:	18 Months
Construction:	<u>0 Months</u>
Total:	18 Months

Project Considerations

Multi-jurisdictional Considerations:

Property is within one mile of the Coronado National Forest.

Right-of-Way Impacts:

Acquisition of townsite.

Environmental Concerns:

Property is within the SDCP Biological Core and extends into portions of the Important Riparian Area.

O&M Impacts/Funding:

None at this time.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Steam Pump Ranch Rehabilitation (Map #8)

Scope:

Preserve and rehabilitate the buildings and structures at the historic Canada del Oro Steam Pump Ranch - the founding site of the Oro Valley community.

Location:

West of Oracle Road in Oro Valley, near Canada del Oro Wash.

Justification/Benefit:

George Pusch and John Zellweger arrived in Tucson in 1874. Shortly thereafter they purchased part of the old Canada del Oro Ranch. They registered the PZ brand and put in a steam pump from which the ranch got its name. Gradually, the ranch expanded to include land along the San Pedro River between Mammoth and Winkleman. Steam Pump Ranch located on the road to Camp Grant, now Oracle Road, was a stop over place for travelers in the 19th Century between the San Pedro and Santa Cruz valleys. Author Harold Bell Wright was a frequent visitor.

The 1874 ranch house is well-preserved but now threatened. This is a unique historic property in Oro Valley, and it has been well-documented through contemporary accounts and photographs as well as oral histories. The property is currently in private ownership and rezoning for commercial development has been proposed to Oro Valley. If the ranch is conveyed to the Town of Oro Valley, the Bond project will rehabilitate this historic ranch house for modern use.

Preserving and restoring this property will provide Oro Valley with its "foundation site," and enable public access to experience this important historic place from Oro Valley's frontier era past.

Cost Estimate:

\$600,000

Funding Sources:

\$600,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement: 18 Months
Construction: 12 Months
Total: 30 Months

Project Considerations

Multi-jurisdictional Considerations:
Property is located in Oro Valley.

Right-of-Way Impacts:
Property must be conveyed to the Town of Oro Valley before bond funds will be expended to restore the buildings.

Environmental Concerns:
The ranch property is outside the SDCP Reserve Area, but located along the Canada del Oro Wash.

O&M Impacts/Funding:
None

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Binghampton Historic Buildings Rehabilitation (River Bend Park) (Map #9)

Scope:

Rehabilitate four buildings within the historic Binghampton National Register District

Location:

Binghampton area along the north bank of the Rillito River, where Finger Rock Wash joins the Rillito in the vicinity of the junction of River Road and Dodge Boulevard.

Justification/Benefit:

Binghampton was a pioneer Mormon community established on a portion of the Davidson Ranch, around 1898 by Nephi Bingham, for whom the settlement was named. The original streets, houses, and fields were laid out in the officially prescribed Mormon system, and this grid remains the underlying structure of the present-day rural landscape. A sophisticated irrigation system along the Rillito River was the basis of Mormon agriculture at Binghampton.

Over the decades, many now historic buildings were constructed in the river bend area, some of which still stand and are proposed for rehabilitation and adaptive use. These historic buildings include:

- 1898 Davidson Place
- 1942 Hackett/Garcia Place
- 1940s era Post Place
- 1920s era Guss Dairy Farmhouse

This project will rehabilitate important historic buildings, situated within a unique rural landscape, and will allow adaptive use and public utilization of these buildings to maintain an authentic historic and cultural setting in a future County park site.

Cost Estimate:

\$800,000

Funding Sources:

\$800,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	12 Months
Construction:	<u>12 Months</u>
Total:	24 Months

Project Considerations

Multi-jurisdictional Considerations:
None

Right-of-Way Impacts:
Properties owned by Pima County.

Environmental Concerns:
Binghampton is located immediately adjacent to the SDCP Important Riparian Area

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Los Morteros Heritage Site (CA-32) Interpretation (Map #10)

Scope:

Development of public access, and interpretive trails and signage for the County owned prehistoric and historic cultural resources at Los Morteros.

Location:

In Marana, on the west side of the Santa Cruz River near Point of Mountain, between Silverbell and Coachline Roads.

Justification/Benefit:

Los Morteros is a significant place of many different human occupations and uses, which provide a unique opportunity to interpret the different cultural traditions that shaped our region.

It is the location of a major Hohokam village occupied between AD 850 and 1300, that contains a ballcourt, pithouses, adobe-walled compounds, human burials, and numerous features and artifacts. It is the location of the Anza expedition *Llano del Azotado* campsite of October 27, 1775. In addition, the Ruelas and Maish historic homesteads, and the 19th Century Butterfield stage station at Point of the Mountain are also situated at Los Morteros. Nearby was a historic early 20th Century Yaqui settlement.

Bond funds (CA-32) from 1997 have been used to acquire the core of this site, and adjacent parcels are in negotiation for inclusion. This project will preserve these cultural assets and make Los Morteros accessible to the public as Los Morteros Heritage Park. Site protection, trails, and interpretation will provide the public with an excellent heritage education opportunity.

There are few remaining places that offer the opportunity to interpret these cultural values at one location. Los Morteros is one of those rare places.

Cost Estimate:

\$500,000

Funding Sources:

\$500,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	24 Months
Construction:	<u>12 Months</u>
Total:	36 Months

Project Considerations

Multi-jurisdictional Considerations:
Town of Marana.

Right-of-Way Impacts:
Property is owned by Pima County.

Environmental Concerns:
Los Morteros includes portions of the SDCP Important Riparian Area

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Valencia Site Interpretation (CA-33) (Map #11)

Scope:

Installation of boundary demarcation, interpretive signs, and other public educational aids at the Valencia Hohokam archaeological site.

Location:

North of Valencia Road on the west side of the Santa Cruz River, within the City of Tucson.

Justification/Benefit:

This project will preserve, protect, and interpret the Valencia site, a large Hohokam village with a ballcourt, two plazas, hundreds of pithouses, and numerous human burials dating from AD 700 to 1200. The Valencia site is one of the two remaining undisturbed Hohokam villages in the Tucson metropolitan area that has not been impacted by development.

The Valencia site is listed on the National Register of Historic Places, and it is considered an ancestral village site by the Tohono O'odham. As such, it has special cultural and spiritual significance to the people of the San Xavier District, who have monitored the site and consider it a traditional cultural place. Bond funds (CA-33) from 1997 provides funding for the purchase of this 67 acre parcel under the Arizona Preserve Initiative, a process expected to conclude in the fall of 2004.

The project will protect the Valencia site, and will provide heritage education opportunities for the public. It is anticipated that the Valencia site will become a focal element of the Santa Cruz River Paseo de las Iglesias environmental and cultural corridor restoration, between Mission San Agustin del Tucson and Mission San Xavier del Bac.

Cost Estimate:

\$800,000

Funding Sources:

\$800,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	24 Months
Construction:	<u>12 Months</u>
Total:	36 Months

Project Considerations

Multi-jurisdictional Considerations:
City of Tucson

Right-of-Way Impacts:
Property in process to be purchased by Pima County from ASLD, per Arizona Preserve Initiative.

Environmental Concerns:
The Valencia site is adjacent to the Santa Cruz River, an SDCP Important Riparian Area.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Marana Mound Community Site Acquisition (Map #12)

Scope:

Purchase of archaeological sites, located on a number of parcels, within the Marana Mound community that are threatened by development.

Location:

The portion of the Marana Mound Community located largely west of the CAP Canal and east of Interstate 10.

Justification/Benefit:

The Marana Mound Community consists of several large Hohokam village sites dating from AD 1150 to 1300, a late period of Hohokam occupation and land use, that covers more than 50 square miles.

This community represents the height of population and organizational complexity in the area. Sites in the Marana Mound Community have a wide functional range: a platform mound ceremonial and residential center, walled adobe residential compounds, hillside terrace sites, and a variety of agricultural fields and features that include extensive rock pile fields used for agave production and a six mile long canal from Los Morteros. This acquisition is focused on the platform mound ceremonial center, and a second residential village with an unusual compound. These parcels are on private and state trust lands located in an area of rapid urban growth. The state lands are designated for commercial development. At present, these sites are remarkably intact, but are threatened by impending development.

Acquisition will bring important portions of this unique archaeological complex into public ownership thus ensuring long-term protection and future use for public interpretation and education.

Cost Estimate:

\$2.5 million

Funding Sources:

\$2.5m General Obligation Bonds

Project Duration:

Acquisition:	36 Months
Construction:	<u>00 Months</u>
Total:	36 Months

Project Considerations

Multi-jurisdictional Considerations:
Town of Marana

Right-of-Way Impacts:
Acquisition by Pima County is proposed.

Environmental Concerns:
The property is located within the biological corridor between the Tortolita and Tucson Mountains, and the Santa Cruz River.

O&M Impacts/Funding:
None

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Dakota Wash Site Acquisition (Map #13)

Scope:

Purchase the remaining portion of the Dakota Wash Site located on a single 24 acre parcel of private land, near the West Branch of the Santa Cruz River.

Location:

Unincorporated Pima County, near the confluence of Dakota Wash and the West Branch of the Santa Cruz River, between Drexel and Irvington Roads.

Justification/Benefit:

The Dakota Wash Site represents an important aspect of prehistoric human occupation in the Santa Cruz River Valley. Archaeologists have evidence that a ceremonial Hohokam ballcourt, hundreds of residential pithouses, many human burials, and untold numbers of other prehistoric features are intact on the subject parcel. Site occupation occurred mainly during two periods, from about A.D. 700-950, and then again from about A.D. 1150-1300.

The Dakota Wash site is also considered an important traditional cultural place by the Tohono O'odham and other Indian tribes. The parcel is presently undeveloped, but zoned for single-family housing, an imminent threat to the site's existence. It is the only remaining intact portion of the Hohokam West Branch Community, an extensive area of occupation that is now largely destroyed by development.

Acquisition will protect the site from likely development and preserve it for future generations. Future opportunities for public benefit include heritage education, and preservation of an important Tohono O'odham ancestral site.

Cost Estimate:

\$500,000

Funding Sources:

\$500,000 General Obligation Bonds

Project Duration:

Acquisition:	24 Months
Construction:	<u>00 Months</u>
Total:	24 Months

Project Considerations

Multi-jurisdictional Considerations:
None.

Right-of-Way Impacts:
Acquisition by Pima County is proposed.

Environmental Concerns:
The Dakota Wash Site is within the SDCP Important Riparian Area.

O&M Impacts/Funding:
None

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office Sabino Canyon Ruin Site Acquisition (Map #14)

Scope:

Purchase conservation easements for approximately 6.5 acres on two private parcels containing portions of the Sabino Canyon Ruin.

Location:

Catalina Foothills adjacent to Sabino Creek and Bear Canyon.

Justification/Benefit:

The Sabino Canyon Ruin is a large late prehistoric Hohokam village site. Archaeological survey and testing indicates that the primary site occupation dates between A.D. 950 and 1350 bridging the late Pre-Classic and Classic Hohokam time periods. The site includes pottery, stone, bone and seashell artifacts in dense artifact scatters and trash middens; multiple pit house dwellings; five pueblo-like housing compounds with adobe and rock walls; ancient canals used to water nearby fields; and dog burials. Evidence of Archaic (pre- Hohokam) use of the site and its immediate vicinity is also indicated. Part of the Sabino Canyon Ruin is on property owned by Pima County, but the rest is on private land. The site has been partially excavated but remains largely intact.

Most of this important archaeological site is within an area proposed for open space acquisition for its high habitat values. These two parcels contain the remaining portions of the site that are outside the open space area. The purchase of conservation easements will help protect the site for future generations. Access for management and scientific research will be assured.

Cost Estimate:

\$200,000

Funding Sources:

\$200,000 General Obligation Bonds

Project Duration:

Acquisition:	12 Months
Construction:	<u>00 Months</u>
Total:	12 Months

Project Considerations

Multi-jurisdictional Considerations:

Property is in the BOZO adjacent to the Coronado National Forest.

Right-of-Way Impacts:

None

Environmental Concerns:

The Sabino Canyon ruin is within the SDCP Biological Core and Important Riparian Area

O&M Impacts/Funding:

None

Pima County Bond Project Proposal

Historic Preservation: Cultural Resources Office

Coyote Mountains Sites Acquisition (Map #15)

Scope:

Purchase ca. 800 acres of private land associated within Hay Hook Ranch, to protect a large Hohokam village complex from development.

Location:

Altar Valley, 40 miles west of Tucson, south of the Coyote Mountains Wilderness Area

Justification/Benefit:

The Coyote Mountain property contains multiple archaeological sites representing prehistoric occupation of the Altar Valley during the Hohokam Sedentary (A.D. 1100-1150) and late Classic periods (A.D. 1150-1450).

During Classic times, the Hohokam community in the Coyote Mountains grew in organizational and social complexity, and number of large habitation sites with compound walls and platform mounds were established. One of these centers, the Hay Hook Ranch site, is located on this parcel of private land. Three other village sites and part of a fourth are also included. Farmsteads, fields, and farming related activity areas are also in the vicinity. Together, these sites represent an ancestral site complex of the Tohono O'odham, and reflect an intact cultural landscape of Classic Hohokam settlement patterns, land use, and social organization in the Altar Valley.

This property is currently being offered for sale as developable land that could be subdivided. If split and developed, these archaeological sites would be lost. Purchase of Hay Hook Ranch will ensure that the cultural and ancestral landscape of this prehistoric community in the Altar Valley are protected, providing cultural, scientific, and educational benefits to the citizens of Pima County.

Cost Estimate:

\$800,000

Funding Sources:

\$800,000 General Obligation Bonds

Project Duration:

Acquisition:	24 Months
Construction:	<u>00 Months</u>
Total:	24 Months

Project Considerations

Multi-jurisdictional Considerations:

None

Right-of-Way Impacts:

Acquisition is proposed by Pima County. A Recovery Land Acquisition grant from USFWS in the amount of \$350,000 has already been obtained toward its purchase.

Environmental Concerns:

The Coyote Mountain property is adjacent to the Coyote Mountain Wilderness Area.

O&M Impacts/Funding:

None

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Southeastern Corridor Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the Southeastern Corridor Project Area.

Location:

The Southeastern Corridor Project Area is located southeast of the Tucson metropolitan area and includes the northern extent of the Las Cienegas National Conservation Area, the Empirita Ranch, Davidson Canyon, Cienega Creek, Colossal Cave Mountain Park, and a key segment of the Agua Verde Creek.

Justification/Benefit:

These areas contain a wide range of invaluable natural resources, including the best example of a riparian forest system embedded within semi-desert grassland in Pima County. Pima County has already invested in protecting this area, the critical importance of which was confirmed through the development of the Sonoran Desert Conservation Plan. For example, in 1986, Pima County purchased property along Cienega Creek and established the Cienega Creek Natural Preserve, a key ecological and recreational area that protects Tucson's water supply, enhances flood control, and contains rare native fish species. In addition, Pima County acquired the Empire Ranch, Southern Arizona's first conservation ranching operation and a property that features conservation values for wildlife, water quality, flood control, recreation, and open space.

Cost Estimate:

Approximately \$63 Million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 42 parcels 6,781 acres

Secondary Priority Private: 86 parcels 3,111 acres

High Priority State: 204 parcels 154,186 acres

Secondary Priority State: 69 parcels 53,017 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Community Open Space Priorities

Expansion of Colossal Cave north and west of the park: 1,600 acres

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Santa Cruz Basin Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the Santa Cruz Basin Project Area.

Location:

The Santa Cruz Basin Project Area begins at the Pima-Santa Cruz county border and encompasses the region south of Interstate 10 and Ajo Highway between the Santa Rita Mountains and the Sierrita Mountains, and includes the community of Green Valley, Town of Sahuarita, and the Santa Rita Experimental Range.

Justification/Benefit:

The area contains highly valued semi-desert grasslands in and surrounding Canoa Ranch, and important riparian habitat along tributaries such as Sópore Creek, which provide key wildlife corridors connecting the Santa Rita, Sierrita, and Tumacácori mountains. The project area was also a principal focal point of Native American settlement and agriculture, and was a travel corridor for Spanish colonial exploration and mission settlement. As a result, the region features significant cultural resources. The community of Green Valley and Town of Sahuarita will benefit from protection of these resources.

Cost Estimate:

Approximately \$38 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 62 parcels 9,121 acres
Secondary Priority Private: 90 parcels 15,336 acres
High Priority State: 109 parcels 69,544 acres
Secondary Priority State: 62 parcels 45,821 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Community Open Space Priorities

Canoa Ranch expansion: 133 acres

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Altar Valley Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities in the Altar Valley Project Area.

Location:

The Altar Valley Project Area is located in the far southwestern extent of Eastern Pima County, south of Ajo Highway, is bounded on the east by the Sierrita Mountains and the west by the Baboquivari Mountains, and includes a number of working ranches and the Buenos Aires Wildlife Refuge.

Justification/Benefit:

The area encompasses Pima County's largest and most intact semi-desert grassland valley, and is home to grassland species formerly considerably more abundant in Pima County, including the Swainson's Hawk. The Altar Valley Wash, a large desert wash system, cuts through the middle of the valley, providing high-quality habitat for resident riparian species as well as corridors for animals that range more widely. The Altar Valley Conservation Alliance is currently collaborating with the County to begin an ambitious plan to restore the Altar Valley Wash to significantly enhance that habitat and increase aquifer recharge. Because the slopes of the mountain ranges on the fringes of the project area drain into the Altar Valley Wash and the Brawley Wash, the region plays an important role in aquifer recharge for the Tucson metro area. The community of Arivaca will benefit from the preservation of these resources.

Cost Estimate:

Approximately \$33 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:
Identified priorities fall within State Trust Land.

O&M Impacts/Funding:
Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 18 parcels 6,752 acres
Secondary Priority Private: 63 parcels 5,453 acres
High Priority State: 5 parcels 1,035 acres
Secondary Priority State: 11 parcels 2,912 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Avra Valley Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the Avra Valley Project Area.

Location:

The Avra Valley Project Area is bounded on the east by Interstate 10, on the west by the Tohono O'odam Reservation, on the south by the Ajo Highway and on the north by the Pima-Pinal County line. This area includes the Tucson Mountains, Saguaro National Park West, and the Ironwood National Monument.

Justification/Benefit:

The area presently contains large, unaffected expanses of the saguaro-palo verde-old growth ironwood plant community, as well as two of the County's prime wildlife and riparian corridors, the Santa Cruz and the Brawley Wash. Significant opportunities remain to preserve important wildlife habitat in the project area, particularly the region's natural washes, and to assure the continued existence of biological linkages between existing preserves such as Pima County's 22,000-acre Tucson Mountain Park, the 25,000 acre Saguaro National Park West, and other tracts of natural open space. The project area also contains many historic and cultural resources, including the Los Robles Archeological District, the Brawley Batamonte, and a system of cultural and historic sites in the Ironwood Forest area that represent a period of occupation of at least 5,000 years.

Cost Estimate:

Approximately \$25 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land, City of Tucson, and Town of Marana.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 145 parcels 17,786 acres
Secondary Priority Private: 99 parcels 28,399 acres
High Priority State: 0 parcels 0 acres
Secondary Priority State: 206 parcels 154,186 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Community Open Space Priorities

Sweetwater Preserve: 695 acres
36th Street – Frick & Tucson West: 200 acres
Dos Picos: 80 acres
Camino De Oeste: 100 acres
Painted Hills: 124 acres
Los Morteros: 47 acres
Tucson Mountain Park -
Arizona Preserve Initiatives: 100 acres

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Tortolita Mountains Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the Tortolita Mountains Project Area.

Location:

Tortolita Mountains Project Area is located northwest of the Tucson metropolitan area between Interstate 10 and the Catalina Mountains, and encompasses the Tortolita Mountain range, as well as Catalina State Park and the towns of Oro Valley and Marana.

Justification/Benefit:

The project area contains the region's best examples of the saguaro-palo verde-old growth ironwood plant community on the Tortolita Alluvial fan, the density and stature of which has created prime habitat for the cactus ferruginous pygmy owl and other valuable species. The Tortolita Alluvial Fan and its network of washes also play a major role in the area's natural flood control and recharge capacities, and the open lands east of the Tortolita Mountains on both sides of Oracle Road are capable of linking the Tortolitas to the Catalina Mountains and Catalina State Park. Prime habitat for the cactus ferruginous pygmy owl is also found in the area around Arthur Pack Park. The project area boasts some of the most highly valued scenic resources on the northwest side of the metropolitan area, as well as some of Pima County's most important cultural resource sites, including portions of the Marana Platform Mound, several historic locations, and two historic trails.

Cost Estimate:

Approximately \$38 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land, Town of Marana, and Town of Oro Valley.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 64 parcels 1,514 acres
Secondary Priority Private: 108 parcels 1,929 acres
High Priority State: 48 parcels 18,652 acres
Secondary Priority State: 0 parcels 0 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Community Open Space Priorities

Tortolita Mountain Park –
Arizona Preserve Initiative: 4,519 acres
Tortolita East Biological Corridor –
Arizona Preserve Initiative: 4,761 acres
Catalina State Park –
Arizona Preserve Initiative: 2,320 acres
Tortolita Mountain Park –
Carpenter Ranch: 300 acres
Catalina Conservation Easements: TBD

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

Tucson Basin Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the Tucson Basin Project Area.

Location:

The Tucson Basin Project Area encompasses metropolitan Tucson, and continues east to the Pima County border, including Saguaro National Park East and part of Coronado National Forest.

Justification/Benefit:

This highly impacted area contains key remnants of high-quality riparian habitats located in and along Sabino Creek, Tanque Verde Creek, Agua Caliente Creek, and the Pantano Wash, among others. Protection and restoration of these areas is critical because the riparian habitat located in Pima County is home to a disproportionate share of the county's wildlife in comparison to the actual space these lands occupy. Historically, the Tanque Verde and Pantano corridors had water year-round, and supported rich riparian habitats. Opportunities exist to restore some of these drainages if lands in and adjacent to the floodways of these corridors can be protected. In addition, priority archeological and historic sites can be found in Sabino Canyon, Agua Caliente and along Tanque Verde Creek.

Cost Estimate:

Approximately \$10 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land, and City of Tucson.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 33 parcels 315 acres
Secondary Priority Private: 50 parcels 1,133 acres
High Priority State: 8 parcels 1,322 acres
Secondary Priority State: 0 parcels 0 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Community Open Space Priorities

The Habitat at 36th and Kino: 26 acres

Pima County Bond Project Proposal

Conservation Bond Advisory Committee

San Pedro Project Area

Scope:

Purchase in fee simple or acquire conservation easements on lands identified as Habitat Protection Priorities and Community Open Space Priorities in the San Pedro Project Area.

Location:

The San Pedro Project Area is located in the far northeastern corner of Pima County east of the Catalina Mountains, and encompasses the San Pedro River corridor. This area can be accessed from the Tucson metro area via Redington Pass.

Justification/Benefit:

The San Pedro is the last free-flowing river in the state of Arizona. It contains the highest quality riparian gallery forest in all of southern Arizona, and is critical to migratory birds, bats and pollinating insects in their seasonal journeys between North, Central and South America. The project area provides Pima County with the best opportunity to protect the corridor's cottonwood-willow riparian forest, a rare free-flowing river, to expand Pima County's existing Bingham-Cienega Natural Preserve, and link the Rincon Mountain Range to the Catalina Mountain Range. The project area also includes several archeological sites as well as the A-7 Ranch, which is a priority historic site.

Cost Estimate:

Approximately \$13 million

Funding Sources:

General Obligation Bonds

Project Duration:

5-7 year Conservation Bond Program

Project Considerations

Multi-jurisdictional Considerations:

Identified priorities fall within State Trust Land.

O&M Impacts/Funding:

Operations and maintenance funding will be needed in the future.

Habitat Protection Priorities

High Priority Private: 14 parcels 1,045 acres
Secondary Priority Private: 89 parcels 9,478 acres
High Priority State: 0 parcels 0 acres
Secondary Priority State: 86 parcels 48,637 acres

The Committee realizes the County will not have the financial resources to purchase in fee simple or acquire conservation easements on all of these acres, through the 2004 Conservation Bond Program. In order to give the County flexibility in the expenditure of Conservation Bond Funds, the Committee is not restricting the County to specific parcels within these.

Neighborhood Reinvestment Bond Program

Pima County Bond Project Proposal

Neighborhood Reinvestment Bond Advisory Committee

Name of Project

Scope:

Provision of funding for capital improvement projects in neighborhoods throughout Pima County characterized by indicators of high stress

Location:

Countywide in neighborhoods of high stress

Justification/Benefit:

This program was identified in the 1997 General Obligation Bond Program. Because of the success of the 1997 program, it is recommended that voters be asked to fund a second phase, that will expand funding and increase the area of coverage. The process will continue to stress a project selection system in which neighborhoods determine their priority needs and experience ownership of the projects. The goals of this program are reinvestment in infrastructure and empowerment of neighborhood organizations.

Cost Estimate:

\$30,000,000
\$20,000,000 Neighborhood Reinvestment
\$10,000,000 Housing Reinvestment
Other funding will be necessary

Funding Sources:

\$30,000,000 General Obligation Bonds
Other funding to be identified

Project Duration:

5 years

Project Considerations

Multi-jurisdictional Considerations:
Countywide, available to stress neighborhoods in all incorporated areas and in unincorporated areas.

Right-of-Way Impacts:
Minimal

Environmental Concerns:
Minimal

O&M Impacts/Funding:
Will be future O&M costs, to be paid by jurisdiction responsible for the infrastructure

Public Safety, Law Enforcement, Courts



Regional Public Safety Communications Network

Scope:

Design, procurement and deployment of a regional public safety voice and data communications network to serve 19 fire districts, 9 police agencies, and Pima County Office of Emergency Management & Homeland Security. Project will provide widespread interoperable radio communications, reduce costs of constructing independent systems, and satisfy the immediate needs of several agencies.

Scope includes costs for design and procurement consultation, radio system infrastructure, dispatch consoles, mobile and portable radio equipment, high speed data infrastructure, new building construction to satisfy needs for an equipment facility, Sheriff's dispatch center, and the County's Emergency Operations Center, automatic vehicle locator technology, and replacement mobile data computers for the Sheriff's fleet.

The proposed system will provide widespread on street coverage for the majority of Pima County and will be scalable so that additional users, features and capacity can be added to the system as needs and resources dictate.

Justification/Benefit:

Communications interoperability is required by public safety agencies to provide the most efficient services possible. Independent radio systems hinder interoperability and increase costs to the taxpayers for construction. Several agencies and jurisdictions are in need of replacement systems. A single regional system can serve the needs of the entire community. This will benefit the community through lower costs resulting from shared infrastructure, widespread interoperability, shared management.

Location:

System central controller will be housed within the facility requested in this proposal. Antenna sites are to be determined. Reuse of existing sites in Marana, Pima County, Tucson and on the Tohono O'Odham Reservation are recommended with additional sites possible. Dispatch facilities will be installed where required by agency function.

Cost Estimate:

\$70,472,682

Itemized Breakdown:

Engineering Design	\$ 1,000,000
Radio Infrastructure & Equipment	\$53,033,182
Communications Facility	\$ 7,747,500
9-1-1 Telecomm Equipment	\$ 1,500,000
Automatic Vehicle Location	\$ 5,392,000
Sheriff's Mobile Data Computer Replacements	\$ 1,800,000

Funding Options:

\$70,472,682 General Obligation Bonds

Partial Funding from Federal Homeland Security Funds may be possible. Amount cannot be estimated at this time.

Project Duration:

Planning & Design	18 Months
Facility acquisition/construction	12 Months
System Procurement/Construction	<u>18 Months</u>
Total:	48 Months

Project Considerations:

1. Comprehensive needs assessment to determine the individual needs of partner agencies.
2. Development of partnerships with other governmental units.
3. Network governance structure agreement.
4. Funding ongoing maintenance and future replacement costs.
5. Spectrum availability
6. Environmental issues relative to new antenna site selection.



Pima County Sheriff's Department Corrections Bond Project

Jail Reconditioning / Life extension

Scope:

Extension of the useful life of existing jail facilities, primarily the twenty-year old Main Jail Tower by reconditioning or upgrading, in three interrelated categories:

Security

Security upgrades and enhancements include cell door lock replacement / enhancement, installing feeding windows on the Main Jail third floor to expand our high-security capacity, replacing Main Jail sliding security doors, purchasing security screening technology to combat contraband and renovating existing internal spaces.

Risk Management

Risk Management upgrades and enhancements include replacing the antiquated Main Jail elevator system, installation of a traffic signal, and installation of a box culvert to functionally connect the Mission Facility to the main complex.

Environmental

Environmental upgrades include the installation of evaporative cooling / smoke-evacuation systems, heating systems, washers and dryers. These upgrades also include the restoration of Main Jail housing units that have been in constant 24-hour use since 1984 and the abatement of a serious shower mold problem.

Justification/Benefit:

The Main Jail has been in use 24-hours a day, seven days a week for approximately two decades. Although typical building use is 40 hours per week, a 24/7 operation is 168 hours per week. This translates into at least 86 years of wear on this building and its systems. Many of our systems have reached the end of their useful existence. Furthermore, the Main Jail was designed to house 468 inmates, but presently houses well in excess of 800. The Main Jail houses the most dangerous felons who often deliberately abuse the building. Replacement of the facility is not an option. The primary aim of this proposal is to extend the life of our complex. In addition, this bond proposal seeks to reduce liability factors. These factors include safety / security issues, as well as environmental. We are compelled to meet federal Occupational Safety and Health Administration (OSHA) requirements. Security breaches, environmental shortcomings and OSHA violations have consequences and costs that can far exceed the price tag of refurbishing.

Location:

Primarily the Main Jail Tower with aspects that enhance and fortify the entire jail complex.

Cost Estimate / Funding:

\$4,279,000

Itemized Breakdown:

Main Jail Elevators	\$998,000
Main Jail Sliding Doors	\$154,000
Security Technology	\$109,700
Cell Door Locks	\$490,000
Pod Restoration	\$282,600
Cooling / Smoke-Evacuation	\$420,000
Arroyo Box Culvert	\$500,000
Main Jail Security Enhancement	\$101,000
Washers and Dryers	\$153,700
Heating	\$20,000
Traffic Light	\$250,000
Training Center/Support	
Services Enhancement	\$500,000
Medical Unit Remodel	\$300,000

Funding Options:

\$4,279,000 General Obligation Bonds

Many thousands in Criminal Justice Enhancement Funding (CJEF) are used in an ongoing basis for smaller ticket items. Projects included for bonding exceed the scope of available funds.

Project Duration:

Planning/Design/Procurement	12 months
Delivery and Installation	3 months
Total	15 months

Project Considerations

- Challenges of working around a growing inmate population
- Security Considerations
- Right of Way Impacts
- Environmental Concerns
- Collaboration with Facilities Management



Sheriff's Substations Project

Scope:

The scope of this project is to construct two Sheriff's substations. The project would include land acquisition/improvements and physical facilities that would include room for officer briefings/training; offices for investigators, support staff, and supervisors; public waiting area and restrooms. In addition, public parking, controlled police parking, external lighting, telephone and computer capabilities, security system and furnishings would be necessary.

Justification/Benefit:

Sheriff's substations are needed in the areas of Picture Rocks/Avra Valley and Vail/Corona De Tucson. Both of these areas have for the past decade experienced substantial growth. Resulting calls for service and crime have necessitated the assignment of more patrol, investigative, and support resources from the Sheriff's Department. Based on current service needs and anticipated increased services needs along with projected population increases, the department will require new substations for these areas to provide adequate law enforcement services.

Location:

Picture Rocks/Avra Valley
Vail/Corona De Tucson

Cost Estimate:

\$3,300,000

Funding Options:

\$3,300,000 General Obligation Bonds

Project Duration:

Planning/Design/Procurement	15 months
Construction	<u>8 months</u>
Total:	23 months

Project Considerations:

O&M Impacts/Funding

Expenses for utilities, maintenance, and janitorial services from General Fund.

Pima County Bond Project Proposal

Facilities Management Department

New Pima County Justice Court Facility

Scope:

Construct a 130,000 SF multistory court and office building with accompanying 660 space parking garage for Pima County Consolidated Justice Court and other court support functions.

Cost Estimate:

\$45,500,000

Funding Sources:

General Obligation Bonds

Location:

County owned property and additional property to be acquired on Block 254 east of Pima County Public Works Building, downtown Tucson.

Justification/Benefit:

A new Justice Court facility will provide improved physical security for Justice Court not possible in their current location. A new facility will also provide additional space to relieve court overcrowding and to consolidate Justice Court functions from three locations to one.

The historic Old courthouse is not well suited to meet the current and future functional and security needs of the Justice Court.

Remodeling to meet those demands will adversely affect the historic character of the building.

Relocation of the court to a new facility will allow the county to remodel the facility for less intensive office as well as provide needed office space for other county departments to relieve overcrowding.

Project Duration:

Planning/Design/Procurement:	24 Months
Construction:	30 Months
Total:	54 Months

Project Considerations***Multi-jurisdictional Considerations:***

Opportunity exists for the co-location of City Court facilities to take advantage of shared facilities and improved services to the public.

Master planning of co-located court facilities should be explored for future City Court development.

Right-of-Way Impacts:

Additional property needs to be acquired. Abandonment of various easements and right of ways a possibility.

Environmental Concerns:

Site(s) previously a cemetery, garage and printing facility. At a minimum, environmental testing and archeology will be required.

O&M Impacts/Funding:

New 130,000 SF facility and garage. Building O&M will be approximately \$1,000,000 per year. Funding Source: General Fund and Garage Operations Fund

Pima County Bond Project Proposal

Facilities Management Department

Old Courthouse Rehabilitation

Scope:

Following relocation of Consolidated Justice Court to a new facility downtown, rehabilitate and remodel the historic Old Courthouse to correct building deficiencies and provide office space for Pima County Assessor, Recorder, Treasurer and other departments.

Location:

Pima County Courthouse
115 N. Church

Justification/Benefit:

Space vacated by Justice Court is be remodeled to provide office space of county departments to relieve overcrowding and consolidate departmental operations. Additional work is required to rehabilitate various building systems to preserve county's investment in this facility. In today's environment, the Old Courthouse is best suited for less intensive office use.

Cost Estimate:

\$4,500,000

Funding Sources:

General Obligation Bonds

Project Duration:

Planning/Design/Procurement:	15 Months
Construction: (Phased)	18 Months
Total:	33 Months

Project Considerations***Multi-jurisdictional Considerations:***

None

Right-of-Way Impacts:

None

Environmental Concerns:

Minor asbestos abatement required in selected areas.

O&M Impacts/Funding:

No change