



Vivian Juan-Saunders
Chairwoman

Ned Norris Jr.
Vice Chairman

**OFFICE OF THE CHAIRWOMAN
& VICE CHAIRMAN
TOHONO O'ODHAM NATION**

P.O. Box 837 • Sells, Arizona 85634
Telephone (520) 383-2028 • Fax (520) 383-3379

October 30, 2003

Lawrence M. Hecker, Jr., Chairman
Pima County Bond Advisory Committee
130 West Congress Street, 5th Floor
Tucson, Arizona 85701-8126

Dear Mr. Hecker:

I am writing to request inclusion of the following project on the Bond Election. The project is a storm sewer to accommodate runoff from the Sells Primary School (Arizona School District #40) which threatens the government complex in Sells. This area includes a planned Youth Recreation Center and Park, which is being funded by a Citizen's Initiative.

Planning Director and Committee Member, Dr. Greg Saxe is prepared to present the details of this proposal to the Committee. Please contact him at (520) 383-4550 to make arrangements. Dr. Saxe has been in contact with the County Administrator's Office regarding this proposal. Thank you for your time and consideration.

Sincerely,

Vivian Juan-Saunders
Chairwoman

Cc: Greg Saxe, Planning Director
Jim Barry, Executive Assistant to the Pima County Administrator

PIMA COUNTY BOND PROJECT PROPOSAL
Tohono O'odham Nation - Planning Department

Sells Community Center Storm Drain

Scope:

Construct a storm drain from the outflow of the Indian Oasis Intermediate School Deficiency Project underneath the Sells Youth Recreation Center site and draining into catch basins adjacent to the Sells Wash.

Location:

The Sells Community Center Storm Drain project is located on the Tohono O'odham Nation in the Sells District, in the center of the Sells community, 65 miles southwest of Tucson.

Justification/Benefit:

The project corrects flooding problems that have occurred as more of the town center has been developed. This location is the center of population, government, and education for the Nation. The O'odham voters passed an "Initiative", which set-aside gaming revenues for the construction and operation of youth recreation centers. In Sells existing flooding problems in the areas affecting the recreation site need to be addressed. The site is immediately adjacent to the Indian Oasis Elementary School, which is part of Arizona Public School District #40. This school has received deficiency funds to correct flooding problems in classrooms. Neither the youth center or school funds are sufficient to fund the storm drain that is the subject of this proposal. Correction of flooding would prevent health problems and protect investment in youth and educational facilities. The Nation includes the highest levels of youth stress and poverty within the County as per analysis by the Comprehensive Planning Task Force. No projects have previously been proposed within these census blocks.

Cost Estimate:

Approximately \$1.5 Million

Funding Sources:

Arizona Public School Deficiency Fund
Tohono O'odham Nation Gaming &
General Obligation Bonds

Project Duration:

FY04 for completion of school drainage and storm drain project. Park and recreation facility to be built over it would be completed during FY05.

Project Considerations:

Due to time limit on state funds and the immediacy of need to prevent flooding of classrooms and adjacent public facilities the Tohono O'odham Nation may need to fund project up front to be reimbursed upon sale of bond. The Nation will fund maintenance.

Priorities:

The O'odham have prioritized youth centers by setting aside gaming funds for construction and operations. Unfortunately much of the infrastructure to support and protect such facilities has yet to be developed.



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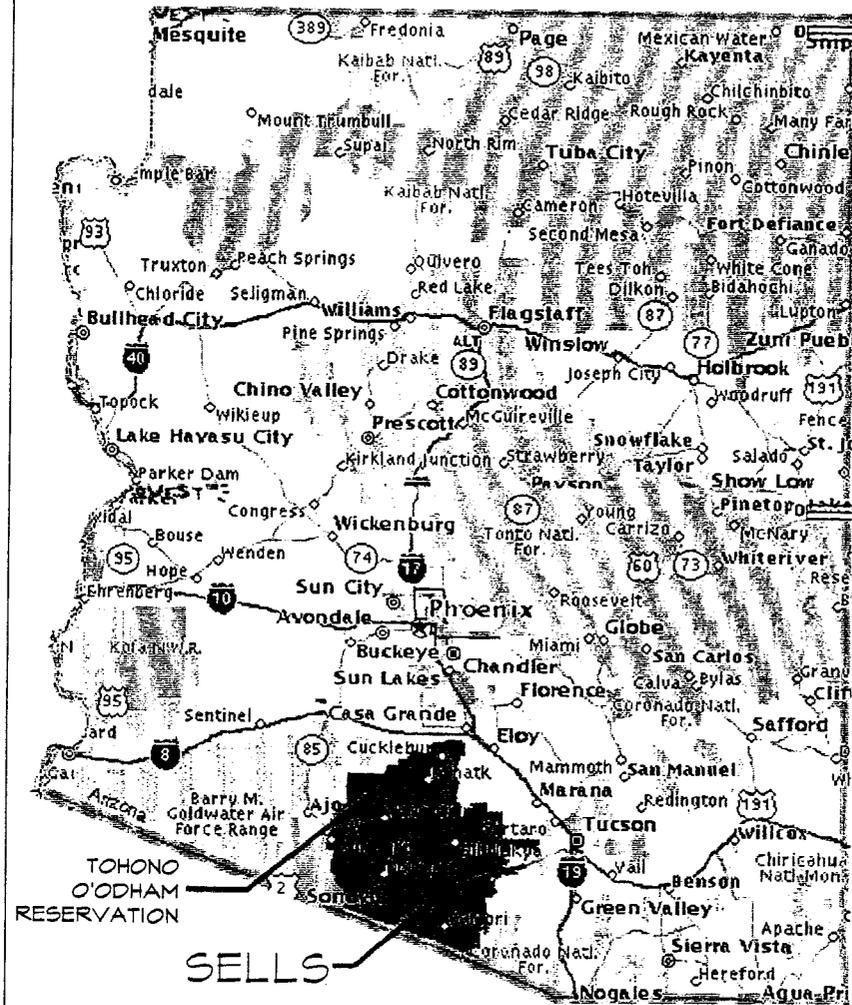
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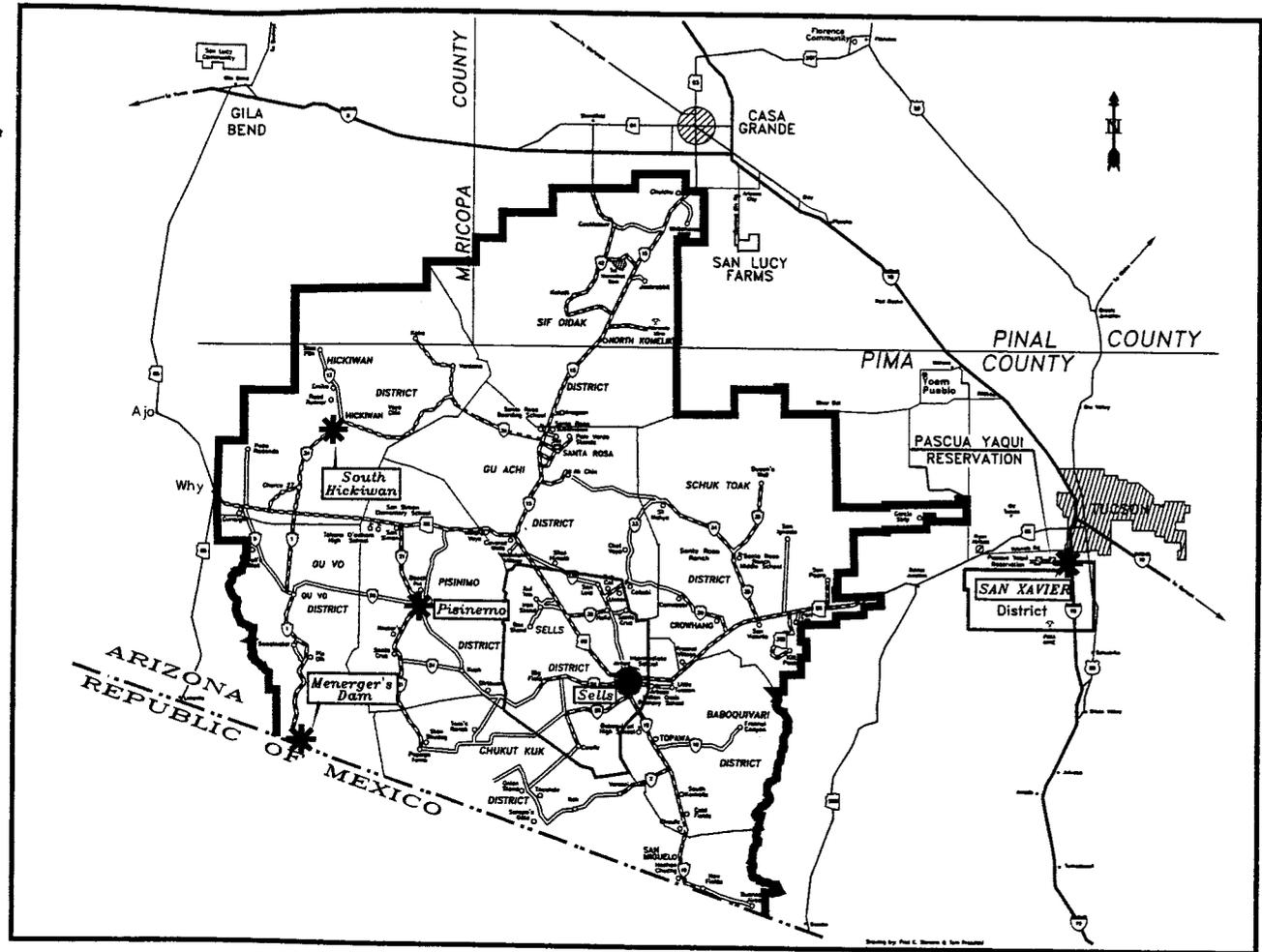
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SELLS IN ARIZONA



SELLS DISTRICT IN TOHONO O'ODHAM



Tohono O'odham Nation

LOCATION MAP
SELLS, ARIZONA

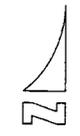
Site Analysis
Sells, Arizona

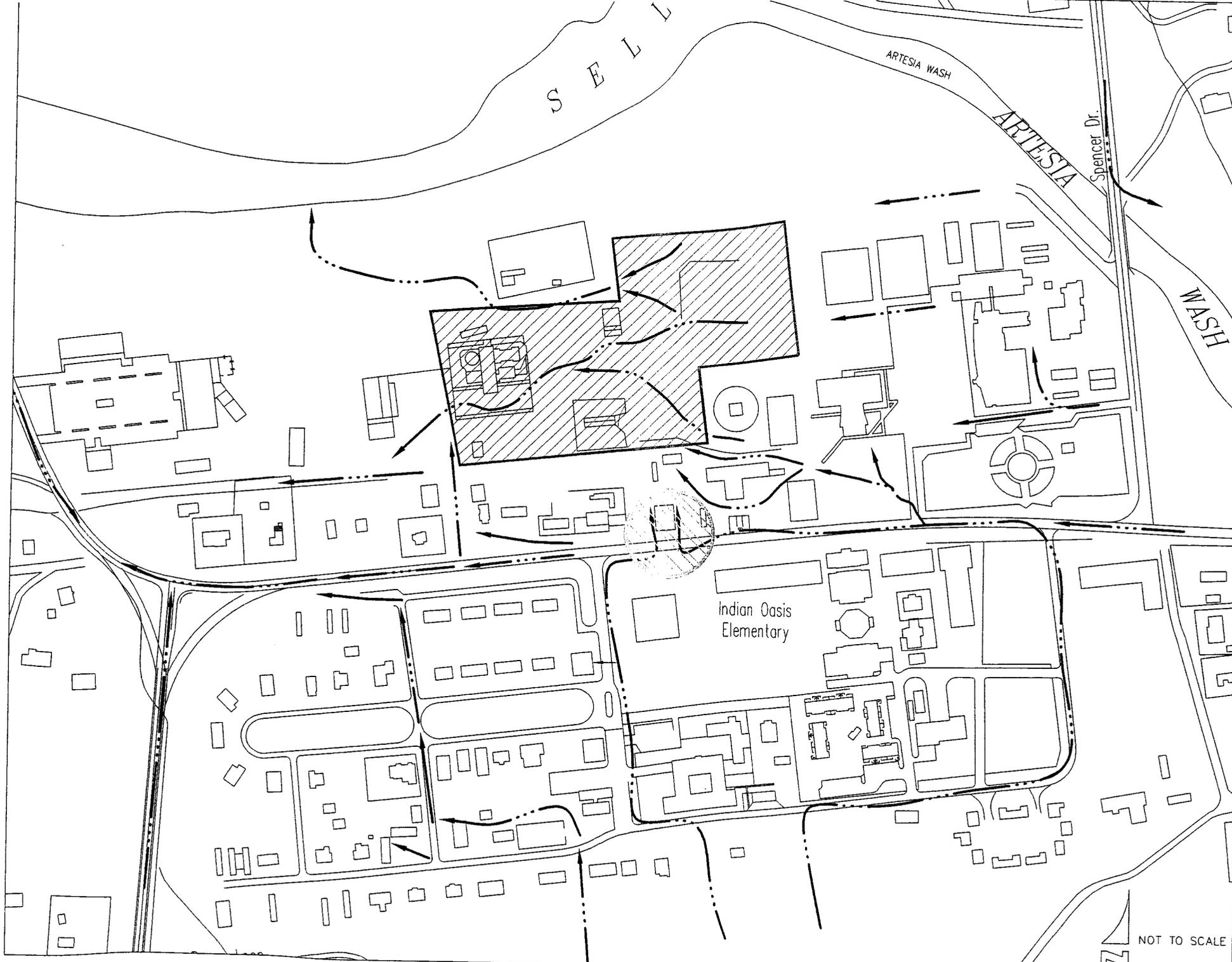
POSTER
FROST
ASSOCIATES, INC.

ARCHITECTURE
PLANNING
URBAN DESIGN

317 North Court Avenue
Tucson, Arizona 85701
(520) 882-6310
FAX 882-0725

NOT TO SCALE






 PROPOSED OPEN CHANNEL AROUND SCHOOL DELIVERING 130 CFS (WEST) & 120CFS (EAST) IN 4, 36" PIPES UNDER ROAD. (AS PER CASTRO ENGINEERING)


 DIRECTION OF FLOW


 RECREATION SITE

Tohono O'odham Nation

ON-SITE DRAINAGE

Site Analysis
 Sells, Arizona

POSTER FROST ASSOCIATES, INC.

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NOT TO SCALE

2. MASTER PLAN OUTLINE PROGRAM

a. Existing activities

Buildings

The table below lists existing uses on-site (east to west) and the approximate square footage:

<u>Building</u>	<u>Use</u>	<u>Square Footage</u>
Basha's	Retail	13,000 sf
Mall	Post Office and Retail	6,250 sf
DES	Government	2,500 sf
District Office	Government	2,000 sf
Residences (4 or 5)	Private residential	8,000 sf total
Food Warehouse	Semi-public	8,800 sf
Fire Station	Public safety	3,025 sf
Veterans Office	Semi-public	4,000 sf
Planning Office	Government	1,200 sf
Low Store	Government	5,500 sf
Existing Pool (under roof)	Public Recreation	4,800 sf
Private Ranch	Residential	2,000 sf total
Video Store	Retail	1,200 sf
Laundry	Retail (vacant)	1,200 sf
Well Maintenance	Government	2,400 sf
Legal Services	Semi-public	3,350 sf
Library (Ed. Office)	Government	9,500 sf
Legislative Office	Government	10,125 sf
White House	Government	14,515 sf
Judiciary Courts	Government	20,000 sf
Grants and Contracts	Government	2,000 sf
Advocate	Government	4,000 sf
Jail	Government	6,300 sf
Scholarship Office	Semi-public	3,300 sf
Police	Government	6,000 sf
Judges	Government	4,000 sf
Pre-School	Educational	6,000 sf
Total Existing Square Footage On-Site		163,965 sf

Organized Exterior Space Use

The following table lists existing exterior uses on-site and the approximate square footage:

<u>Space</u>	<u>Use</u>	<u>Square Footage</u>
Basha's Picnic Area	Picnic	1,000 sf
Food Distribution Yard	Utility	6,000 sf
Aquatic Center	Recreation	7,500 sf
Food Vendor Area	Retail	8,000 sf
Pre-school Playground	Education	20,000 sf
Ball Field	Recreation	90,000 sf
Total Existing Exterior Square Footage		132,500 sf

b. Proposed activities

Buildings

The table below lists existing uses on-site (east to west) and the approximate square footage:

<u>Building</u>	<u>Use</u>	<u>Square Footage</u>
Recreation Center	Basketball Court	7,980 sf
	Stage	810 sf
	Storage 1	228 sf
	Mechanical 1	166 sf
	Kitchen	429 sf
	Multi-Purpose Room	1,420 sf
	Storage 2	352 sf
	Offices (3 @ 196)	588 sf
	Rec/Office	240 sf
	Commons	477 sf
	Game Room	630 sf
	Weight Room	967 sf
	Pool Control	471 sf
	Men's Restroom and Locker	700 sf
	Women's Restroom and Locker	700 sf
	<u>Circulation and Entry and other</u>	<u>3,000 sf</u>
	<u>Sub-total</u>	<u>19,158 sf</u>
<u>Future Tribe Administration Building</u>	Government	40,000 sf
Total Future Square Footage On-Site		59,158 sf

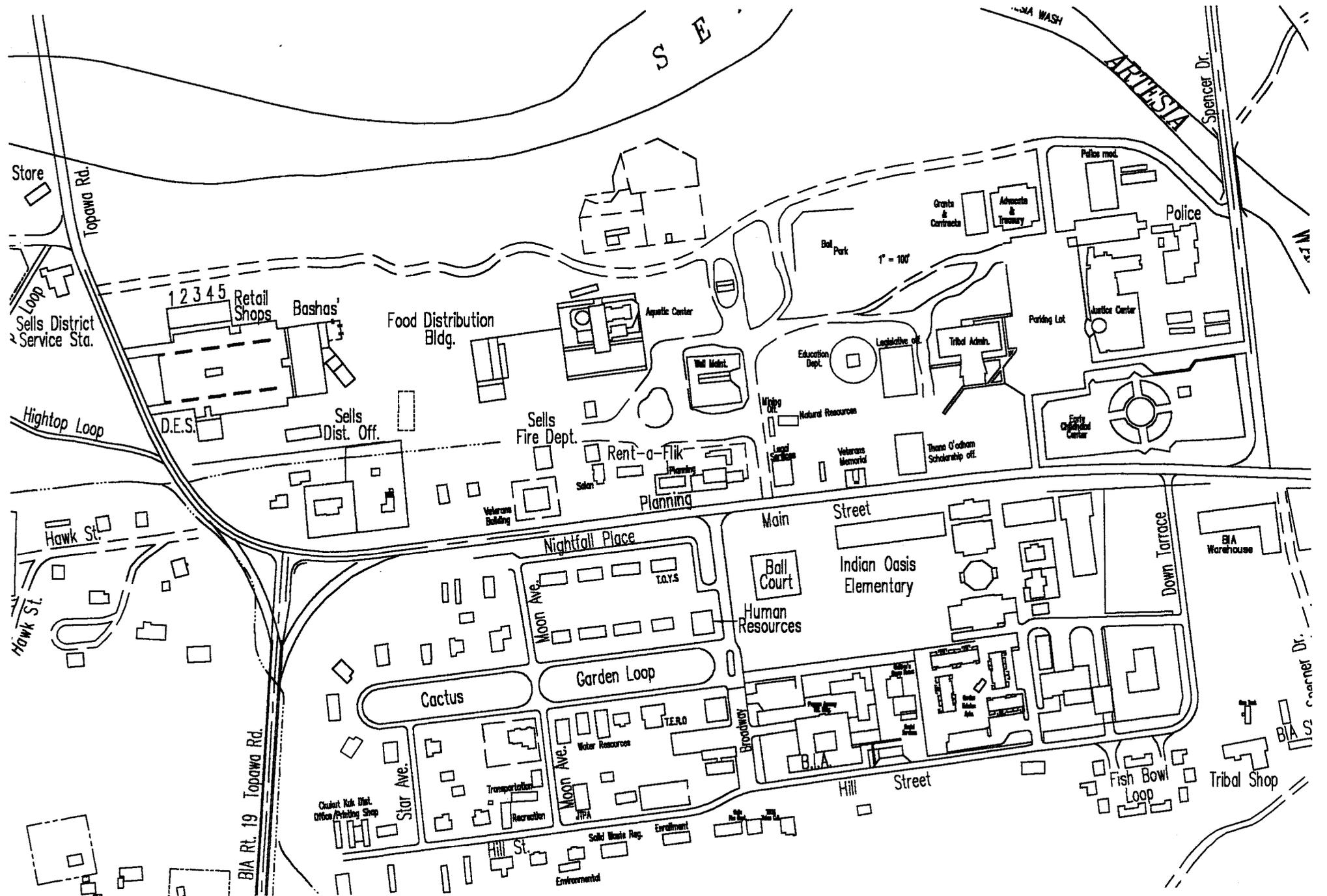
Future Organized Exterior Space Use

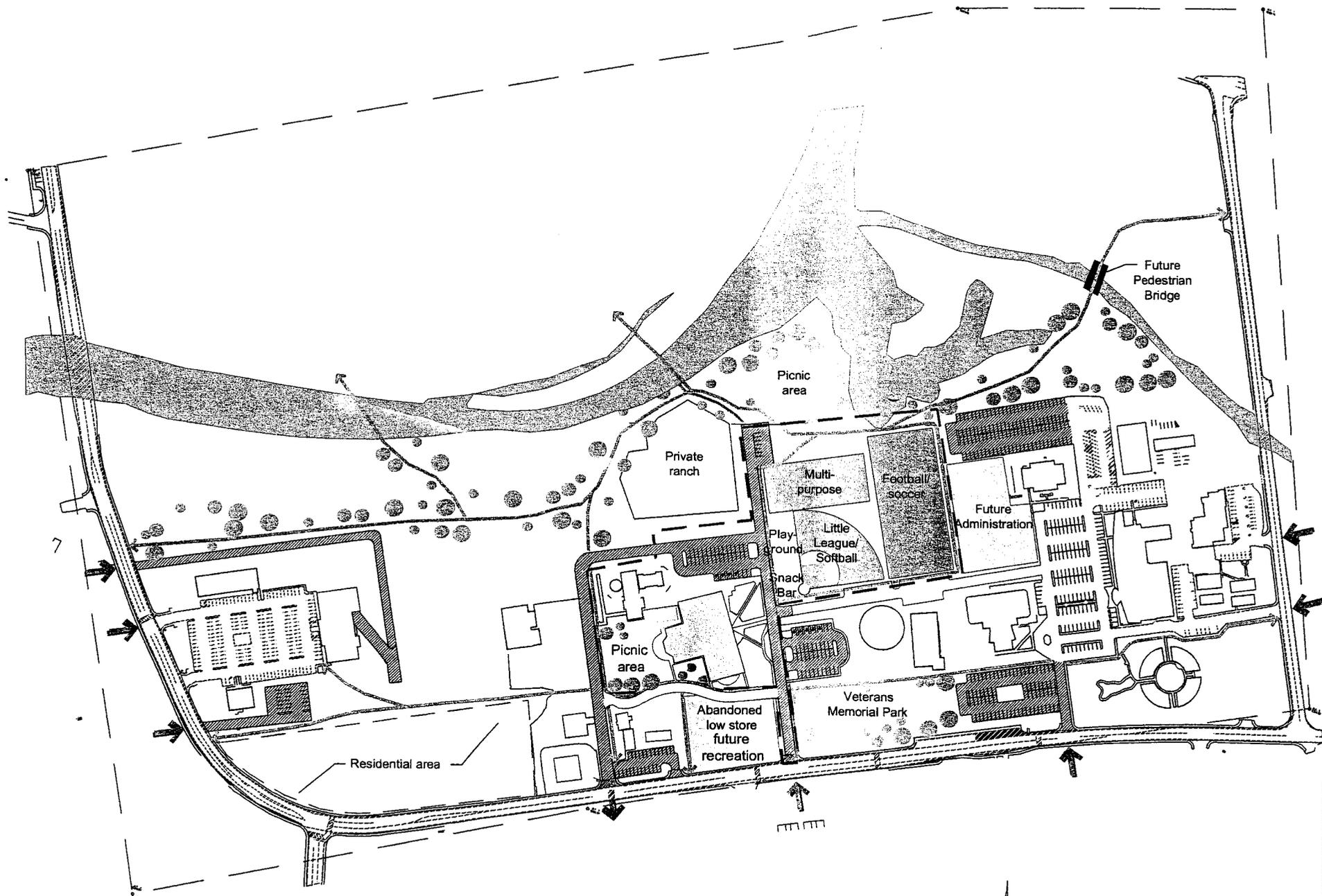
The following table lists future exterior uses on-site and the approximate square footage:

<u>Space</u>	<u>Use</u>	<u>Square Footage</u>
Recreation Center Ball Fields	Recreation	132,000 sf
Recreation Center Picnic Area	Recreation	37,500 sf
Wash Picnic Area	Recreation	90,000 sf
Veterans Park	Recreation	48,000 sf
Low Store Future Recreation Area	Recreation	36,000 sf
Future Aquatic Center	Recreation	8,500 sf
Total Future Exterior Square Footage		352,000 sf

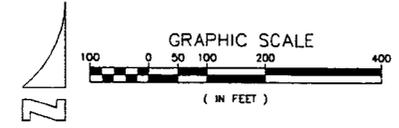
c. Proposed parking

<u>Type</u>	<u>Use</u>	<u>Number of Spaces</u>
Recreation Center	Recreation	129 spaces
Administration Building	Government	120 spaces
White House	Government	76 spaces
Total Future Parking		325 spaces





- KEY**
-  Pedestrian Walkway
 -  Drainage Channel
 -  New Building
 -  New Vehicular
 -  Existing Vehicular
 -  Proposed Field
 -  Proposed Park Space



Tohono O'odham Nation

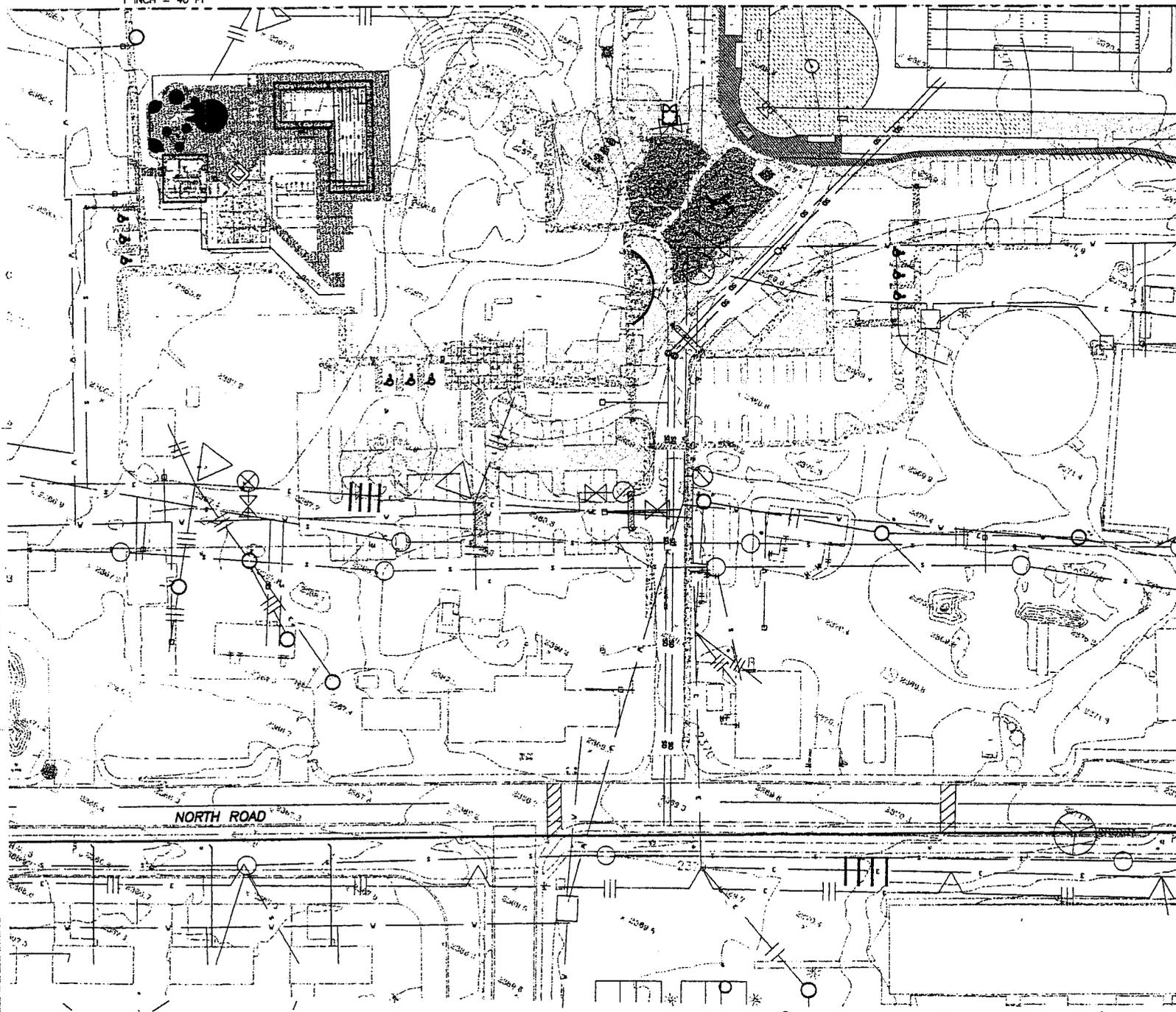
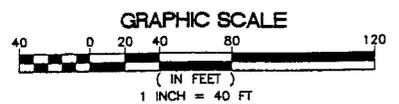
MASTERPLAN

POSTER
 FROST
 ASSOCIATES, INC.

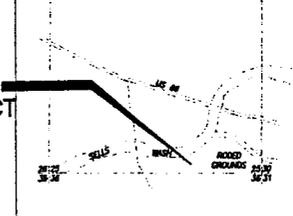
ARCHITECTURE
 PLANNING
 URBAN DESIGN

Site Analysis
 Sells, Arizona

317 North Court Avenue
 Tucson, Arizona 85701
 (520) 883-4310
 FAX 882-0725



THIS PROJECT



LOCATION PLAN
 SELLS DISTRICT OF THE
 TOHONO O'ODHAM NATION
 1175. ROAD OF THE GILA & SALT
 RIVER MERIDIAN, PIMA COUNTY, ARIZONA
 SCALE: 3" = 1 MILE

LEGEND

- ⊙ LEI CONTROL POINT
- ⊙ SET 40D NAIL UNLESS SPECIFIED
- GUY LINE
- POWER POLE
- ⊙ WATER METER
- ⊙ TELEPHONE JUNCTION BOX
- ⊙ SPOT ELEVATION
- SURVEY BOUNDARY LINE
- UNDER GROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- WATER MAIN
- SEWER MAIN
- ▨ CONCRETE SURFACE
- ▨ ACCENT CONCRETE SURFACE
- ▨ GRAVEL PAVEMENT NO 2
SEE SPECIFICATIONS
- ▨ AGGREGATE PATH
- ▨ KOOL DECKING

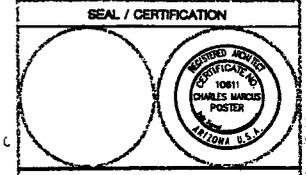
- NOTES:**
1. BASIS OF BEARING:
 2. BASIS OF ELEVATION:
 3. SURVEY BOUNDARY CONTAINS ACRES
 4. ALL GRADES ARE FINAL CHANGES. DD = HALF OF FOOT FOR TOP OF CURB.

& ASSOCIATES & Partners
 8006 Pennsylvania Circle NE
 Albuquerque, New Mexico 87110
 tel (505) 268-4918 fax (505) 268-9999
 email: dsloan@dsloanandassociates.com



IN ASSOCIATION

POSTER FROST ASSOCIATES, INC.
 ARCHITECTURE
 PLANNING
 URBAN DESIGN
 217 North Coast Avenue
 Tuscon, Arizona 85701
 (520) 962-6200 FAX (520) 972-0726



PROJECT TITLE
TOHONO O'ODHAM RECREATION CENTERS PROJECT
SELLS AND SAN XAVIER RECREATIONS CENTERS

CLIENT NAME
TOHONO O'ODHAM NATION
 PLANNING DEPARTMENT
 P.O. BOX 667
 SELLS, ARIZONA 85664
 TELE: (520) 385-4880
 FAX: (520) 385-3813

CD	7/15/08	CONSTR. DOCS
MARK	DATE	DESCRIPTION
CONTRACT DATE		
PROJECT NO.		
CAD DWG FILE		
DRAWN BY:	FMS	
CHECKED BY:	DAV	
COPYRIGHT 2001		
DAVID N. SLOAN & ASSOCIATES		
SHEET TITLE		

RECREATION CENTER TYPE 'A'
 SAN XAVIER & SELLS SITES
 GRADING PLAN
 SHEET NO.
CT00-S
 SHEET **2** OF **X**

LANDMARK ENGINEERING INC
 1703 S. HANCOCK AVENUE, SUITE 104, TUCSON, AZ 85710
 PHONE: (520) 433-1922 FAX: (520) 605-1922