



MEMORANDUM


Date: September 6, 2017

To: C.H. Huckelberry
County Administrator

From: Pima Prospers Steering Committee

Thru: Jan Leshner 
Chief Deputy County Administrator

Tom Burke 
Deputy County Administrator


Carmine DeBonis, Jr.
Deputy County Administrator

Re: Pima Prospers and Economic Development Work Plan Mid-Term 2017

The Pima Prospers Steering Committee monitors the progress of implementation and guides project priorities on an annual basis. Below is a recap of activities from the last six (6) months on key initiatives from Pima Prospers and the Economic Development Update through 2018.

Economic Development

- **Aerospace Research Campus (ARC):** Two additional lanes to the Aerospace Parkway are under design using a streamlined roadway design and construction process. The 30 percent plans have been reviewed. Two tenants have located to the campus and interest remains high in the balance of the land by other prospects. Sewer augmentation is planned as a three-phase project. Raytheon will be constructing a new south entry control facility on Raytheon Way north of the Aerospace Parkway beginning in October on 15 acres of land purchased from Pima County.
- **Sunset and I-10:** The Office of Sustainability and Conservation is developing a plan for mitigating for cultural resources for the entire site in fall 2017. The first phase of mitigation (trenching) in the eastern third of the site will begin once the State Historic Preservation Office approves the plan. Funding has been included for the 2017/2018 budget year. A traffic study of Sunset Road and I-10 frontage road is underway with the assumption of a 10-year phased build out.
- **Master Plan for the Southeast Employment and Logistics Center (SELC), formerly known as the Southeast Regional Park and Employment Center:** A land use change from resource transition to industrial is proposed for land surrounding the Fairgrounds site to allow a large employment center due to its proximity to I-10 and rail. A comprehensive plan amendment will be considered by the Planning and Zoning Commission at the end August and then the Board of Supervisors in early October. Options for addressing drainage in the area using multiple large drainage basins under evaluation.

- **Sonoran Corridor:** The Arizona Department of Transportation is conducting an impact study of the proposed corridor and has assembled stakeholders including the State Land Department, the jurisdictions and the County. Pima County staff are working with PAG and the Arizona Department of Transportation to ensure proper employment and freight traffic projections and accurate land use designations are utilized in the model to determine the corridor route.
- **Port of Tucson:** A 240,000 square foot refrigerated warehouse to accommodate of the transfer of freight from rail cars to trucks is under construction by the property owner. The focus is produce and other frozen products shipped out of Mexico.
- **Raytheon:** The relocated Hughes Access Road has allowed for the expansion of Raytheon. Building permits for expansion have been issued and construction has begun on the first of five buildings.
- **Downtown Properties:** The lot at 75 E. Broadway is part of a bundle of properties that is being marketed through a Rio Nuevo partnership to attract new employers to the downtown area. The property can accommodate parking and office space. The Bank of America building (now 33 North Stone) is making room for new commercial tenants on the ground floor and the 11th Floor. The exterior rehabilitation of the Old County Courthouse is almost complete and will soon be ready for a variety of public/private partners. The lot on Cushing Street (previously the Teresa Lee clinic) is under consideration for redevelopment for office uses.
- **Davis Monthan Air Force Base:** A new County supported report, Strategy for Community Action and Support for Davis Monthan AFB was released. The County continues to negotiate with property owners within the fence line of the base for acquisition. The Readiness Environmental Protection Integration (REPI) grant was awarded for \$1.5 million. Acquisitions will continue in the coming year. The Pima County Department of Transportation applied for PAG project development funds to relocate the Swan gate and expand the Wilmot gate.
- **Relationship with Mexico:** Pima County and the City of Tucson are involved in a regional partnership with several other organizations that helped bring the former President of Mexico, Vicente Fox, to the region. As part of an initiative, Startup Tucson is working to help facilitate Mexican entrepreneurs to come to Tucson where they have an opportunity to develop their products and create jobs in Tucson. In partnership with Visit Tucson, Pima County Communication created a set of videos to remind Mexican Visitors to continue to visit Tucson and to remind our neighbors to the south that our region continues to welcome their business.
- **Ending Poverty Now (EPN)** initiative has presented information to more than 1,600 people in Pima County in the last 18 months, including a two-day event in October 2016 on “Why Poverty Matters to Community Sustainability.” Other activities include:
 - EPN is providing workshops to build capacity for strategic partners.
 - The MAMA (Mothers in Arizona Moving Ahead) project is a Health Department pilot to address the health and financial concerns of mothers in poverty. The project engages nonprofit partners and the wider community to obtain critical feedback on ways to improve healthcare systems. Funding was recently provided by the Vitalyst Foundation and the Public Health National Center for Innovation.

- EPN is piloting the use of the *Getting Ahead* curriculum at Las Artes Arts and Education Center that provides a GED for at-risk youth. Retention rates have increased 38% in this pilot phase.
- EPN is also working with Sullivan Jackson Center to integrate a pre-entry version called "Getting Ahead While Getting Out" in the County Jail through the new LEAP (Linking to Employment Activities Pre-Release) 2 grant.
- EPN is leading the effort to launch a rapid loan program to handle emergencies for employees with poor credit scores and limited access to fair credit.
- **Job Training:** The Workforce Investment Board approved a new Career Pathways model for workforce training supported by the County's federal workforce program. Staff is currently testing the new model and should have it completed with modification soon.
- **Tucson Airport:** Financial support (\$100,000) was given by the County to leverage tourism and increase economic development activity. The County is working with the Tucson Airport Authority to collaborate on planning the land use around Aerospace Research Campus (ARC).
- **Kino Sports and Entertainment Complex:** An internal County group has continued to meet and is advancing, with the City of Tucson, a rezoning of the blocks south of I-10 known as the Kino Sports and Entertainment Complex to allow a variety of commercial uses. The existing Planned Area Development (PAD 18) covering the north side of the Kino Complex to Ajo and east to Country Club will be expanded to include the lands south of I-10. The County Development Services Department is working with the Department of Transportation to complete a plat abandonment over the existing subdivision that will go to the Mayor and Council. These actions will ready the parcel for future recreation and accessory commercial uses, in addition to the tournament soccer facility.

Physical Infrastructure

- **Integrated Facility Planning:** Development of facility plans for each department will identify key facilities for the next 5 to 10 years including, roads, sewers, parks, buildings, and drainage improvements. The Public Works departments have composed the lists and applied prioritization criteria. The template is being discussed with the Deputy County Administrators for the other service areas of the County. A final draft report will be ready this fall.
- **Public Buildings and Facilities Element (Sustainability Action Plan items):** In accordance with the Sustainable Action Plan for County Operations (SAPCO), the Board of Supervisors passed a resolution to further Pima County's commitments to climate protection and support of the Paris Climate agreement. The resolution specifies County actions to scale up solar installations, increase building energy efficiency, create a downtown energy district, improve fleet efficiency and electric vehicle infrastructure, install green infrastructure and low impact development with trees on County properties and rights of way, update SAPCO and construct infrastructure for biogas.
- **Updated Water Conservation Measures and Water Offset Calculations for Rezonings:** An amendment to the Rezoning Site Analysis Requirements is proceeding for the August 2017 Planning and Zoning Commission hearing. Stakeholder outreach is ongoing with homebuilders

and consulting firms involved in the rezoning process. This amendment includes separate Water Conservation Measure Tables for commercial and residential development. The methodology includes a points based water demand system and an offset method based upon the Arizona Department Water Resources Demand calculator and known conservation measure options.

- **Watershed Management Plan:** Due to scope changes in the National Flood Insurance Program requirements, the Management Plan will not be completed until 2018.
- **Water Provider Collaboration:** Pima County continues to collaborate with the Southern Arizona Water Users Association and the Bureau of Reclamation on the Santa Cruz River Basin Study. Pima County continues to meet regularly with water providers, Tucson Water and Metro Water, on issues of common interest. Additionally, Pima County is coordinating on regional efforts including possible amendments to managed recharge legislation, Santa Cruz River Heritage Project, Santa Cruz Watershed Forum and Santa Cruz River Management Plan.
- **Waste Removal, Recycling, and Solid Waste:** The Department of Environmental Quality partnered with the Library to develop and print 6,000 copies of "Desert Dwellers Know Desert Colors - Coloring & Celebrating Byrd Baylor's Words" activity booklets that include a waste reduction theme. Community distribution will be through the "Build a Better World Summer Reading Program."

Human Infrastructure

- **Parks and Recreation Element:** New design/construction projects are using a variety of funding sources to add amenities to parks. These sources include grants, public / private foundations and non-profits to supplement department funds. Expanding funding methods and building robust partnerships makes it possible to add new features to existing parks and build a valuable support system for parks.
- **Healthy Aging:** The Pima County Health Department collaborated with the Pima Council on Aging (PCOA) on their triennial survey to capture information to ensure a more representative sample and properly analyze the data. This effort included some data cleaning, creating weights for better comparability to Pima County populations and analyzing key findings from the survey.

Through the Community Health Improvement Planning process, aging has been incorporated into the work of the Action Groups addressing the health priorities identified by the 2015 Community Health Needs Assessment. The following activities are included:

- The Diabetes Action Group has identified the inherent need to provide more opportunities for screenings to increase the detection of those who are pre-diabetic or diabetic. This includes identifying affordable opportunities for healthy eating and being physically active for those that may be on a limited monthly income.
- The Accidents & Injuries Action Group has identified a goal area that aims at addressing fall prevention. The Fall Prevention Coalition of Southern Arizona will lead the efforts to

focus on increasing collaboration among community partners to coordinate referral and access to fall prevention interventions and risk awareness.

- Finally, the Substance Misuse & Mental Health Action Group has been looking at three goal areas including reducing access to prescription and illicit drugs, referral and treatment, and public education and awareness.
- **Insect Borne Disease and Climate Change:** For the 2016 season, the Mosquito Surveillance system totals showed 1,322 traps being set, which is an increase of over 300 percent from the prior year. Traps caught Aedes mosquitoes (Zika, Dengue and Chikungunya illnesses) 37 percent of the time, and Culex species (West Nile Virus) in 27 percent of traps. The Zika funding process has expanded to prepare for the 2017 Mosquito season. One new Environmental Health Tech was added and one additional grant position has been created. Additional traps and backpack sprayers have been. The 2017 initial trapping activity has already resulted in both Aedes and Culex capture earlier than other years, which might be related to seasonably hot.
- **Animal Care Services:** Pima Animal Care Center (PACC) is working on an action plan to take on the Trap and Release services offered by another agency once their support ends in September. This plan includes hiring three (3) staff members funded by bequest dollars, as well as establishing contracts with clinics to spend \$200K for the alteration of community cats within Tucson and Pima County. The contracts with AWASA Solutions and the Animal League of Green Valley will remain funded at the same levels until such time that the contracts go back out for rebid.

5.8 Food Access Element

- **Personal Food Production:** A code text amendment to permit chickens in small-lot residential zones for egg production has been circulated to County departments and external stakeholders for review and comment; the amendment is scheduled for the August Planning and Zoning Commission meeting.
- **Other Food Access information:** As a member of the Tucson Commission of Food Security, Heritage, and Economy, Pima County Health Department is working on a program to provide a reduction in the annual food permit renewal cost when an operator provides regular food donations to an area food bank. This incentive program will be initiated on January 1, 2018. The Department is working with area food banks and other food distribution systems that assist in feeding the under privileged. Food establishments participating in the program will receive a 5% reduction in their annual permit renewal cost.

Chapter 3. Use of Land

3.1 Land Use Element

- **Landscape Design Manual Update:** A core County stakeholder group has drafted a change to the transportation Landscape Manual. The draft is posted online for review and comment for County departments and external stakeholders. Pima County Department of Transportation (PCDOT) is currently reviewing the comments received and will begin preparing the final draft. Several stakeholder meetings were conducted to get additional input; stakeholders including local

landscape architects and utility companies. The manual will be reviewed to align with the recently adopted climate change resolution.

- **Protect Military Functionality of Davis-Monthan Air Force Base (DMAFB):** Staff used GIS to identify private parcels of potential incompatible use and size within the DMAFB Approach / Departure Corridors and Airport Environs for possible acquisition through the DOD Readiness and Environmental Protection Integration (REPI) program.

3.2 Focused Development Investment Area Element

- **Redevelopment and Revitalization Element:** Community Development and Neighborhood Services and Development Services are sponsoring a brownfields project to target redevelopment areas. Staff collected data to delineate target areas as potential incentive districts for infill and redevelopment (includes Flowing Wells, Kleindale and Benson Highway areas). Staff conducted a roundtable with brokers, bankers and title representatives to develop redevelopment strategies, and begin outreach with stakeholders in Flowing Wells and Kleindale.

3.4 Environmental Element

- **GIS Database of Open Space:** GIS has completed the Preserves and Stewardship Lands GIS layers (for MapGuide and Pima Maps) showing conservation lands with Restrictive Covenants, including a process to add future property acquisitions to GIS. The group is investigating field data collection needs for project tracking functionality.
- **Open Space Use Policies:** Staff completed identification and designation of County parks by Board of Supervisors district, and classification of park units for subsequent rule development. Also performing an internal review of draft revisions to Pima County parks and park rules, and a process to review requests to release County or Flood Control District lands from MSCP and Conservation Restrictive Covenants.

3.5 Housing and Community Design Element

- **Pre-1976 Mobile Homes:** A County department task force was formed to address health and safety issues of pre-1976 mobile homes defined as substandard housing. The Arizona Department of Housing meeting group clarified roles and statutes regarding state rehabilitation requirement for pre-1976 mobile homes. The group proposes preparing a draft County code text amendment by fall 2017 for review and comment.
- **Zoning Code Text Amendments:** Initiatives are underway to reduce required area per dwelling unit for single-family residences in CR-4 Mixed-Dwelling and CR-5 Multiple Residence zones, and to allow landowners to voluntarily enact an historic overlay zone on their property.
- **Healthy Homes:** Pima County was awarded a \$1.65 million Housing and Urban Development (HUD) Lead-Based Paint Hazard Control grant on June 27, 2017.

- **Fair Housing:** Pima County conducted a fair housing community event (“Connecting Fair Housing to People with Criminal Histories”) for 100 attendees on April 21, 2017. The event, which was part of “Fair Housing Month” was done in partnership with other non-profits including Southwest Fair Housing Council. A fair housing working group continues to meet and discuss actions that can be taken to address fair housing issues.
- **Promote Affordable Housing:** Staff assisted in planning the 4th Annual Arizona Healthy Communities Conference (“Building Communities of Health and Opportunity”) in Mesa, on March 29, 2017.
- **Home Investment Partnership:** Southern Arizona Land Trust (SALT) constructed and began leasing four (4) single-family (3 bedroom/2 bath) homes, including one fully handicap-accessible residence, with \$200,000 in County HOME Investment Partnership Program funds and \$378,000 from SALT.
- **Expand Home Buying Opportunities:** Staff provided homebuyer education and down payment assistance to 50 low-income first time homebuyers using \$234,000 in County HOME funds leveraged by over \$5.24 million in private mortgage funds.
- **Green Building:** Staff continues to support green building efforts through collaboration with the SAHBA Green Build Council, the Pima County LEED for Homes program, and the 2030 District (included student analysis of PWB building energy consumption). In addition, a taskforce met regarding a solar-ready building policy and protection of access for solar energy systems, and provided a recommendation to adopt an amended IECC (International Energy Code Council) Appendix U at the next code adoption.

As demonstrated, there are many activities underway that are producing results related to Pima Prospers and the Economic Development Plan. The leadership team continues to guide these efforts, and welcomes further input or direction you deem appropriate.

c: Francisco Garcia, Assistant County Administrator
Nanette Slusser, Assistant County Administrator