



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
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C. H. HUCKELBERRY
County Administrator

January 23, 2004

Shirley Gay, Project Coordinator
Town of Oro Valley
Planning & Zoning Division
11,000 North La Canada Drive
Oro Valley, Arizona 85737

Re: **"Legacy Center of Oro Valley" Site Analysis OV9-02-12**

Dear Ms. Gay:

Thank you for providing Pima County with a review copy of the Site Analysis for the proposed "Legacy Center of Oro Valley" and the opportunity to comment on this proposed 15 acre development in Oro Valley that includes the Steam Pump Ranch.

This property, located between Oracle Road and the Cañada del Oro Wash, is well-known and well-documented as the site of Oro Valley's foundation settlement, Steam Pump Ranch, established by George Pusch in the 1870s. The ranch headquarters, its associated buildings, mature trees, and rural historic setting present an integrated historic ranch complex and environment that retains much of its integrity and offers the only remaining opportunity for Oro Valley to preserve its historic past. As such, this is an irreplaceable historic property, and the only site that can convey Oro Valley's earliest pioneer origins.

Because the proposed development would essentially destroy this historic site, I recommend denial of this rezoning and development plan. I recommend instead that the historic ranch complex and its setting, comprised of approximately 4 acres, be preserved intact with no encroachments, while compatible development be considered for the remaining 11 acres that surround the ranch complex.

Given its significant role in the history of the entire region, Steam Pump Ranch has been identified as a priority historic site for acquisition and rehabilitation. Consistent with this designation and the site's significance, it is specifically included in the proposed 2004 bond election set for May 18, 2004 by the Pima County Board of Supervisors. The Bond

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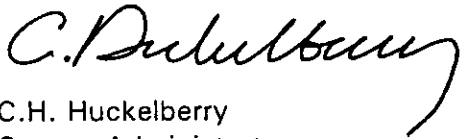
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Committee representatives of Oro Valley indicated that preservation of Steam Pump was a very important goal of the Town, and the Bond Committee concurred. Hence, the bond allocation was recommended by the Committee and approved by the Board of Supervisors for preservation of the 4 acre Steam Pump Ranch complex and its setting in its entirety. Anything less than this level of preservation will significantly impact the property's historical character and integrity and render the property ineligible for funding.

Given the high sensitivity of this property, I hope you will consider preservation of the Steam Pump Ranch to be a high priority, given its inclusion for funding in the Pima County bond election and because preservation of this site is the only opportunity for Oro Valley to celebrate its origins through interpretation, education, and public access to its historical foundations.

In addition, please have the developer remove any reference to use, development, access, or parking on the property owned by Pima County.

Sincerely,



C.H. Huckelberry
County Administrator

CHH/jj

c: The Honorable Chair and Members, Pima County Board of Supervisors
The Honorable Mayor and Council, Town of Oro Valley
Chuck Sweet, Manager, Town of Oro Valley