



## COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER  
130 W. CONGRESS, TUCSON, AZ 85701-1317  
(520) 740-8661 FAX (520) 740-8171

C. H. HUCKELBERRY  
County Administrator

March 9, 2004

Michael R. Toriello  
Deputy Base Civil Engineer  
355 CES/CE-2  
3791 South 3rd Street  
Davis-Monthan Air Force Base, 85707-3844

Re: **Draft Language Regarding the Acquisition of Urban Open Space**

Dear Mr. Toriello:

Enclosed please find draft language related to the acquisition of urban open space to prevent development encroachment on Davis-Monthan Air Force Base. Please review the attached language and determine if you believe modifications should be made. Our attempt here is to be as direct as possible regarding the intent of the bonds without specifying individual parcels. As you can see, I have recommended an acquisition site selection committee to make final recommendations to the Board regarding what parcels to acquire, with priority being given to the properties that have the largest area and are at the greatest risk.

Sincerely,

  
C.H. Huckelberry  
County Administrator

CHH/jj

Attachment

c: Dr. William Carrell, President, DM-50  
Gene Santarelli, Strategic Analysis, S'relli Consulting, L.L.C.

---

**Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base**

Total Bond Funding for Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base: \$10 million

**1. Project: Urban Open Spaces to Prevent Encroachment on Davis Monthan Air Force Base**

**Location:** Southeast of Davis-Monthan Air Force base in the approach/departure corridor, inside the City of Tucson and in unincorporated Pima County

**Scope:** Prevent urban encroachment in the approach/departure corridor to the southeast of Davis-Monthan Air Force Base through acquisition and preservation of open space through any legal means available to Pima County including acquisition in fee simple or of conservation easements on and development rights to currently undeveloped property to preserve the existing and future mission capability of the Davis-Monthan Air Force Base. Acquisition of property rights is to be guided by the recently completed Arizona Military Regional Compatibility Project Joint Land use Study for Davis-Monthan Air Force Base. Acquisition of property rights to undeveloped land is one of several strategies for achieving land use compatibility that are being developed by Pima County and other local governmental entities, including strengthening land use controls and protections. Any properties acquired through this bond program could be designated as urban open space, allowing passive recreational uses if these are deemed to be compatible with the mission of Davis-Monthan Air Force Base. Large parcels in the highest risk areas are to receive priority consideration for acquisition.

**Benefit:** Davis-Monthan Air Force Base is one the primary institutions in Pima County and Southern Arizona, contributing \$1.3 Billion annually to the local economy, jobs for more than 6,500

military personnel and more than 1,100 civilian personnel, and serving 54,000 medical beneficiaries. This project will prevent urban encroachment off the southeastern end of the base, in the the approach/departure corridor, thereby preserving open space, protecting habitat and providing opportunities to enjoy urban open space. Preserving this open space also will help to protect the long term survival of Davis Monthan Air Force Base, assist the base in fulfilling its mission to the safety of the nation, and continue the positive economic impacts of the base fr the community. Preserving this open space also will benefit the community by reducing or eliminating long-term exposure to high levels of noise and of the high level of risks associated with over-flights and the conveyance of live ordinance.

**Cost:** \$20,000,000 - \$30,000,000 in the current and any future approach/departure corridors.

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

**Other Funding:** Other funding to match local bond funds will be sought through various state and federal grants and appropriations.

**Project Duration:**

**Implementation Period:**

**Project Management:** Pima County will manage tasks and activities typical in the

acquisition process, including but not limited to negotiations, appraisals, preparation of documents, with all acquisitions approved by the Board of Supervisors. The Board of Supervisors will approve all acquisitions made under this program and all tasks incident to closing of acquisitions. The Board of Supervisors will establish an oversight committee (Davis Monthan Open Space Advisory Committee) to develop a detailed plan for analyzing and prioritizing all eligible properties and a schedule for implementing the Davis Monthan open space program; provide advice and consent on the selection of all properties for acquisition and make recommendations on acquisitions to the board; and provide regular reports to the Board of Supervisors and the public on progress toward implementing the program. The Committee will be composed of the Base Commander (or his or her designee), a representative from the Arizona Department of Commerce, a representative of DM-50, a representative of the City of Tucson, a representative of the Tucson Metropolitan Chamber of Commerce, and the County Administrator (or his or her delegate).

**Future Operating and Maintenance Costs:**