

Introduction

Chapter 1: Introduction, Overview, Background and History



Key Subjects

- ✓ Purpose
- ✓ Brief History and Overview of Pima County
- ✓ Native Peoples
- ✓ Recent Pima County Planning Efforts

Important Notes:

1. At the time of the preparation of the infrastructure study that served as the core of this background document, the Tohono O’odham Nation was treated as a planning area for statistical purposes only. The Tohono O’odham Nation is a sovereign nation, and though the County recognizes the importance of the Nation to the region, the County has no jurisdiction over the Nation.
2. All Exhibits referenced in this chapter are included at the end of the chapter.

1.1 Purpose

This background and current conditions document is a compendium of primarily local and regional information that was used to inform the Pima County Comprehensive Plan, Pima Prospers. The plan covers a diverse array of topics and most are intrinsically interlinked in terms of service delivery. No individual or information source can provide all the background necessary on a single topic, let alone discuss its interrelationships with other topics.

This document is one component of the plan making process and does not serve as the only source of information. Public comment; stakeholder input; dialog with professional colleagues and subject matter experts in the county, other agencies and the private sector; professional journals and trends in the planning profession and in other professions covered in the plan content; the planning history of the county; and the state statutory framework for county comprehensive planning are some of the other source material critical to the genesis of this update to the Pima County Comprehensive Plan. Plan making is very much an iterative process that builds on the past, recognizes present conditions and looks to a future that may or may not resemble past and present.

Much of the document contains information compiled in the *Pima County Infrastructure Study*, a multi-year, multidisciplinary effort meant to be a precursor to the Comprehensive Plan. This infrastructure study was based on twelve of the thirteen “planning areas” used in the Comprehensive Plan (i.e. the twelve in eastern Pima County). The thirteenth planning area is Ajo-Why, a critical part of Pima Prospers. Some of the data refer to a fourteenth “planning area” but it is not, in fact, an actual planning area. The fourteenth area includes Tohono O’odham lands and just like the incorporated jurisdictions, Pima Prospers does not plan for the Tohono O’odham Nation lands. The fourteenth area is included for the purpose of data calculations. Initially based solely on watershed boundaries, the planning areas were altered to use major geographic or political boundaries such as a major road to create planning areas with some commonality of interest. It is recognized that these planning areas work best for certain types of physical infrastructure and less for human infrastructure. Economic development, a key component of the Plan, is best addressed regionally although planning areas have differing potentials due to the historic development pattern within each.

Exhibits 1.1.a Planning Areas (East) and 1.1.b Planning Areas (West), included at the end of this chapter, show the location of these planning areas.

1.2 Brief History and Overview of Pima County

Pima County is named after the Pima Native Americans who are indigenous to this area. The land that is now Pima County has a long history of human settlement but became part of the United States as part of the Gadsden Purchase. On December 30, 1853, the United States purchased from Mexico a strip of land lying south of the Gila River. The cost was \$10 million in gold. Pima County, as originally formed, actually included all of the Gadsden Purchase. In 1863, the Territory of Arizona was created, and Pima was designated one of the original four counties of the Territory by the first Territorial Legislature the following year. Over the years during Territorial days, all or portions of five newer counties were created from Pima County, leaving the County in approximately its present configuration. Today, Pima County encompasses an area of approximately 9,188 square miles. Pima County by itself is larger than the six smallest states and is larger than the three smallest states combined. The county is bounded on the north by the counties of Maricopa and Pinal; on the east by Graham and Cochise Counties; on the south by Santa Cruz County and the Mexican State of Sonora, and on the west by the County of Yuma. The only municipality for most of the County's existence and for years prior to that, the City of Tucson was the capital of the Arizona Territory from 1867 to 1877, and today is the second largest city in the state.

Pima County is one of the oldest continuously inhabited areas of the United States. Native Americans have lived in this region from prehistoric times to the present. Pima County today is the home of the bulk of the Tohono O'odham reservation, the third largest in the nation, and of the Pascua Yaqui Tribe.

In the middle of the 18th century, the discovery of silver and gold in the region drove development to this region, and the County has been growing ever since. From a population of 395 in 1820, Pima County has a population of slightly more than 980,000, per the 2010 Census population count. The bulk of the population resides in eastern Pima County, in and around the City of Tucson and the suburban municipalities surrounding the city. Approximately one third or more of the population lives in the unincorporated area, mostly in the form of suburbs in Tucson and the Green Valley area south of Tucson. The population is projected to reach 1.4 million by 2041.

Hohokam Indians lived and farmed the land for 4,000 years before Spanish missionaries and soldiers arrived in the late 1600s. In the 1700s, the Spanish established the Presidio San Agustín del Tucson and the Mission San Xavier del Bac -- the two most iconic and historic structures in the region. "The Old Pueblo," as the adobe-walled Tucson Presidio became known, is Tucson's nickname to this day.

At the time of statehood for Arizona in 1912, Pima County had a population of 23,000, most of whom were located in Tucson. Mining, farming, ranching, and the businesses necessary to support and sustain these endeavors contributed significantly to the economy. People came to Tucson and Pima County for health reasons, as tuberculosis patients arrived to take advantage of the arid climate as well as people

with other respiratory ailments like asthma. Tourism, especially dude ranches, became popular as more people owned automobiles and had the ability to travel greater distances. Davis-Monthan Air Force base developed during World War II and remains an important part of the community.

Some of the area's most popular attractions are on Pima County property. Residents and visitors can catch a game or a concert at Kino Sports Complex, the area's largest sports and entertainment venue, or marvel at the technological wonders at the Pima Air & Space Museum, or take a closer look at some of our unique wildlife at the Arizona-Sonora Desert Museum.

Today, a focal point for technology, life sciences, and innovation, Pima County benefits from major observatories like Kitt Peak National Observatory, the University of Arizona, The University of Arizona Science and Technology Park, The University of Arizona Solar Zone, the Biosphere II, Davis–Monthan Air Force Base, and the Bioscience Center in Innovation Park.

Pima County consists of several jurisdictions, of which Tucson is the largest and county-seat. The vast majority of the county population lies in and around the City of Tucson, filling much of the eastern part of the county with urban development. Tucson, Arizona is a major commercial and academic center. There are five jurisdictions in Pima County. These are the City of Tucson, the Town of Marana, the Town of Oro Valley, the Town of Sahuarita, and South Tucson. The County also includes two sovereign nations: The Tohono O'odham Nation and the Pascua Yaqui Tribe.

Over the years, a number of factors have contributed to how the development of Pima County has been molded and shaped. The County's topography; the nature of the economic eras in which we grew or failed to grow; land ownership patterns, notably public and state trust land holdings; community and political decisions on development, infrastructure and conservation matters; entrepreneurial private sector initiatives notably in real estate shaping the region; the diverse population; the success or failure of planning initiatives; zoning; incorporation and annexation; the climate; our dominate Sonoran desert and sky islands; mining, farming and ranching; and tourism provide an incomplete but illustrative list.

Today, private land makes up approximately 13.6 percent of the county. As the county is 9,188 square miles, private land makes up approximately 1,250 square miles (800,000 acres). Additionally, much of Arizona state trust land, held in trust for supporting public institutions notably including the K-12 education system, is potentially available for sale or lease for urban scale development. It comprises an additional 14.7 percent of the land mass of the county. The most highly valued trust land within and close to the county's municipalities is the most likely to be opened for eventual development.

An excellent history of the growth, development and form of Pima County through the year 2000 was prepared by the Pima County Development Services Department (Frank P. Behlau, AICP, principal author), and can be found online at www.pima.gov/cmo/sdcp/reports/d12/029HIS.PDF.

Native Peoples

The Tohono O'odham Nation and the Pascua Yaqui Tribe contribute significantly to the diversity of culture of the County's population and to its economic prosperity. The Nation in particular makes up a major part of the land mass of the county, and together the Nation and Pascua Yaqui Tribe land ownership is over 42 percent of the county.

The Tohono O'odham Nation

"Tohono O'odham" means "Desert People." The Tohono O'odham people reside primarily in the Sonoran Desert of southeastern Arizona and northwest Mexico. A United States reservation residing on a portion of its people's original Sonoran desert lands, the Tohono O'odham Nation within the United States is organized into twelve districts and includes the recently established Hia-Ced District. The land lies in three counties in Arizona: Pima County, Pinal County, and Maricopa County. The main reservation is located between Tucson and Ajo, Arizona, with its administrative center in the town of Sells. A few of the districts are not contiguous with the main reservation: the San Xavier District southwest of Tucson, the San Lucy District near the city of Gila Bend, and the Florence Village near the city of Florence.

The reservation's land area is 11,534.012 square kilometers (4,453.307 sq. mi), the third-largest Indian reservation area in the United States (after the Navajo and the Uintah and Ouray). The Tohono O'odham Nation occupies most of the western portion of Pima County.

The 2010 census reported 10,201 people living on reservation land. The Nation's enrollment office tallies a population of 25,000, with 20,000 living on its Arizona reservation lands.

The Pascua Yaqui Tribe

The Yoem People (now known as Yaqui) have lived in an area including what is now the southwestern United States and northern Mexico for generations. The original boundaries of the Yaqui stretched north as far as Durango, Colorado; west as far as Yuma, Arizona and some parts of California; east through New Mexico and Arizona and south as far as the southern tip of Sonora, Mexico.

From 1740 on, thousands of Yaquis moved into what is now Sonora, Mexico and southern Arizona to work in the silver mines, where they excelled as both miners and craftsmen. In 1825, as the Spanish government moved to parcel out Yaqui land, a Yaqui rebellion was provoked that resulted in intermittent war with the Spanish and Mexican Governments that lasted 100 years. This war caused many Yaqui to travel to established settlements farther north, in order to work and buy ammunition, food and needed supplies to further the cause of the Yaqui in the warring areas farther south. This migration resulted in a substantial increase in the populations of the northern Yaqui settlements located in what is now Arizona.

When the U.S. boundary line was fixed and located by agreement with Mexico through the Gadsden Purchase in 1854, it divided the territory occupied by Yaquis between the United States and Mexico, even though the continuing occupancy of the Yaquis and others was recognized by both countries. As a result of the conflict between the Yaquis and the government of Mexico, between 1880 and 1910, the United States granted asylum to these thousands of Yaquis from the south.

Although the Yaqui People are now settled together in several communities throughout their aboriginal territory in the Southwest, including both sides of the international border, the largest concentrated population of Yaquis on the U.S. side of the border live in Pascua Pueblo and in Pascua Yaqui Tribally Recognized Communities in and around Greater Tucson/Pima County and the Maricopa/Pinal County regions. In Pima County, the Pascua Yaqui Tribe includes Pascua Pueblo, the largest Tribal community, growth center of the Tribe, located southwest of Tucson and the site of the Pascua Yaqui Reservation. Pascua Pueblo and Pascua Yaqui Tribally Recognized Communities include lands held in fee by the Tribe. Pascua Yaqui Tribally Recognized Communities include: Yoem Pueblo; Old Pascua and Barrio Libre/16th & 44th. The Tribe's Tortuga Ranch is also included in Pima County.

The Pascua Pueblo and the Pascua Yaqui Tribally Recognized Communities within Pima County encompass a total of 8,844.89 acres. Of this total, 1,818.33 acres, or approximately 21 percent, are reservation lands located in Pascua Pueblo and 7,026.56 acres, or approximately 79 percent, are lands held in fee by the Tribe. Pascua Yaqui tribally recognized communities within Pima County encompass a total of 305.47 acres. There are no reservation lands outside of Pima County.

According to 2010 Census counts and the Pascua Yaqui Tribe Enrollment Office, of the total 4,667 persons living in the Pima County region, 4,002 persons, or 85.7 percent live in Pascua Pueblo and 665, or 14.2 percent, live in Tribally Recognized Communities. Of the 4,667 total, 4,002, or 85.7 percent live in Pascua Pueblo; 45, or 1 percent, live in Yoem Pueblo; 430, or 9.2 percent live in Old Pascua; and 190 or 4.1 percent live in Barrio Libre and 16th & 44th. There is no population living in the Tribe's Tortuga Ranch.

1.3 Recent County Planning Efforts

Since the last update of the Pima County Comprehensive Plan in 2001, a number of major initiatives spearheaded or jointly led by the county have transpired. This section begins with the content and focus of that Comprehensive Plan.

The Pima County Comprehensive Plan 2001

Pima County's last comprehensive plan update charted a course for Sonoran Desert habitat protection and brought the county's plan into compliance with Arizona's new Growing Smarter statutes. Adopted by the Board of Supervisors in December 2001, the Pima County Comprehensive Plan 2001 includes three

working documents: the Regional Plan Policies; the Land Use Intensity Legend; and Rezoning and Special Area Policies. The Plan focuses primarily on land use and conservation and incorporates the Sonoran Desert Conservation Plan's Conservation Lands System.

The 2001 plan update process took over from what was accomplished with the 1992 update process which was to combine and standardize the many neighborhood and community plans and policies into one document, to establish a common planned land use designation system, and to update many outdated plans.

The Sonoran Desert Conservation Plan

The geographic scope of the **award winning** Sonoran Desert Conservation Plan (SDCP) is impressive; it encompasses nearly 5.9 million acres located in Pima County, Arizona including the Tucson metropolitan area. It sets a common regional vision for balancing the preservation of our natural resource and cultural heritage while maintaining the community's economic viability. This vision uniquely lends continuity to other endeavors that plan for future growth, infrastructure services, economic development, resources conservation, cultural heritage preservation and other efforts related to improving the community's health and well-being now and into the future. Initial emphasis tended to focus on park expansion, ranch preservation, archaeological and cultural resources, wildlife habitat and biological corridors, and riparian restoration. Land acquisition, funded by voter-approved bonds, was an important tool in addressing many of these focal areas.

Today, however, as the County continues to be concerned about the conservation and preservation of parks and natural and cultural resources, more attention is being devoted to addressing economic-related concerns. Job growth and retention are at the forefront of the County's Economic Plan. See *Pima County Economic Plan* (page 1.13 of this chapter) for more details.

The SDCP is a visionary step forward for the citizens of Pima County and leaves the community better prepared to protect the lifestyle and quality of life that make Pima County a unique and wonderful place to live and visit.

Water & Wastewater Infrastructure, Supply and Planning Study (WISP)

In April 2008, the City of Tucson Mayor and Council and the Pima County Board of Supervisors initiated a multi-year study of water and wastewater infrastructure, supply and planning issues. The ultimate goal of this effort is to assure a sustainable community water source given continuing pressures on water supply caused by population growth.

The first two phases of the study focused on collecting basic facts related to the condition and capacity of water, wastewater and reclaimed water infrastructure, and of available water supplies. Information on critical factors related to planning for a sustainable water future also was collected. Phase II of the study culminated in a final report from the Oversight Committee and staff that sets forth a new paradigm for planning for a sustainable water future and a set of common city/county goals and recommendations. The County has been monitoring progress on the recommendations outlined in the final document. Pima Prospers includes a number of those items by reference, in policy or in implementation strategies.

Regional Wastewater Reclamation Plan

Pima County Regional Wastewater Reclamation Department (RWRD) has completed all the mandated projects in the regulatory-driven Regional Optimization Master Plan (ROMP). This aggressive plan was designed and constructed to expand and upgrade infrastructure to meet new and regulatory mandates and potential future requirements. It also provides for the wastewater capacity needs of the community for the next several decades. All of the regulatory-required infrastructure is now in operation, and work on other ROMP-related projects is wrapping up. The completed ROMP projects met original scope goals and objectives and were completed on or ahead of schedule. Almost all were completed significantly under budget. To date, the overall ROMP Program has saved more than \$114 million from the original \$720 million budget. These accomplishments will benefit all the customers of RWRD well into the future.

The ROMP Program was initially commissioned as a result of a new 2005 regulatory requirement to improve the quality of the effluent discharged to the Santa Cruz River from Pima County's Ina Road and Roger Road Wastewater Reclamation Facilities (WRF). The Ina Road WRF was recently renamed the Tres Rios Water Reclamation Facility. In anticipation of the substantial expense to comply with this regulatory requirement, RWRD engaged consultants and impacted stakeholders. The group evaluated the community's aging wastewater infrastructure along with best approaches to meet new environmental standards. In-depth dialogue and consultation with this diverse group of experts and community partners led to the development of the ROMP.

The following program goals were identified and developed:

- Improve the quality of effluent discharges to the Santa Cruz River from the Ina Road WRF by January 30, 2014 and from the Roger Road WRF by January 30, 2015 in compliance with regulatory requirements. The effluent quality improvement would be realized primarily through the reduction of nutrients in the effluent resulting in improvements to the Santa Cruz River ecosystem and its underlying groundwater aquifer.
- Provide wastewater treatment capacity to meet the needs of a majority of Pima County residents for at least 25 years into the future.

- Upgrade or replace aging infrastructure of both major regional wastewater treatment facilities. Initial components of the Roger Road WRF date back to the early 1950s. Components of the Ina Road WRF date back to the 1970s.
- Incorporate features that can more cost effectively integrate projected future regulatory requirements.
- Implement a good neighbor policy for the surrounding communities by incorporating odor control technology in the ROMP facilities to prevent odors from affecting nearby homes and businesses.
- Incorporate architectural features and landscaping that are attractive and compatible with the surrounding communities.
- Provide a safe workplace for employees of the regional systems.
- Develop a program budget and financial plan to fund the improvements while ensuring rate increases do not become a hardship for the system’s ratepayers, who pay for the improvements.

As the ROMP was developed, these goals were incorporated into a plan which was finalized with a not-to-exceed budget of \$720 million. As a consequence of the goals and resulting plan, the ROMP became the largest and most complex public works program ever undertaken in the history of Pima County.

Sustainability Action Plan for County Operations

Pima County strives to integrate sustainable decision making into all facets of its operations and to achieve a triple bottom line of benefits, enhancing the environment, economy, and quality of life for its citizens. On May 1, 2007, the Board of Supervisors adopted Resolution 2007-84, establishing a far-reaching set of sustainability initiatives, paving the way for the development and adoption of the Sustainable Action Plan for county operations in August 2008.

This plan represents a systematic approach to integrating the goals of sustainability into virtually all facets of the way Pima County government operates—from the cars driven by County staff, to the energy and water consumed at County facilities, to the construction of County buildings, to the products the County purchases, to the way the County perceives and handles “used” materials.

Through the implementation of this plan and the programs it has generated, Pima County strives to set an example for other communities desiring to achieve a high quality-of-life for their residents, protect their natural and cultural heritage, and provide meaningful economic opportunities.

To date, the County has accomplished the following in its pursuit of creating a sustainable community:

- Achieved a net savings of over \$7,136,000 in energy costs.
- Brought 7 megawatts of renewable energy online, more than tripling its renewable energy capacity.

- 44 percent of the County fleet vehicles are now flex fuel, alternative fuel, or hybrid vehicles.
- Built all new County-occupied facilities and new additions greater than 5,000 square feet to LEED Silver standards.
- Became the first public agency in the country to be awarded LEED for Homes provider status by the USGBC.
- Acquired 98,286 acres of parklands and natural areas land for open space conservation.
- Increased the number of County parks served by reclaimed water by 120 percent compared to the baseline.
- Reduced the quantity of waste sent to landfills by 46 percent.

Southwest Infrastructure Plan

Pima County's Southwest area has been identified by County planners as a potential and strategic growth area. To accommodate population growth, the existing infrastructure must be improved and expanded. The infrastructure plan provides a basis for infrastructure decision-making related to development in the Southwest area. It quantifies the nature, phasing, financial impacts, and funding possibilities for those flood control, parks and recreation, transportation, wastewater infrastructure and other improvements that are necessary to serve future growth in the area. The plan includes phased infrastructure plans, estimates of probable cost, funding analysis outputs, and provides a model for deployment elsewhere in Pima County. The plan also summarizes readily available data regarding the provision of other services provided by public, quasi-public, and private agencies such as fire districts, Tucson Water, Tucson Unified School District, and utility providers. The planning process included public input, identified stakeholders and subject experts, and numerous County departments.

Imagine Greater Tucson Process & Adopted Regional Vision

Imagine Greater Tucson has been a regional visioning process led by a local non-profit 501(c)3 corporation. The Vision, entitled "Looking Forward" was published and presented in September 2012. A number of county staff participated in the public involvement process leading to the Vision and development of the Vision itself.

The Vision for a Greater Tucson Region, resulting from the Imagine Greater Tucson (IGT) process, is the culmination of more than two years of input and participation by over 10,000 people countywide. The Vision describes the future desired for the region based on shared values. This process resulted in 60 Shared Regional Values, categorized into nine (9) principles:

- Accessibility
- Educational Excellence

- Environmental Integrity
- Good Governance
- Healthy Communities
- Higher Education
- Prosperity
- Quality Neighborhoods
- Regional Identity

The process and the published document outline a preferred future, noting that if the region were to continue to develop without taking a change in path, the future would be inconsistent with the Shared Regional Values. Quoting from the Looking Forward document, the Vision is “an expression of a region’s core values and desired direction.” “The purpose...is to establish a strong cohesive identity for our region and an agreed-upon basis for public decision making and collective action for the future.” The Visioning process covered the metropolitan Tucson area. Among other components of implementation, the Vision is meant to be input into jurisdictional comprehensive and general plans.

The Pima County Board of Supervisors accepted the Vision for a Greater Tucson Region, which focuses primarily on development in urbanizing and suburbanizing eastern Pima County.

The Imagine Greater Tucson Looking Forward document discusses process, building blocks of the preferred future, and the key components toward successful implementation which include:

- Creating quality places and neighborhood choices
- Developing a strong and diverse economy
- Conserving resources and the natural environment
- Creating an accessible region
- Improving decision-making and regional collaboration

The document in full may be found on line at http://www.imaginegreatertucson.org/wp-content/uploads/2013/08/Looking-Forward_Vision-for-a-Greater-Tucson-Region.pdf

Pima County Regional Master Trail System and The Loop

Changes in River Park and Greenway standards pointed at the need to update the Eastern Pima County Trail System Master Plan last revised in 1996. In 2010, the Pima County Natural Resources, Parks and Recreation Department led this effort which included revisions to the Pima Regional Trail System Master Plan Trails Map and the conforming modifications to the zoning code. The changes to the zoning code updated the text to reflect the current trail system master plan.

The overall goal of this update was to expand the trail system in the urban core of the area’s jurisdictions and to explore new opportunities in outlying areas. The plan builds on the efforts of the previous master plan, taking a detailed look at both the areas surrounding the cities in the county and the urban context of downtown and suburban Tucson, and the towns located in the periphery.

The updated system consists of approximately 853 miles of existing and proposed trails, paths, greenways, river parks, bicycle boulevards, and enhanced corridors that connect regional destinations, workplaces, parks, schools, and preserve areas. In addition, there are 1,422 miles of single-track trails that connect the urban core to the large and small natural preserves in Eastern Pima County. The trails system includes parks, trailheads and boundary access points to increase user access to the system, as well as detailed design standards—including River Park standards—to guide the future development of the system.



Pima County is developing *The Loop* around metro Tucson with 55 miles of biking, walking and running paths connecting the Rillito, Santa Cruz, and Pantano River Parks with the Julian Wash and Harrison Road Greenways. Loop links will extend the network of paths through Marana, Oro Valley, Tucson and South Tucson. These connections are the result of Pima County’s cooperative partnerships with these jurisdictions.

The Loop will connect parks, trailheads, bus and bike routes, workplaces, schools, restaurants, hotels and motels, shopping areas, and entertainment venues. Visitors and Pima County residents can enjoy The Loop on foot, bikes, skates and horses. If it doesn’t have a motor, it’s good to go on *The Loop*.

When completed, *The Loop* will total 131 miles and connect the Rillito River Park, Santa Cruz River Park, and Pantano River Park with Julian Wash and the Harrison Greenway.



Pima County Economic Development Plan

In January 19, 2012, C.H. Huckleberry, the County Administrator, presented an Economic Development report to the Board of Supervisors capturing the past and present actions to promote job growth and retention. Pima County's role in economic development has traditionally been focused on workforce development managing the federal funds that are allocated through the State and funneled to Workforce Investment Boards. Pima County pays an annual contribution to Sun Corridor Inc. to develop strategies for industry attraction and work with site selectors to match their requirements with the region. The Economic Development report outlined an aggressive shift to active recruitment and infrastructure commitments to attract and retain large employers. The report proposes actions such as Targeted Transportation Infrastructure Investments, proposed land acquisition, and promoting the importance of solar energy.

Pursuant to the objectives, the following example actions are currently underway:

- Protect Raytheon from urban encroachment through land acquisition, airport planning, road realignment and aerospace corridor planning
- Protect the military functionality of DMAFB and the Air National Guard Fighter Wing through land acquisitions and noise mitigation funding
- Position the county for new jobs and new industry through maximizing on the current assets such as airports for the Aerospace and Defense Research Corridor

Future challenges were identified that would require a regional approach to solve including, for example, developing new investment strategies for transportation funding mechanisms and changing public attitudes regarding infrastructure investment. It also recommends fostering a collaborative environment in which the private sector, local governments, educational institutions and nonprofit agencies work together to stabilize and expand the local economy.

Meant to be a short term strategic plan, a second phase of the Economic Development Plan for 2015-2017 is awaited.

Pima County Multi-Species Conservation Plan and Habitat Conservation Plan

Pima County's Multi-species Conservation Plan (MSCP) is the part of the Sonoran Desert Conservation Plan (SDCP) that addresses endangered species compliance. Under the Endangered Species Act it is illegal to take (harm, harass, pursue, hunt, shoot, wound, kill, trap, capture, or collect) threatened and endangered species. The U.S. Fish and Wildlife Service (Service) may issue permits to take federally listed species provided the taking is incidental to an otherwise lawful activity. Issuing such an incidental take

permit to a nonfederal entity, such as Pima County, requires the permit recipient to develop—and commit to—a habitat conservation plan that minimizes and mitigates the effects of incidental take on federally listed species. The MSCP is Pima County's habitat conservation plan, which covers 44 species.

Numerous investigations and research efforts were conducted as part of the SDCP to determine the location, condition, and appropriate conservation measures for a number of key natural resources in Pima County. This information provided the foundation for the MSCP. The MSCP:

- Serves as the document of record for anticipated incidental take, habitat loss, mitigation, management, and monitoring of covered species and their habitats that result from the activities authorized under the permit (i.e., Covered Activities);
- Establishes a phased approach to implementing the Pima County MSCP with appropriate interim milestones for meeting requirements associated with projected impacts; and
- Provides a means for tracking mitigation obligations and credit.

Once approved, the MSCP will be valid for up to 30 years or until impacts from the following activities reach 36,000 acres:

- Ground disturbances on individual, single dwelling lots that occur subsequent to the County's issuance of a building permit that authorizes grading of 14,000 square feet or more provided that the property owner elects to participate in the County's Section 10 permit at the time the property owner applies for the building permit;
- Ground disturbances that occur as part of—and subsequent to—the development of a residential subdivision where such actions are subject to the County's issuance of a site construction permit provided the property owner elects to participate in the County's Section 10 permit after submittal of the site construction permit application but prior to the County's issuance of the site construction permit (see Section 3.4);
- Ground disturbances that occur as part of and subsequent to the development of a non-residential facility where development is subject to the County's issuance of a site construction permit provided the property owner elects to participate in the County's Section 10 permit after submittal of the site construction permit application but prior to the County's issuance of the site construction permit (see Section 3.4);
- Activities of the County including construction, repair, maintenance, and operation of County facilities and infrastructure;
- Construction, operation, and maintenance of renewable energy generation projects located on County-owned lands leased to others specifically for that purpose;
- Relocation of utilities within County rights-of-way, where required by Pima County;

- Monitoring and land management activities including surveys, scientific studies, and other such activities carried out by Pima County and its cooperators for the purposes of this MSCP;
- Restoration activities such as vegetation treatments (including wildland fire) that are intended to improve the biological and ecological values;
- Recreation activities authorized by Pima County; and
- County ranch-management activities—exclusive of livestock herbivory and trampling—on land owned by the County and lands managed by the County through grazing leases issued by the State of Arizona.

Solar One Stop Center



The Solar One Stop is a multi-agency collaborative effort of Pima County and the City of Tucson, originally funded through the U.S. Department of Energy’s (DOE) Solar America Communities Initiative and maintained by Pima County. The program’s mission is to spread information on affordable, quality, and efficient solar technologies for homes and businesses. The City and County continue to utilize all possible sources of financing for solar on public sites and to better integrate solar into city and county planning processes and green building initiatives.

For the County, the program is also an outgrowth of the Board of Supervisors 2007 Sustainability resolution and the Sustainable Action Plan for County Operations discussed above.

The website for the Solar One stop is <http://solaronestopaz.org/Home.aspx>

Exhibit 1.1.a: Planning Areas (East)

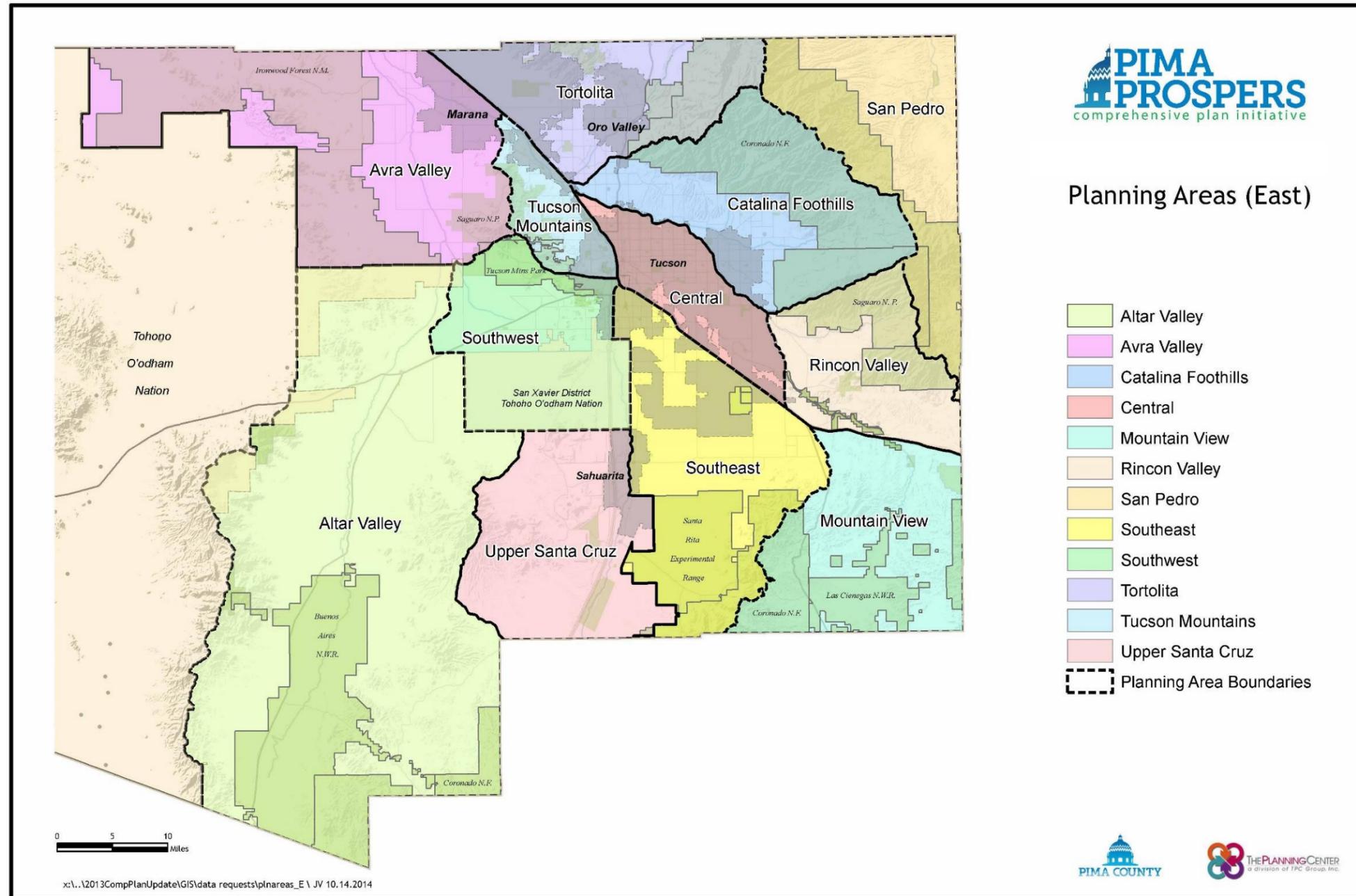
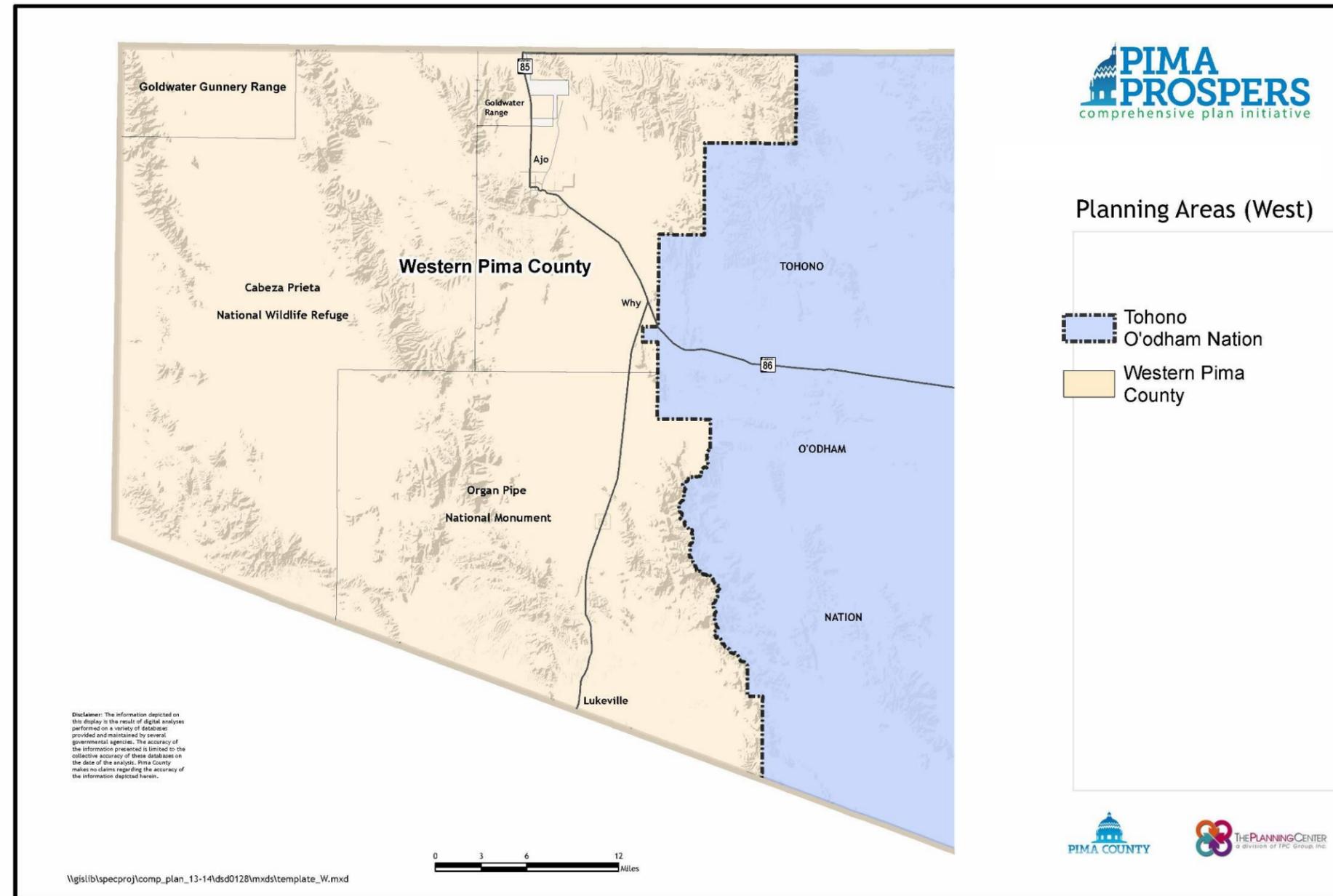


Exhibit 1.1.b: Planning Areas (West)



Inventory and Analysis

Chapter 2: Inventory, Demographics and Socio-Economic Analysis



Key Subjects

- ✓ Location and Regional Context
- ✓ Planning Areas and Settlements Description
- ✓ Environmental Considerations (Topography, Hydrology and Biological Resources)
- ✓ Demographics
- ✓ Socio-economic Conditions

Important Notes:

1. At the time of the preparation of the infrastructure study that served as the core of this background document, the Tohono O’odham Nation was treated as a planning area for statistical purposes only. The Tohono O’odham Nation is a sovereign nation, and though the County recognizes the importance of the Nation to the region, the County has no jurisdiction over the Nation.
2. All Exhibits referenced in this chapter are included at the end of the chapter.

Base Mapping and Inventory

2.1 Location and Regional Context

Pima County is located in the south central region of Arizona and encompasses a total of 5,879,797.69 acres or 9,188.83 square miles (23,799.0 km²). The county is named after the Pima Native Americans which are indigenous to this area. It borders between southwestern Arizona and northwestern Mexico's Sonora state. Municipalities within Pima County include the City of Tucson (the largest and the county seat), the City of South Tucson, the Town of Marana, the Town of Oro Valley, and the Town of Sahuarita. The vast majority of the county population lies in and around the City of Tucson, filling much of the eastern part of the county with urban development. Pima County includes two sovereign nations: The Tohono O'odham Nation and the Pascua Yaqui Tribe.

Private land makes up approximately 13.6 percent (1,250 square miles) of the county. Additionally, much of Arizona state trust land, held in trust for supporting public institutions, is potentially available for sale or lease for urban scale development. It comprises an additional 14.7 percent of the land mass of the county.

According to the 2000 census, of the total 9,188.83 square miles (23,799.0 km²) within Pima County, 9,186.27 square miles (23,792.3 km²) (or 99.97 percent) is land and 2.57 square miles (6.7 km²) (or 0.03 percent) is water. The United States Office of Management and Budget designated Pima County as the Tucson, AZ Metropolitan Statistical Area. The United States Census Bureau ranked the Tucson, AZ Metropolitan Statistical Area as the 53rd most populous metropolitan statistical area of the United States as of July 1, 2012.

The Office of Management and Budget further designated the Tucson, AZ Metropolitan Statistical Area as a component of the more extensive Tucson-Nogales, AZ Combined Statistical Area, the 53rd most populous combined statistical area and the 59th most populous primary statistical area of the United States as of July 1, 2012.

Exhibit 2.1, included at the end of this chapter, shows the Comprehensive Plan study area and regional context and depicts municipalities, Tribal Lands, and major parks and protected areas.

2.2 Planning Areas

For planning purposes, Pima County is divided into thirteen distinct planning areas. The Pima County Infrastructure Study serves as the core of this background document and includes 12 of the 13 Planning Areas (Eastern Pima County). Western Pima County, the Ajo-Why planning area, was added for Pima Prospers. A fourteenth “planning” area is included in some of the statistical data for this document but is only for statistical purposes. Just as with the incorporated jurisdictions, Pima Prospers does not plan for The Tohono O’odham Nation lands. While not part of the county land use plan, the Tohono O’odham and the other jurisdictions are very important entities in the planning process. Each planning area presents unique opportunities and challenges. In addition to addressing flood control, transportation, wastewater, libraries, health and other countywide services provided by Pima County, this comprehensive plan also assesses opportunities within each planning area. This layered approach provides a more comprehensive picture of future needs.

See Exhibits 2.2.a and 2.2.b for Public and Private Land Ownership maps.

TABLE 2.2: Planning Area Acreages

Planning Area	Total Acres
1. Avra Valley	316,549.11
2. Tucson Mountains	50,615.58
3. Southwest	150,723.67
4. Altar Valley	712,465.73
5. Upper Santa Cruz	176,765.50
6. Mountain View	183,813.05
7. Southeast	221,883.14
8. Central	79,887.01
9. Catalina Foothills	200,399.81
10. Rincon Valley	122,162.78
11. Tortolita	150,452.16
12. San Pedro	174,332.96
13. Ajo-Why	981,488.00
Total All Planning Areas:	3,521,538.50
Total County:	5,880,851.00

Source: Pima County Infrastructure Study, 2013

Avra Valley Planning Area (1)

The Avra Valley planning area encompasses 316,548 acres northwest of the Tucson metropolitan area and west of Interstate 10 including a portion of the Town of Marana. The northwestern boundary of the planning area is the Pinal/Pima County line until it reaches Interstate 10 in the area of the Rillito community (approximately 1½ miles northwest of Avra Valley Road and Interstate 10) where the eastern boundary drops south from Interstate 10 roughly bisecting Saguaro National Park (west) until it meets the southern boundary of the planning area. The southern boundary of the planning area begins at the junction of Planning Areas 1, 2, and 3 at roughly the southern end of Saguaro National Park (west), moving southwesterly until approximately the intersection of Sandario Road and two miles south of Mile Wide Road where the boundary then extends westward along the border of the Ironwood Forest National Monument and the Tohono O’odham Nation. The western boundary of the planning area is the periphery of the Tohono O’odham Nation (the east boundaries of T11S, R5E and T12S, R5E near the western edge of the Ironwood Forest National Monument). The planning area includes a portion of Saguaro National Park (west), a small portion of Tucson Mountain Park, the Ironwood Forest National Monument, and a portion of the Town of Marana (the portion on the west side of Interstate 10).

By jurisdiction, 52.6 percent (164,294 acres) of this planning area is the Ironwood Forest National Monument, 34.1 percent (106,566 acres) is unincorporated Pima County, 7.6 percent (23,852 acres) is the Town of Marana, 5.1 percent (15,920 acres) is Saguaro National Park (west), .17 percent (521 acres) is Tucson Mountain Park, and .09 percent (274 acres) is the Tohono O’odham Nation.

Privately-owned lands (101,581 acres) constitute 32.1 percent of the planning area. The Bureau of Land Management controls 36.3 percent (115,004 acres) of the planning area, the Arizona State Land Department controls 24.9 percent (78,840 acres), the Saguaro National Park (west) controls 4.7 percent (15,015 acres) and the remainder is owned by the Tohono O’odham Nation (.95 percent/2,998 acres), the Bureau of Reclamation (.78 percent/2,466 acres), Parks and Recreation (.19 percent/592 acres), and there is a “GIS mapping alignment shift” of 53 acres.

Tucson Mountains Planning Area (2)

The Tucson Mountains planning area encompasses approximately 50,615 acres in the central region of eastern Pima County. The western boundary of the planning area runs south from Interstate 10, roughly bisecting the Saguaro National Park (west) and abuts the eastern boundary of Planning Area 1. The northeastern boundary is Interstate 10 from just south of Tangerine Road to just south of Starr Pass Boulevard and abuts Planning Areas 8, 9, and 11, and the southern boundary is south of Starr Pass Boulevard from Tucson Mountain Park to Interstate 10 and abuts the northern boundary of Planning Area 3. The eastern edge of Planning Area 2 lies within the City of Tucson and the western edge lies within Saguaro National Park (west) and Tucson Mountain Park. The unincorporated areas are mostly within the central portion of the planning area, while a large southeastern portion lies within the City of Tucson and a large northern portion lies within the Town of Marana.

By jurisdiction, 39.8 percent (20,141 acres) of the planning area is unincorporated Pima County, 21.2 percent (10,716 acres) is within the City of Tucson, 16.2 percent (8,217 acres) is within Saguaro National Park (west), 14.9 percent (7,565 acres) is within the Town of Marana, and 7.9 percent (3,977 acres) is within Tucson Mountain Park.

Privately-owned lands constitute 75.9 percent (38,420 acres) of the planning area. With 6,240 acres, the National Park Service controls 12.3 percent of the planning area, the Pima County Natural Resources, Parks and Recreation Department controls 8.4 percent of the planning area, with the remaining acreage composed of State Trust Lands (3.2 percent/1,608 acres), Game and Fish (.13 percent/66 acres) and Military Reserve (.08 percent/40 acres).

The Town of Marana meets the City of Tucson at approximately Sunset Road. South of Sweetwater Drive, the City of Tucson incorporated area expands west of Silverbell Road to Painted Hills Road. The City of Tucson abuts Tucson Mountain Park in the Starr Pass development area.

Southwest Planning Area (3)

The Southwest planning area consists of 70 square miles of land located within the roughly seven by twelve mile rectangular region generally bounded by Tucson Mountain Park to the north, Mission Road to the east, the Tohono O’odham Nation San Xavier District and Pascua Yaqui Tribe lands to the south, and Sandario Road to the west.

Land ownership of the area is widespread and diverse, including the federal government, the State of Arizona, Pima County, the Arizona Board of Regents, and Tribal Nations. Some of those owners are anticipated to release all or portions of their property to development.

Altar Valley Planning Area (4)

The Altar Valley planning area encompasses approximately 712,463 acres in the southwestern region of eastern Pima County. The boundaries of the planning area are on the north where the Tohono O’odham Nation meets the Ironwood Forest National Monument (the southern boundary of Planning Area 1); the eastern boundary roughly follows the Brawley Wash south from Tucson Mountain Park to Ajo Highway (Hwy 86) where the boundary moves eastward to the Tohono O’odham Nation (San Xavier District) and follows the district’s boundary south and east to the Sierrita Mountains to the Pima/Santa Cruz County border (abutting Planning Areas 3 and 5). The southern boundary is the Pima/Santa Cruz County boundary, and the western boundary is the Baboquivari Mountains and the east perimeter of the Tohono O’odham Nation.

Much of the planning area is unincorporated Pima County with the exceptions of the Buenos Aires National Wildlife Refuge, the Coronado National Forest, Baboquivari Peak Wilderness Area, and portions of the Tohono O’odham Nation.

By jurisdiction, 73.9% percent(485,377 acres) of this planning area is unincorporated Pima County, 15.5 percent (101,595 acres) is the Buenos Aires National Wildlife Refuge, 7.6 percent (49,935 acres) is the Tohono O’odham Nation, and the remainder is Coronado National Forest (2.2 percent/14,273 acres), the Baboquivari Peak Wilderness Area (.31 percent/2,052 acres), Coyote Mountain Wilderness Area (in the Baboquivari Mountains) and slivers of the Tohono O’odham Nation (San Xavier District) and Ironwood Forest National Monument.

Privately-owned lands (119,767 acres) constitute 16.8 percent of the planning area. With 353,802 acres, the Arizona State Land Department owns 49.7 percent of the planning area. The federal government owns 26.2 percent of the planning area with 15.6 percent (111,407 acres) controlled by the Buenos Aires National Wildlife Refuge, 6.0 percent (43,059 acres) by the Coronado National Forest, and 4.6 percent (32,787 acres) by the Bureau of Land Management. The remaining land area is owned by the Tohono O’odham Nation (including a sliver of the San Xavier District) (7 percent), Game and Fish (.2 percent), and negligible acreage is attributed to “other” and to a GIS alignment data shift.

Upper Santa Cruz Planning Area (5)

The Upper Santa Cruz planning area encompasses approximately 176,751 acres in the south-central region of eastern Pima County. The western boundary of the planning area is the Sierrita Mountains, the southern is the Pima-Santa Cruz county line, the eastern is generally the Santa Cruz River and the Santa Rita Experimental Range (and the western boundary of Planning Area 7), and the northern is the Tohono O’odham Nation – San Xavier District. The planning area is characterized by a history of copper mining that continues today, as well as cattle ranching, agriculture, and urban development along Interstate Highway 19. I-19 is also a major highway providing connectivity to the US/Mexico border and connecting the State of Sonora, Mexico and the State of Arizona.

Privately-owned lands (108,826 acres) constitute 61.5 percent of the planning area. With 61,665 acres, the Arizona State Land Department controls 35 percent of the area within this planning area. Save an acre within the Tohono O’odham Nation - San Xavier District, the balance of this planning area (6,258 acres; 3.5 percent) is owned by the federal government, primarily the Bureau of Land Management and to a minor extent the U.S. Forest Service. By jurisdiction, 8.5 percent (14,957 acres) is within the Town of Sahuarita and 91.5 percent (161,794 acres) is within unincorporated Pima County.

Mountain View Planning Area (6)

The Mountain View planning area encompasses approximately 183,813 acres in the southeastern region of Pima County. The northern boundary of the planning area is Interstate 10, the eastern boundary is the Pima/Cochise County line, and the southern boundary is the Pima/Santa Cruz County line. The western boundary is the eastern boundary of Planning Area 7, which is very roughly Highway 83 for approximately six miles south from Interstate 10 to where the boundary veers southwest and bisects the Coronado National Forest.

By jurisdiction, 60.8 percent (111,757 acres) is Pima County, 21.3 percent (39,132 acres) is Coronado National Forest, 17.5 percent (32,066 acres) is Las Cienegas National Conservation Area, and 0.5 percent (858 acres) is Cienega Creek Natural Preserve. Privately-owned lands (26,737 acres) constitute 14.5 percent of the planning area. With 84,205 acres, the Arizona State Land Department owns 45.8 percent, the Bureau of Land Management owns 20.4 percent (37,540 acres), and the Coronado National Forest owns 14.5 percent (26,737 acres) of the planning area. A residual amount of 0.14 percent or 251 acres is deemed “GIS data alignment shift”.

Southeast Planning Area (7)

The Southeast planning area encompasses approximately 221,882 acres in the south-central region of eastern Pima County. The western boundary is made up of a portion of Interstate 19, of the eastern boundary of the Tohono O’odham Nation (San Xavier District), of the western boundary of the Santa Rita Experimental Range and Wildlife Area and a portion of the eastern boundary of Planning Area 5 which bisects the Town of Sahuarita. The southern boundary of the planning area is the Santa Cruz/Pima County border. The southeastern boundary is the western boundary of Planning Area 6 which bisects the Coronado National Forest (Santa Rita Mountains) and roughly parallels a portion of Highway 83. The northern boundary is Interstate 10 which is also the southern boundary of Planning Area 8.

Including 121,164 acres, the Arizona State Land Department controls the majority (55 percent) of the area within this planning area. Privately-owned lands (70,344 acres) constitute 32 percent of the planning area. Save a few acres within the Tohono O’odham Nation (San Xavier District), the balance of this planning area (30,332 acres; 13.7 percent) is owned by the federal government, specifically the U.S. Forest Service and Bureau of Land Management.

By jurisdiction, 20 percent (43,304 acres) is within the City of Tucson, 2 percent (4,639 acres) is within the Town of Sahuarita, and 42 percent (93,214 acres) is within unincorporated Pima County. A negligible amount of this planning area (22 acres) is a small portion of the City of South Tucson (South Tucson).

Central Planning Area (8)

The Central planning area encompasses approximately 79,887 acres in the central region of eastern Pima County. The western and southern boundaries of the planning area are Interstate 10 (where the boundaries abut Planning Areas 2, 3, and 7), the northern boundary is the Rillito River and the northeastern boundary is the Pantano Wash (both north and northeastern boundaries abutting Planning Area 9). The eastern boundary is formed by the section line of the Wentworth Road alignment veering away from the Pantano Wash and then south to Interstate 10 (where the boundary abuts Planning Area 10). Most of the planning area lies within the City of Tucson. The unincorporated areas of the planning area are at the far northwest, a small area in the north, and several areas along the south boundary of Interstate 10.

By jurisdiction, 88 percent (70,158 acres) is within the City of Tucson, 11 percent (9,100 acres) is within unincorporated Pima County, .8 percent (615 acres) is within South Tucson, and a scant three acres is within Marana.

Privately-owned lands (56,214 acres) constitute 70 percent of the planning area. With 12,935 acres, the Arizona State Land Department controls 16 percent and with 10,737 acres, Davis-Monthan Air Force Base controls 13 percent of the planning area.

Catalina Foothills Planning Area (9)

The Catalina Foothills planning area encompasses approximately 200,398 acres in the Catalina/Rincon foothills region of eastern Pima County. The small western boundary of the planning area is Interstate 10 abutting the eastern boundary of Planning Area 2, the northwestern boundary abuts Planning Area 11 and is roughly from I-10 east along Orange Grove Road to Shannon Road then diagonally northeast to slightly north of Magee Road and La Canada Drive and east to the Coronado National Forest to the junction of Planning Areas 11 and 12 in the Catalina Mountains. The planning area's northeastern boundary follows along the Catalina Mountains ridgeline and is the southwestern boundary of Planning Area 12. The southeastern boundary bisects Saguaro National Park (east) diagonally from southwest to northeast from south of Irvington Road abutting Planning Area 10 and the southwestern boundary roughly follows the Rillito River until Craycroft Road where it veers southeast and meets up with the Pantano Wash south of Irvington Road, abutting the west boundary of Planning Area 10 and the northern boundary of Planning Area 8.

With the notable exception of the City of Tucson-incorporated area south of Tanque Verde Road and other minor exceptions, the area is predominantly unincorporated Pima County.

By jurisdiction, 48.6 percent (97,343 acres) of the planning area is Coronado National Forest, 30 percent (60,116 acres) is unincorporated Pima County, 13.3 percent (26,624 acres) is within Saguaro National Park (east), 7.7 percent (15,475 acres) is within the City of Tucson, .31 percent (627 acres) is within the Town of Oro Valley and .11 percent (213 acres) is within the Town of Marana.

Privately-owned lands constitute 39.1 percent (78,386 acres) of the planning area. With 97,133 acres, the Coronado National Forest controls 48.5 percent of the planning area, the Saguaro National Park (east) controls 12.4 percent (24,758 acres) of the planning area, with the remaining acreage composed of Bureau of Land Management property (.04 percent/78 acres) and State Trust Lands (.02 percent/44 acres). A small piece of the Town of Oro Valley meets unincorporated Pima County near Magee Road and Oracle Road and the City of Tucson incorporated area expands roughly south of Tanque Verde Road, west of Melpomene Way and south to the southwestern boundary of the planning area. **Rincon Valley Planning Area (10)**

The Rincon Valley planning area encompasses 122,162 acres at the eastern boundary of Pima County, north of Interstate 10. The western boundary of the planning area (the eastern boundary of Planning

Area 8) is roughly the Pantano Wash to the section line of the Wentworth Road alignment south to Interstate 10, the northern boundary (the southeastern boundary of Planning Area 9) starts south of the Irvington Road alignment and bisects the Rincon Mountains diagonally to the northeast, the southern boundary is Interstate 10, and the eastern boundary is the ridgeline of the Rincon Mountains (also a portion of the Planning Area 12 boundary) south to the border of Cochise County and Pima County. The planning area includes portions of Saguaro National Park (east), portions of the Rincon Mountains and foothills, the Cienega Creek Natural Preserve, the unincorporated community of Vail and Colossal Cave Mountain Park.

By jurisdiction, 54.6 percent (66,703 acres) of this planning area is unincorporated Pima County, 26.1 percent (31,916 acres) is within Saguaro National Park (east), 14.1 percent (17,204 acres) is within the Coronado National Forest, 2.7 percent (3,292 acres) is Cienega Creek Natural Preserve, 1.7 percent (2,131 acres) is Colossal Cave Mountain Park, .6 percent (757 acres) in within the City of Tucson and the remaining .13 percent (162 acres) is Bureau of Reclamation Mitigation Lands.

Privately-owned lands (45,416 acres) constitute 37.2 percent of the planning area. The Arizona State Land Department controls 25.8 percent (31,511 acres), the Saguaro National Park (east) controls 22.8 percent (27,873 acres), and the Coronado National Forest controls 14 percent (17,142 acres) of the planning area. The remaining acreage is owned by the Bureau of Land Management (.18 percent/215 acres) and .005 percent entails a "GIS mapping alignment shift" (6 acres).

Tortolita Planning Area (11)

The Tortolita planning area encompasses 150,451 acres in the northwestern region of eastern Pima County. The western boundary of the planning area is Interstate 10 (abutting Planning Areas 1 and 2), the northern boundary is the Pinal/Pima County line, the south/southeastern boundary is from I-10 roughly along Orange Grove Road to Shannon Road then diagonally northeast to slightly north of Magee Road and La Canada Drive and east to the Coronado National Forest to the junction of Planning Areas 9 and 12 in the Catalina Mountains. The southeastern boundary joins the northwestern boundary of Planning Area 9. The eastern boundary is within the Catalina Mountains abutting Planning Area 12. The planning area includes the Towns of Marana and Oro Valley, Catalina State Park, Coronado National Forest (Catalina Mountains), Tortolita Mountain Park and the remainder is unincorporated Pima County. The unincorporated portions of the planning area are between the Towns of Marana and Oro Valley, areas north and northeast of the Town of Oro Valley including the village of Catalina, and the western portion of the Coronado National Forest.

By jurisdiction, 25 percent (37,600 acres) of this planning area is unincorporated Pima County, 30 percent (44,934 acres) is within the Town of Marana, 14.4 percent (21,738 acres) is within the Town of Oro Valley, 24.8 percent (37,269 acres) is within the Coronado National Forest, 3.7 percent (5,495 acres) is Catalina State Park, and the remaining 2.3 percent (3,415 acres) is within Tortolita Mountain Park.

Privately-owned lands (69,290 acres) constitute 46 percent of the planning area. With 42,708 acres, the Coronado National Forest controls 28.4 percent and with 36,265 acres, the Arizona State Land Department controls 24 percent of the planning area. The remaining acreage is owned by the Bureau of Reclamation (886 acres), Bureau of Land Management (638 acres), Catalina State Park (19 acres), and Pima County Parks and Recreation (522 acres), and entails a “GIS mapping alignment shift” (124 acres) accounting for a total of 2,189 acres or approximately 1.5 percent of the total area.

San Pedro Planning Area (12)

The San Pedro planning area encompasses approximately 174,332 acres in the northeastern region of Pima County. The northern boundary of the planning area is the Pima/Pinal County line; a small portion of the eastern boundary is the Pima/Graham County line with the majority of the boundary being the Pima/Cochise County line. The western/southwestern boundary is the ridgelines of the Coronado National Forest and the Saguaro National Park (east) abutting Planning Areas 10, 9, and 11.

By jurisdiction, 51.7 percent (90,180 acres) is unincorporated Pima County, 43.1 percent (75,070 acres) is the Coronado National Forest, 5.1 percent (8,867 acres) is the Saguaro National Park (east) and .12 percent (215 acres) is the Bingham-Cienega Natural Preserve.

Privately-owned lands (25,352 acres) constitute 14.5 percent of the planning area. With 73,124 acres, the Coronado National Forest controls 42 percent, with 66,899 acres, the Arizona State Land Department controls 38.4 percent, and with 8,819 acres, the Saguaro National Park (east) has 5.1 percent of the planning area.

Ajo-Why Planning Area (13)

The Ajo-Why planning area includes Ajo and Why. Ajo is located in the Sonoran Desert, tucked away in Western Pima County, about 120 miles southwest of Phoenix and 130 miles west of Tucson. Why (O'odham: Ban Hi:nk) is a small unincorporated rural community in Pima County, Arizona. It lies near the western border of the Tohono O'odham Indian Reservation and due north of Organ Pipe Cactus National Monument in Southern Arizona. It is approximately 30 miles north of the Mexican border where Lukeville, Arizona, and Sonoita, Sonora, Mexico meet, and 10 miles south of Ajo, Arizona. Why is located at the junction of state routes 85 & 86. The population in Why at the 2000 census was approximately 116.

Ajo is landlocked with the Tohono O'odham Nation to the east, Organ Pipe Cactus National Monument to the south, and the Cabeza Prieta National Wildlife Refuge and Goldwater Gunnery Range to the north and west. Lands managed by the Bureau of Land Management (BLM) completely surround Ajo, restricting expansion and agricultural production.

Within Ajo, Pima County owns several plots north of the town, run by the Pima County Natural Resources Parks and Recreation (NRPR) department. The State of Arizona owns several scattered plots around the Town of Why. Privately owned lands make up the rest.

2.3 Rural, Suburban, and Urban Areas

In addition to planning area uniqueness, Pima County is characterized by three distinct development patterns, urban, suburban and rural. The vast majority of the county population lies in and around the City of Tucson, filling much of the eastern part of the county with urban development. Tucson is a major employment, commerce and academic center. Other jurisdictions in the County include Oro Valley, Marana, Sahuarita, South Tucson, and the unincorporated community of Green Valley. The rest of the county is sparsely populated and primarily rural in character. The largest towns are Sells, the capital of the Tohono O'odham Nation, and Ajo in the far western region of the county.

The American Planning Association (APA) defines rural, suburban and urban areas. Rural is defined as sparsely developed areas where the land is primarily used for farming, forestry, agriculture, resource extraction, very low-density residential uses, or open space uses. The term rural is used to identify those areas in the county with the lowest population density. Rural areas are typically characterized by larger residential lots. They also include areas where livestock and agriculture are existing and/or permitted uses. This development pattern is generally not served by water and sewer lines due to cost of extending infrastructure to such areas. Instead, development in rural areas is generally served by water wells and septic tanks.

Suburban areas include the low- to medium-density development patterns which surround the downtown or other more intense urban areas. Suburban development is often residential in character with single-family detached residential uses as the primary use of land. Increasingly, the suburbs include employment and service centers as well as residential areas.

Urban areas are generally characterized of, or constituting a city. Urban development pattern is characterized by moderate and higher density residential development (i.e., three or more dwelling units per acre), commercial, industrial, institutional and government uses as well as the availability of public services required for that development, specifically central water and sewer, road network, public transit and other such services.

2.4 Planning Areas and Settlements

Table 2.4.a shows all of the communities, including incorporated jurisdictions, within each planning area.

TABLE 2.4.a: Major Communities by Planning Area

Planning Area	Communities	Incorporated, Unincorporated, Other
1. Avra Valley	Picture Rocks	Unincorporated
	Marana (town)	Incorporated
2. Tucson Mountains	Tucson Mountains	Unincorporated
3. Southwest	Tucson Estates	Unincorporated
	Ajo Way/Valencia Road corridors	Unincorporated
	Pascua Yaqui Tribe	Sovereign Nation
4. Altar Valley	Arivaca	Unincorporated
	Diamond Bell	Unincorporated
	Sasabe	Unincorporated
	Sierrita Mountain	Unincorporated
	Robles Junction/Three Points	Unincorporated
5. Upper Santa Cruz	Amado	Unincorporated
	Arivaca Junction	Unincorporated
	Continental	Unincorporated
	Elephant Head	Unincorporated
	Green Valley	Unincorporated
	Montana Vista	Unincorporated
	Sahuarita (town)	Incorporated
6. Mountain View	Mescal/J6	Unincorporated
7. Southeast	Corona de Tucson	Unincorporated
	I-10 Airport	Unincorporated
	Vail/Mountain View / New Tucson	Unincorporated
8. Central	Flowing Wells	Unincorporated
	Tucson (city)	Incorporated
	South Tucson (city)	Incorporated
9. Catalina Foothills	Catalina Foothills	Unincorporated
	Tanque Verde	Unincorporated
	Summerhaven	Unincorporated
10. Rincon Valley	Vail and West of Camino Loma Alta	Unincorporated
11. Tortolita	Catalina	Unincorporated
	Oro Valley (town)	Incorporated
	Casas Adobes	Unincorporated
	Marana (town)	Incorporated
12. San Pedro	Redington	Unincorporated
13. Ajo-Why	Ajo	Unincorporated
	Why	Unincorporated
	Lukeville	Unincorporated

2.5 Environmental Considerations: Topography, Hydrology, Biological Resources

Topography

According to Table 2.5.a, of the total 3,393,581 acres located within the non-tribal planning areas of the County, approximately 254,072 acres, or 7.5 percent, include 15-25 percent slopes, and approximately 442,027 acres, or 13.03 percent, include 25 percent or greater slopes.

TABLE 2.5.a: Slopes 15-25 Percent and 25 percent and Greater by Planning Area (non-tribal lands)

Planning Area	Total Acres	15-25 Percent Slopes	25 Percent and Greater Slopes
1. Avra Valley	315,942	10,893	14,653
2. Tucson Mountains	50,616	4,478	6,297
3. Southwest	75,922	2,778	4,064
4. Altar Valley	661,888	43,607	67,759
5. Upper Santa Cruz	176,606	9,530	8,674
6. Mountain View	183,194	26,852	16,223
7. Southeast	221,727	8,455	18,942
8. Central	79,887	3	0
9. Catalina Foothills	200,400	26,701	72,851
10. Rincon Valley	122,141	15,244	29,258
11. Tortolita	150,337	11,402	33,753
12. San Pedro	174,268	34,589	58,573
13. Ajo-Why	980,653	59,540	110,980
Total All Planning Areas (Non-Tribal):	3,393,581	254,072	442,027
Total County (Non-Tribal):	3,393,994	254,126	442,161
Total County (including Tribal):	5,880,851	355,506	606,497

Source: Pima County Information Technology Department, Geographic Information Systems, 2013

Exhibits 2.5.a and 2.5.b, included at the end of this chapter, show topography.

Hydrology, Drainage and Washes

According to Table 2.5.b, of the total 3,521,131 acres located within the County Planning Areas, approximately 278,987 acres, or 7.9 percent are located within Pima County designated flood plains.

TABLE 2.5.b: Acreage within the 100 Year Floodplain by Planning Area

Planning Area	Total Acres	Pima County Designated Floodplain Acreage
1. Avra Valley	316,532	84,065
2. Tucson Mountains	50,616	4,665
3. Southwest	150,724	33,603
4. Altar Valley	712,378	33,449
5. Upper Santa Cruz	176,779	6,132
6. Mountain View	183,452	5,921
7. Southeast	221,850	42,174
8. Central	79,887	6,808
9. Catalina Foothills	200,400	8,331
10. Rincon Valley	122,162	4,480
11. Tortolita	150,413	28,498
12. San Pedro	174,438	3,220
13. Ajo-Why	981,500	17,642
Total all Planning Areas:	3,521,131	278,987
Total County:	5,880,851	279,769

Source: Pima County Information Technology Department, Geographic Information Systems, 2013

Exhibits 2.5.c and 2.5.d, included at the end of this chapter, show regional hydrology.

Biological Resources

According to Table 2.5.c, of the total 3,521,131 acres located within the County planning areas, approximately 158,110 acres, or 4.5 percent, are located in Important Riparian Areas (IRA); approximately 899,653 acres, or 25.6 percent, are located in Biological Core Management Areas; approximately 1,389,261 acres, or 39.5 percent, are located in Special Species Management Areas (SSMA); and approximately 535,657 acres, or 15.2 percent, are located in Designated Wildlife Linkages.

TABLE 2.5.c: Important Riparian Areas, Biological Core, Special Species Management Areas (SSMA) and Designated Wildlife Linkages per Planning Area

Planning Area	Important Riparian Areas (IRA)	Biological Core Management Areas	Special Species Management Areas (SSMA)	Designated Wildlife Linkages
1. Avra Valley	24,260	18,620	209,122	65,584
2. Tucson Mountains	4,976	1,720	23,174	6,340
3. Southwest	4,127	5,523	23,901	3,399
4. Altar Valley	53,742	253,637	433,130	164,535
5. Upper Santa Cruz	8,782	65,451	0	50,993
6. Mountain View	15,884	80,205	0	53,112
7. Southeast	9,868	107,361	0	18,249
8. Central	1,251	43	0	0
9. Catalina Foothills	8,864	51,370	17,412	21,113
10. Rincon Valley	6,927	73,005	22,170	22,976
11. Tortolita	10,795	23,510	47,637	29,927
12. San Pedro	8,634	102,762	15,957	99,428
13. Ajo-Why	0	116,447	596,758	0
Total All Planning Areas:	158,110	899,653	1,389,261	535,657
Total County:	158,178	899,915	1,390,968	695,829

Pima County Information Technology Department, Geographic Information Systems, 2013

Exhibits 2.5.e and 2.5.f, included at the end of this chapter, show Important Riparian Areas, Biological Core, Special Species Management Areas (SSMA) and Designated Wildlife Linkages.

TABLE 2.5.d: Physical Constraints per Planning Area

Planning Area	Total Acres within County Designated Floodplains	Total Acres with 15 to 25 Percent Slopes	Total Acres with 25 Percent or Greater Slopes	Important Riparian Areas (IRA)	Biological Core Management Areas	Special Species Management Areas (SSMA)	Designated Wildlife Linkages
1. Avra Valley	84,065	10,893	14,653	24,260	18,620	209,122	65,584
2. Tucson Mountains	4,665	4,478	6,297	4,976	1,720	23,174	6,340
3. Southwest	33,603	2,778	4,064	4,127	5,523	23,901	3,399
4. Altar Valley	33,449	43,607	67,759	53,742	253,637	433,130	164,535
5. Upper Santa Cruz	6,132	9,530	8,674	8,782	65,451	0	50,993
6. Mountain View	5,921	26,852	16,223	15,884	80,205	0	53,112
7. Southeast	42,174	8,455	18,942	9,868	107,361	0	18,249
8. Central	6,808	3	0	1,251	43	0	0
9. Catalina Foothills	8,331	26,701	72,851	8,864	51,370	17,412	21,113
10. Rincon Valley	4,480	15,244	29,258	6,927	73,005	22,170	22,976
11. Tortolita	28,498	11,402	33,753	10,795	23,510	47,637	29,927
12. San Pedro	3,220	34,589	58,573	8,634	102,762	15,957	99,428
13. Ajo-Why	17,642	59,540	110,980	0	116,447	596,758	0
Total All Planning Areas:	278,987	254,072	442,027	158,110	899,653	1,389,261	535,657
Total County:	279,769	254,126	442,161	158,178	899,915	1,390,968	695,829

Pima County Information Technology Department, Geographic Information Systems, 2013

According to Table 2.5.d, of the total 3,521,131 acres located within the County planning areas, approximately 254,072 acres, or 7.21 percent, include 15-25 percent slopes, and approximately 442,027 acres, or 13.03 percent, include 25 percent or greater slopes; approximately 278,987 acres, or 7.9 percent are located within Pima County designated flood plains; approximately 158,110 acres, or 4.5 percent, are located in Important Riparian Areas (IRA); approximately 899,653 acres, or 25.6 percent, are located in Biological Core Management Areas; approximately 1,389,261 acres, or 39.5 percent, are located in Special Species Management Areas (SSMA); and approximately 535,657 acres, or 15.2 percent, are located in Designated Wildlife Linkages.

Demographics

2.6 Existing and Projected Population

Population Growth

Throughout the decade of the 1990s, Pima County’s population grew by 40 percent, which is much faster than Arizona as a whole at 13 percent. The unincorporated county also experienced rapid population growth with a 28 percent increase over the 10 year time horizon. The decade of the 2000s saw a slowdown of this robust population growth for these three areas. However, the rate of growth for the unincorporated county in the 2000s outpaced Pima County as a whole (Figure 1).

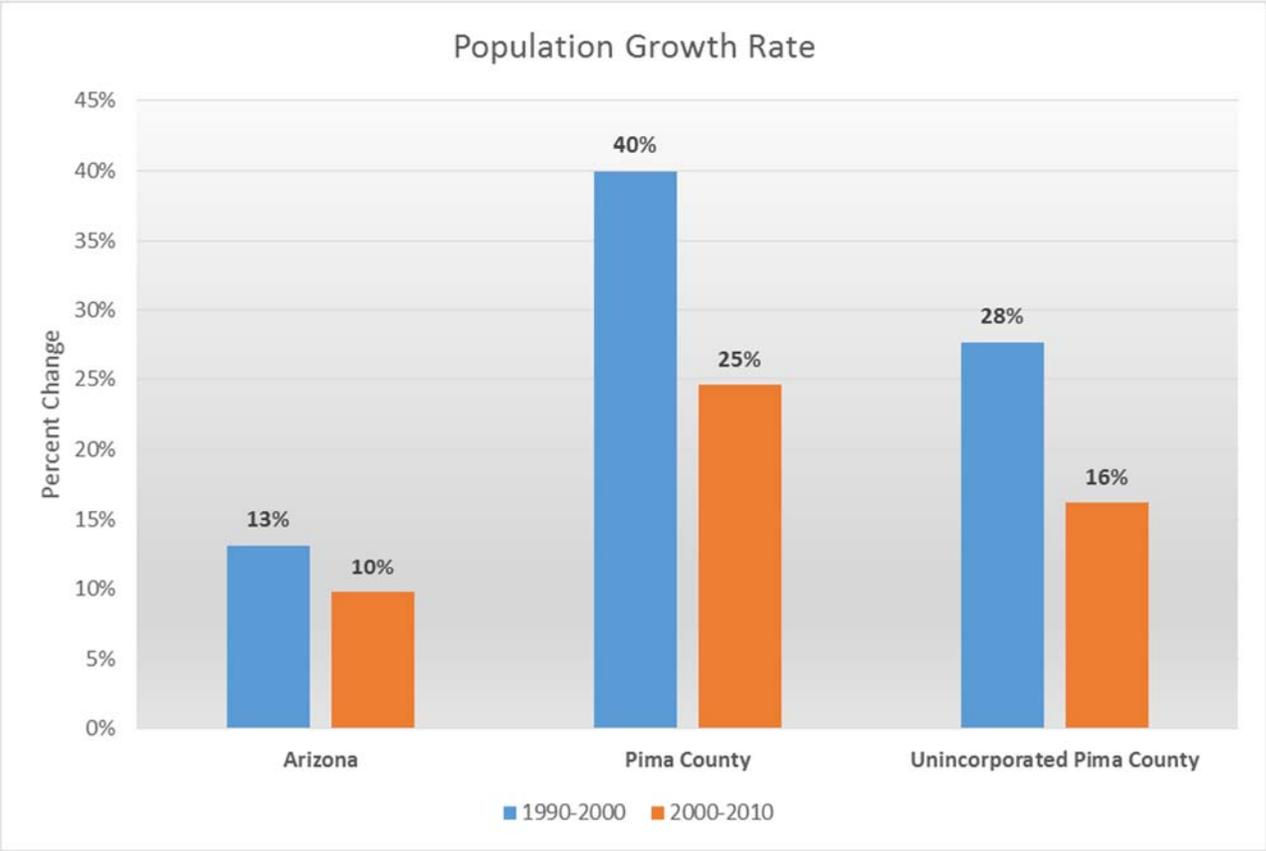


Figure 1 – Arizona, Pima County and Unincorporated County Population Growth, 1990-2000 and 2000-2010

When considering the 14 defined “planning” areas in Pima County (of which Planning Area 14 (Tohono O’odham Nation) is defined only for statistical purposes since Pima County has no jurisdiction over a sovereign nation) (Figure 2), all the areas grew in the 2000s with the exception of Altar Valley, Ajo-Why and the Tohono O’odham, which lost population. The planning areas that grew the fastest are the Upper Santa Cruz and Rincon Valley at 90 percent and 313 percent respectively.

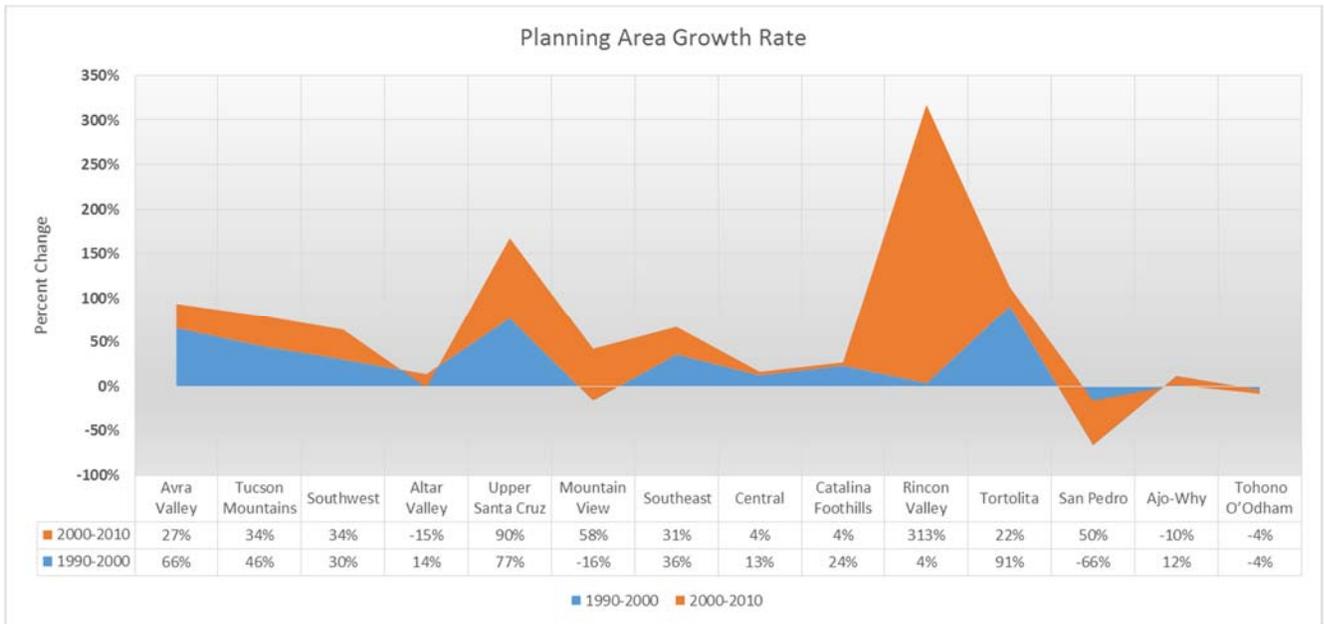


Figure 2 – Pima County Planning Areas Population Growth, 1990-2000 and 2000-2010

Of the four incorporated cities within Pima County, Sahuarita received the largest gains in population, growing from 3,242 people in the year 2000 to 25,259 by 2010, for a 679 percent population growth. Marana’s population growth spurt cooled down in the decade of the 2000s and grew at 158 percent, significantly slower than 520 percent experienced from 1990-2000. Tucson and South Tucson are growing at a much slower pace than all other areas.

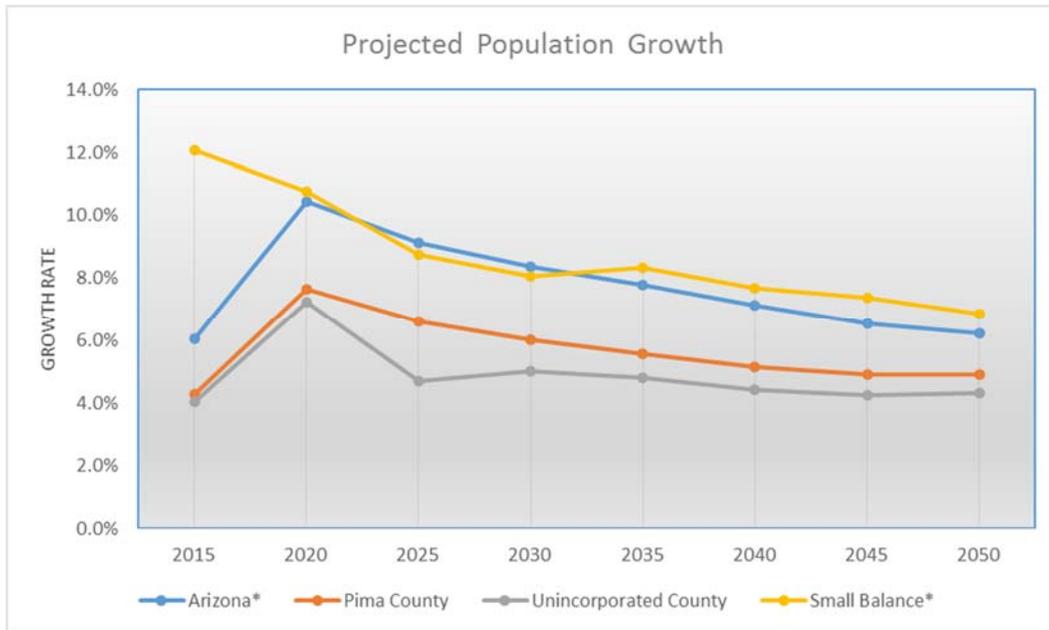


Figure 3 – Arizona, Pima County, Unincorporated County and Small Balance Population Growth, 1990-2000 and 2000-2010

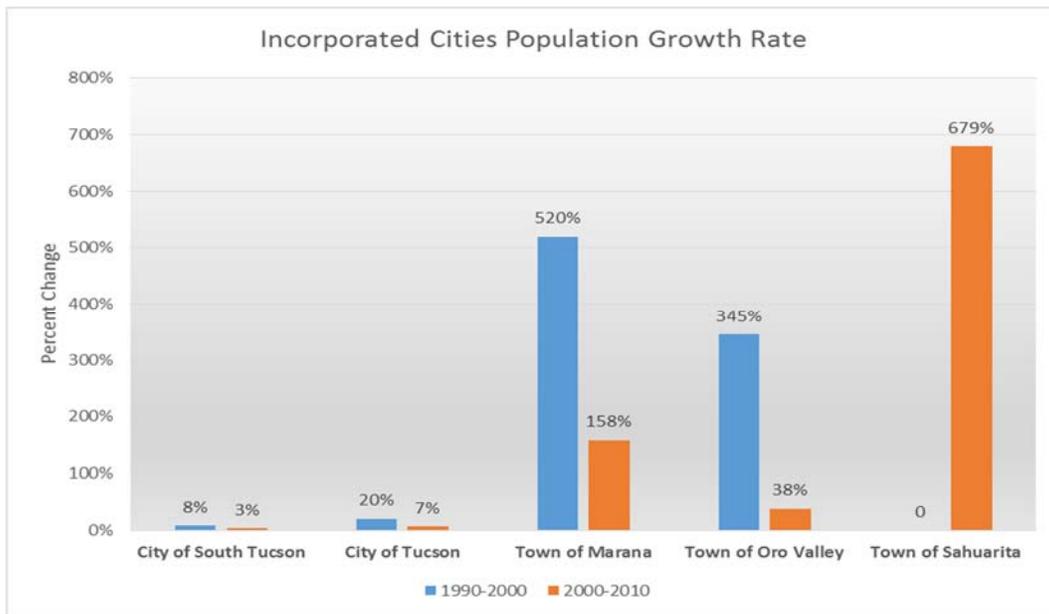


Figure 4 – Incorporated Cities Population Growth, 1990-2000 and 2000-2010

The incorporated cities have a similar pattern, with the exception of Sahuarita, whose projected growth slows down more rapidly from 2025-2030.

The following Table 2.6.a contains the 1990, 2000 and 2010 population counts by place and planning area.

TABLE 2.6.a: 1990, 2000 and 2010 Population Counts

Place	1990	2000	2010
United States	248,709,873	281,421,906	308,745,538
Arizona	3,665,228	5,130,632	6,392,017
Pima County	666,880	843,731	980,263
Unincorporated Pima County	247,540	305,059	353,264
Planning Areas			
1. Avra Valley	9,890	16,922	22,853
2. Tucson Mountains	30,724	46,211	63,422
3. Southwest	51,324	69,186	89,341
4. Altar Valley	3,759	6,923	7,062
5. Upper Santa Cruz	17,547	24,586	49,822
6. Mountain View	678	1,152	1,334
7. Southeast	72,361	92,940	116,512
8. Central	279,082	309,344	321,216
9. Catalina Foothills	140,837	171,595	176,907
10. Rincon Valley	1,549	3,808	12,861
11. Tortolita	47,906	89,597	108,154
12. San Pedro	54	126	103
13. Ajo-Why	3,401	3,903	3,524
14. Tohono O’odham	7,768	7,453	7,152
Incorporated Areas			
City of South Tucson	5,093	5,490	5,652
City of Tucson	405,390	486,699	520,116
Town of Marana	2,187	13,556	34,961
Town of Oro Valley	6,670	29,700	41,011
Town of Sahuarita	n/a	3,242	25,259

Source: US Bureau of the Census 1990, 2000 and 2010 counts.

Population Projections

Population projections from the U.S. Census Bureau were used to calculate the rate of change every five years from 2015 to 2050. Growth continues on an upward trajectory through 2020 and has a sharp decline between the years 2020 to 2025. After 2025 the rate of growth continues to gradually slow for all areas.

TABLE 2.6.b: Population Projections

Place	YEAR	2015	2020	2025	2030	2035	2040	2045	2050
Arizona		6,777,534	7,485,163	8,168,354	8,852,645	9,540,513	10,218,407	10,885,932	11,562,584
Pima County		1,022,079	1,100,021	1,172,515	1,243,099	1,312,101	1,379,622	1,447,403	1,518,154
Unincorporated County		367,519	394,085	412,587	433,256	454,061	474,185	494,309	515,620
Small Balance		193,386	62,738	68,689	73,118	80,818	85,808	91,302	101,171
Planning Areas									
1. Avra Valley		9,890	16,922	22,853	24,667	27,422	29,663	31,997	34,096
2. Tucson Mountains		30,724	46,211	63,422	68,463	75,954	82,851	89,653	97,393
3. Southwest		51,324	69,186	89,341	92,806	100,256	106,306	112,755	119,216
4. Altar Valley		3,759	6,923	7,062	7,564	8,519	9,191	9,947	10,736
5. Upper Santa Cruz		17,547	24,586	49,822	53,705	60,995	68,556	73,667	77,918
6. Mountain View		678	1,152	1,334	1,432	1,603	1,714	1,839	2,026
7. Southeast		72,361	92,940	116,512	121,365	130,879	139,360	147,941	157,791
8. Central		279,082	309,344	321,216	331,628	353,171	375,607	397,595	418,707
9. Catalina Foothills		140,837	171,595	176,907	180,673	188,226	195,479	202,751	209,988
10. Rincon Valley		1,549	3,808	12,861	15,178	19,616	22,793	26,355	27,379
11. Tortolita		47,906	89,597	108,154	112,700	120,135	126,544	132,900	140,096
12. San Pedro		54	126	103	110	122	130	139	155
13. Ajo-Why		3,401	3,903	3,524	3,777	4,261	4,607	4,995	5,183
14. Tohono O’odham		7,768	7,453	7,152	8,011	8,862	9,714	10,565	11,417
Incorporated Areas									
City of Tucson		537,129	572,636	610,374	647,118	683,038	718,187	753,472	790,303
City of South Tucson		5,670	5,637	5,585	5,550	5,544	5,601	5,727	5,904
Town of Marana		41,019	48,324	55,287	61,988	68,859	75,741	82,714	89,947
Town of Oro Valley		42,259	44,811	47,405	49,784	52,072	54,271	56,453	58,724
Town of Sahuarita		28,483	34,529	41,276	45,403	48,527	51,637	54,729	57,657

Source: US Bureau of the Census 1990, 2000 and 2010 Population Counts

Population Counts 1990, 2000 and 2010 by Age and Gender by Planning Area

For all of the planning areas, the overall average ratio of males to females is 49.1 percent to 50.9 percent. However, when you examine each of the planning areas separately (Figure 5), the Upper Santa Cruz has 6 percent more females than males with a ratio of 53.1 percent to 46.9 percent. This area embodies the retirement communities of Green Valley and also contains the oldest population. The planning area that has 3.3 percent more males than females is the Southeast, which also has one of the youngest populations.

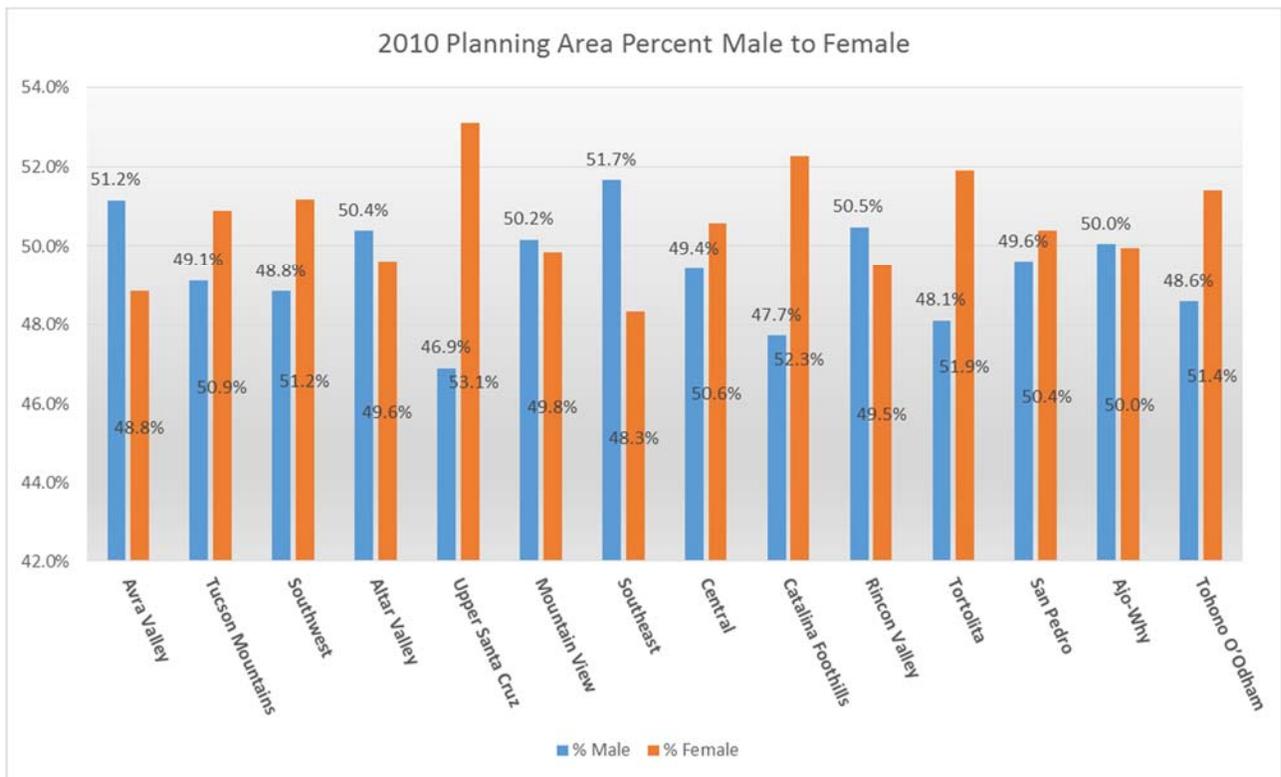


Figure 5 – 2010 Planning Area Ratio of Male to Female

When examining the age of the population within the planning areas for the year 2010, the Southeast and Tohono O’odham have the youngest population with a little over one-third being 19 years of age and younger. The planning areas with the largest percent of people over the age of 50 include Santa Cruz and San Pedro.

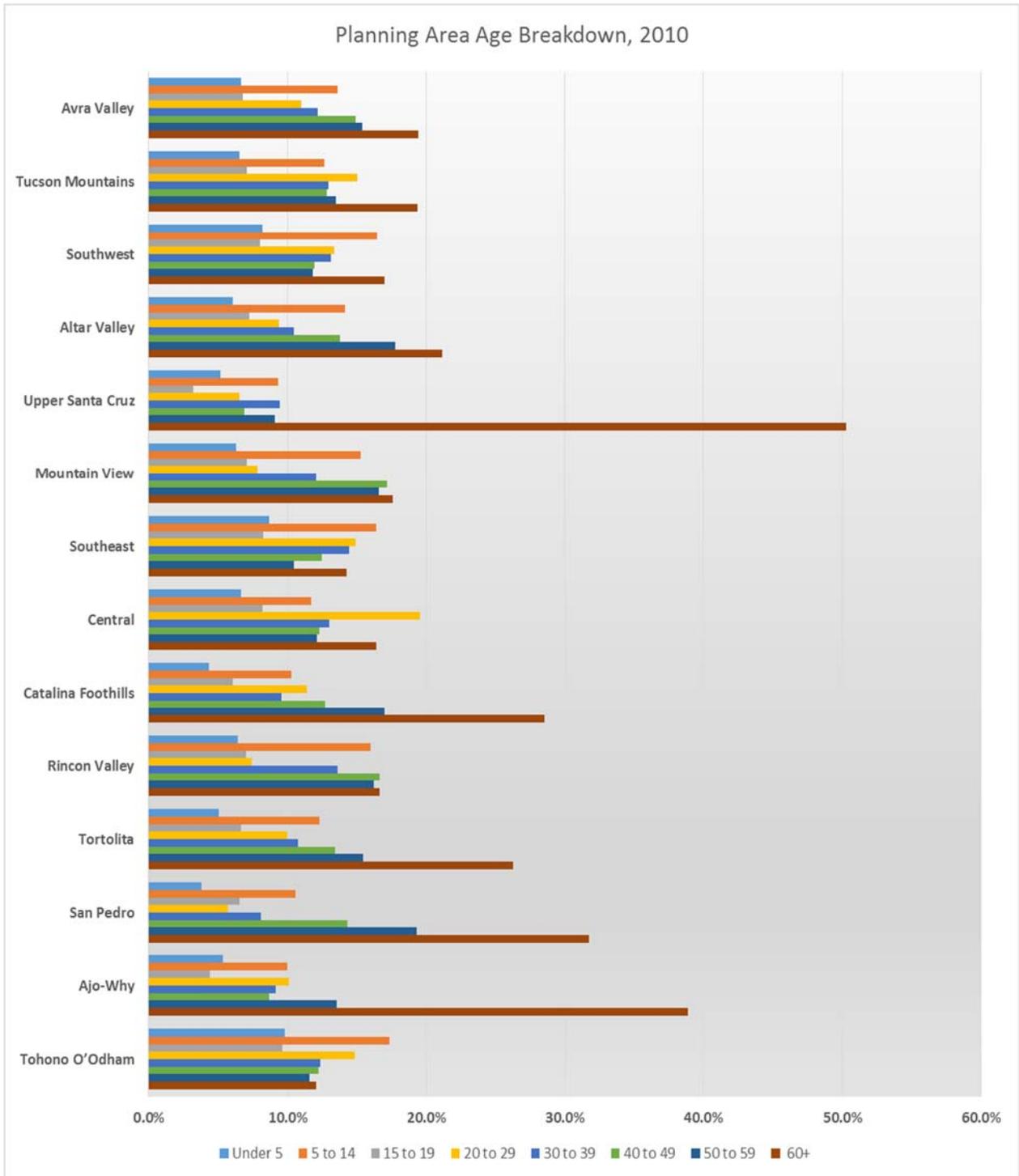


Figure 6 – Planning Area Age Breakdown, 2010

TABLE 2.6.c: 1990 Population Counts (Male Age Breakdown) by Planning Area

Planning Area	Total Population	Total Male	Male 0 to 5	Male 6 to 11	Male 12-14	Male 15 to 19	Male 20 to 29	Male 30 to 39	Male 40 to 49	Male 50 to 59	Male 60+
1. Avra Valley	9,890	5,058	418	481	463	376	570	857	693	533	667
2. Tucson Mountains	30,724	15,532	1,228	1,150	1,008	1,179	2,626	2,853	2,192	1,269	2,027
3. Southwest	51,324	25,067	2,557	2,352	2,111	1,864	3,573	4,169	2,891	1,879	3,671
4. Altar Valley	3,759	1,927	148	155	190	105	173	312	261	240	343
5. Upper Santa Cruz	17,547	7,968	176	223	259	229	373	429	471	588	5,220
6. Mountain View	678	330	24	14	18	22	37	47	53	45	70
7. Southeast	72,361	36,868	3,642	3,474	3,326	3,151	6,508	6,232	3,947	2,728	3,860
8. Central	279,082	135,885	10,864	9,226	7,728	10,487	31,267	24,369	13,686	8,914	19,344
9. Catalina Foothills	140,837	67,781	4,017	4,308	4,523	4,735	9,146	10,499	10,846	7,577	12,130
10. Rincon Valley	1,549	782	61	57	52	57	60	166	144	93	92
11. Tortolita	47,906	23,654	1,940	2,243	2,014	1,808	2,501	4,602	3,533	1,817	3,196
12. San Pedro	54	23	1	1	1	1	4	3	2	4	6
13. Ajo-Why	3,401	1,591	86	92	115	100	102	155	135	217	589
14. Tohono O’odham	7,768	3,800	478	478	404	360	568	523	380	280	329

Source: US Bureau of the Census 1990 Population Counts

TABLE 2.6.d: 1990 Population Counts (Female Age Breakdown) by Planning Area

Planning Area	Total Population	Total Female	Female 0 to 5	Female 6 to 11	Female 12-14	Female 15 to 19	Female 20 to 29	Female 30 to 39	Female 40 to 49	Female 50 to 59	Female 60+
1. Avra Valley	9,890	4,832	388	408	374	353	647	839	702	490	631
2. Tucson Mountains	30,724	15,192	1,101	1,102	1,015	1,035	2,307	2,677	2,026	1,370	2,559
3. Southwest	51,324	26,257	2,379	2,298	1,989	1,802	3,997	4,468	2,873	1,995	4,456
4. Altar Valley	3,759	1,832	130	157	165	108	206	306	245	213	302
5. Upper Santa Cruz	17,547	9,579	213	239	234	246	340	478	542	833	6,454
6. Mountain View	678	348	27	24	12	10	43	57	58	48	69
7. Southeast	72,361	35,493	3,467	3,294	3,157	3,074	5,784	5,522	3,777	2,863	4,555
8. Central	279,082	143,197	10,337	8,938	7,386	10,595	28,715	23,121	14,051	10,620	29,434
9. Catalina Foothills	140,837	73,056	3,874	4,302	4,464	4,526	9,146	11,836	11,630	8,155	15,123
10. Rincon Valley	1,549	767	53	59	68	46	71	170	127	81	92
11. Tortolita	47,906	24,252	1,770	1,996	1,918	1,542	2,909	5,120	3,417	1,861	3,719
12. San Pedro	54	31	5	4	1	3	7	4	2	3	2
13. Ajo-Why	3,401	1,810	81	101	122	95	113	191	178	245	684
14. Tohono O’odham	7,768	3,968	445	456	397	377	631	554	391	329	388

Source: US Bureau of the Census 1990 Population Counts

TABLE 2.6.e: 2000 Population Counts (Male Age Breakdown) by Planning Area

Planning Area	Total Population	Total Male	Male Under 5	Male 5 to 14	Male 15 to 19	Male 20 to 29	Male 30 to 39	Male 40 to 49	Male 50 to 59	Male 60+
1. Avra Valley	16,922	8,685	607	726	814	693	927	1,374	1,448	974
2. Tucson Mountains	46,211	21,711	1,660	1,584	1,534	1,461	3,251	3,178	3,369	2,800
3. Southwest	69,186	33,662	2,961	3,204	3,155	2,654	4,433	4,526	4,479	3,275
4. Altar Valley	6,923	3,553	226	287	356	290	340	471	554	478
5. Upper Santa Cruz	24,586	11,244	277	309	343	324	487	567	694	1,020
6. Mountain View	1,152	579	22	43	50	33	30	69	107	106
7. Southeast	92,940	47,562	4,197	4,493	4,041	4,075	8,027	7,496	6,173	4,028
8. Central	309,344	152,008	11,125	10,549	9,728	12,120	30,629	24,321	20,951	13,443
9. Catalina Foothills	171,595	82,386	4,144	5,076	5,906	5,654	8,971	10,116	13,604	11,967
10. Rincon Valley	3,808	1,942	134	152	213	142	109	309	401	276
11. Tortolita	89,597	43,708	2,800	3,209	3,592	3,356	4,156	5,922	7,205	5,483
12. San Pedro	126	66	1	3	3	5	5	6	15	11
13. Ajo-Why	3,903	1,865	99	123	122	84	131	154	196	212
14. Tohono O'odham	7,453	3,590	392	423	406	367	510	461	409	290

Source: US Bureau of the Census 2000 Population Counts

TABLE 2.6.f: 2000 Population Counts (Female Age Breakdown) by Planning Area

Planning Area	Total Population	Total Female	Female Under 5	Female 5 to 14	Female 15 to 19	Female 20 to 29	Female 30 to 39	Female 40 to 49	Female 50 to 59	Female 60+
1. Avra Valley	16,922	8,237	466	726	759	636	847	1,371	1,362	995
2. Tucson Mountains	46,211	24,500	1,592	1,585	1,448	1,475	3,743	4,111	3,925	3,100
3. Southwest	69,186	35,524	2,908	2,990	2,944	2,656	4,748	4,970	4,846	3,515
4. Altar Valley	6,923	3,370	217	270	314	256	356	487	553	451
5. Upper Santa Cruz	24,586	13,342	281	321	375	311	444	612	889	1,538
6. Mountain View	1,152	573	35	23	40	35	27	83	109	99
7. Southeast	92,940	45,378	4,131	4,214	3,911	3,768	6,999	6,474	5,793	4,143
8. Central	309,344	157,336	10,428	10,071	9,192	12,874	28,763	22,619	20,810	14,473
9. Catalina Foothills	171,595	89,209	3,925	4,810	5,607	5,414	8,825	10,742	15,329	12,929
10. Rincon Valley	3,808	1,866	119	156	180	124	128	360	375	238
11. Tortolita	89,597	45,889	2,629	3,063	3,374	2,883	4,317	6,690	7,982	5,794
12. San Pedro	126	60	1	2	1	5	5	6	14	12
13. Ajo-Why	3,903	2,038	96	115	120	113	128	165	220	280
14. Tohono O’odham	7,453	3,863	356	392	405	391	546	530	466	354

Source: US Bureau of the Census 2000 Population Counts

TABLE 2.6.g: 2010 Population Counts (Male Age Breakdown) by Planning Area

Planning Area	Total Population	Total Male	Male Under 5	Male 5 to 14	Male 15 to 19	Male 20 to 29	Male 30 to 39	Male 40 to 49	Male 50 to 59	Male 60+
1. Avra Valley	22,853	11,737	798	818	858	821	1,380	1,450	1,785	1,792
2. Tucson Mountains	63,422	31,333	1,938	1,939	1,936	2,230	5,091	4,191	4,071	4,151
3. Southwest	89,341	43,484	3,829	3,788	3,831	3,663	5,641	5,574	5,159	4,971
4. Altar Valley	7,062	3,608	198	225	241	240	342	336	462	667
5. Upper Santa Cruz	49,822	23,441	1,402	1,292	1,149	808	1,577	2,377	1,791	1,909
6. Mountain View	1,334	639	28	36	35	37	34	38	104	123
7. Southeast	116,512	60,093	5,262	5,042	4,827	5,207	9,124	8,931	8,047	6,418
8. Central	321,216	158,910	10,989	9,841	9,383	13,070	32,333	21,208	20,078	19,360
9. Catalina Foothills	176,907	84,408	3,963	4,359	4,936	5,449	10,073	8,241	10,569	13,866
10. Rincon Valley	12,861	6,444	461	506	571	516	464	884	1,050	956
11. Tortolita	108,154	52,050	2,745	3,125	3,701	3,708	5,329	5,578	6,761	7,766
12. San Pedro	103	53	1	4	3	4	3	5	6	7
13. Ajo-Why	3,524	1,763	93	91	95	85	174	176	161	223
14. Tohono O’odham	7,152	3,473	352	325	334	361	526	445	407	362

Source: US Bureau of the Census 2010 Population Counts

TABLE 2.6.h: 2010 Population Counts (Female Age Breakdown) by Planning Area

Planning Area	Total Population	Total Female	Female Under 5	Female 5 to 14	Female 15 to 19	Female 20 to 29	Female 30 to 39	Female 40 to 49	Female 50 to 59	Female 60+
1. Avra Valley	22,853	11,116	781	719	764	741	1,193	1,412	1,677	1,661
2. Tucson Mountains	63,422	32,089	1,989	1,908	1,909	2,175	4,676	4,164	4,108	4,498
3. Southwest	89,341	45,857	3,630	3,638	3,683	3,521	6,046	6,088	5,551	5,634
4. Altar Valley	7,062	3,454	182	219	234	218	287	351	485	662
5. Upper Santa Cruz	49,822	26,381	1,278	1,300	1,120	865	1,793	2,478	1,789	2,771
6. Mountain View	1,334	695	23	40	52	36	38	49	132	128
7. Southeast	116,512	56,419	4,897	4,962	4,726	4,686	8,158	7,784	6,939	6,216
8. Central	321,216	162,306	10,390	9,523	8,726	13,280	30,453	20,528	19,361	19,743
9. Catalina Foothills	176,907	92,499	3,737	4,148	4,655	5,240	10,269	8,591	11,869	16,182
10. Rincon Valley	12,861	6,417	426	525	523	472	481	964	1,074	995
11. Tortolita	108,154	56,104	2,682	3,021	3,458	3,510	5,308	6,041	7,768	9,143
12. San Pedro	103	50	1	2	1	4	5	4	7	9
13. Ajo-Why	3,524	1,761	95	85	80	69	181	148	145	253
14. Tohono O’odham	7,152	3,679	351	292	298	329	542	441	468	465

Source: US Bureau of the Census 2010 Population Counts

To further emphasize the shift in aging in our community, the University of Arizona produced a household growth chart that demonstrates the 65 year old plus age group will capture the most growth in households in the next thirty years. The study by Dr. Arthur C. Nelson states that the fastest growing segment will be seniors, reflecting the aging baby boom generation. Fewer households will form for the 35 to 65 year old age group.

TABLE 2.6.i: Net Change in Households by Age, 2010-2040

Metric	United States	Arizona	Tucson	Phoenix
Change in Household Growth by Age, 1990-2010				
Household Change	24,951	1,017	127	696
Change in Households <35	(1,285)	111	7	94
Change in Households 35-64	20,457	650	82	456
Change in Households 65+	5,779	256	38	147
Households<35 Share of Growth	0%	11%	6%	13%
Households 35-64 Share of Growth	78%	64%	65%	65%
Households 65+ Share of Growth	22%	25%	30%	21%
Change in Household Growth by Age, 2010-2040				
Household Change	35,226	1,401	209	991
Change in Households <35	5,885	280	33	219
Change in Households 35-64	10,041	557	73	425
Change in Households 65+	19,300	564	103	347
Households<35 Share of Growth	17%	20%	16%	22%
Households 35-64 Share of Growth	29%	40%	35%	43%
Households 65+ Share of Growth	55%	40%	49%	35%

Source: Arthur Nelson. PhD, Net Change in Households by Age, University of Arizona

2.7 Socioeconomic Conditions Assessment

The socioeconomic conditions in Pima County were assessed as part of the Pima Prospers Comprehensive Plan initiative to determine planning area trends and needs. Unless specified otherwise, most of the information in this section is based on block level US Bureau of Census decennial census for 1990, 2000 and 2010 by place and the planning area.

Race and Ethnicity 1990, 2000 and 2010

When comparing the race and ethnic mix of the population between the U.S., Arizona and unincorporated Pima County, there are some key distinctions. The U.S. has a larger percentage of a White Non-Hispanic and Black population than Arizona or the unincorporated county (Figure 7). Arizona and the unincorporated county have a larger representation of Hispanic and American Indian than the U.S. as a whole.

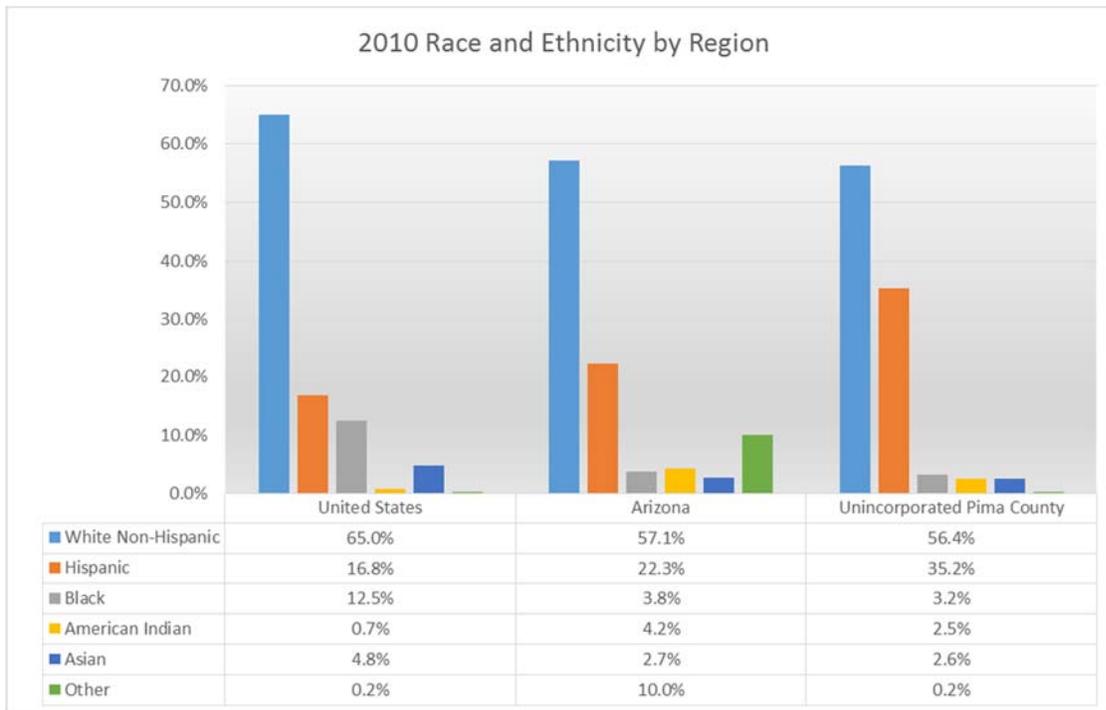


Figure 7 – 2010 Race and Ethnicity U.S., Arizona and the Unincorporated Pima County

Over time, Arizona and the unincorporated areas within Pima County have become more diverse. The White population in 2010 represents 57 percent of the total population in the state, down from 72 percent 20 years earlier. The representation of the Hispanic population increased to 22 percent while the Black and Asian population increased by 1 percent each (Figure 8). The unincorporated Pima County also grew more diverse, but with a larger increase in the Hispanic population going from 24 percent to 36 percent over 20 years. Table 2.5.1 shows 1990, 2000 and 2010 race and ethnicity by place and planning area.

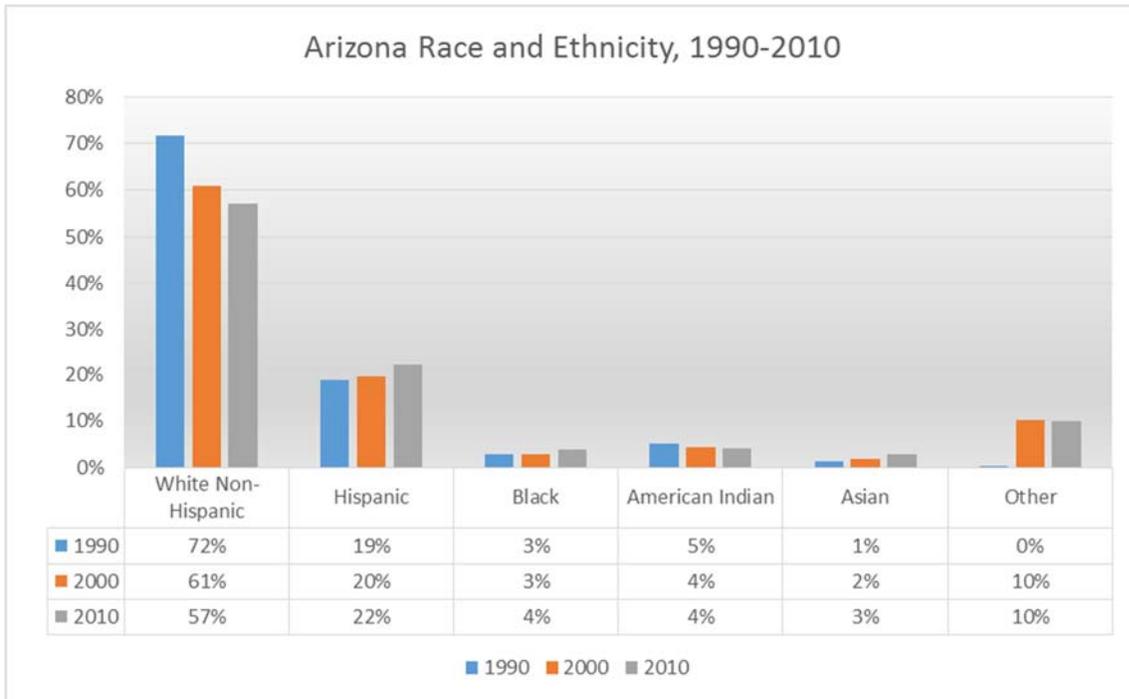


Figure 8 – Arizona Race and Ethnicity, 1990-2010

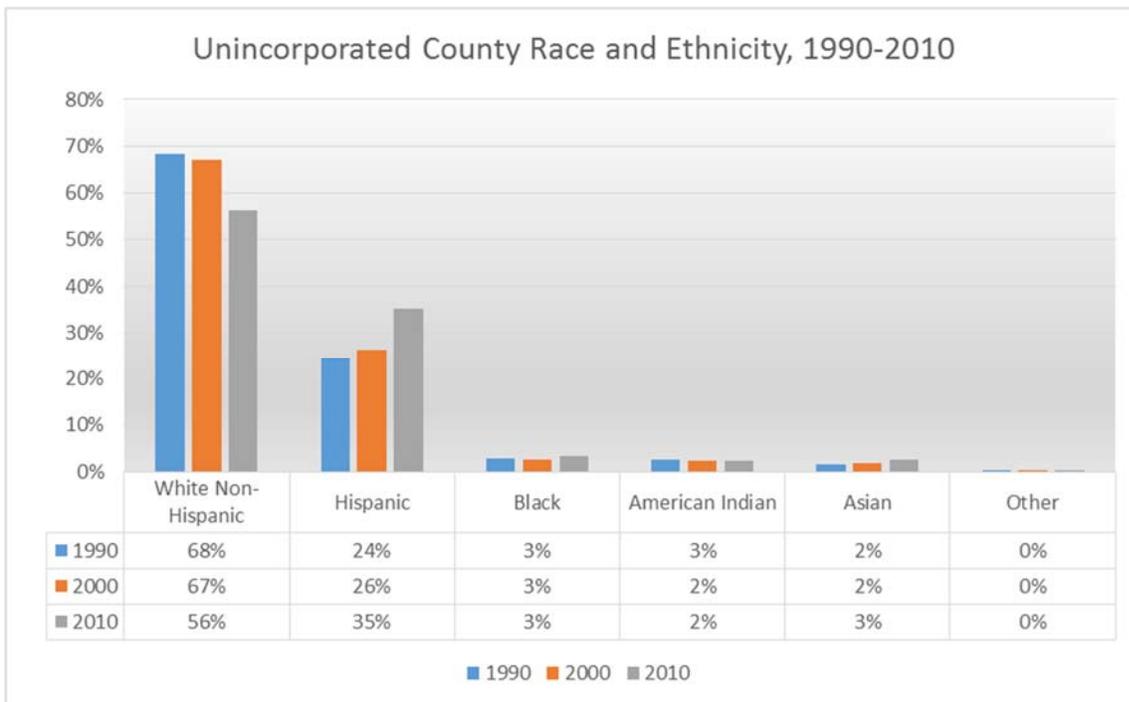


Figure 9 – Unincorporated County Race and Ethnicity, 1990-2010

TABLE 2.7.a: Race and Ethnicity 1990, 2000 and 2010

Place	White Non-Hispanic			Hispanic			Black			American Indian			Asian			Other			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States		188128296	194552774	196929412	22354059	33081736	50740089	29216293	33947837	37897524	1793773	2068883	2074523	6968359	10123169	14566264	249093	467770	558211
Arizona		2626185	3274258	4667121	688338	1225463	1,895,149	104809	149941	259008	190091	233370	296529	51530	89315	176695	4275	6120	761716
Unincorporated Pima County		454919	633,387	541700	163262	247,578	338802	19455	24047	31075	17005	21821	23558	11228	16595	24592	1011	1012	1461
Planning Area																			
(1) Avra Valley		79.0%	86.0%	86.7%	16.6%	19.6%	22.2%	1.9%	1%	1.7%	1.9%	2%	2.3%	0.6%	0.43%	0.8%	8.7%	9%	8.4%
(2) Tucson Mountains		47.8%	73%	75.0%	45.9%	40.6%	41.3%	3.4%	4%	3.9%	1.7%	3%	2.7%	1.1%	2.06%	3.6%	25.7%	19%	14.7%
(3) Southwest		46.0%	60%	60.3%	43.4%	52.8%	62.7%	3.0%	3%	2.7%	6.7%	9%	9.4%	0.8%	0.70%	1.0%	26.7%	27%	26.4%
(4) Altar Valley		77.0%	76%	78.6%	20.2%	36.2%	34.4%	0.7%	1%	0.9%	1.7%	3%	3.7%	0.4%	0.34%	0.5%	5.4%	19%	15.9%
(5) Upper Santa Cruz		92.2%	96%	90.0%	6.0%	10.6%	20.8%	0.7%	0.29%	1.7%	0.3%	1%	0.9%	0.7%	0.41%	1.4%	1.6%	3%	5.9%
(6) Mountain View		63.6%	95%	94.0%	30.1%	10.0%	11.0%	3.7%	0.40%	0.1%	2.1%	1%	2.2%	0.4%	0.28%	0.5%	13.2%	3%	3.5%
(7) Southeast		30.4%	56%	63.0%	64.1%	71.1%	70.2%	2.8%	3%	3.6%	1.8%	4%	3.7%	0.6%	0.58%	1.1%	43.4%	37%	28.5%
(8) Central		70.9%	77%	75.5%	21.0%	27.5%	33.3%	4.3%	5%	5.6%	1.3%	2%	2.6%	2.4%	3.03%	3.5%	10.7%	13%	12.5%
(9) Catalina Foothills		87.9%	91%	88.4%	8.2%	10.7%	15.1%	1.7%	2%	2.9%	0.3%	1%	0.9%	1.9%	2.69%	3.9%	2.6%	3%	3.8%
(10) Rincon Valley		81.6%	93%	89.5%	13.8%	13.6%	17.2%	2.8%	0.2%	3.0%	0.0%	1%	0.6%	1.8%	0.42%	2.5%	5.2%	5%	4.3%
(11) Tortolita		86.5%	92%	89.5%	10.6%	13.5%	17.6%	1.1%	1%	1.9%	0.3%	1%	0.8%	1.5%	1.77%	2.7%	4.2%	4%	5.0%
(12) San Pedro		88.5%	90%	90.4%	9.5%	15.7%	22.3%	0.8%	0%	0.0%	0.1%	7%	2.0%	0.9%	0.00%	0.0%	3.3%	3%	7.5%
(13) Ajo-Why		1404	2015	1723	1256	1285	1266	4	5	16	238	216	217	17	10	31	0	0	1
(14) Tohono O'odham		264	873	10,201	521	761	971	12	11	28	9,553	9,718	9,139	7	17	23	66	168	419
Incorporated Areas																			
City of South Tucson		359	496	578	4244	4316	4435	114	112	127	329	356	420	14	17	35	33	5	13
City of Tucson		256844	263748	245323	118595	164074	216308	16273	19795	23362	4613	7732	8776	8311	11537	14211	754	734	792
Town of Marana		1362	9718	24050	649	2473	7730	32	381	806	112	227	282	29	318	1280	3	5	76
Town of Oro Valley		6110	26182	33605	431	2058	4731	36	303	559	20	89	125	65	552	1263	8	20	51
Town of Sahuarita		N/A	2357	15249	N/A	741	8077	N/A	13	661	N/A	32	188	N/A	31	463	N/A	0	43
Other Native Nations/Tribes																			
Pascua Yaqui Tribe		18	36	106	467	756	818	9	8	7	2,284	3,002	3,154	1	1	8	100	268	139

Source: US Bureau of the Census 1990, 2000 and 2010

Median Household Income 1990, 2000 and 2010

According to the US Bureau of the Census, median household income is the amount which divides the income distribution into two equal groups, with half having income above that amount, and half having income below that amount. Household income is often the combination of two income earners pooling the resources and should therefore not be confused with an individual's earnings. The median household income in Pima County lags behind both the U.S. and the state in 2010 as noted in Figure 10.

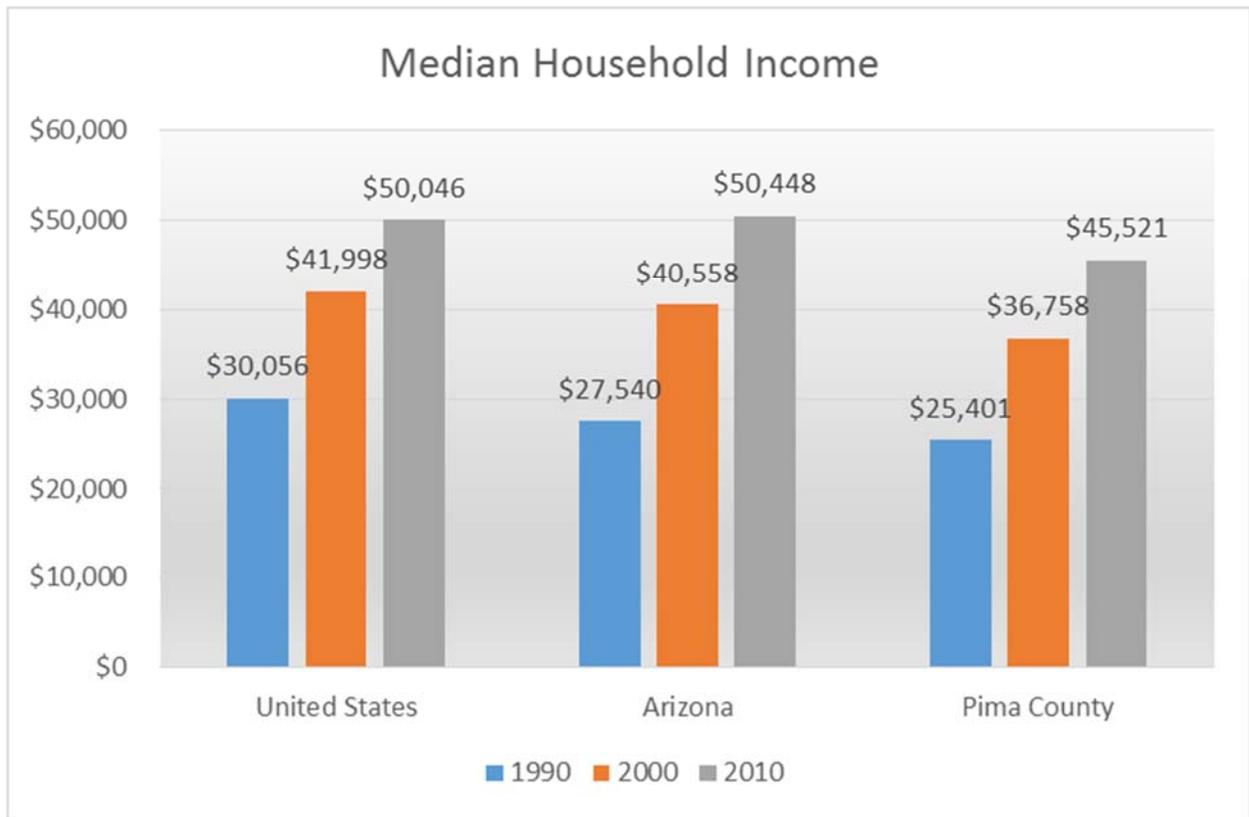


Figure 10 – U.S., Arizona, and Pima County Median Household Income

Table 2.7.b shows 1990, 2000 and 2010 median household income by planning area and incorporated community. As can be seen, nine planning areas surpass the State in median household income, as does Marana, Oro Valley and Sahuarita. The Rincon planning area has the highest median household income at \$99,897 followed by San Pedro at \$94,050.

TABLE 2.7.b: 1990, 2000 and 2010 Median Household Income

Place	1990	2000	2010
United States	\$30,056	\$41,998	\$50,046
Arizona	\$27,822	\$40,558	\$50,448
Pima County	\$24,975	\$36,758	\$45,521
Planning Areas			
14. Avra Valley	\$28,146	\$47,096	\$60,485
15. Tucson Mountains	\$34,876	\$53,885	\$68,841
16. Southwest	\$28,839	\$41,567	\$52,253
17. Altar Valley	\$28,302	\$40,164	\$51,834
18. Upper Santa Cruz	\$37,351	\$52,387	\$63,665
19. Mountain View	\$32,458	\$53,704	\$55,236
20. Southeast	\$22,856	\$35,028	\$49,550
21. Central	\$25,655	\$36,800	\$46,100
22. Catalina Foothills	\$46,955	\$66,306	\$78,669
23. Rincon Valley	\$41,715	\$62,482	\$99,897
24. Tortolita	\$41,285	\$63,409	\$78,035
25. San Pedro	\$46,010	\$79,594	\$94,050
26. Ajo-Why	\$18,531	\$32,459	\$38,608
27. Tohono O’odham	\$12,614	\$24,050	\$31,382
Incorporated Areas			
City of South Tucson	\$9,869	\$14,587	\$18,830
City of Tucson	\$21,748	\$30,981	\$37,448
Town of Marana	\$22,245	\$52,870	\$70,705
Town of Oro Valley	\$40,539	\$61,037	\$71,561
Town of Sahuarita	n/a	\$53,194	\$72,781
Other Native Nations/Tribes			
Pascua Yaqui Tribe	\$11,149	\$22,235	\$31,875

Source: US Bureau of the Census, 1990, 2000 and 2010

2.8 Educational Attainment

When it comes to an educated workforce, the Town of Oro Valley has the highest percentage of those with a Bachelor’s degree or higher at 44 percent. The Town of Marana has 29 percent followed by Sahuarita at 28 percent. This compares to the state of Arizona and the nation, both of which are at 24 percent.

Table 2.8.a, on the next page, shows 1990, 2000 and 2010 education level by place.

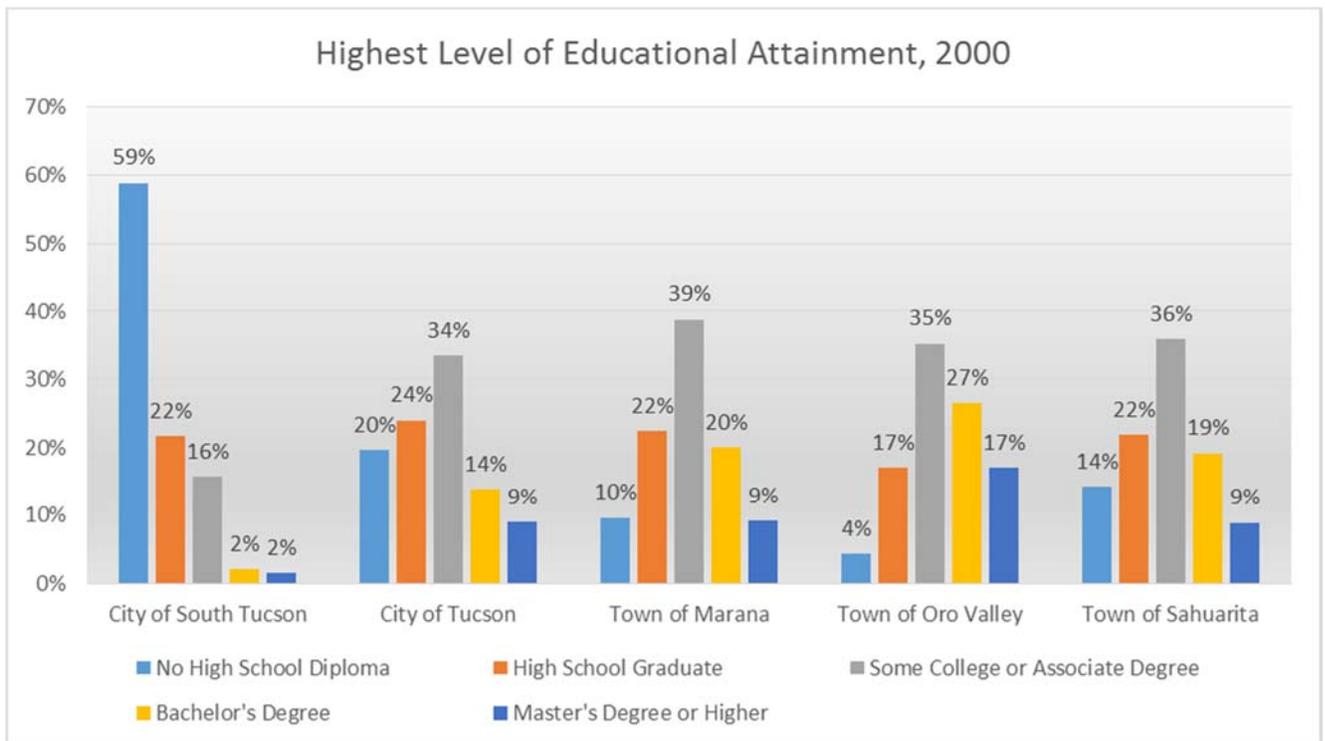


Figure 11 – Highest Level of Educational Attainment 2000

TABLE 2.8.a: 1990, 2000 and 2010 Education Level by Place

Place	High School Graduates			Some College or Associate Degree			Bachelor's Degree			Master's Degree or Higher			Population 25 Years and Over			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States		47,642,763	52,168,981	58,444,819	39,571,702	49,864,428	61,158,328	20,832,567	28,317,792	37,989,132	11,477,686	16,144,813	22,751,733	158,868,436	182,211,639	208,731,498
Arizona		601,440	791,904	1,040,152	741,784	1,078,520	1,459,638	306,554	493,419	736,240	160,319	272,793	436,607	2,301,177	3,256,184	4,280,464
Unincorporated Pima County		105,908	127,343	145,218	136,764	182,266	235,400	60,746	86,752	118,694	37,957	59,356	81,561	424,032	546,200	663,098
Incorporated Areas																
City of South Tucson		445	710	1016	347	512	763	26	70	129	0	52	31	2,857	3,270	3,457
City of Tucson		62,085	72,295	80,667	81,840	100,855	109,072	31,639	41,719	49,322	19,817	27,144	32,093	248,500	301,036	323,802
Town of Marana		n/a	2,037	4,538	n/a	3,516	7,728	n/a	1,816	5,123	n/a	829	2,808	n/a	9,075	21,693
Town of Oro Valley		1,054	3,767	4,859	1,756	7,816	9,630	1,155	5,884	8,339	689	3,775	5,934	4,928	22,189	29,724
Town of Sahuarita		n/a	475	3,171	n/a	778	5,643	n/a	416	3,477	n/a	193	1,786	n/a	2,170	14,608
Other Native Nations/Tribes																
Pascua Yaqui Tribe		167	379	171	57	184	129	5	19	47	15	8	56	857	1,427	1,810

Source: US Bureau of the Census 1990, 2000 and 2010

2.9 Housing

Housing Costs, Unemployment and Poverty Level

The average housing price in 2010 for Arizona and the unincorporated county is lower than the nation, which demonstrates the impact that the Great Recession has had on the housing market in Arizona. The rate of housing increase between 2000 and 2010 for Arizona is lower than the nation and just slightly higher for the unincorporated county (Figure 12). The average housing prices for Marana, Oro Valley and Sahuarita are all well above the state and unincorporated averages. In 2010 the average housing price for Oro Valley was \$326,100, which is 54 percent greater than the unincorporated county.

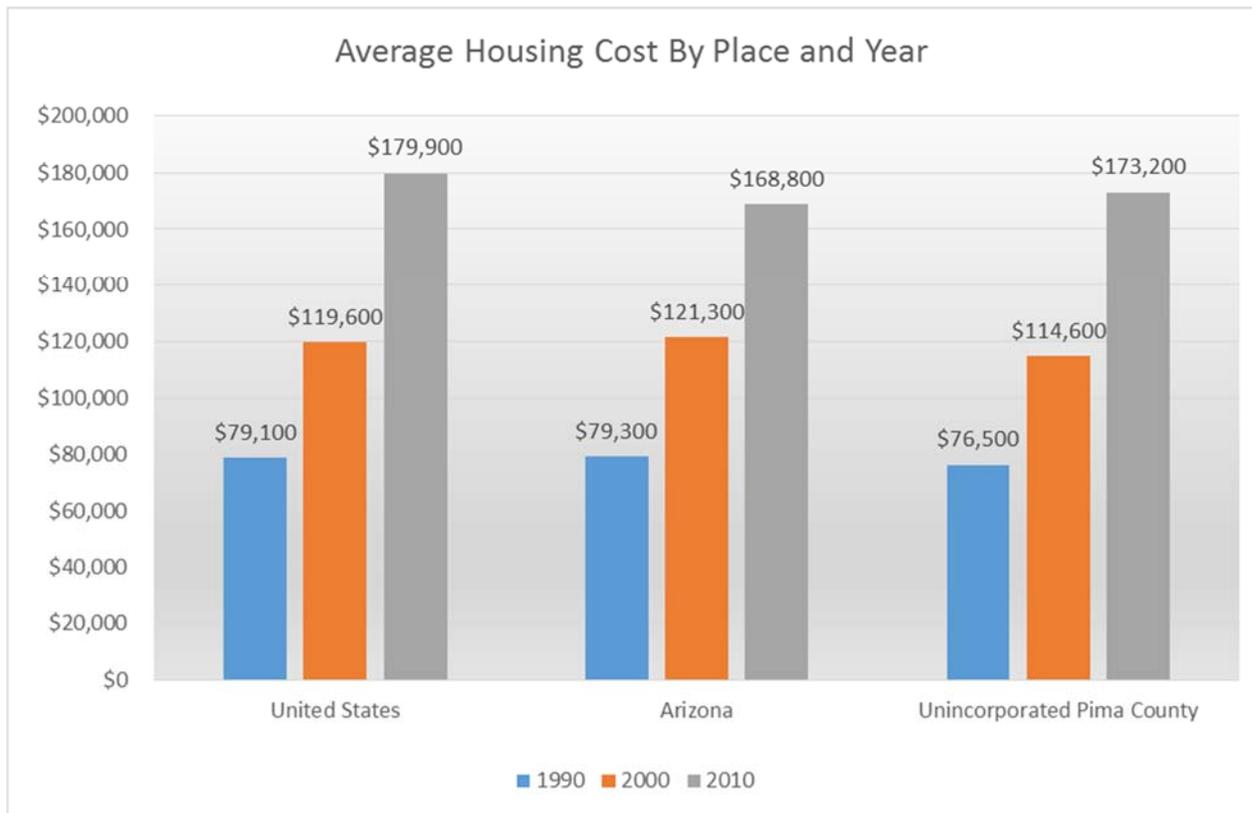


Figure 12 – Average Housing Cost by Region and Year

Poverty levels declined for the nation and Arizona between 2000 and 2010, however during the same timeframe the unincorporated county’s poverty rate increased from 14.7 to 20.0 percent. Only three planning areas experienced a decrease in the percent of people below the poverty level, including Mountain View, Southeast and Rincon (Figure 13).

Unemployment rates have increased substantially since 1990 when Arizona had a 5.1 percent unemployment rate and the unincorporated county had 4.9 percent. By 2010 the unemployment rate had increased to 9.0 percent for the state and 10.1 percent for the unincorporated county.

Table 2.9.a, on page A2.41, shows 1990, 2000 and 2010 housing costs, unemployment rate and percent of people below the poverty level for place and planning area.

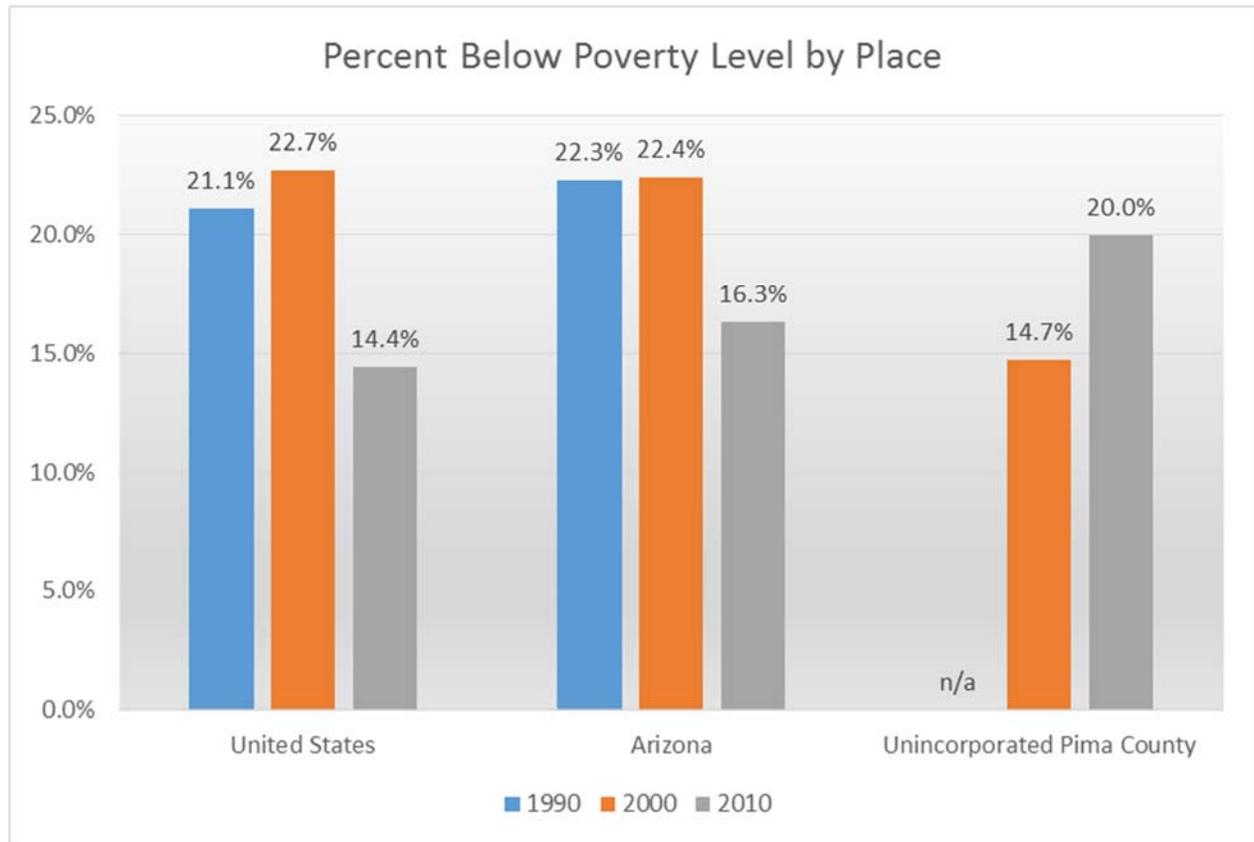


Figure 13 –Percent below the Poverty by Place

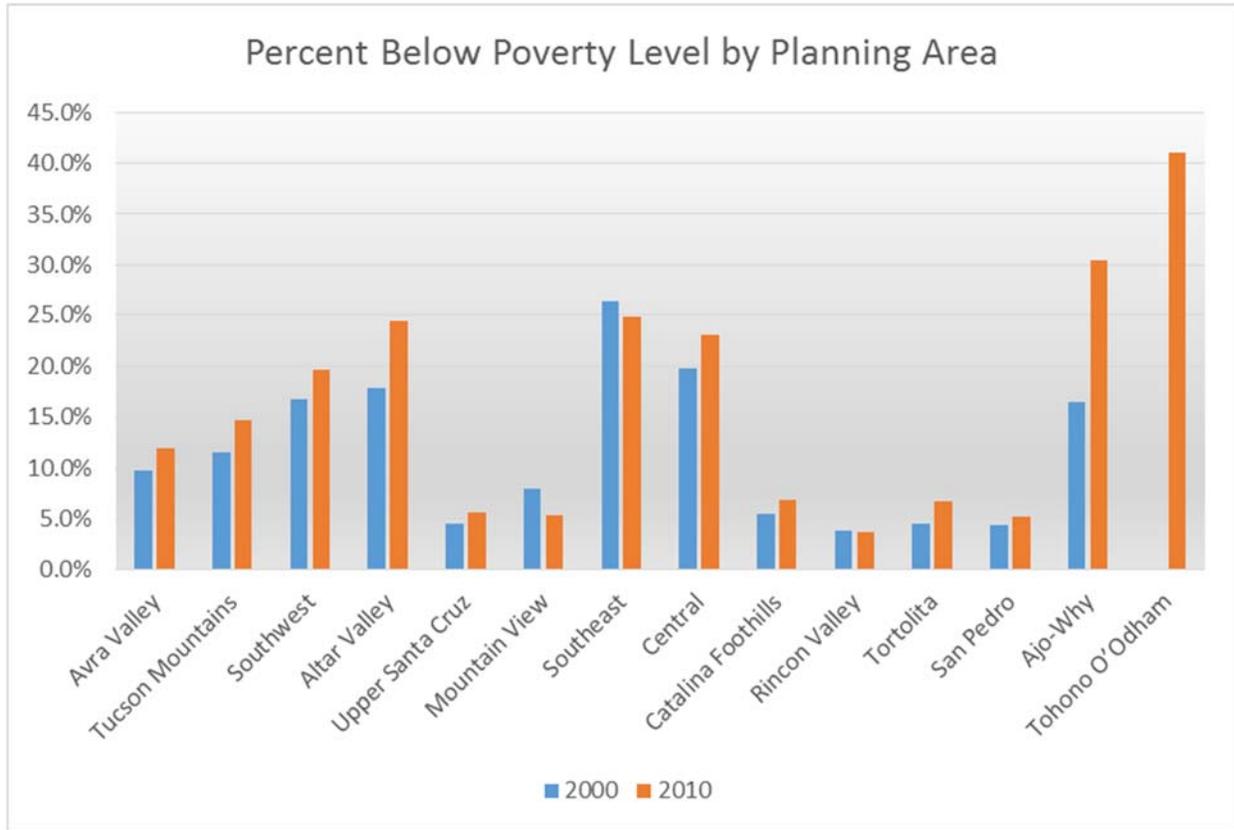


Figure 14 – Percent below the Poverty by Planning Area, 2000 and 2010

TABLE 2.9.a: 1990, 2000 and 2010 Housing Costs, Unemployment Rate and Below the Poverty Level

Place	Average (Mean) Housing Value			Unemployment Rates			Under the Poverty Level			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States		\$79,100	\$119,600	\$179,900	5.4%	4.0%	9.0%	21.1%	22.7%	14.4%
Arizona		\$79,300	\$121,300	\$168,800	5.1%	4.1%	9.1%	22.3%	22.4%	16.3%
Unincorporated Pima County		\$76,500	\$114,600	\$173,200	4.9%	4.2%	10.1%		14.7	20%
1. Avra Valley		\$83,847	\$102,925	\$171,724	8.0%	3.7%	10.8%	16.7%	9.7%	14.6%
2. Tucson Mountains		\$91,570	\$138,977	\$258,915	7.9%	4.7%	8.2%	17.1%	11.6%	15.2%
3. Southwest		\$69,525	\$83,272	\$132,321	9.7%	6.0%	12.5%	18.6%	16.8%	21.3%
4. Altar Valley		\$74,839	\$83,689	\$146,386	5.9%	6.1%	10.1%	21.2%	17.9%	22.4%
5. Upper Santa Cruz		\$96,282	\$133,122	\$212,844	5.7%	3.9%	6.0%	5.1%	4.6%	6.1%
6. Mountain View		\$84,910	\$144,096	\$264,637	6.7%	3.3%	3.7%	5.8%	8.0%	5.7%
7. Southeast		\$52,151	\$69,279	\$143,899	12.6%	7.6%	12.4%	28.0%	26.3%	25.0%
8. Central		\$71,239	\$96,970	\$164,634	8.0%	6.3%	9.4%	21.7%	19.7%	24.5%
9. Catalina Foothills		\$135,203	\$204,109	\$354,600	4.8%	3.6%	6.7%	5.8%	5.5%	7.7%
10. Rincon Valley		\$99,402	\$164,930	\$375,157	5.4%	2.4%	5.8%	5.7%	3.9%	3.8%
11. Tortolita		\$106,680	\$158,230	\$289,494	4.8%	3.3%	7.8%	6.0%	4.5%	7.3%
12. San Pedro		\$117,360	\$229,696	\$402,750	4.9%	4.8%	7.2%	4.7%	4.4%	6.0%
13. Ajo-Why		\$39,469	\$71,081	\$116,542	9.6%	9.4%	22.8%	27.4%	21.6%	29.3%
14. Tohono O'odham		\$23,747	\$44,557	\$84,379	22.7%	25.9%	22.5%	65.4%	50.6%	45.5%
Incorporated Areas										
City of South Tucson		\$35,300	\$48,700	\$90,000	20.4%	17.7%	18.5%	35.6%	43.4%	53.9%
City of Tucson		\$66,600	\$96,300	\$171,200	12.3%	5.9%	10.1%	18.3%	16.7%	23.2%
Town of Marana		N/A	\$134,500	\$259,600	9.7%	4.6%	7.3%	26.8%	5.5%	4.0%
Town of Oro Valley		\$128,100	\$177,400	\$326,100	14.6%	3.5%	7.6%	17.8%	2.4%	5.6%
Town of Sahuarita		N/A	\$148,900	\$249,700	N/A	4.6%	5.8%	N/A	4.0%	4.6%
Other Native Nations/Tribes										
Pascua Yaqui Tribe		\$55,500	\$58,200	\$86,000	34.4%	18.2%	23.3%	62.9%	43.8%	39%

Source: US Bureau of the Census 1990, 2000 and 2010.

Household Characteristics 1990, 2000 and 2010 by Planning Area

The number of households between the years 2000 and 2010 increased 15.1 percent in the unincorporated county. The average household size has been trending upward since 2000 from 2.47 to 2.49 persons per household in 2010.

When looking at the change in the number of households for the planning areas from 1990 to 2010, San Pedro is the only area that lost nearly 39 percent of their households. The two planning areas that experienced the greatest increase in the number of households was Rincon Valley with a 318 percent increase and Upper Santa Cruz with a 198 percent gain. The overall average rate of increase for all planning areas was 81.6 percent. The household size for all of the planning areas has also increased, with an overall average of 2.49 in 1990 growing to 2.63 persons per household in 2010.

Table 2.9.b shows 1990, 2000 and 2010 household characteristics by place and planning area.

Housing Units Tenure and Substandard Characteristics

When examining the change in total housing units in the unincorporated county there was a gain of 21.2 percent between 2000 and 2010, which compares to the state at 31.2 percent. The overall average gain among the planning areas over the same timeframe was 42.3 percent, with the largest gain seen by Rincon Valley at nearly 321 percent. Altar Valley lost 14.5 percent housing units, which may be attributed to the removal of the housing stock.

The 2010 housing occupancy in the unincorporated county closely compares to the nation with 97.5 percent occupancy and 11.8 percent vacancy. The split between owner versus renter is 56 percent to 31.4 percent. Arizona has the highest vacancy at 16.1 percent (Figure 15). Within the planning areas the Tohono O'odham and Ajo-Why have the lowest occupancy and highest vacancy. Catalina Foothills has the highest occupied units at 89.4 percent and Mountain View posted the lowest vacancy at 3 percent.

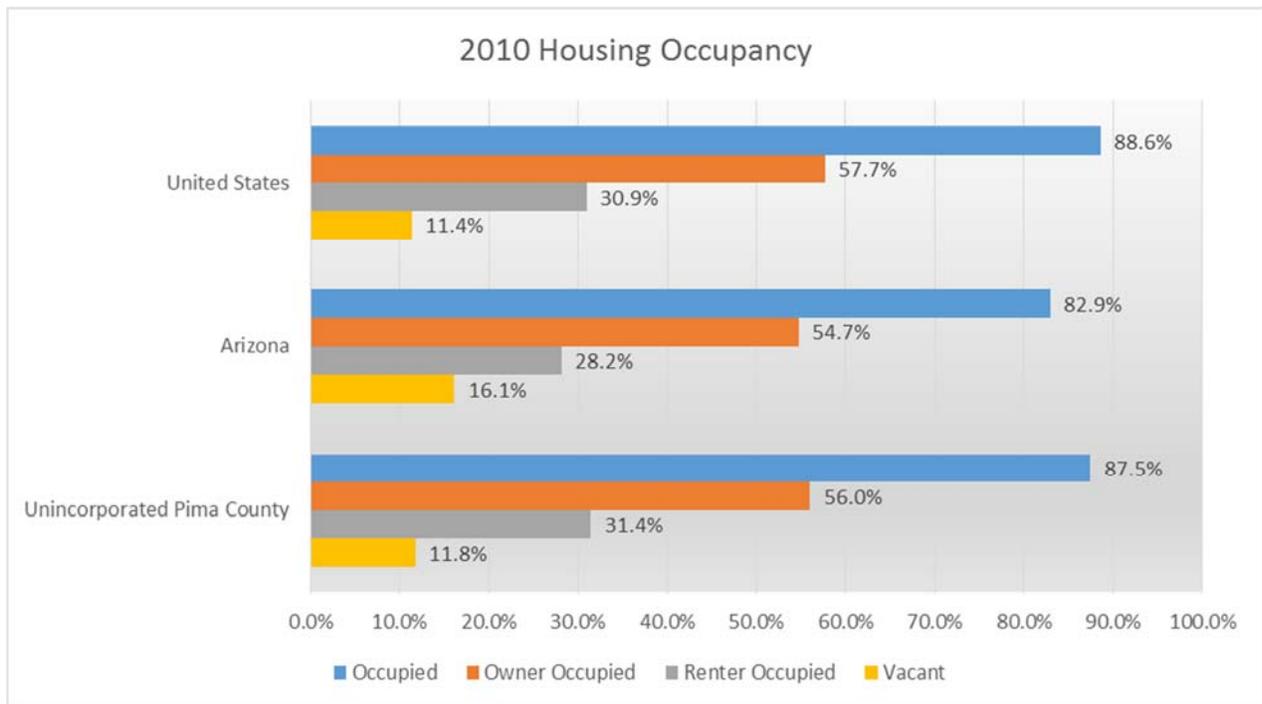


Figure 15 – 2010 Housing Occupancy by Place

Within the planning areas the Tohono O’odham and Ajo-Why have the lowest occupancy and highest vacancy. Catalina Foothills has the highest occupied units at 89.4 percent, Mountain View posted the lowest vacancy at 3 percent, and Central has a nearly even split between owner versus renter occupied units (Figure 16).

The housing vacancy rate for the unincorporated county increased from 9.4 percent in 2000 to 11.8 percent in 2010. As shown in the following Figure 16, the planning areas with the greatest vacancy rate in the housing stock include Tohono O’odham (34.5 percent), Ajo-Why (28.8 percent) and the Upper Santa Cruz (25.6 percent). The planning areas with the smallest vacancy rate include San Pedro (2.5 percent) and Mountain View (3.0 percent). The overall average vacancy rate among all of the planning areas is 14.2 percent.

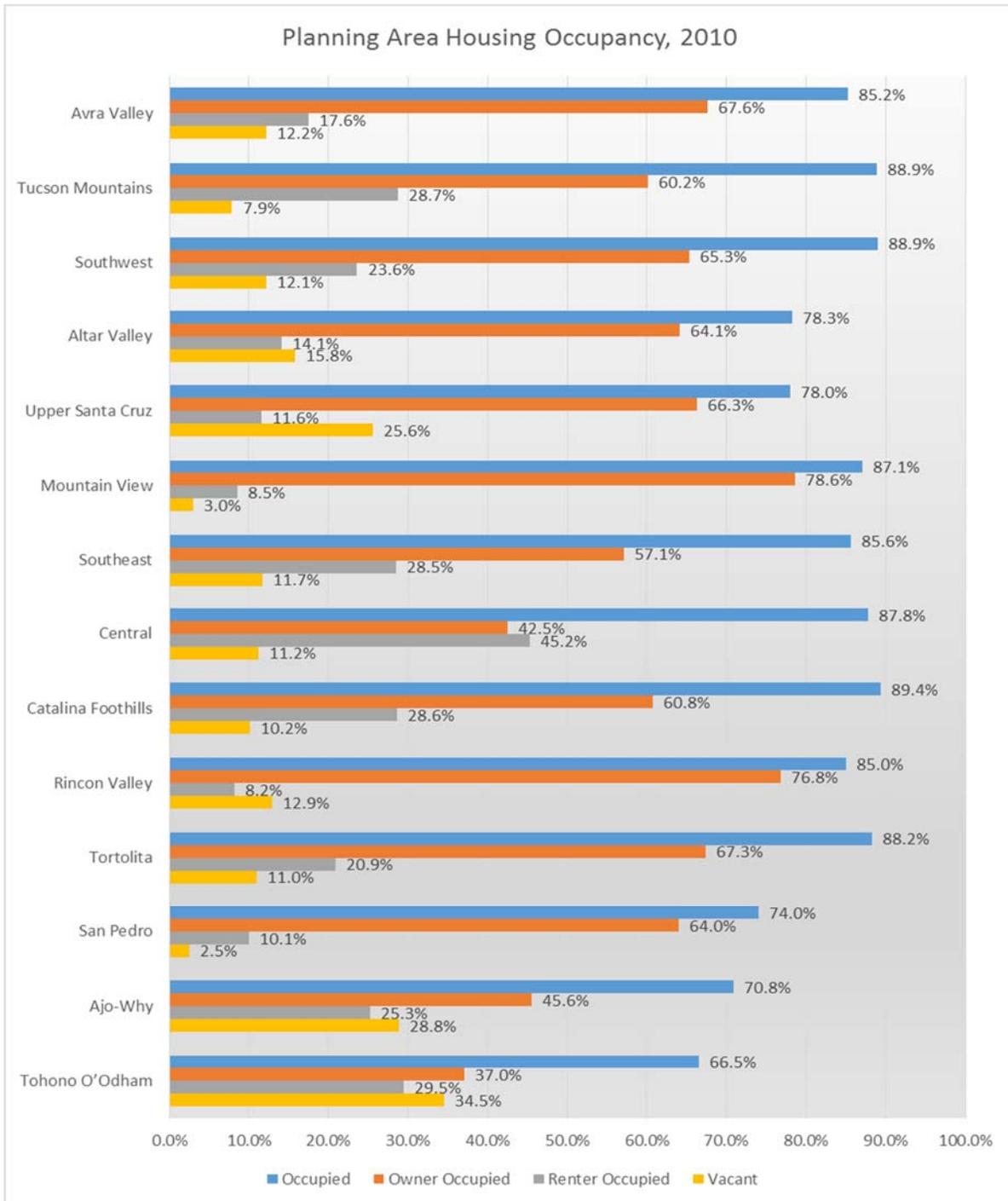


Figure 16 – Planning Area Housing Occupancy, 2010

Substandard housing within the planning areas is primarily concentrated in Tohono O’Odham. The percentage of units lacking complete plumbing fixtures rose from 28.2 percent in 1990 to 36.2 percent in 2010. Altar Valley also saw an increase in units lacking complete plumbing going from 1.2 percent to 9.7 percent. Similarly to plumbing, the planning areas that have incomplete kitchen facilities are Tohono O’odham and Altar Valley.

Tables 2.9.c and 2.9.d shows 1990, 2000 and 2010 total housing units and substandard by place and planning area.

TABLE 2.9.b: Household Characteristics 1990, 2000 and 2010 by Planning Area

Place	Total Number of Households			Total Population in Households			Average Household Size			Population Living in Group Quarters			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States		91,947,410	105,480,101	115,969,540	242,012,129	273,643,273	305,885,362	2.63	2.59	2.64	6,697,744	7,778,633	8,028,678
Arizona		1,388,843	1,901,327	2,380,990	3,584,545	5,020,782	6,403,988	2.62	2.64	2.68	80,683	109,850	149,267
Unincorporated Pima County		261,792	332,350	388,660	651,280	821,712	956,124	2.49	2.47	2.46	15,600	22,034	24,139
1. Avra Valley		3,458	5,783	8,193	9,890	16,500	22,348	2.86	2.85	2.73	0	422	505
2. Tucson Mountains		10,879	16,955	24,164	29,146	44,317	61,118	2.68	2.61	2.53	1,578	1,894	2,304
3. Southwest		17,990	23,451	29,813	51,277	68,951	89,177	2.85	2.94	2.99	47	235	164
4. Altar Valley		1,418	2,495	2,714	3,756	6,909	7,048	2.65	2.77	2.60	3	14	14
5. Upper Santa Cruz		8,858	12,544	22,918	17,402	24,343	49,636	1.96	1.94	2.17	145	243	186
6. Mountain View		260	456	547	663	1,139	1,324	2.55	2.50	2.42	15	13	10
7. Southeast		21,967	27,293	34,847	69,347	87,697	110,539	3.16	3.21	3.17	3,014	5,243	5,973
8. Central		117,639	130,150	133,717	269,256	297,920	308,562	2.29	2.29	2.31	9,826	11,424	12,654
9. Catalina Foothills		58,021	73,555	79,360	140,029	169,550	175,158	2.41	2.31	2.21	808	2,045	1,749
10. Rincon Valley		560	1,334	4,521	1,538	3,808	12,861	2.75	2.85	2.84	11	0	0
11. Tortolita		17,327	34,539	44,272	47,759	89,152	107,831	2.76	2.58	2.44	147	445	323
12. San Pedro		18	55	43	54	126	103	3.00	2.29	2.40	0	0	0
13. Ajo-Why		1,445	1,754	1,630	3,401	3,893	3,511	2.35	2.22	2.15	0	10	13
14. Tohono O'odham		1,952	1,986	1,921	7,762	7,407	6,908	3.98	3.73	3.60	6	46	244

Source: US Bureau of the Census 1990, 2000 and 2010

Housing Units and Housing Tenure 1990, 2000 and 2010

TABLE 2.9.c Housing Units and Housing Tenure 1990, 2000 and 2010

Place	Total Housing Units			Total Occupied Housing Units			Housing Units Owner Occupied			Housing Units Renter Occupied			Housing Units Vacant			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States	102,263,678	115,904,641	131,704,730	91,947,410	105,480,101	116,716,292	59,024,811	69,815,753	75,986,074	32,922,599	35,664,348	40,730,218	10,316,268	10,424,540	14,988,438	
Arizona	1,659,430	2,189,189	2,871,486	1,368,843	1,901,327	2,380,990	879,000	1,293,556	1,571,687	489,843	607,771	809,303	290,587	287,862	463,536	
Unincorporated Pima County	298,207	366,737	440,909	261,792	332,350	388,660	159,467	213,603	248,970	102,325	118,747	139,690	36,415	34,387	52,249	
Planning Areas																
1. Avra Valley	3,913	6,318	9,327	3,458	5,784	8,194	2,883	4,895	6,712	575	889	1,482	455	534	1,133	
2. Tucson Mountains	11,960	18,466	26,283	10,879	16,955	24,164	7,381	12,506	16,867	3,498	4,449	7,297	1,081	1,511	2,119	
3. Southwest	20,967	26,238	34,021	17,990	23,451	29,813	13,842	18,094	22,230	4,148	5,357	7,583	2,977	2,787	4,208	
4. Altar Valley	1,743	2,924	3,446	1,418	2,495	2,714	1,199	2,101	2,253	219	394	461	325	429	732	
5. Upper Santa Cruz	11,654	16,031	29,279	8,858	12,544	22,919	7,656	10,947	19,406	1,202	1,597	3,513	2,796	3,487	6,360	
6. Mountain View	320	523	630	260	455	547	214	407	456	46	48	91	60	68	83	
7. Southeast	25,458	30,187	39,246	21,966	27,293	34,846	14,123	17,887	22,969	7,843	9,406	11,877	3,492	2,894	4,400	
8. Central	132,053	141,506	150,614	117,639	130,150	133,717	56,325	64,062	63,633	61,314	66,088	70,084	14,414	11,356	16,897	
9. Catalina Foothills	65,685	80,147	88,481	58,021	73,554	79,360	39,377	50,792	54,078	18,644	22,762	25,282	7,664	6,593	9,121	
10. Rincon Valley	640	1,431	4,970	560	1,333	4,521	463	1,221	3,969	97	112	552	80	98	449	
11. Tortolita	19,439	37,794	49,560	17,328	34,539	44,271	13,545	27,956	33,776	3,783	6,583	10,495	2,111	3,255	5,289	
12. San Pedro	65	106	85	18	56	43	2	40	30	16	16	13	47	50	42	
13. Ajo-Why	2,056	2,621	2,389	1,445	1,754	1,630	1,064	1,359	1,135	381	395	495	611	867	759	
14. Tohono O'odham	2,254	2,445	2,578	1,952	1,987	1,921	1,393	1,336	1,456	559	651	465	302	458	657	
Incorporated Areas																
City of South Tucson	1861	2,059	2,191	1637	1810	1827	650	732	565	987	1078	1,310	224	249	316	
City of Tucson	183338	209609	229762	162685	192891	205390	83687	103056	106651	78998	89835	98739	20653	16718	24372	
Town of Marana	850	5702	14726	728	4944	13073	534	4090	10566	194	854	2507	122	758	1653	
Town of Oro Valley	3576	13946	20340	2846	12249	17804	2049	10319	13786	797	1930	4018	730	1697	2536	
Town of Sahuarita	n/a	1247	10615	n/a	1155	9020	n/a	929	7615	n/a	226	1405	n/a	92	1595	
Other Nations/Tribes																
Pascua Yaqui Tribe	525	785	833	525	745	804	269	395	400	256	350	404	0	40	43	

Source: US Bureau of the Census 1990, 2000 and 2010

Substandard Housing Units 1990, 2000 and 2010

TABLE 2.9.d: 1990, 2000 and 2010 Substandard Housing by Planning Area

Planning Area	Total Housing Units			Complete Plumbing Facilities			Lacking Complete Plumbing Facilities			Complete Kitchen Facilities			Incomplete Kitchen Facilities			
	YEAR	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
United States		102,263,678	115,904,641	132,452,249	101,161,982	114,569,474	131,799,802	1,101,696	1,335,167	652,447	101,154,052	114,388,787	131,350,283	1,109,626	1,515,854	1,101,966
Arizona		1,659,430	2,189,189	2,871,486	1,627,959	2,149,557	2,852,704	31,471	39,632	18,782	1,628,691	2,148,538	2,847,859	30,739	40,651	23,627
Unincorporated Pima County		298,207	366,737	444,349	296,319	364,050	443,092	6,875	2,687	1,257	296,003	294,727	441,401	2,204	3,480	2,948
Planning Areas																
1. Avra Valley		4,576	7,307	9,297	4,519	7,253	8,896	58	53	401	4,543	7,232	9,017	34	74	279
2. Tucson Mountains		13,090	18,995	26,917	13,035	18,915	26,806	56	80	110	13,035	18,905	26,739	55	90	177
3. Southwest		20,978	25,719	34,645	20,852	25,573	34,404	126	146	241	20,851	25,544	34,233	127	175	412
4. Altar Valley		5,668	5,330	4,555	5,601	5,196	4,112	68	134	443	5,603	5,217	4,205	66	113	350
5. Upper Santa Cruz		8,817	15,151	24,862	8,800	15,101	24,573	17	50	289	8,792	15,099	24,479	25	52	383
6. Mountain View		1,879	1,959	2,515	1,852	1,948	2,396	27	11	119	1,868	1,950	2,441	12	10	74
7. Southeast		22,216	27,231	37,543	22,065	26,958	36,827	151	273	716	22,077	26,913	36,834	139	318	709
8. Central		129,738	141,233	150,989	129,158	140,374	149,200	580	860	1,790	128,920	140,117	148,419	818	1,117	2,571
9. Catalina Foothills		64,706	79,741	89,602	64,585	79,549	89,269	121	192	332	64,464	79,166	88,408	242	575	1,194
10. Rincon Valley		955	828	3,484	952	823	3,465	3	5	19	952	826	3,427	3	2	57
11. Tortolita		18,766	37,127	48,005	18,754	37,061	47,678	12	67	327	18,746	36,980	47,609	20	147	396
12. San Pedro		2,472	1,097	1,569	2,442	1,004	1,496	29	93	73	2,440	979	1,512	31	118	56
13. Ajo-Why		2,081	2,623	2,300	2,067	2,551	2,176	14	72	124	1,953	2,528	2,098	128	95	202
14. Tohono O'odham		2,216	2,390	2,599	1,590	1,739	1,658	626	651	941	1,712	1,795	1,739	505	595	861

Source: US Bureau of the Census 1990, 2000 and 2010

2.10 Employment

Employment by Industry Sector 2005-2010

Over the five years from 2005 to 2010, the industry sectors that experienced the greatest job losses were Construction (42 percent), Information (40.3 percent) and Manufacturing (15.2 percent). The sector that generated the most employment over the five year timeframe was Natural Resources and Mining, growing from 1,400 to 1,800 jobs. Educational and Health Services has steadily created jobs every year and overall increased by 15.6 percent.

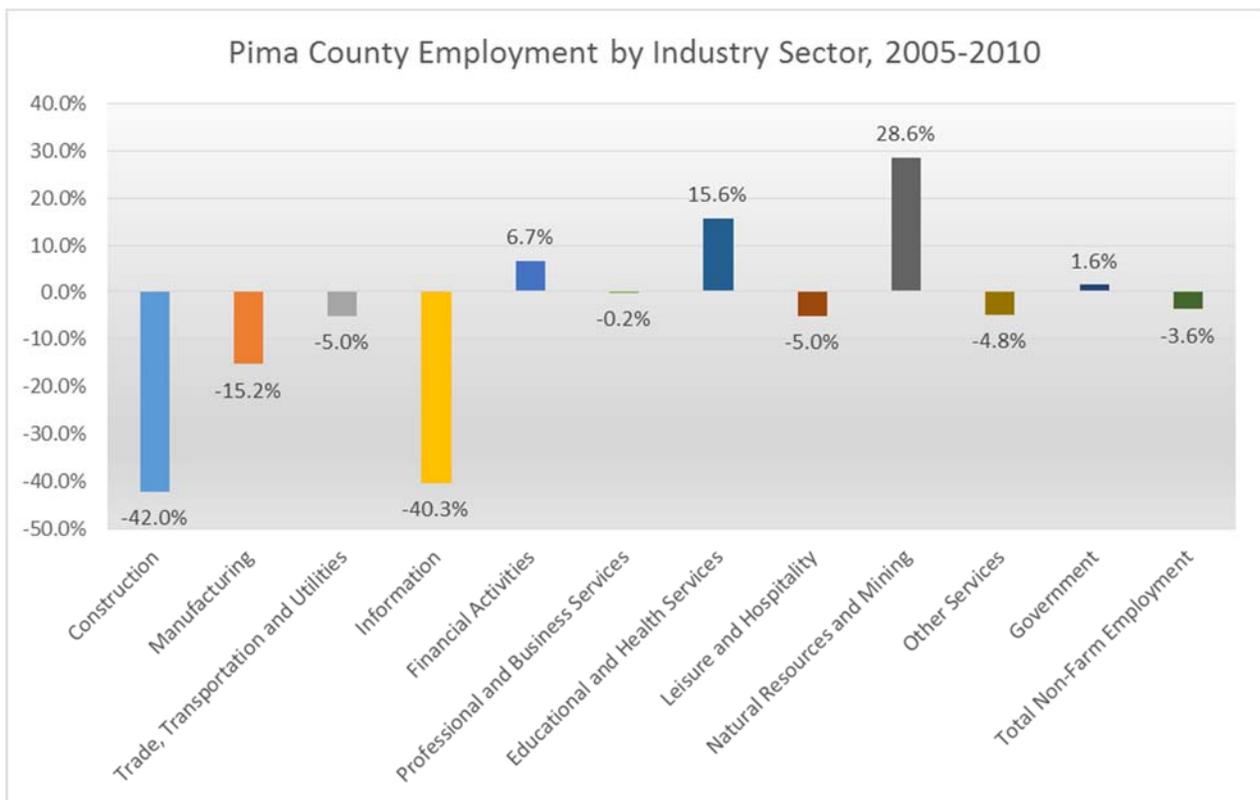


Figure 17 – Pima County Employment Trend by Sector, 2005-2010

When looking at the percent of employment for each industry sector in 2010, Government employs 22 percent followed by Education and Health Services at 17 percent and Trade, Transportation and Utilities at 16 percent.

Table 2.10.a shows 2005-2010 employment by industry sector for Pima County

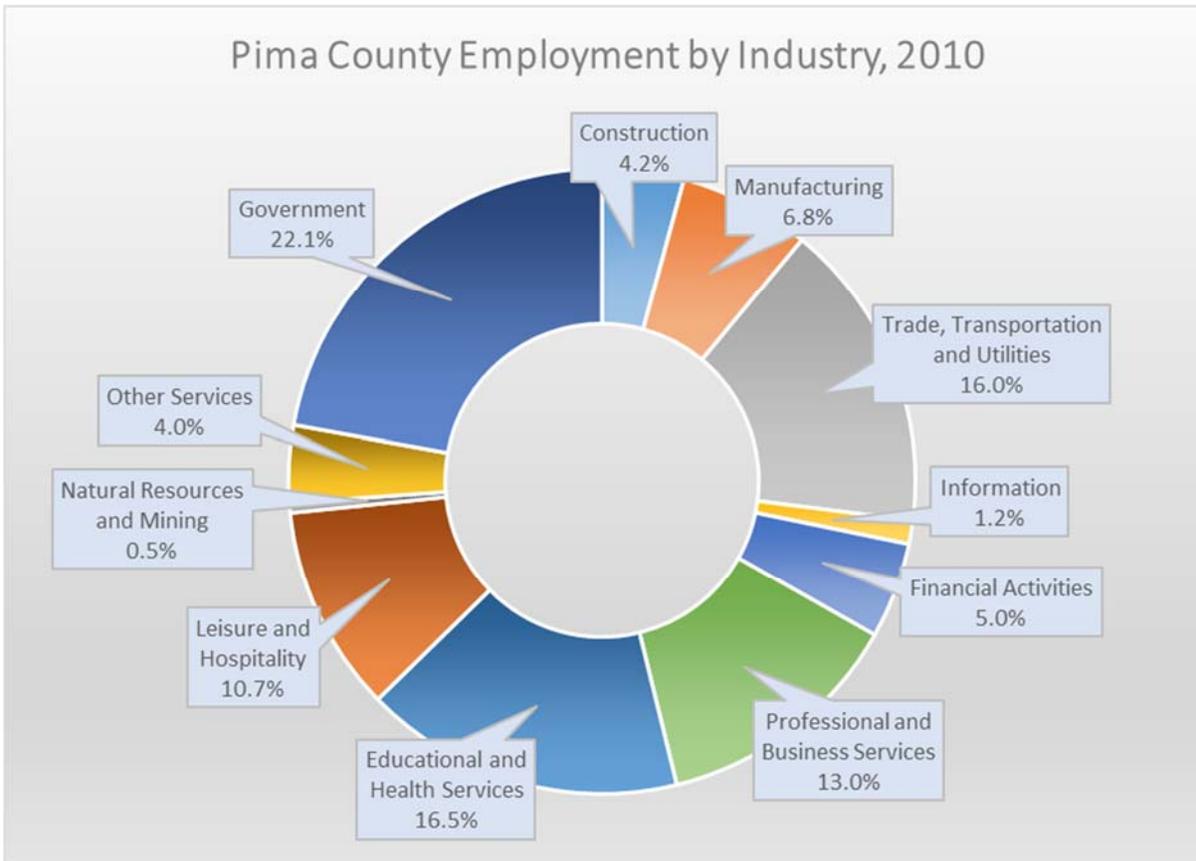


Figure 18 – Pima County Employment by Industry, 2010

TABLE 2.10.a: Employment by Industry Sector 2005-2010

Industry Sector	Number of Employees						
	YEAR	2005	2006	2007	2008	2009	2010
Construction		25,700	27,900	26,500	22,800	16,600	14,900
Manufacturing		28,300	28,100	27,500	27,200	25,100	24,000
Trade, Transportation and Utilities		59,600	62,700	64,300	62,700	58,200	56,600
Information		7,200	6,800	5,900	5,300	4,700	4,300
Financial Activities		16,500	17,600	18,200	17,200	17,500	17,600
Professional and Business Services		45,900	49,700	52,600	51,400	47,100	45,800
Educational and Health Services		50,500	52,600	54,700	57,100	58,500	58,400
Leisure and Hospitality		39,800	40,600	40,200	40,400	38,700	37,800
Natural Resources and Mining		1,400	1,600	1,800	1,900	1,700	1,800
Other Services		14,700	15,800	15,800	15,700	14,700	14,000
Government		77,100	76,300	77,900	79,800	79,100	78,300
Total Non-Farm Employment		366,700	379,600	385,300	381,500	361,800	353,400

Source: US Department of Labor, Bureau of Labor Statistics, State of Arizona Economic Security Research Administration, North American Industrial Classification System (NAICS)

Employment by Occupation 1990, 2000 and 2010

The mix of 2010 occupations in Pima County is reflective of the industry sectors. There is a high concentration of Office and Administrative Support, Healthcare and Education positions (Figure 19). From 2000 to 2010, nine of the occupations experienced a decrease ranging from 0.2 percent to 3.7 percent. The occupation that expanded the most was Healthcare Practitioners at 2.7 percent and the occupation that shed the most jobs was Production at 3.7 percent.

Table 2.10.b shows 1990, 2000 and 2010 employment and occupation for Pima County.

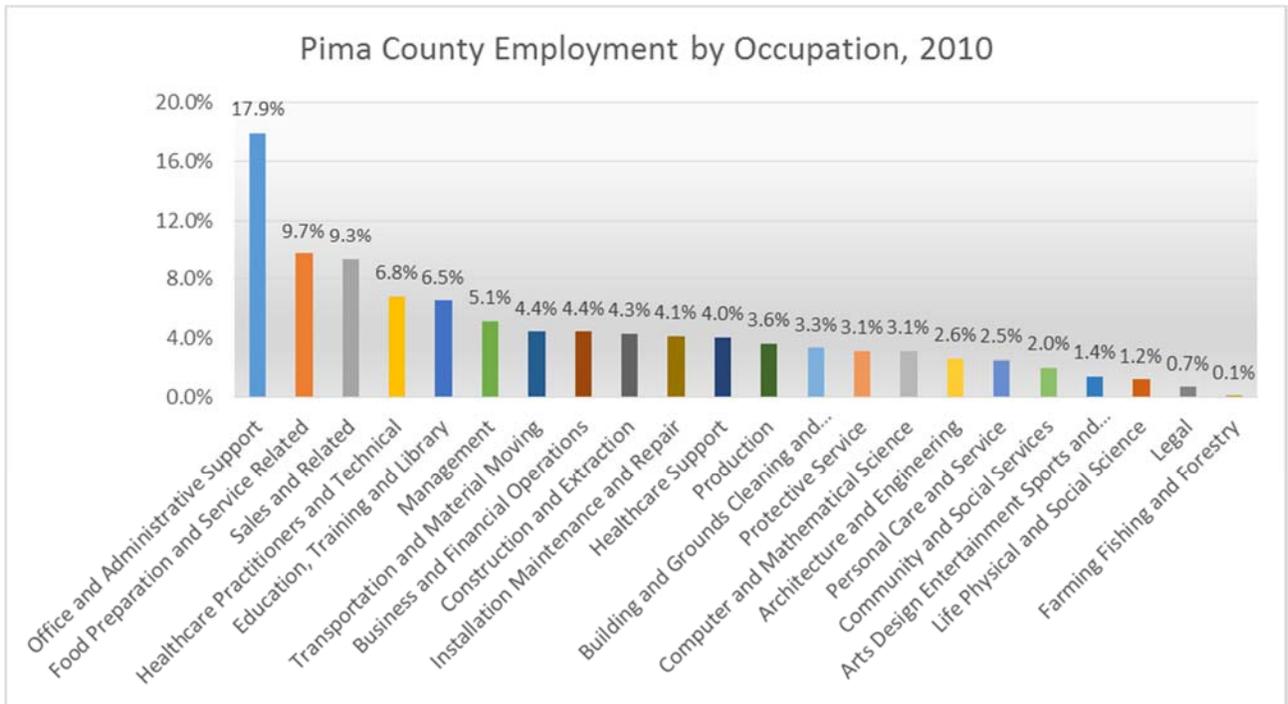


Figure 19 – Pima County Employment by Occupation, 2010

TABLE 2.10.b: 1990, 2000 and 2010 Employment by Occupation for Pima County

Occupation	Number of Employees		
	YEAR	2000	2010
Office and Administrative Support		18.6%	17.9%
Food Preparation and Service Related		9.02%	9.7%
Sales and Related		9.07%	9.3%
Healthcare Practitioners and Technical		4.73%	6.8%
Education, Training and Library		6.68%	6.5%
Management		5.68%	5.1%
Transportation and Material Moving		5.1%	4.4%
Business and Financial Operations		2.86%	4.4%
Construction and Extraction		6.57%	4.3%
Installation Maintenance and Repair		4.35%	4.1%
Healthcare Support		3.17%	4.0%
Production		7.27%	3.6%
Building and Grounds Cleaning and Maintenance		3.63%	3.3%
Protective Service		2.48%	3.1%
Computer and Mathematical Science		1.92%	3.1%
Architecture and Engineering		2.22%	2.6%
Personal Care and Service		2.69%	2.5%
Community and Social Services		1.43%	2.0%
Arts Design Entertainment Sports and Media		1.64%	1.4%
Life Physical and Social Science		0.63%	1.2%
Legal		0.55%	0.7%
Farming Fishing and Forestry		0.13%	0.1%

Source: Arizona Department of Economic Security, 2013.

Major Employers in Pima County and Southern Arizona

The top 25 private sector employers in Pima County include a mix of aerospace, healthcare, mining, and retail trade and collectively employ 65,366 workers. Based on the total number of jobs, retail trade employs 27.4 percent, followed by healthcare at 22.7 percent and aerospace at 15.8 percent.

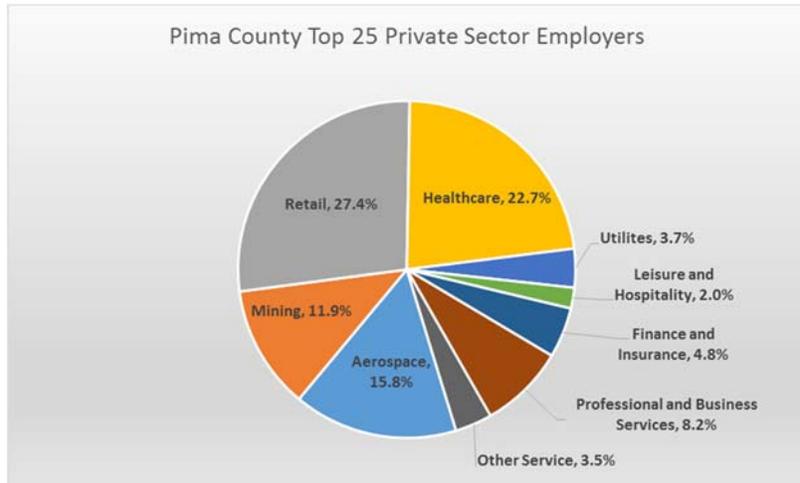


Figure 20 – Pima County Top 25 Private Sector Employers by Sector

The top 10 public sector employers include state and local government, military and homeland security, education and tribal government. All combined, the public sector employs 64,534 workers with a near even split between education (31.0 percent), military and homeland security (31.4 percent), and state and local government (30.8 percent).

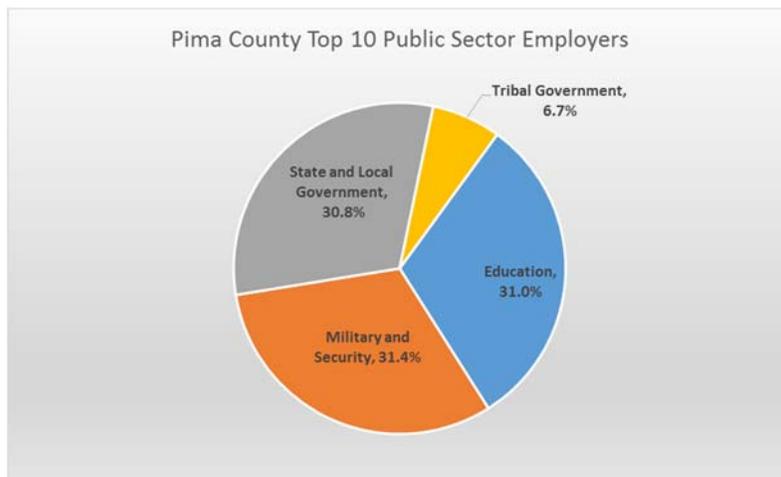


Figure 21 – Pima County Top 10 Public Sector Employers by Sector

TABLE 2.10.c: Top 25 Private Employers in Pima County and Southern Arizona 2013

Major Employer	Employment Type
Raytheon Missile Systems	10,300
Wal-Mart Stores Incorporated	7,450
UA Healthcare	6,099
Freeport-McMoRan Copper & Gold	5,463
Carondelet Health Network	3,668
TMC Health Care	2,977
Fry's Food Stores	2,700
Corrections Corp. of America	2,314
Asarco LLC	2,297
Afni Inc	2,199
Southern Arizona VA Health Center	2,182
Citi	2,000
Bashas' Inc	1,800
APAC Customer Service	1,777
Safeway Inc	1,685
Target Stores Inc	1,640
Northwest Medical Center	1,757
Walgreens	1,420
IBM	1,375
TEP/UniSource Energy	1,232
Sol Casinos	1,300
Union Pacific Railroad	1,200
Circle K Stores	1,200
GEICO	1,155
Ventana Medical Systems, Inc	1,150

Source: Top 25 Largest Private Employers in Southern Arizona, Sun Corridor Inc., 2013

TABLE 2.10.d: Top 10 Public Employers in Pima County and Southern Arizona 2013

Major Employer	Employment Type
University of Arizona	10,846
Davis-Monthan Air Force Base	9,100
State of Arizona	8,807
Tucson Unified School District	6,790
Pima County	6,500
U.S. Customs & Border Patrol	6,076
City of Tucson	4,585
U.S. Army Intelligence Center and Fort Huachuca	5,096
Tohono O'odham Nation	4,350
Pima Community College	2,384

Source: Top 10 Public Employers in Southern Arizona, Sun Corridor Inc., 2013

Exhibit 2.1 County Overview Map (Study Area and Regional Context)

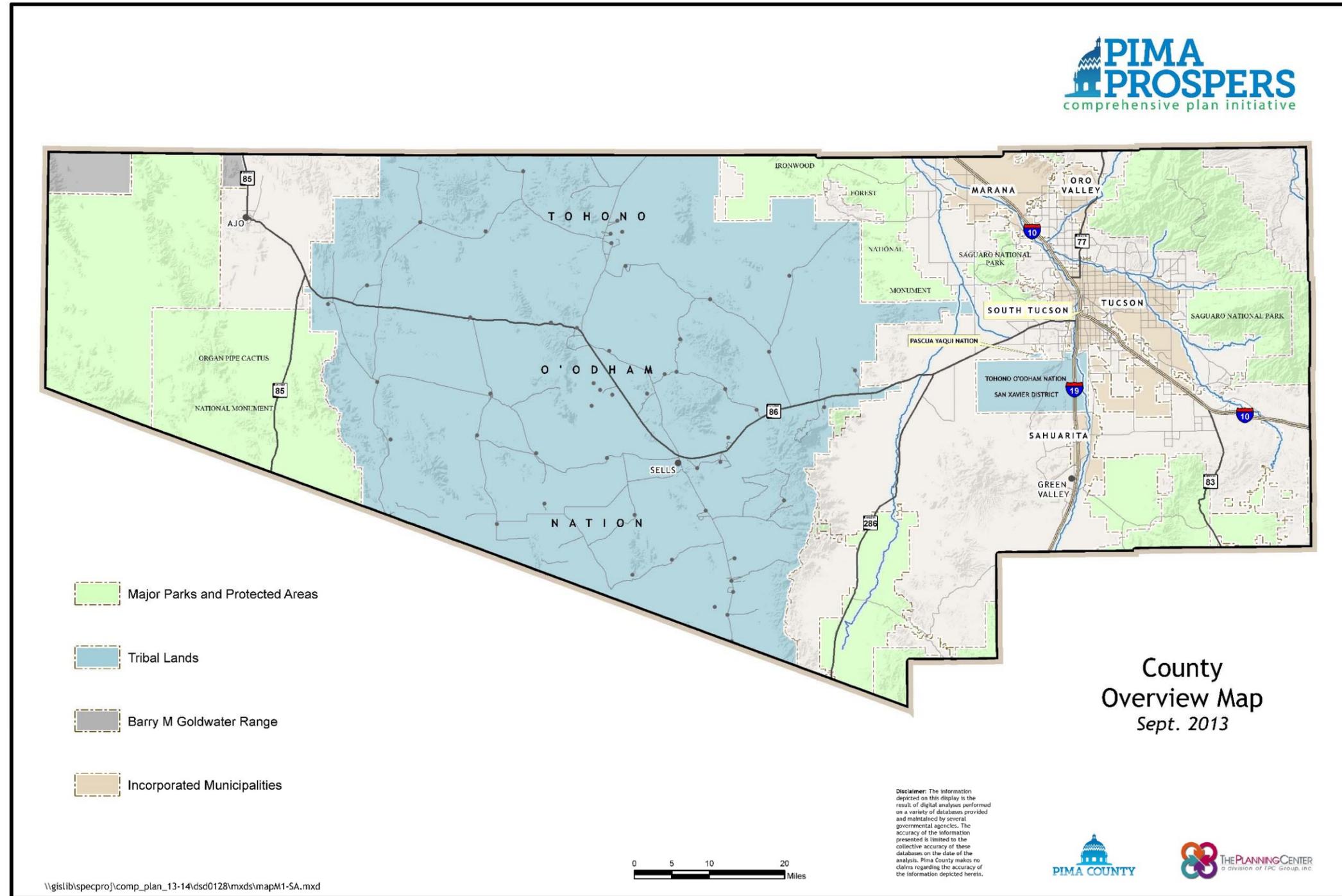


Exhibit 2.2.a Existing Public and Private Land Ownership

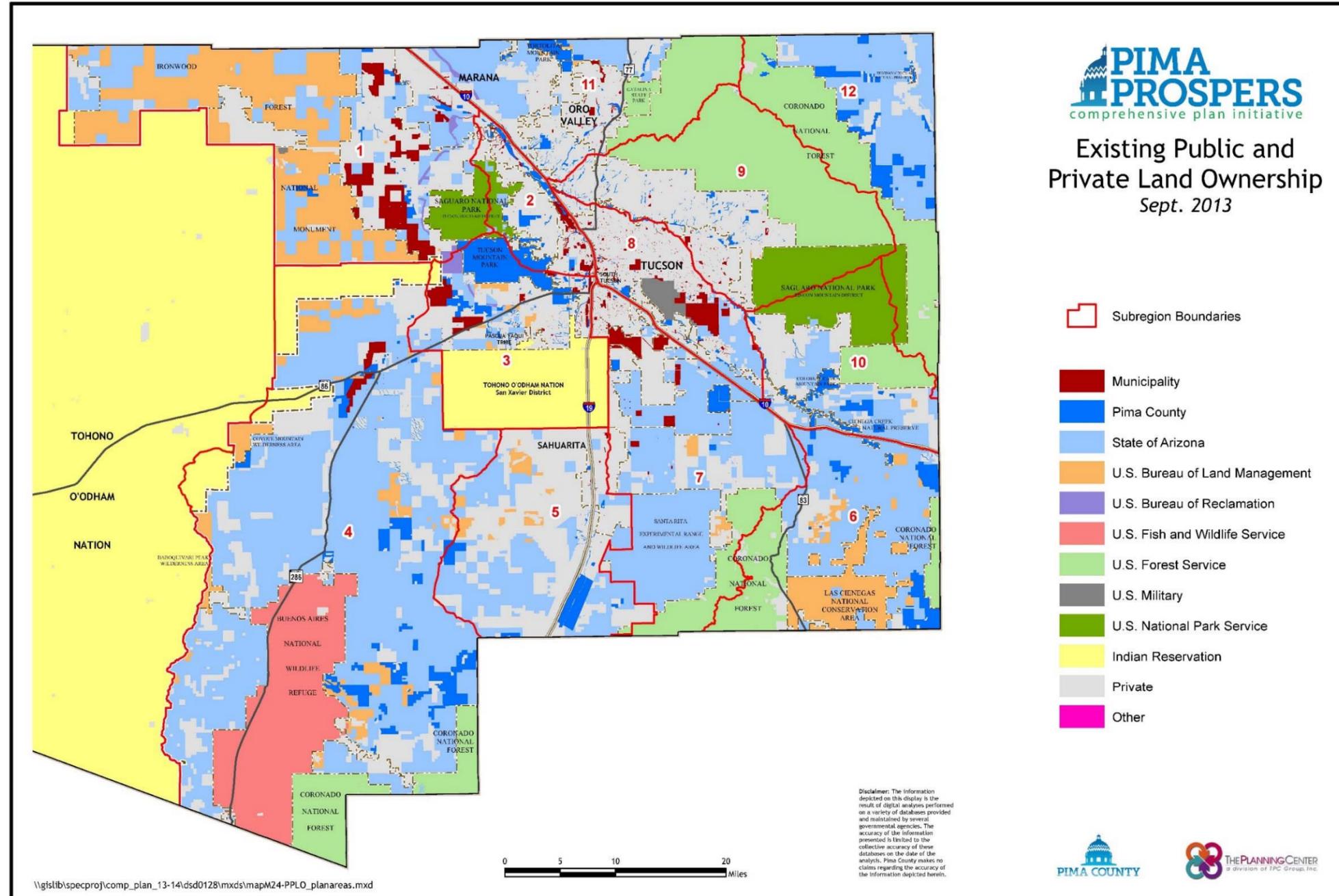


Exhibit 2.2.b Existing Public and Private Land Ownership

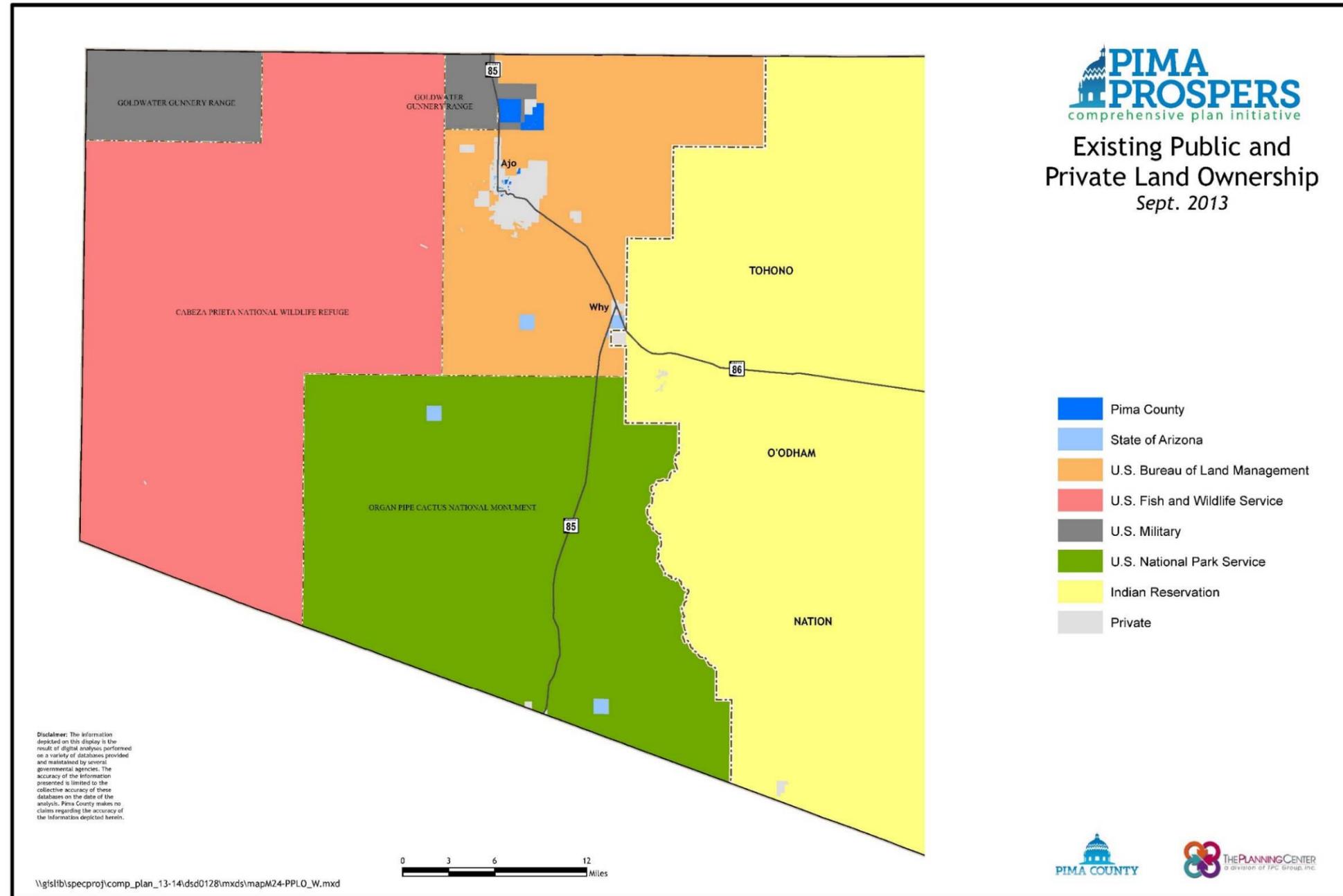


Exhibit 2.5.a Environmental Considerations: Topography

