

COB - General Contact Form

02/02/2026 4:55 PM (MST)

AGENDA MATERIAL

DATE 2-2-26 ITEM NO. PA913
PIMA COUNTY

Contact Clerk of the Board

Please use the form below to tell us how we can be of assistance.

****Fields marked with an asterisk (*) are required and must be completed before submitting.****

First Name J.J.
Last Name Lamb
Email vailpreservationsociety@gmail.com
Phone 520-419-4428

Please type the topic or subject of your message: Board of Supervisor Meeting items 9 and 13 comments

Your Message Pima County Supervisors 2/3/26 Meeting Agenda Items 9 and 13 Vail Crossings/Desert Vistas Community Facilities District.

Vail Crossings Colossal Cave Road project impacts on Vail's sole remaining historic buildings. Request that the project planning that includes impacts and needed mitigations.

PB Vail Partners, LLC, BP Vail Developers, LLC and Desert Vistas (Tucson) SVP, LLC have petitioned the Board of Supervisors to form the above referenced community facilities district through the following resolutions. Resolution No. 2026-2 would result in: 1. Granting the petition to form the proposed CFD; 2. Declaration that the County may form the proposed district without public notice, hearings, or a formation election because the petition was signed by the landowners and there are no registered voters within the proposed district;

The Vail community and Vail Preservation Society has invested 20 years and over \$600,000. to preserve Vail's last remaining Territorial Era building. VPS invests and are invested in our community.

We will invest nearly one million dollars to complete the Old Vail Post Office. It will reopen later in 2026 as the Vail Welcome & Heritage Center at the Old Vail Post Office, an example of community driven preservation and adaptive reuse.

Vail Preservation Society requests community and stakeholder outreach. To approve this without any community or stakeholder outreach is shocking and disrespectful to residents.

The Colossal Cave Road project that is included will impact the Old Vail Post Office:

- Drainage impacts, this road project will change the drainage which will impact the adobe building.
- Length and weight of vehicles needs to be considered and limits put in place.
- Traffic will be brought 2' closer to the Old Vail Post Office. At present the curb is a mere 12' from the building.
- Vehicles that are not appropriately sized for the limited space possible to insert the planned Michigan Turn should be required to use Mary Ann Cleveland

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Way.

Wildlife Corridor Protection Planning

- Vail Preservation Society is steward of 80 acres of Conservation Land, "Bear Paw Conservation Lands", north of Vail Crossings. The Wildlife Corridor documented in the Sonoran Desert Conservation Plan connects through Bear Paw and Vail Crossings and continues south. What planning has taken place to protect this important Wildlife Corridor?

The Old Vail Post Office is a physical reminder of the national economic and cultural forces that converged at Vail in the late 19th and early 20th century. All other traces of Vail's railroad, mining and ranching roots are gone; erased by time, population growth, and development. Located at Vail's founding site and along the main road that passes through Vail, this humble adobe is the sole reminder of Territorial Arizona and the dreams, hard work, successes, and struggles of those that made a life here. It is a sharp visual contrast to the perfectly manicured image promoted by a modern, developing Vail. It alone is left to interpret the early stories of those who built a community at a railroad siding called Vail.

In Pima County's Sonoran Desert Conservation Plan unincorporated Vail is noted as one of Pima County's ten historic communities in the section entitled "A Vision for Cultural Resources". Linda Mayro, previous Director of the Pima County Office of Sustainability, "The Old Vail Post Office (OVPO) is central to the Vail community's identity and an important historic site in Pima County". The Old Vail Post Office is a physical reminder of the national economic and cultural forces that converged at Vail in the late 19th and early 20th century. All other traces of Vail's railroad, mining and ranching roots are gone; erased by time, population growth, and development. Located at Vail's founding site and along the main road that passes through Vail, this humble adobe is the sole reminder of Territorial Arizona and the dreams, hard work, successes, and struggles of those that made a life here. It is a sharp visual contrast to the perfectly manicured image promoted by a modern, developing Vail. It alone is left to interpret the early stories of those who built a community at a railroad siding called Vail.

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The OVPO is the focus of every VPS Strategic Plan, '07, '13 and '20 2008 Pima County Bond. The economic crash prevented the Bond from going to a vote. VPS began working on a National Register application and the OVPO was listed in 2011. In 2014 U of A and National Park Service staff completed the Vail Historic Preservation Plan and noted the importance of the 1908 OVPO as the last pre-statehood building in Vail.

The Colossal Cave Road Project Plan recognized the significance of the OVPO and included mitigation requirements. The OVPO's location along Historic Hwy 80 adds to its significance as a site along the 1926 original alignment. Pima County has placed an official Historic Hwy 80 sign across the street. The OVPO helped shape the west and served travelers as a gas station, post office, store and bar. The OVPO's location at Vail's original town site and across the street from the 1935 Shrine of Santa Rita provides a last opportunity for an authentic sense of place. Its rehabilitation and adaptive reuse as Vail Welcome & Heritage Center supports the needs of local attractions like Saguaro National Park East.

The rehabilitation of the OVPO has had broad support from Pima County District 4 Supervisor Steve Christy, Arizona State Preservation Office, Tucson-Pima County Historical Commission, Arizona Preservation Foundation, Arizona Downtown Alliance and Vail Unified School District.

"A community without memory is a meaningless place. Historic resources are the physical manifestation of memory. Today quality of life is essential for a competitive community. The long-term quality and character of a community is

directly related to its willingness to identify, protect, and enhance those places that define and differentiate it. Historic preservation is not about being the museums of yesterday; historic preservation is about using heritage resources to build quality of life for tomorrow.”—Measuring the Economics of Preservation, Donovan Rypkema

Benefits of Adaptive Reuse Areas with older buildings support distinctive local businesses and attract homeowners like the ones who will benefit from Vail Crossings and Desert Vistas.

- Areas with older, smaller buildings support concentrations of jobs in small businesses, creative companies, and startups.
- Historic areas attract more investment
 - The rehabilitated Old Vail Post Office will be adaptively reused as the Vail Welcome & Heritage Center.
 - More than three-quarters (80 percent) of millennials would rather spend money at businesses supporting efforts to preserve and protect buildings, architecture, and neighborhoods over those that don't.
 - Three-in-four (71 percent) of millennials enjoy exploring the history of an area.
- Neighborhoods of mixed-vintage have denser, younger, and more age-diverse populations
 - Nearly one-in-two (44 percent) millennials prefer living in a neighborhood with historic character.
 - Millennials are interested in being a part of the historic preservation movement through a myriad of experiential and virtual opportunities.
- Documented connection between older buildings and various measures of livability, economic vitality, and residential density and diversity.
- Economic Impact – Less spent on materials, more invested in a local, skilled workforce. An investment that sustains local families.
 - VPS is intentional about providing preservation trades experiences for local high school construction tech JTED students. This is workforce development.
 - \$1 million spent on new construction generates 30.6 jobs.
 - \$1 invested in adaptive reuse generates 35.4 jobs.

This is an opportunity to proactively plan to protect and preserve Vail's historic core and wildlife corridors that brings quality of life to residents old and new and will have positive impacts for Vail Crossings, Bourne Development and Pima County.

This is an opportunity for Pima County and Bourne to protect and invest in the long term economic and social capital of the community and demonstrate respect for the investment of time and monetary investment of residents.

Respectfully,

J.J. Lamb
President & CEO
Vail Preservation Society

Would you like a response?

Yes