



## Development Services

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 1415 Melody Ln, Bdg F  
Bisbee, Arizona 85603

# Special Use Application

Special Uses are activities or uses that, because of their unique characteristics, potentially could generate greater impacts than uses permitted in a zoning district. Due to these greater impacts, special uses are not granted administratively. Rather, they must be reviewed and approved by the Planning and Zoning Commission at a public hearing.

### Applicant Info

Name: Mike Normand

Address: 2118 W Newell Street, Naco AZ 85620

Phone: (520) 645 - 0734

Email: [mnormand@bisbeeaz.gov](mailto:mnormand@bisbeeaz.gov)

Describe your relationship to this application (select one):



Property owner (skip next question)



Authorized agent

By typing their name below, the undersigned, registered property owner of the property subject to this application, hereby grants the authorized agent noted above to act on their behalf and take all actions necessary for the processing, issuance and acceptance of this permit or application.

Signature:

Date:

### Property Info

Property Owner Name(s): City of Bisbee

Parcel Number (APN): 102-57-305B and 102-57-194C

Property Size (in acreage or square feet): 15.93

Property Zoning Designation: R-9

**Processing Fees**

\$500 + (\$20/acre, (\$2,000 acreage fee max)) Applicants may pay online with a credit card or mail a check to the Development Services Department at 1415 W Melody Ln, Building F, Bisbee, AZ 85603, payable to the Cochise County Treasurer.

**Required Submittals**

- This application
- A concept plan
- A copy of the neighborhood notification letter and any information provided to the public
- A non-refundable processing fee

**Project Info**

Identify the utility company/service provider for each of the following services and state if additional provisions or future connections are required in the space below.

Service	Utility Company/Service Provider
Water/Well	Naco Water and/or existing private well, upon determination of viability
Sewer/Septic*	Naco Sanitary District, future connection required
Electricity	Arizona Public Service, future connection required
Fire Protection	Naco Fire District
Waste Disposal	City of Bisbee

\* If the property is, or will be, served by a septic system, indicate the location of the septic system and the 100% expansion area on the site plan. State whether the system is existing or proposed.

Is this request consistent with all deed restrictions or private covenants in effect for this property? If applicable, please include a copy of these restrictions/covenants with this application.

Yes

No

N/A, no deed restrictions

### Supplemental Questions

1. Please state the reason for this request and why it should be supported.

Please see accompanying Supplemental Questions document.

2. Describe all **existing** structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.

Please see accompanying Supplemental Questions document.

3. Describe all **proposed** structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.

Please see accompanying Supplemental Questions document.

4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).

Please see accompanying Supplemental Questions document.

5. Will the project be constructed/completed within one year or phased?

One year

Phased

**Supplemental Questions Continued**

5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.

Please see accompanying Supplemental Questions document.

6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.

Please see accompanying Supplemental Questions document.

7. What are the days of the week and hours of operation (if applicable)?

Please see accompanying Supplemental Questions document.

8. What are the number of employees expected to work onsite?

Initially: 2

Future: 6

9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.

Please see accompanying Supplemental Questions document.

10. What impact will this have on the traffic volume of roads that serve the subject property?

Please see accompanying Supplemental Questions document.

10.a. Number of passenger vehicles entering and leaving the site (per day/week)?

30/day

10.b. Number of large trucks entering and leaving the site (per day/week)?

No estimate available

**Supplemental Questions Continued**

10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?

Please see accompanying Supplemental Questions document.

11. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.

Please see accompanying Supplemental Questions document.

12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).

Please see accompanying Supplemental Questions document.

13. Total gallons of water needed for the proposed use, either daily or annually: Attached

14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.

Please see accompanying Supplemental Questions document.

15. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.

Please see accompanying Supplemental Questions document.

**Supplemental Questions Continued**

15.a. Date of mailing by applicant: March 26, 2024

15.b. Mailing radius: 500'

16. Describe any outdoor activity associated with your special use proposal, if applicable.

Please see accompanying Supplemental Questions document.

17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

Please see accompanying Supplemental Questions document.

18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Please see accompanying Supplemental Questions document.

19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

Please see accompanying Supplemental Questions document. .

### Supplemental Questions Continued

20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?

Please see accompanying Supplemental Questions document.

21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?

Please see accompanying Supplemental Questions document.

22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a "Hazardous or Polluting Materials Attachment" and attach it to this application.

Yes

No

23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.

Please see accompanying Supplemental Questions document.

### Acknowledgments

By typing their name below, the applicant certifies that all information in this application, on the site plan, and within any supplemental documents is true and accurate. They understand that if any information is false, it may be grounds for revocation of this permit. In addition, they hereby request all inspections necessary to process this application, and if the permit is issued, they request all inspections necessary to monitor progress, and document completion, at all stages of the work related to this permit.

Applicant Signature: Michael Normand

Date: 4/25/2024

**Acknowledgments Continued, Prop 207 Waiver**

By typing their name below, the property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, with full knowledge of all rights granted to the property owner pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by Cochise County as result of the filing of this application.

Signature (Property Owner): Michael Normand for City of Bisbee      Date: 4/25/2024

**1. Please state the reason for this request and why it should be supported.**

Camp Naco was established in 1911 as a military cantonment to increase border security in response to the Mexican Revolution and fears of a Mexico-Germany alliance in World War I. Camp Naco was one of thirty-five permanent camps built along the US-Mexico Border from Brownsville, Texas, to Nogales, Arizona and was only one of two built from adobe, and is the only one still standing today. Camp Naco was placed on the National Register of Historic Places in 2012.

Camp Naco is representative of a multitude of diverse histories, including the proud history of the Buffalo Soldiers, a segregated Black military regiment that was deployed to protect the US border and settle Indigenous uprisings in the west. Other stories encompassed in Camp Naco include that of Mexican and Mexican-American heritage, the Chiricahua Apache and Sobaipuri tribes that originally occupied the land, the Civilian Conservation Corps that occupied the Camp after decommission, the Newell family and their descendants, and the history of the unincorporated town of Naco, Arizona, and many more. The entire Camp Naco site affords an incredible opportunity to enshrine these stories and share them with future generations.

After the Camp was decommissioned in 1923, the site passed through many owners, was victim to arson on three occasions, and until recently suffered from neglect and lack of maintenance, leaving the site mostly in disarray. It is because of the grassroots efforts and advocacy of volunteers and community members that Camp Naco is still standing today. Because of this, Camp Naco was included on the list of [11 Most Endangered Historic Places](#) by the National Trust for Historic Preservation in 2022.

In 2023, the Naco Heritage Alliance, 501(c)(3) and the City of Bisbee (property owner as of 2018), were awarded two grants; \$4.6 million from the State of Arizona Office of Governor Doug Ducey and \$3.5 million from the Mellon Foundation. These grants identify three main objectives: 1) preserve and rehabilitate the site's 20 adobe structures for reuse, 2) establish community programming and 3) create organizational infrastructure for future sustainability. From that, the Camp Naco project derived a vision: "To create Camp Naco as a destination that honors the legacy of the Buffalo Soldiers in the American Southwest, advances the diverse arts, culture, and history of the Arizona Borderlands, and serves as a community resource for the residents of Naco, Arizona."

In conjunction with the historical implications of a preserved Camp Naco comes the potential for a substantial economic impact. Included in this application submission in appendix A is a 2022 report by Dr. Robert Carreira, Director of the Center for Economic Research at Cochise College, who identifies a potential economic impact of a revitalized Camp Naco "would generate a total potential economic impact of approximately \$1.4 million per year, creating and supporting about 15 ongoing jobs."

To achieve that vision and to actualize the projected economic impact for Naco and surrounding communities, the City of Bisbee is seeking authorization from the Cochise County Planning and Zoning Commission for special use to be able to restore and rehabilitate the buildings, install necessary site infrastructure, and implement community programming to preserve Camp Naco, a vital chapter in Cochise County and United States histories.

**2. Describe all existing structures/uses present on the subject property. Note: Show the location and size of existing structures on the accompanying site plan.**

Site Plan Building Designation	Square Footage	Current Use
A1 (Original Hospital)	3,240 SF	No use, vacant
A2 (Original Barracks)	2,430 SF	No use, vacant
A3 (Original Mess Hall)	1,280 SF	No use, vacant
A4 (Original Barracks)	2,430 SF	No use, vacant
A5 (Original Officers' Club)	1,990 SF	Small events for community programming (e.g. book signings, history lectures, etc.)
A6 (Original Barracks)	2,543 SF	No use, vacant <i>*Wall has collapsed and structure has been stabilized as a historic ruin</i>
A7 (Original Mess Hall)	1,470 SF	Stage for community event (e.g. Open House presentation) <i>*Wall has collapsed and structure has been stabilized as a historic ruin</i>
A8 (Original Barracks)	2,450 SF	No use, vacant
A9 and A10 (Original wash houses)	621 SF (each)	No use, vacant
B1, B2, B3, B4, B6 (Original Non-Commissioned Officers' Quarters)	625 SF (each)	No use, vacant <i>*previously burned in arson fire</i>
B5 (Original Non-Commissioned Officers' Quarters)	625 SF	No use, vacant
C1 (original Commissioned Officers' Quarters)	790 SF	No use, vacant
C2 through C4 (Original Commissioned Officers' Quarters)	790 SF (each)	No use, vacant <i>*C3 and C4 were previously burned in arson fire</i>
Motor pool	N/A	No use, vacant
Stables on north end	N/A	No use, vacant
Historic water tower	N/A	No use

**3. Describe all proposed structures/uses that will be placed on the property. Note: Show the location and size of proposed structures on the accompanying site plan.**

<b>Site Plan Building Designation</b>	<b>Square Footage</b>	<b>Proposed Use</b>
A1 (Original Hospital)	3,240 SF	<i>Museum and community offices, to include exhibit space, art gallery, conference room, gift shop and bookstore, three community offices and two ADA All-gender bathrooms.</i>
A2 (Original Barracks)	2,430 SF	<i>Artist and workforce training space to include one all-gender bathroom, one small gallery space, and six studios/workshops/classrooms of varying sizes.</i>
A3 (Original Mess Hall)	1,280 SF	<i>Community-use space, to include a warming/catering kitchen, museum and general storage.</i>
A4 (Original Barracks)	2,430 SF	<i>Artist and workforce training space to include one all-gender bathroom, one small gallery space, and six studios/workshops/classrooms of varying sizes.</i>
A5 (Original Officers' Club)	1,990 SF	<i>Library and community space, to include one all-gender bathroom, library and exhibit space, librarian office, computer room, organization office, small conference/meeting room, and general storage space.</i>
A6 (Original Barracks)	2,543 SF	<i>No indoor space, outdoor stabilized ruin (slab)</i>
A7 (Original Mess Hall)	1,470 SF	<i>No indoor space, outdoor stabilized ruin (slab) for stage performances</i>
A8 (Original Barracks)	2,450 SF	<i>Artist and community space, to include green room, theater storage, one all-gender bathroom, and six studios/workshops/classrooms of varying sizes.</i>
A9 and A10 (Original wash houses)	621 SF (each)	<i>Multiple-use public bathrooms to include private shower stalls and laundry facilities.</i>
B1, B2, B3, B4, B6 (Original Non-Commissioned Officers' Quarters)	625 SF (each)	<i>Fully functional residences for artist/scholars-in-residence and workforce housing.</i>
B5 (Original Non-Commissioned Officers' Quarters)	625 SF	<i>Fully functional residence for site caretaker/facilities manager.</i>
C1 (original Commissioned Officers' Quarters)	790 SF	<i>Fully functional residences for temporary office for Camp Naco staff and later for artist/scholars-in-residence and workforce housing.</i>

<b>Site Plan Building Designation</b>	<b>Square Footage</b>	<b>Proposed Use</b>
C2 through C4 (Original Commissioned Officers' Quarters)	790 SF (each)	<i>Fully functional residences for artist/scholars-in-residence, workforce housing, or office space.</i>
Motor pool	N/A	<i>No use, stabilized and secured ruin.</i>
Stables on north end	N/A	<i>No use, stabilized and secured ruin.</i>
Historic Water tower	N/A	<i>Stabilized and secured historic feature.</i>
Maintenance Office <i>New construction</i>	403 SF	<i>Once established, this building will be used as a construction project office and maintenance office.</i>
Maintenance Garage <i>New construction</i>	1,200 SF	<i>To house routine maintenance equipment required for upkeep of the entirety of the site, including a tractor, lawn mowers, weed eaters, etc.</i>
Basketball half-court <i>New construction</i>	N/A	<i>Free for community use, this basketball half-court is one element of the north public section of the camp that will have extended hours of access.</i>
Interactive Children's Play <i>New construction</i>	N/A	<i>Free for community use, this interactive children's play (playground) is one element of the north public section of the camp that will have extended hours of access.</i>
Bird Observation Deck <i>New construction</i>	N/A	<i>Free for community use, this bird observation deck is one element of the north public section of the camp that will have extended hours of access.</i>
Outdoor Pavillion <i>New construction</i>	N/A	<i>Free for general community use or community reservation, this pavilion is one element of the north public section of the camp that will have extended hours of access.</i>
Rainwater Harvesting Water Storage Tank	116,515 gallon water tank, measures 53' diameter by 7'2" height	<i>Rainwater collection for landscape irrigation and water storage for emergency fire suppression.</i>

**4. What materials will be used to construct the new building(s)? (Note, for an existing building(s), please also list the construction type(s), i.e., factory-built building, wood, block, metal).**

The buildings are all made of adobe with a lime-plaster exterior. Any rehabilitations to these buildings will seek to match as closely as possible the original adobe and lime-plaster mixes.

The proposed new maintenance building (shown on the concept plan in the southeast corner of the south parcel) is a factory-built 13' x 31' trailer that will be relocated from its current location at 915 Tovreaville Road in Bisbee.

The proposed new maintenance garage (shown on the concept plan in the southeast corner of the south parcel) will combine shipping containers (currently on site for equipment storage) and metal roofing and siding to create a garage that will house routine maintenance equipment (tractor, lawn mowers, weedwackers, etc.).

**5. Will the project be constructed/completed within one year or phased?**

The Camp Naco rehabilitation project will be phased.

**5.a. If this is a phased project, describe the phases here and physically depict them on the site plan.**

*Phase 1* (estimated timeline August 2024 - December 2024) includes the site development and infrastructure, including grading, utilities, site lighting, roadways, and parking.

*Phase 2* (estimated timeline December 2024 - November 2025) addresses the interior and exterior rehabilitation of A1 (Museum), A5 (Library), A9 and A10 (public restrooms), B5, C1, and C2 residences. This phase also includes the warm grey shell (exteriors) of buildings A2, A4, A8 (barracks), A3 and A7 (mess halls)

*Phase 3* (completion by December 2026 based on available funding) includes the interior buildout of A2, A4, A8 (barracks), and A3 (mess hall).

*Phase 4* (timeline to be determined based on additional funding) includes the rehabilitation of Houses B1, B2, B3, B4, B5, C3, C4.

**6. Describe all intermediate and final products/services that will be produced/offered/sold, if applicable.**

Camp Naco will be offering the following services at no charge to the public:

- Use of outdoor recreational facilities
- Community gathering and meeting spaces
- Library facilities including computer lab usage
- Picnic areas
- Day parking and rideshare
- Additional services as community needs arise

Camp Naco will be offering the following products and services at nominal fees as a means of sustaining the maintenance and operations of the site for long-term use:

- Visitor ticket sales
- Museum Gift Shop/Bookstore sales

- Special event ticket sales including theater, musical, and other stage performances
- Rental fees for space usage for events including, but not limited to corporate (retreats, events, trainings, conference space, etc.) and social engagements (weddings, birthdays, family reunions, quinceañeras, etc.)
- Rental fees for art studios, workspaces, offices
- Educational Programs (summer camps, vocational training programs, etc.)
- Rental fees for site residences for workforce housing
- Community garden plots
- Farmers and art markets

**7. What are the days of the week and hours of operation (if applicable)?**

The buildings (library, museum, community center, etc.) will be open to public access during limited hours that will be determined once the reconfigured board of directors for the Naco Heritage Alliance, the managing 501(c)(3), is established (estimated July 2024). The hours of operation will begin no earlier than 8:00 AM and extend no later than 7:00 PM. The public space on the north end of the campus will be open Monday through Sunday from sun-up to sun-down.

Special events that occur on the site may require operations outside of normal hours of operations and are addressed on a case-by-case basis. No special event will begin earlier than 8:00 AM Monday through Sunday nor extend later than 8:00 PM Sunday through Thursday or 10:00 PM Friday through Saturday.

**8. What are the number of employees expected to work onsite?**

Initially:            2                                    Future:            6

**9. Describe the permanent legal access to the property. State which streets or easement will be used by traffic to enter or exit the property. Specify whether the vehicular access is from a public road, private road, or easement, and label all legal access on the concept plan.**

Permanent legal access to the property exists via West Newell Street, and this will serve as the main entrance for traffic to enter and exit the property. This vehicular access is from the public road, West Newell Street. The concept plan identifies two additional vehicular access points along South Willson Road.

**10. What impact will this have on the traffic volume of roads that serve the subject property?**

This Special Use Permit application references a Traffic Impact Analysis that was submitted to Cochise County February 2024 for the Camp Riff Master Plan Development application (parcel number 10255002005) conducted by Southwest Traffic Engineering, LLC. In this report, the anticipated vehicle trip generation of Camp Riff exceeds the number of visitors and vehicles that are expected at Camp Naco. Even at these numbers, SWTE identifies no significant impacts to the nearby roadways and intersections, which will continue to operate at Level of Service A at full build-out of the project.

Robert Carreira, in his "Potential Economic Impact of Preserving and Rehabilitating Camp Naco" report from June, 2022, estimates a potential of 13,000 visitors per year, which averages 36 people per day with operating hours seven days per week. At 1.5 people per car, this results in 24 visitor cars per day.

Attendance at special events (at an occurrence to be determined but no more than once per month) will be capped at 400 persons per event, based on an internal discussion of the maximum capacity of the space, available staffing and resources based on experience of an August 2023 event that saw approximately 300 people in attendance. This limit will be strictly controlled through the use of registration requirements and/or ticket sales. Assuming 1.5 people per car, this would require 267 parking spaces for a maximum capacity event.

To address traffic impact during special events, event staff and/or off duty law enforcement will be employed during events (similar to the recommendations proposed to Camp Riff by Southwest Traffic Engineering) with more than 200 people (134 cars) in attendance. Similarly, Camp Naco will implement 'Trailblazing' roadway signage on Naco Highway and SR 92. Camp Naco may also procure temporary event signage for additional traffic support. Like Camp Riff, Camp Naco visitors during special events are assumed to enter the site in an even split between SR 92/Willson (visitors from Sierra Vista/Palominas) and Naco Highway (visitors from Bisbee/Douglas/Sonora).

**10.a. Number of passenger vehicles entering and leaving the site (per day/week)?**

We estimate 30 passenger vehicles entering and leaving the site per day. This combines an estimated 36 visitors per day (at 1.5 people per car) plus a maximum of 6 site employees (at 1 person per car).

**10.b. Number of large trucks entering and leaving the site (per day/week)?**

There are no planned activities at the Camp Naco site that would necessitate the regular entry of large trucks. Any deliveries requiring large trucks would be sparse and infrequent. Large trucks are likely to be entering and exiting the site during the construction phase but are limited to important and necessary construction activities, and a current estimate is not available.

**10.c. At what time of day, day of week, and season (if applicable) will traffic be the heaviest?**

Traffic will be the heaviest during special events at an occurrence to be determined but no more than once per month. Event staff and/or law enforcement will be employed during events with more than 200 people (134 cars) in attendance to direct vehicular traffic.

**11. How many driveway cuts are proposed along streets or easements to allow site access? State whether this is an increase/decrease and whether any existing cuts will need relocation.**

The existing condition is strip pavement without continuous vertical curbs. Therefore, there are no existing or proposed driveway cuts/curb cuts.

The concept plan includes a total of ten (10) site access points. This is an increase, as there currently exists one site entry on West Newell Street for access to the north parcel as well as two entries on West Newell Street for access to the previous commissioned officers' quarters (unused and unmaintained for several years), for a total of three (3) existing site entries.

The concept plan therefore proposes the addition of seven (7) site entries; two (2) on South Willson Road and five (5) on West Newell Street. The two existing entryways on Newell Street that allow site access to the south parcel are proposed to be relocated, as they once served as a shared driveway access to the residences, and individual driveway access for each of the four buildings on the south parcel is proposed.

**12. What is your water source? If your property is served by a well, show the existing or proposed location of the well on the site plan. State whether the well is private or shared (if applicable).**

It is anticipated that the site will employ the use of Naco Water (Hearthstone) as the water source. There is an existing private well on site on the south side of Newell near the water tower, but its viability is yet undetermined. Future plans include procuring a professional to assess its feasibility for use on this property.

**13. Total gallons of water needed for the proposed use, either daily or annually:**

A rainwater harvesting system is included in the design plan to meet irrigation needs for landscape as well as the community garden. Please refer to question 14 for additional information on this proposal. Outdoor water use will be primarily for landscape irrigation. The proposed plants are native and drought tolerant but will require irrigation for establishment during the initial approximately 4 years. An estimated annual water usage of 60,000 gallons the first year is expected, declining approximately 25% per year as plants become established. Year 4 and later, it is estimated 15,000 gallons will be utilized for supplemental irrigation during dry months to the planting around the main entrance and picnic areas.

The Community Garden water use will depend on the number of plots used and gardening season. Taking into account 8 months of gardening and full plot use, we estimate 25,000 gallons per year based on full use of square footage shown in the site plan.

The current proposed building program design of all buildings includes a total of 177 plumbing fixtures of various types. A detailed listing is provided in Appendix B. The total gallons of water needed for building usage will be determined when the 60% drawing set is developed (estimated May 17, 2024), but the expected use is minimal.

**14. List any strategies you will use on site to minimize water use, recycle water, and/or enhance onsite natural recharge.**

All bathrooms on the site will include low-flow and/or high efficiency bathroom fixtures. Landscape plans will include only drought-tolerant landscape plants as outlined on the County Zoning Inspector's list of approved landscape species and any irrigation will be that of a drip-system.

Camp Naco buildings will house a rainwater harvesting system to include building runoff. Water harvesting design is planned for throughout the entirety of the site. This plan is being developed by the architect and design team and will be fully described in the final development package. The 30% drawing package shows an inclusion of a water harvesting tank that can hold approximately 100,000 gallons of water. It is estimated that a typical monsoon season (9" of rainfall) will allow the capture of approximately 110,000 gallons throughout the season. This harvested water would be utilized to irrigate landscape plantings and supply water for the community garden. Any overflow from the tank will be conveyed into adjacent landscape planting areas and/or stormwater retention ponds. A proposed drawing of this system is included in Appendix C.

The north section of the site will be contoured to capture site runoff, and these contours will encourage infiltration and serve as detention. Grading required for parking will direct stormwater into landscape areas.

**15. Describe your citizen review process. Specifically, state whether you received any responses to your mailed notice or public meeting. Explain how your special use application has incorporated the feedback you received. Upload a copy of the mailed notice to the portal.**

The City of Bisbee and the Camp Naco Project Team have been engaged in an intentional and focused public outreach campaign beginning early 2023. The list below outlines the principal events held by the Camp Naco Project Team to solicit feedback about the proposed usage of the buildings and site. Please see Appendix D for available sign-in sheets, meeting summaries, pictures, and public comments.

- Feb 5, 2023 Project launch and Open House  
*Camp Naco, Naco, AZ*
- May 13, 2023 Naco community stakeholder input meeting  
*Naco Elementary School, Naco, AZ*
- Sept 21, 2023 Stakeholder input meeting, focused on economic development  
*Premier Alliances, Bisbee, AZ and virtually on Zoom*
- Oct 20, 2023 Naco community stakeholder input meeting  
*Gay 90's Bar, Naco, AZ*
- Dec 19, 2023 Stakeholder input meeting, focused on education and interpretation  
*Premier Alliances, Bisbee, AZ and virtually on Zoom*
- Feb 9 and 10, 2024 Stakeholder input meeting, focused on site design and programmatic use  
*Premier Alliances, Bisbee, AZ and virtually on Zoom*
- Feb 24, 2024 Stakeholder input meeting, focused on arts and culture

*Held virtually on Zoom*

- Mar 9, 2024 Public Input Open House  
*Camp Naco, Naco, AZ*
- Mar 15 and 16, 2024 Stakeholder input meeting, focused on building design and programmatic use  
*Premier Alliances, Bisbee, AZ and virtually on Zoom*
- April 9, 2024 Public Input Meeting  
*Naco Elementary School, Naco, AZ*

After the public input open house at Camp Naco on March 9, 2024, an online feedback mechanism was implemented at [www.CampNacoAZ.org](http://www.CampNacoAZ.org) whereby the public was invited to provide feedback on the site conceptual plan, particularly for those who were unable to attend the public input meeting in-person conducted March 9, 2024. Appendix D shows the results of that online survey.

Most recently, on April 9, 2024, City of Bisbee and the Camp Naco Project team, along with the design team lead by principal architect Poster Mirto McDonald conducted a public input meeting at Naco Elementary School. On March 26th, detailed notification letters (in English and Spanish) were mailed to all neighbors within a 500' radius of Camp Naco. A copy of that letter is included in this submission in Appendix E. An advertising campaign to solicit as much local participation as possible was initiated which included a social media campaign, advertising in the Herald/Review and the Bisbee Observer, press releases to all surrounding media publications, and poster (in English and Spanish) at various key locations in Naco and Bisbee. Flyers were also distributed to all students of the Naco Elementary School, to provide to their parents and guardians.

No response to the mailed notifications was received prior to the public meeting on April 9, 2024. During the meeting, the priority concerns presented by community members included:

- Fire safety
- Wind concern
- Water usage
- Cost for entry
- Site security
- Lighting
- Traffic generation and the safety of pedestrians crossing from the south parcel to the north parcel

Please see Appendix D for submitted survey responses from the event.

The prime responses of the City of Bisbee to the community's and public's concerns and suggestions on the design of the Camp Naco site include:

- Preservation and implementation of fire resistant plants to assist in fire mitigation including native agave, yucca, sage, and others.

- Consultation with Naco Fire Department to implement fire safety best-practices.
- Design and implementation of rainwater harvesting systems to address water usage. This water will be used for landscape irrigation. The rainwater harvesting system will include adapters for Naco Fire District hook-up to allow for increased fire suppression resources to address community fire concerns.
- Preservation and implementation of fire and drought resistant vegetation.
- Convening of a meeting with members of US Customs and Border Patrol, Cochise County Sheriff's Office and Bisbee Police Department on May 7, 2024 for further consultation on security measures to be implemented in the final site design.
- City of Bisbee and Naco Heritage Alliance commitment to "dark sky friendly" lighting implementation.
- Speed bump installation along Willson Road and Newell Street to reduce traffic speed.

Additional design and programmatic alterations after community feedback include:

- Inclusion of the museum after affirmation of the community's desire to have the diverse histories of the Camp and Naco region on display.
- Removal of the Community Farm concept in response to community concern about historical relevance, pest and wildlife attractants, long-term financial sustainability, and water usage.
- Implementation of rainwater harvesting systems in response to the community's concern of water usage.
- Integration of multiple areas for community gathering spaces, in response to the lack of such a venue in Naco following the closure of the nearby Turquoise Valley Golf Course.
- Inclusion of multiple shade trees and structures to address concerns of heat exposure during use.
- Overflow and event parking lot to address neighbor concerns of available parking.
- Implementation of north public use area to include recreation space at Naco residents' request due to lack of available facilities within close proximity.
- Inclusion of food truck stalls after positive response of perceived local economic stimulus when discussing food trucks for events.

**15.a. Date of mailing by applicant:** March 26, 2024

**15.b. Mailing radius:** 500'

**16. Describe any outdoor activity associated with your special use proposal, if applicable.**

*North public section*

This designated space of interactive learning, outdoor recreation, interactive children's play, and community gathering space will be open and accessible to all members of the public every day of the year from sun-up to sun-down. A community garden with plots available for lease is also included in this north public section.

*East Quad*

The east quad is the designated outdoor performance space whereby special events and performances will be held. In August of 2023, a Camp Naco Open House and commemorative event honoring Buffalo Soldiers' Day and the 75th anniversary of the desegregation of the US Military took place, with approximately 300 people in

attendance. This event is a keystone event highlighting the historical significance of Camp Naco and will likely be replicated in forthcoming years.

Additional events to be conducted in this space, although not confirmed, include a potential Naco Farmer's Market, theatrical and musical performances with themes consistent with the culture of the Arizona borderlands, and educational workshops.

In many of these events, food trucks will be contracted available (food truck parking stalls shown on the concept design plan) for the attendees and seating and viewing accommodations are available within the quad and in the open space to the east thereof.

#### *Parade Grounds*

The open space in the middle of the two quadrangles was historically the "parade grounds" during Camp Naco's commission. Performances to include color guard and equestrian demonstrations that honor and educate the public on the service of the 9th and 10th Cavalry regiments of the Buffalo Soldiers will be performed routinely in conjunction with commemorative special events.

#### *Public Tours*

Guided tours of the site have been a bedrock for garnering public support and regional and national recognition for the historic site and tours will continue to be made available as long as construction activities do not prevent a reasonable expectation of safety. These tours will be structured in their time and attendee participation and conducted by volunteers or employees.

#### **17. Will outdoor storage of equipment, materials or products be needed? If yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.**

The site plan includes the construction of an enclosed maintenance garage on the south east corner of the south parcel, which will house routine maintenance equipment such as lawn mowers, weedwackers, tractor and attachments, to secure the equipment and supplies and shield any unsightly equipment from neighboring properties.

During the construction phase, and before the maintenance garage is complete, there may be construction heavy equipment parked at the site temporarily. Contractors will be required to store and secure all building and construction materials in one of the site buildings or in the three on-site storage containers to maintain aesthetics and to prevent debris from blowing on neighboring sites. Any equipment stored on the site will be done temporarily, and when reasonable expectation of continued use of said equipment exists. Equipment will be removed within 30-calendar days of construction completion, in compliance with Cochise County Zoning Regulations Section 2.51.100.

**18. Will any noise or vibrations be produced that can be heard or felt on neighboring properties on a regular basis? if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?**

During the site work and building construction phases, typical construction activities may cause vibrations and noise to be heard or felt on neighboring properties. These activities will be contained to typical work hours (Monday through Friday, 8:00 AM - 5:00 PM), and will be conducted with express sensitivity to the needs of our neighbors, which include regular notifications of anticipated construction activities.

Once construction is complete and Camp Naco is operational, special events (at a recurrence to be determined but no more frequent than once per month), may cause vibrations and noise to be heard or felt on neighboring properties. No special event will begin earlier than 8:00 AM Monday through Sunday nor extend later than 8:00 PM Sunday through Thursday or 10:00 PM Friday through Saturday. These events will be conducted with express sensitivity to the needs of our neighbors, which include regular notifications of planned events. Additionally, directional speakers will be utilized as opposed to conventional speakers, to allow the sound to be directed in an area that minimizes impact to neighbors.

**19. Will odors be created? If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?**

There are no activities anticipated at Camp Naco that would create any significant odors that would require odor mitigation.

**20. Will any on-site activities attract pests, such as flies or mice? If yes, what measures will be taken to mitigate/discourage their presence?**

Trash and food scrap generation may occur as a result of special events and typical human use of the site. This may attract flies, mice, or other pests. To help alleviate this, numerous trash and recycle receptacles will be placed throughout the site to minimize littering and maintained regularly to reduce potential pest activity. It is the intention of the City of Bisbee to hire a site caretaker to perform regular routine maintenance to address preventative pest control by means of mitigating potential harborage areas as well as take any immediate actions against established infestations. Previous volunteer campaigns to perform trash pickup along Newell and Willson roads have proven popular and successful, and may be employed in the future as a means to engage the public's assistance and eliminate litter.

**21. Will additional dust be created on a regular basis? If yes, what measures will be taken to prevent this dust from escaping onto neighboring properties or roadways?**

It is anticipated that during the construction and rehabilitation phase, dust may be created as a result of earth moving activities and building repair and maintenance. Dust will be mitigated by watering down areas where construction activity is present and with the application of palliative products to exposed soils.

Once construction is complete, there is no anticipated regular dust creation. The design of the site includes the surface implementation of ¼ inch minus decomposed granite, asphalt, or concrete where appropriate and where ADA compliant, which will not create any dust hazards, even during periods of heavy foot traffic or sustained wind gusts.

**22. Do you anticipate the use of any hazardous or dangerous materials? If yes, please complete a “Hazardous or Polluting Materials Attachment” and attach it to this application.**

There is no expected use of any hazardous or dangerous materials for any activities associated with Camp Naco.

**23. Do you anticipate the need to clear more than one acre of vegetation? If so, describe the proposed dust and erosion control measures to be used and show their approximate location on site plan, if appropriate. Also, indicate if any drainage pattern alterations are proposed or necessary.**

There will be a need to clear more than one acre of vegetation. To mitigate dust and erosion, hydroseed will be applied to all site areas that are disturbed and not otherwise being surfaced. The seed mix will be composed of species native to the site area and will include a mulch cover component. During construction, dust and erosion will be controlled using best practices including application of water and dust palliatives during grading and installation of erosion control barriers.

Site grading will direct stormwater runoff away from building foundations and towards stormwater retention basins. These alterations are demonstrated in the provided 30% Drawing Package included with this application.

## Index of Appendices

<b>Appendix A</b>	<i>"Potential Economic Impact of Preserving and Rehabilitating Camp Naco,"</i> Robert Carreira, Ph.D., June 23, 2022
<b>Appendix B</b>	Matrix of proposed plumbing fixtures
<b>Appendix C</b>	Rainwater Harvesting System Drawing
<b>Appendix D</b>	Camp Naco Citizen Review Process <ul style="list-style-type: none"><li>- Sign-in sheets, pictures, public comments, advertisement placements</li><li>- Submitted Feedback Surveys, April 9th Public Input Meeting</li><li>- Online Site Design Feedback Form with results</li></ul>
<b>Appendix E</b>	Neighborhood Notification Letter
<b>Appendix F</b>	Letters of Commitment to Serve <ul style="list-style-type: none"><li>- Naco Fire District</li><li>- Southwest Gas</li></ul>



# POTENTIAL ECONOMIC IMPACT OF PRESERVING AND REHABILITATING CAMP NACO

By Robert Carreira, Ph.D.

June 23, 2022

In Cochise County, the tourist destination most similar in nature and characteristics to Camp Naco is Fort Bowie National Historic Site in eastern Cochise County. According to data from Arizona Office of Tourism, Fort Bowie attracts an average of 8,350 visitors per year. It is important to note, however, that Fort Bowie is in relative isolation compared to Camp Naco, which is fewer than 10 miles from Bisbee, a major tourist destination. Within Bisbee, the attraction most similar in nature to Camp Naco is the Bisbee Mining & Historical Museum, which attracts an average of 18,000 visitors per year. It is reasonable to estimate that a rehabilitated and preserved Camp Naco would potentially draw 13,000 visitors per year.

While Fort Bowie does not charge an entrance fee, it is common for similar attractions to charge a small fee to contribute to the costs of maintenance and upkeep. The Bisbee Mining & Historical Museum uses the following fee structure: Adults \$8; Seniors \$7; children \$3. The most common entrance fees statewide for attractions similar to a rehabilitated and preserved Camp Naco (e.g., Fort Verde, Tubac Presidio, Yuma Crossing) are \$7 for adults and free or reduced (\$2 to \$4) admission for children.

A 2019-2020 study conducted by the Economic Policy Institute (EPI) at Northern Arizona University indicated that visitors to Cochise County are predominantly adult, with an average visitor age of 62 years (compared to 46 years statewide) and the average visitor party size was 2.1 people (with most visitor parties consisting of 2 people). Based on an estimated annual visitor rate of 13,000 people, with 95 percent of these being adults, a rehabilitated and preserved Camp Naco could generate approximately \$90,000 in entrance fees per year. This does not include spending in a potential gift shop, private donations made to support the upkeep of Camp Naco, or money raised through special events held at or near the attraction.

A rehabilitated and preserved Camp Naco would expand the economic benefits of tourism to the Naco area. Naco is an impoverished community with nearly a third of the population living below the poverty line (more than double the countywide poverty rate and nearly three times state and national rates) according to the U.S. Census Bureau's 2020 American Community Survey (ACS). The 2020 median household income in Naco was \$37,188, which was 28 percent below the county level, 40 percent below statewide, and 43 percent lower than nationally.

Naco's population as of Census 2020 was 824 (essentially unchanged from 20 years prior). Naco's population is 89.1 percent Hispanic, compared to a 35.5 percent Hispanic population for all of Cochise County. More than 30 percent of Naco residents ages 5 and older report speaking English "less than very well."

The potential infusion of 13,000 visitors per year to this area has the potential to generate a substantial economic impact. The 2019-2020 EPI study cited above indicated that leisure visitors to Cochise County spent an average of \$134 per person, per day (excluding entrance fees). This is equal to \$152 per person, per day in 2022 dollars. Assuming a trip to a rehabilitated and preserved Camp Naco would consume half a day, and half the average visitor's daily non-entrance expenditures, along with a \$7 entrance fee for adults and free or reduced admission for children, this would generate nearly \$1 million in potential direct expenditures per year in the Naco area. Considering the multiplier effect (IMPLAN was used in the 2020 EPI study), this would generate a total potential economic impact of approximately \$1.4 million per year, creating and supporting about 15 ongoing jobs. These should be considered a ballpark estimate of the impacts that would be generated. A detailed economic impact study of the Naco project specifically is recommended to gain a better understanding of the potential impacts of the project.

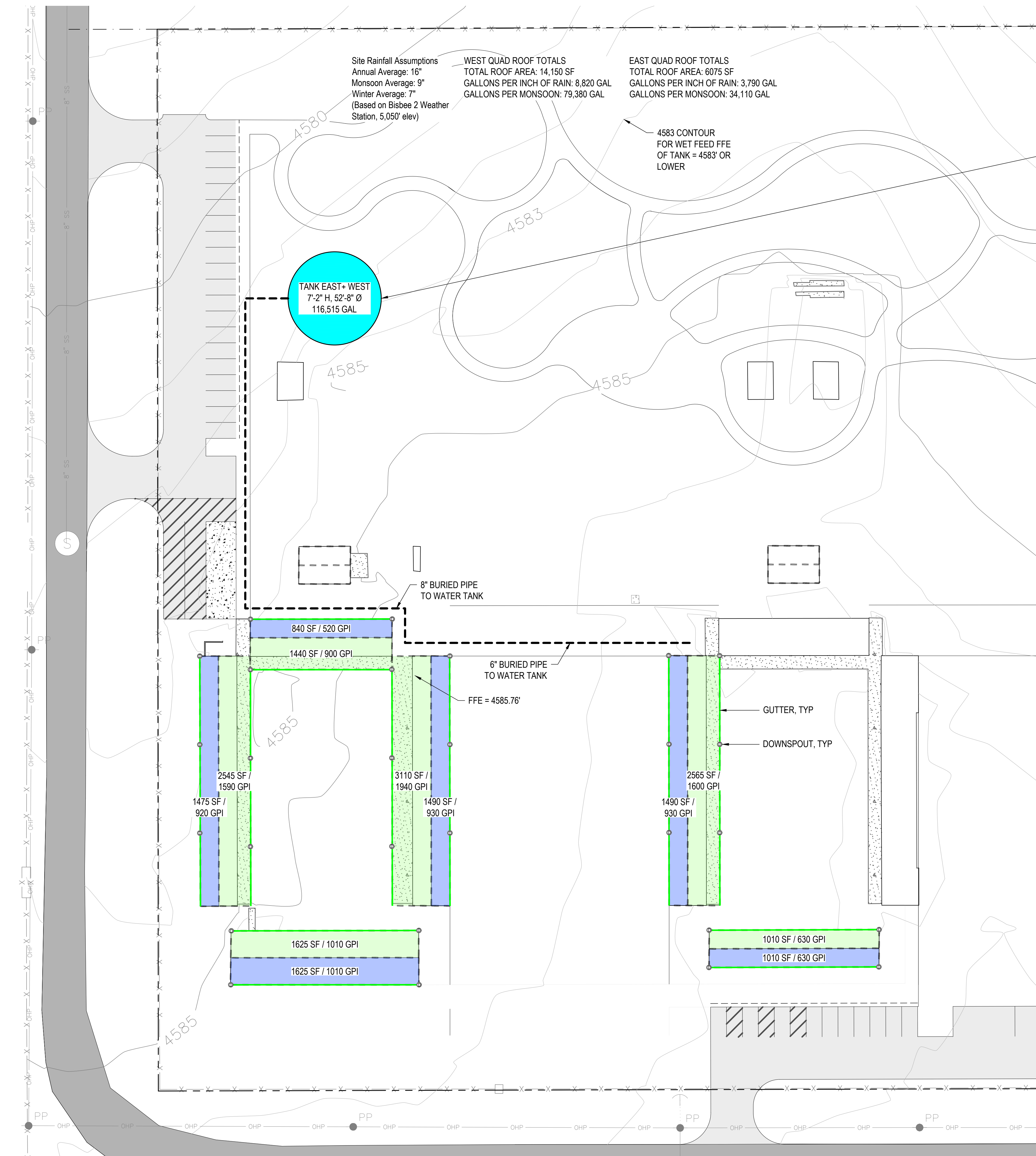
Prepared by Robert Carreira, Ph.D., President & CEO, US Economic Research  
(Robert@USEconomicResearch.com).

**Camp Naco - Proposed Plumbing Fixtures by Building**

Based on DRAFT Building Program

11-Apr-24

Building	Sq Ft	Description	Water Heater (Electric)		Toilets	Urinals	Basin Sinks	Shower Stalls	Laundry (Washers)	Janitors Closet - Mop Sink	Break room Kitchen sink	Residential Dishwasher	Catering Kitchen				Artist studio sinks	Exterior Hose Bibs	Total All Fixtures	Notes:
			Water Heater (Qty)	Water Heater Size (gal)									Kitchen Sink	Commercial Dishwasher	Ice Maker	Handwash sink				
A1	3,268	Museum	1	50	2	0	2	0	0	1	1	0						0	4	
A2	2,542	Barracks (Art Studios)	1	50	1	0	1	0	0	1	0	0						6	3	
A3	1,470	Mess Hall (Event Kitchen)	1	50	0	0	0	0	0	1	0	0	1	1	1	1	0	0	0	
A4	2,542	Barracks (Studios/Classrooms)	1	50	1	0	1	0	0	1	0	0						6	1	Optional sinks in classrooms
A5	2,197	Community Center/Library	1	On Demand	1	0	1	0	0	1	1	0						0	3	Sink in Conference Room
A6	2,542	Slab (Event Seating)	0	0	0	0	0	0	0	0	0	0						0	1	
A7	1,470	Slab (Event Stage)	0	0	0	0	0	0	0	0	0	0						0	1	
A8	2,542	Barracks (Studios/Theater Support)	1	50	1	0	1	0	0	1	1	0						6	3	
A9	621	Wash House (Bathrooms)	1	80	7	0	3	2	1	1	0	0						0	2	
A10	621	Wash House (Bathrooms)	1	80	7	0	3	2	1	1	0	0						0	2	
B1	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
B2	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
B3	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
B4	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
B5	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
B6	625	Residence	1	40	1	0	1	1	0	0	1	0						0	2	
C1	790	Residence/Office	1	40	1	0	1	1	1	0	1	1						0	2	
C2	790	Residence	1	40	1	0	1	1	1	0	1	1						0	2	
C3	790	Residence	1	40	1	0	1	1	1	0	1	1						0	2	
C4	790	Residence	1	40	1	0	1	1	1	0	1	1						0	2	
<b>Totals</b>	<b>26,725</b>		<b>18</b>		<b>30</b>	<b>0</b>	<b>22</b>	<b>14</b>	<b>6</b>	<b>8</b>	<b>13</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>18</b>	<b>40</b>	<b>177</b>	



# CAMP NACO

March 26, 2024

Dear Camp Naco Neighbors,

My name is Brooks Jeffery and I represent the Naco Heritage Alliance, the City of Bisbee, and Camp Naco (2118 W Newell Street, Naco; Parcel numbers 102-57-305B and 102-57-194C). I'm writing today to let you know of our intent to move forward with the special use permit application to allow us to begin the revitalization of Camp Naco's 20 adobe buildings and 17-acre site.

Years of gathering feedback from Naco neighbors, historical experts, and regional stakeholders has resulted in the creation of a conceptual design plan that we would like to present to you. As a brief overview, the Camp Naco Project (in its current planned state) includes:

- 20 buildings totalling 26,731 square feet rehabilitated for different uses
- 17-acre site of which approximately a third will be dedicated to public open space
- Parking (contingent upon final design) for day use and event parking

We are inviting you to a public meeting at Naco Elementary School, 1911 W. Valenzuela Street, Naco on **Tuesday, April 9 from 5:30-7:30pm**. Here, you will be able to review this conceptual plan, meet with the Camp Naco Project Team, ask questions and provide input. This will be the final opportunity to give suggestions and feedback on the planned design before our team submits the special use permit application submission to Cochise County. Your thoughts are incredibly valuable to the success of this project and your attendance is strongly encouraged. Food and beverage will be provided. An activity area will be set up to entertain your children if you're unable to find childcare.

You will also be receiving a letter from Cochise County, with contact information in case of objections to the project. If you have any concerns, we ask and encourage you to contact us first. If you are unable to attend the event on April 9th, we still want to hear from you. You may also provide ideas, questions, concerns or objections via one of the following:

- Call the Camp Naco Project Office at (520) 432-9031
- Visit us at 915 S Tovreaville Rd, Bisbee, AZ.  
Hours of Operation are Monday - Thursday 7:00am-5:30pm or Fridays, by appt.
- Email to [info@campnacoaz.org](mailto:info@campnacoaz.org)

For more information on Camp Naco and the Naco Heritage Alliance visit [www.CampNacoAZ.org](http://www.CampNacoAZ.org). Thank you for your time and consideration.

With Gratitude.



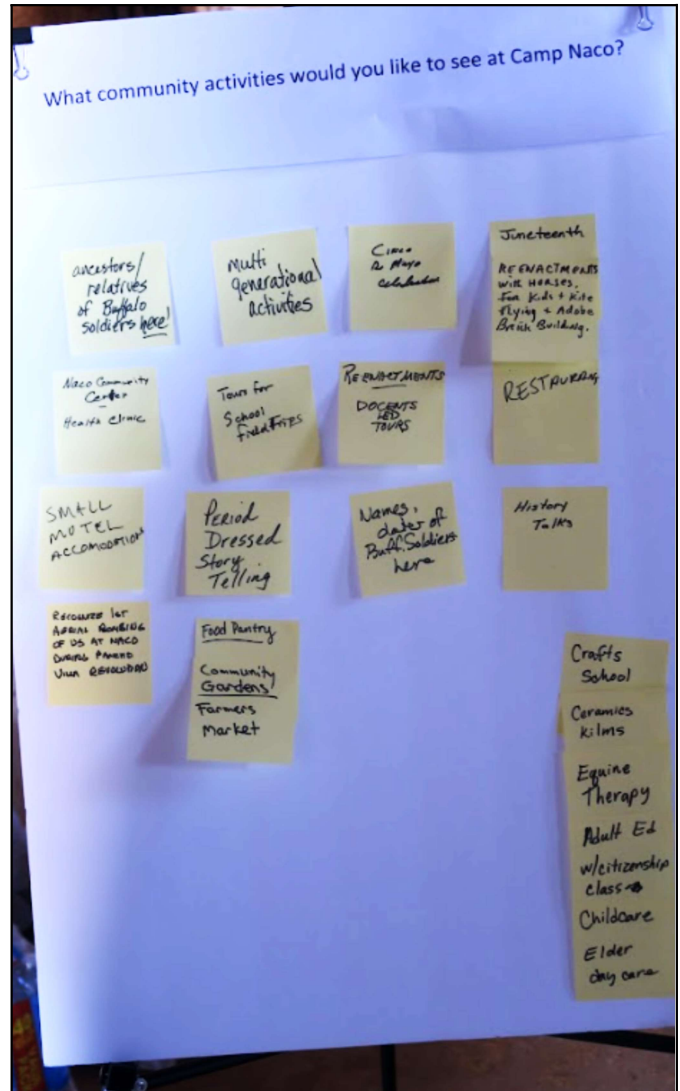
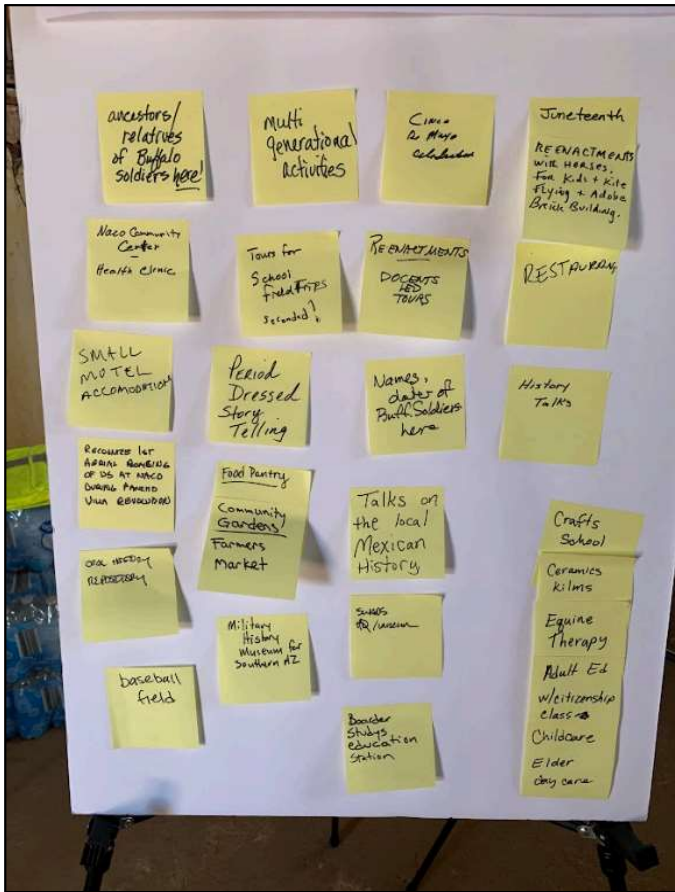
Brooks Jeffery  
Start-up Executive Director, Naco Heritage Alliance  
[bjeffery@bisbeeaz.gov](mailto:bjeffery@bisbeeaz.gov), (520) 240-7619

## Appendix D: Citizen Review Process

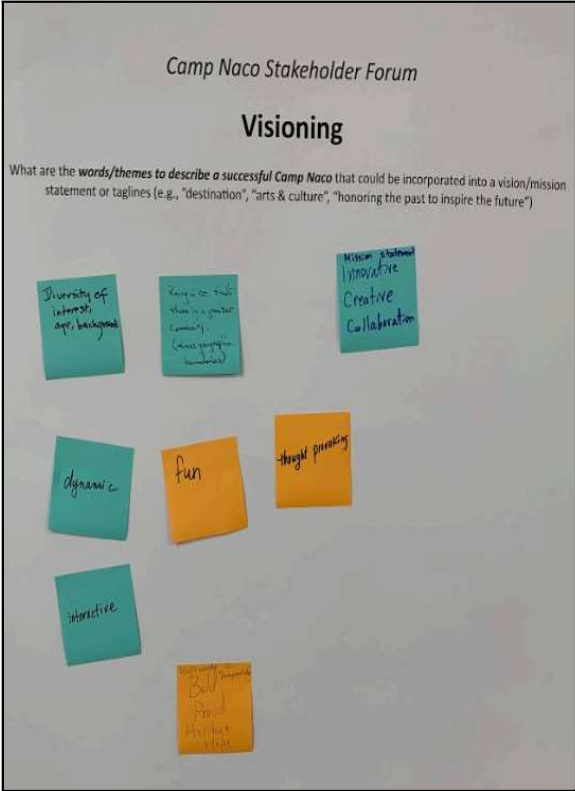
*February 5, 2023: Project Launch and Open House, Camp Naco, Naco, AZ*



Camp Naco, 2118 W Newell Street, Naco AZ 85620  
 Cochise County Special Use Authorization Application  
 Supplemental Questions

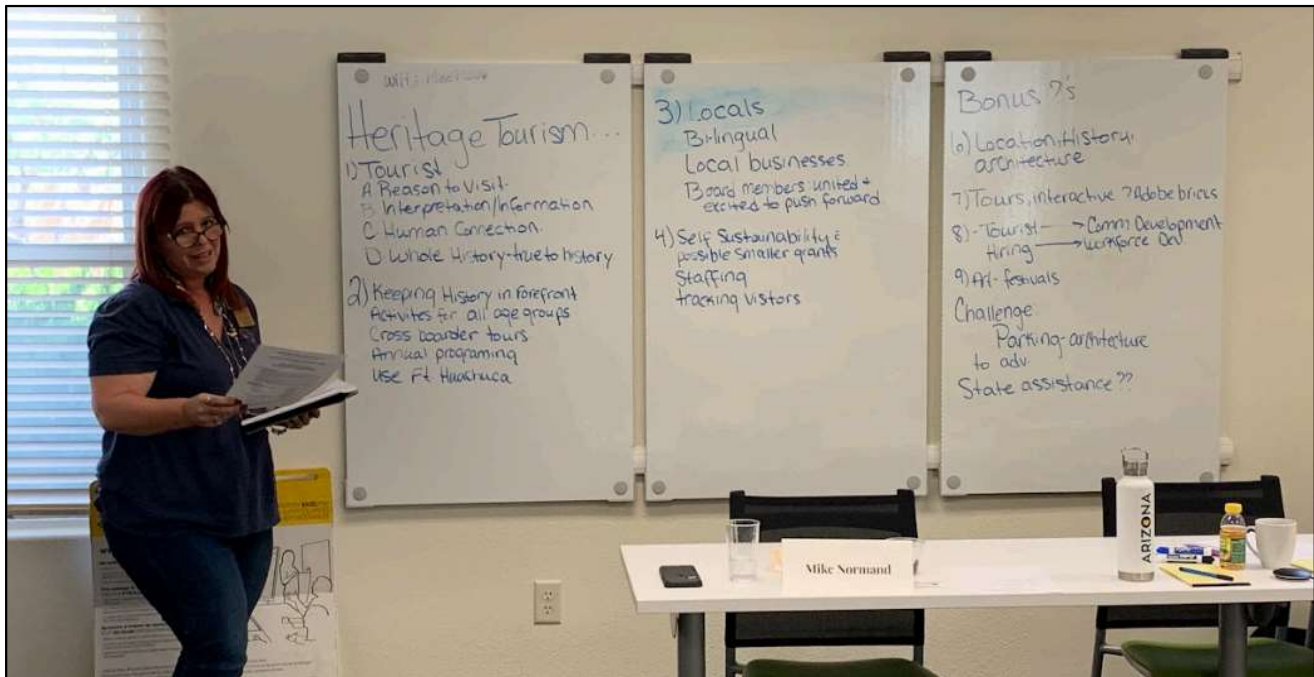


May 13, 2023: Naco Community Stakeholder Input Meeting, Naco Elementary School, Naco, AZ





**September 21, 2023: Stakeholder input meeting, focused on economic development  
Premier Alliances, Bisbee, AZ and virtually via Zoom**



*October 20, 2023: Naco Community Stakeholder Input Meeting, Gay 90's, Naco, AZ*



- LANDSCAPING - SCULPTURE / TREES / MONUMENTS
- MILITARY HEALING
- PLAY AREA FOR YOUTH
- SOLAR
- LOCAL JOBS FOR LOCAL WORKERS
- TRAINING FOR CONSTRUCTION & OTHER SKILLS
- SWIMMING POOL
- CERAMICS, ARCHERY, STAR-GAZING
- FARM-TO-TABLE RESTAURANT

- PARKING (NACO IN GENERAL) & PEDESTRIAN
- VEHICULAR CIRCULATION & B.P.
- STREET FURNITURE / BUS STOP
- HOW DO GET BETTER COMMUNITY INVOLVEMENT?
  - CHURCHES
  - REGULAR MTGS + FOOD MONDAY/TUES 6-9pm
  - COMMUNITY FLYER
  - ARTICLES IN PAPERS
  - PEOPLE (URCADEZ, ERNIE ROBERTS, VALENZUELA)



Camp Naco, 2118 W Newell Street, Naco AZ 85620  
Cochise County Special Use Authorization Application  
Supplemental Questions

COMMUNITY FORUM SIGN-IN SHEET

Name	Telephone	Email	Receive email updates? (Yes/No)
Ronny CV			
JENNIS NELSON			
LARRY BURKCOIN			
Beth VanEck	[REDACTED]	[REDACTED]	Yes
James Terry	[REDACTED]	[REDACTED]	yes
Beth Henson	[REDACTED]	[REDACTED]	yes
Rose Peacock	[REDACTED]		no
Carle Peters	[REDACTED]	[REDACTED]	yes
Christa Mamuska	[REDACTED]	[REDACTED]	Yes
Mariana Dominguez	[REDACTED]	[REDACTED]	Yes
JOE BISHOP	[REDACTED]	[REDACTED]	YES
+ JAMES MUSTARD			

Name	Telephone	Email	Receive email updates? (Yes/No)
GREGGROSS McCLellan	N/A	N/A	NO
GREGG McCLellan			
Quinn Widdler			
Daniel Boyd			
Arturo Chacon	[REDACTED]	[REDACTED]	yes
Tom Weiskopf	[REDACTED]	[REDACTED]	yes
Eddie Miranda	[REDACTED]	N/A	NO
MICHAEL Bednarek	[REDACTED]	[REDACTED]	
JOE Bishop	[REDACTED]	[REDACTED]	no
Regina Osorio	[REDACTED]	[REDACTED]	Yes
Krystal Uribe	[REDACTED]	[REDACTED]	yes

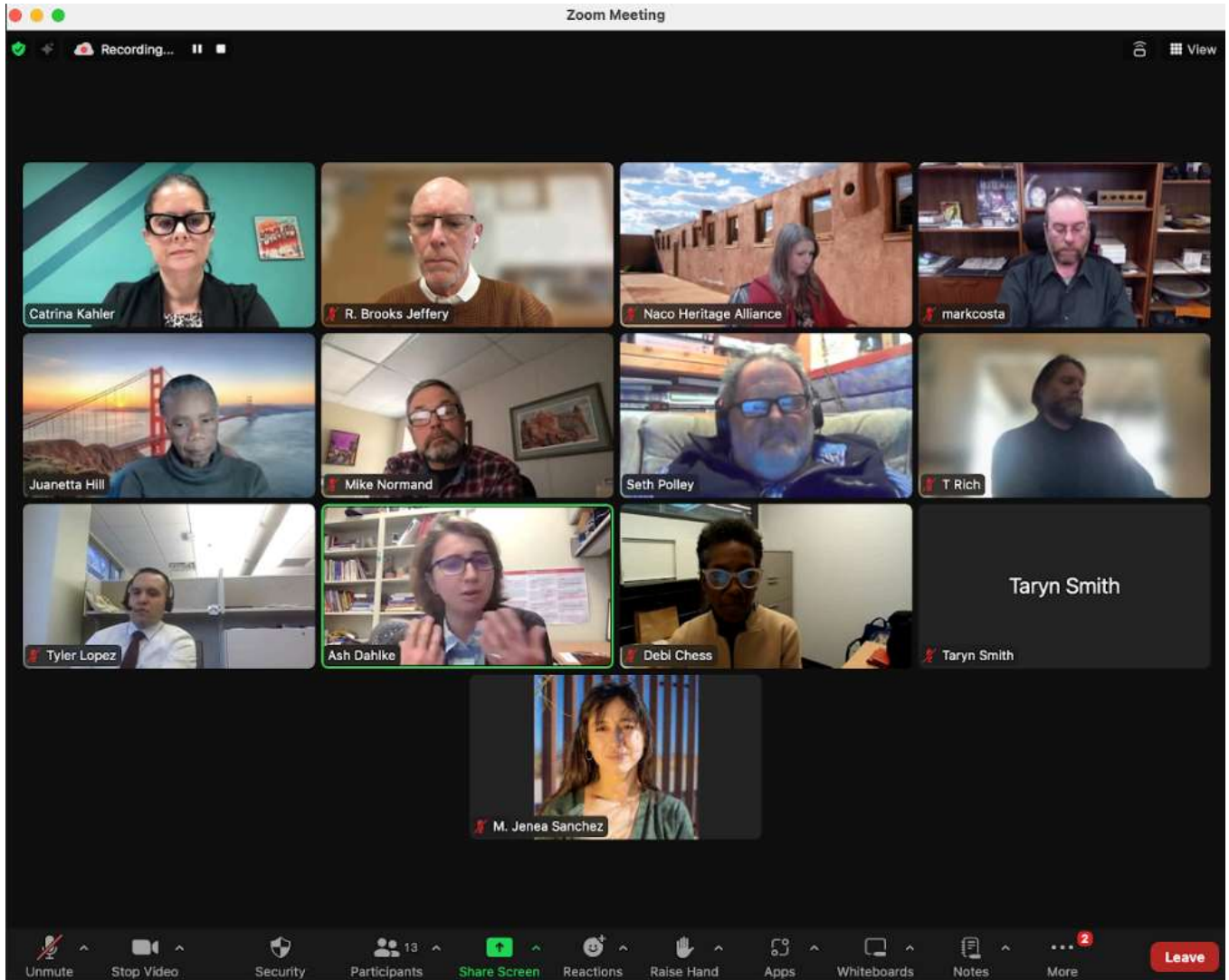
***December 19, 2023: Stakeholder input meeting, focused on education and interpretation  
Premier Alliances, Bisbee, AZ and virtually via Zoom***



**February 9 and 10, 2024: Stakeholder input meeting, focused on site design and programmatic use  
Premier Alliances, Bisbee, AZ and virtually via Zoom**



**February 24, 2024: Stakeholder input meeting, focused on arts and culture**  
**Virtually via Zoom**



**March 9, 2024: Public Input Open House, Camp Naco, Naco, AZ**

Paid advertisements were placed in Bisbee Observer and Sierra Vista Herald Review, a Facebook events page was established, and press releases were sent (and published) by various outlets.

Page 12 • The Bisbee Observer • March 7, 2024 • 520-422-7254 • Email: this...  
Open with

# CAMP NACO

A cornerstone of Buffalo Soldier history in Arizona

**Community Input Open House**  
Saturday, March 9, 10am-12pm

The public is invited to Camp Naco for this informal event to review the proposed site program elements and preliminary site plan options for Camp Naco. This is an opportunity to review program details, diagrams, and drawings of proposed plan options, to ask questions, and to provide feedback to the design team, led by architectural firm Poster Mirto McDonald.

**PMM**

Camp Naco is located at 2118 W Newell St, Naco, AZ  
Funded in part by grants from:

## Community Input Open House to be held at Camp Naco

The public is invited to Camp Naco for an Open House to review the proposed site program elements and a preliminary conceptual site plan for development of the 17-acre site at Camp Naco on Saturday, March 9, from 10 a.m. to noon, Camp Naco, 2118 W Newell St, Naco

This Preliminary Site Plan and Site Development Program, developed by the design team, led by architectural firm Poster Mirto McDonald, incorporates years of ideas and feedback from the community, stakeholders, and advisors. In this informal event, the public will be granted limited access to the Camp Naco site and the ability to review program details, diagrams, and drawings of the proposed plan, to ask questions, and to provide feedback. Members of the design team and the Camp Naco Project Team will be on-hand to answer questions and gather valuable input from the public before further developing plans and applying for permits. Snacks and beverages will be provided.

For more information contact R. Brooks Jeffery, Naco Heritage Alliance at [bjeffery@bisbeeaz.gov](mailto:bjeffery@bisbeeaz.gov); or (520) 240-7619.

The Camp Naco project began in January 2023 under the auspices of the City of Bisbee and guided by the Naco Heritage Alliance. The mission of the Naco Heritage Alliance is to create a destination at Camp Naco that:

- Honors the legacy of the Buffalo Soldiers in the American Southwest,
- Advances arts & culture of the Arizona Borderlands, and
- Serves as a community resource for the residents of Naco AZ.

9

SATURDAY, MARCH 9, 2024 AT 10 AM

## Camp Naco Community Input Open House

Camp Naco, Naco arizona

About Discussion

Invite Edit

**Details**

13 people responded

Event by Friends of Camp Naco

**Guests** See all

3 Went 10 Interested

Camp Naco, 2118 W Newell Street, Naco AZ 85620  
Cochise County Special Use Authorization Application  
Supplemental Questions



Camp Naco, 2118 W Newell Street, Naco AZ 85620  
 Cochise County Special Use Authorization Application  
 Supplemental Questions



Name (Printed)	Signature (self or parent/guardian if under 18)	Date	Email Address (for email updates)	Zip Code
THORA COLOT	[Redacted Signature]	3/9	[Redacted Email]	85603
ETTA KRALOVIC	[Redacted Signature]	3/9	[Redacted Email]	85603
JAMES Terry	[Redacted Signature]	3/9	[Redacted Email]	85620

Name (Printed)	Signature (self or parent/guardian if under 18)	Date	Email Address (for email updates)	Zip Code
Earl Doane	[Redacted Signature]	3-9-24	[Redacted Email]	85603
Chris Rhodes	[Redacted Signature]			
Kimberly Welch	[Redacted Signature]	3-9-24	[Redacted Email]	
Kathy LONG	[Redacted Signature]	3-9-24	[Redacted Email]	85635
GARY LONG	[Redacted Signature]	10	11	11

Camp Naco, 2118 W Newell Street, Naco AZ 85620  
Cochise County Special Use Authorization Application  
Supplemental Questions

Name (Printed)	Signature (self or parent/guardian if under 18)	Date	Email Address (for email updates)	Zip Code
Dana DORNER	[Redacted Signature]	3/9/24	[Redacted Email]	85603
Joe DORNER	[Redacted Signature]	3/9/24	"	"
Kyle Molloy	[Redacted Signature]	3/9/24	[Redacted Email]	"
Sam R Paken	[Redacted Signature]	3/9/24	[Redacted Email]	85603
JOE SCHRANZ	[Redacted Signature]	3/9/24	[Redacted Email]	85615
JESSICA OLIM	[Redacted Signature]	3/9/24	[Redacted Email]	02155
DAVID L WEST	[Redacted Signature]	2-7-24	[Redacted Email]	87505
Tim Morales	[Redacted Signature]	3/9/24	[Redacted Email]	85605
Ash Danke	[Redacted Signature]	3/9/24	[Redacted Email]	85603
Lisa Hammer	[Redacted Signature]	3-9-24	[Redacted Email]	55418
Cheyenne MacMasters	[Redacted Signature]	3/9/24	[Redacted Email]	85603
Tom Schelling	[Redacted Signature]	3/9/24	[Redacted Email]	85603

Name (Printed)	Signature (self or parent/guardian if under 18)	Date	Email Address (for email updates)	Zip Code
Linda + Dave Latham	[Redacted Signature]	3/9/24	[Redacted Email]	63385
Jennifer L. Brown	[Redacted Signature]	3/9/24	[Redacted Email]	85635
DENNIS GALLAGHER	[Redacted Signature]	3/9/24	[Redacted Email]	85615
Paul E. Ophelm	[Redacted Signature]	3/9/24	[Redacted Email]	85603
JEMONEL STONE	[Redacted Signature]	3/9/24	[Redacted Email]	85603
LARISSA VELOZ	[Redacted Signature]	3/9/25	[Redacted Email]	79912
David Lloyd	[Redacted Signature]	etc	Naco	
mike Norwood	[Redacted Signature]	3/9	COB	85603
Tom APPLETON	[Redacted Signature]	9 MAR 24	[Redacted Email]	85603
Bruce MacKinnon	[Redacted Signature]	"		
Bonnie Bennett	[Redacted Signature]	"		85603
Mark Bennett	[Redacted Signature]	"		85603

March 15 and 16, 2024: Stakeholder input meeting, focused on building design and programmatic use  
Premier Alliances, Bisbee, AZ and virtually via Zoom

### 3/15 Sign-in Sheet

Mike Normand City of Bisbee

Tim Morales Fort Huachuca

DREW COOK

PMM

CORKY POSTER

PMM

Serena Casey

Community Synergy Solutions /  
Water is Life

David Jackman

Comm. Synergy Solutions Corp

Ben Kepley

Tectonics

Beth Meunier

MissSee, U of A

David Miller

SEAGO

Robin DOMAS

SEAGO

### CAMP NACO SIGN-IN SHEET MARCH 16, 2024

Name

Contact

Corky Poster

cposter@pmm.design

Steve Pauken

spauken@bisbeeaz.gov

Mike Normand

JIM MURPHY

Dan Lloyd

[REDACTED]

**April 9, 2024: Public Input Meeting, Naco Elementary School, Naco, AZ**



**CAMP NACO**  
A cornerstone of Buffalo Soldier history in Arizona

**Community Input Meeting  
Camp Naco Conceptual Design Plan**  
Tuesday, April 9, 5:30-7:30pm  
Naco Elementary School  
1911 W. Valenzuela St., Naco, AZ

The public is invited to review the Site and Building Design Programs and the Conceptual Design Plan for development of the 17-acre site at Camp Naco. This meeting will serve as the final opportunity to provide feedback before the Special Use Permit application is submitted. In-person only. Snacks and beverages will be provided. More info at [CampNacoAZ.org](http://CampNacoAZ.org)

Camp Naco is funded in part by grants from:



Paid advertisements were placed in Bisbee Observer and Sierra Vista Herald Review, a Facebook events page was established, and press releases were sent (and published) by various outlets. Postering was completed in key Naco and surrounding areas.

**Camp Naco Community Input Meeting**  
The public is invited to review the Site and Building Design Programs and the Conceptual Design Plan for development of the 17-acre site at Camp Naco.  
At the meeting, the public will have the opportunity to review program details, diagrams, and drawings of the Conceptual Design Plan, and to ask questions. This meeting will serve as the final opportunity to provide feedback before the Special Use Permit application is submitted to Cochise County.

**Community Input Meeting  
Camp Naco Conceptual Design Plan**

The public is invited to review the Site and Building Design Programs and the Conceptual Design Plan for development of the 17-acre site at Camp Naco, Tuesday, April 9, from 5:30 to 7:30 p.m. at Naco Elementary School, 1911 W Valenzuela Street, Naco.

Developed by the design team, led by architectural firm Poster Mirto McDonald, the Conceptual Design Plan incorporates years of ideas and feedback from the community, stakeholders, and advisors, as well as input from our recent Open House. The meeting will consist of three distinct agenda items:

- Review of the Site Program elements and Conceptual Site Design.
- Request for formal community feedback on the Conceptual Site Design as part of the Special Use Permit application to Cochise County.
- Review of the Program for the use of the 20 Buildings on the Camp Naco site.

At the meeting, the public will have the opportunity to review program details, diagrams, and drawings of the Conceptual Design Plan, and to ask questions. This meeting will serve as the final opportunity to provide feedback before the Special Use Permit application is submitted to Cochise County. Please note this is an in-person only meeting; no virtual participation will be provided. Members of the design team and the Camp Naco Project Team will be on-hand to answer questions. Snacks and beverages will be provided, and an activity area will be set up to entertain your children if you're unable to find childcare.

R. Brooks Jeffery, Naco Heritage Alliance at [rjeffery@bisbee-az.gov](mailto:rjeffery@bisbee-az.gov) or (520) 240-7619.

KGUN 9 > NEWS > COMMUNITY INSPIRED JOURNALISM > COCHISE COUNTY NEWS

**Cochise County asking for community feedback  
Camp Naco**



REVITALIZING CAMP NACO  
PUBLIC MEETING TOMORROW AT 5:30 P.M.

5:14 9  
50°



Camp Naco, 2118 W Newell Street, Naco AZ 85620  
Cochise County Special Use Authorization Application  
Supplemental Questions



Camp Naco, 2118 W Newell Street, Naco AZ 85620  
Cochise County Special Use Authorization Application  
Supplemental Questions





Name	Email (for Camp Naco updates)	Zip Code
Marie C. Guerrero	[REDACTED]	85603
Angelica Coronado	[REDACTED]	85620
Danda L. Leikom	[REDACTED]	85603
Jesus A. Morales NFD Chief	[REDACTED]	85620
José de Aceredo Macdonald Bishop Visitor Center	[REDACTED]	85615
JOHN CHARLEY	[REDACTED]	85603
TIMOTHY COATES	[REDACTED]	85620
Carne Gustafson	[REDACTED]	85603
Tami Birch	[REDACTED]	85623
ASH DAHLKE	[REDACTED]	85603
MIKE LOPEZ * send PDM 5/2/2024	[REDACTED]	85615
Carole Peters	[REDACTED]	85670
Christa Namuska	[REDACTED]	85620
Matthew Taylor	[REDACTED]	85602
Beth Jensen	[REDACTED]	85603
Christine Melachlor	[REDACTED]	85615
Kimberly Welch	[REDACTED]	85620
Juanetta Hill	[REDACTED]	85603
EMANUEL STUART	[REDACTED]	85603

# CAMP NACO

NACO HERITAGE ALLIANCE  
*preserving place, empowering community*

Name	Email (for Camp Naco updates)	Zip Code
KATHLEEN BUCHANAN	[REDACTED]	85603
David Lloyd	[REDACTED]	
JESUS ARRIETA	[REDACTED]	85620
Chris Dietz	already on	
JOE Gilliland	[REDACTED]	
Darian Qureshi	[REDACTED]	
Joan Reichel	[REDACTED]	85603
Heather Andrews	[REDACTED]	85603
Anne Carl	[REDACTED]	85603
Chris Rhodes	[REDACTED]	85603
John Vivero	[REDACTED]	85603
Etta Kralovec	[REDACTED]	85603
Frank Davis	[REDACTED]	85603
Joni Giacomino	[REDACTED]	85603
Ken Peterson-Boe	[REDACTED]	85603
JAMESTERRY	[REDACTED]	85620
Neftali Tapia Lopez	[REDACTED]	85620

# NACO HERITAGE ALLIANCE

preserving place, empowering community

## Camp Naco Comment Form

Community Input Meeting | April 9, 2024, 5:30 PM - 7:30 PM

Of all the proposed features you saw this evening, which one(s) do you like the **most**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **mas**?

I think the parking area nestled within the habitat is great. Great idea not to have a supermarket parking lot. Also like the entire north third of the site which is there for the town residents, and not the tourists. (But the tourists can pay to visit and funnel money hopefully to the town residents.

Of all the proposed features you saw this evening, which one(s) do you like the **least**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **menos**?

This is an area of artists and musicians. I don't feel that we need another location to support them. I think buildings would be better used to house people / businesses that can contribute more money to the town and support more advanced infrastructure. Naco needs money, not more artists.

Do you have any concerns about the proposed development of the Camp Naco site? Please explain. /  
¿Tiene alguna inquietud sobre el desarrollo propuesto del sitio Camp Naco? Por favor explique.

I totally agree with the people who brought up concerns about traffic - cars speed over speed bumps all the time - they will not deter the speeders. A traffic fatality is waiting to happen. Speed limit signs and flashing lights will also not deter them. I agree with re-routing the traffic.

There should also be an increased law enforcement presence - (not border patrol)

Your name & contact information (optional) / Su nombre e información de contacto (opcional)

Carole Peters [REDACTED]

P.O. Box 655, Naco Arizona, 85620 | (520) 432-9031

CampNacoAZ.org

## Camp Naco Comment Form

Community Input Meeting | April 9, 2024, 5:30 PM - 7:30 PM

Of all the proposed features you saw this evening, which one(s) do you like the **most**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **mas**?

All proposed features and ~~plans~~ proposed plans are all well planned and thought out based upon community needs and input. All proposed features and proposed plans have great potential, and potential for community involvement and access to community enrichment in numerous ways.

Of all the proposed features you saw this evening, which one(s) do you like the **least**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **menos**?

All proposed features and proposed plans are acceptable and have wonderful potential for community enrichment and involvement and community usage.

Do you have any concerns about the proposed development of the Camp Naco site? Please explain. /  
¿Tiene alguna inquietud sobre el desarrollo propuesto del sitio Camp Naco? Por favor explique.

None at this present moment.

- Fire suppression systems, water usage and drainage/recycling  
Fire safety outdoors as well as indoors
- Preservation and conservation of wildlife and native vegetation
- Safety and Protection of Property from vandalism and theft.
- Increased law enforcement presence and enforcement of law

Your name & contact information (optional) / Su nombre e información de contacto (opcional)

Christa Mamuska 

P.O. Box 655, Naco Arizona, 85620 | (520) 432-9031

CampNacoAZ.org

## Camp Naco Comment Form

Community Input Meeting | April 9, 2024, 5:30 PM - 7:30 PM

Of all the proposed features you saw this evening, which one(s) do you like the **most**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **mas**?

The complete master plan view

Of all the proposed features you saw this evening, which one(s) do you like the **least**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **menos**?

Do you have any concerns about the proposed development of the Camp Naco site? Please explain. /  
¿Tiene alguna inquietud sobre el desarrollo propuesto del sitio Camp Naco? Por favor explique.

None

Your name & contact information (optional) / Su nombre e información de contacto (opcional)

P.O. Box 655, Naco Arizona, 85620 | (520) 432-9031

CampNacoAZ.org

## Camp Naco Comment Form

Community Input Meeting | April 9, 2024, 5:30 PM - 7:30 PM

Of all the proposed features you saw this evening, which one(s) do you like the **most**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **mas**?

look appropriate for the area

Of all the proposed features you saw this evening, which one(s) do you like the **least**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **menos**?

Do you have any concerns about the proposed development of the Camp Naco site? Please explain. /  
¿Tiene alguna inquietud sobre el desarrollo propuesto del sitio Camp Naco? Por favor explique.

How to keep Town of Naco involved

Your name & contact information (optional) / Su nombre e información de contacto (opcional)

Joan Reichel

[Redacted contact information]

P.O. Box 655, Naco Arizona, 85620 | (520) 432-9031

CampNacoAZ.org

# NACO HERITAGE ALLIANCE

preserving place, empowering community

## Camp Naco Comment Form

Community Input Meeting | April 9, 2024, 5:30 PM - 7:30 PM

Of all the proposed features you saw this evening, which one(s) do you like the **most**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **mas**?

most

Community Space (the most)  
Idea

Of all the proposed features you saw this evening, which one(s) do you like the **least**? /  
¿De todas características propuestas que usted viste esta noche, cual(es) le gusta(n) **menos**?

least

The idea of "reduced light" (wite skies?)  
a stronger stand-by lighting is needed  
for emergency purposes

Do you have any concerns about the proposed development of the Camp Naco site? Please explain. /  
¿Tiene alguna inquietud sobre el desarrollo propuesto del sitio Camp Naco? Por favor explique.

Develop  
ment

There is a certain element of behavior  
that is unacceptable to civilization but  
No plans for security & property protection  
have been discussed. Why not?

Your name & contact information (optional) / Su nombre e información de contacto (opcional)

John Viverb [REDACTED]

Online Site Design Feedback Form, with results

Section 1 of 8

### Camp Naco Feedback form

**B** *I* U


Thank you for taking the time to provide your input on the Camp Naco Site Program and Preliminary Conceptual Site Plans.

Please indicate if you have a positive or negative response to the following images, and provide your feedback in the sections indicated. Thank you!

---

**Conceptual Site Plan Option 1**  
 Description (optional)

[A full size version of the image below is available for download here](#)



Timestamp	Please provide your feedback on Option 1
3/16/2024 11:14:41	Would like a farm
3/17/2024 16:48:40	I think Option 1 is my favorite. It all looks very inviting,
3/18/2024 13:43:47	I like that this plan maximizes green space and the walkable space around each of the buildings. It also puts the cars out of the line of site of the parade grounds.
3/23/2024 22:03:26	Given issues related to H2O and other considerations, this options seems the most viable although requires refinement. In particular water harvesting and conservation for the garden and pathway areas to the north are particularly critical in the planning and execution of this and any option,

Please provide your feedback on Option 2	Please provide your feedback on Option 3
Good parking setup. Would like a larger farm.	Like the bigger farm. Prefer parking setup from design 2.
Option 2 also looks very good and inviting. It is hard to decide between Option 1 and 2.	This is my least favorite option. Taking up two acres for farm land seems like too much, but I guess it depends on what the major purpose of Camp Naco's restoration is.
I like the shade structure (13) but I do not like the sacrifice of green space for additional parking near the officers quarters.	Overall the plan is okay, but I dislike how close the parking is to the performance quadrant and the front of the NCO quarters.
The garden area appears to be far too ambitious for the site and its sustainability,	The statement made for option 2 is even more germane for option 3. Other sites within the Naco area may be more suitable if an agricultural element of this magnitude is envisioned. Once again, the issue of proper stewardship of finite water resources is paramount for the entire site. Also, the human resources required to maintain the site seem problematic. Who will provide the labor and what is the fiscal in[act of such an extensive garden?



## **Naco Sanitary District**

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P.O. Box 755  
Naco, Arizona 85620-0755  
(520)353-4372  
nacosanitary.org

May 3, 2024

Erin Harris  
Samone Marquez | Analyst  
Kimley-Horn | 3300 E. Sunrise Drive, Suite 130, Tucson, AZ 85718  
Direct: (520)-615-1143

RE: City of Bisbee/Camp Naco

**Re: Parcels 10257305B & 10257194C Permission to Connect to Naco Sanitary District Sewer Systems**

Dear Erin Harris and Samone Marquez :

The Naco Sanitary District grants permission to you to connect Parcels 10257305B & 10257194C to the Naco Sanitary District pipes and system. We allow for Kimley-Horn engineers to plan and connect sewer lines as needed for Camp Naco. No other permission is granted other than sewage services and wastewater treatment by the Naco Sanitary District.

We request plans, maps and other code related information from the Contractors and inspections by NSD before you bury Camp Naco service connections.

Naco Sanitary District will provide 3000 gallons per day of wastewater discharge and treatment for Camp Naco, as agreed on April 25, 2024 between the City of Bisbee and NSD.

This was discussed and approved by the Naco Sanitary District board on May 3, 2024.

Sincerely,



Stephen T. Dey  
NSD Chair

# *Naco Fire District*

FIRE EMERGENCY 9-1-1

2019 W. Martinez St  
P.O. Box 38  
Naco AZ 85620-38

Phone (520)432-3062  
Fax (520)432-3988  
Email- [nacofiredistrict@live.com](mailto:nacofiredistrict@live.com)

Chief Jesus Morales  
Asst. Chief Alan Scott Long

April 18, 2024

Attn: Samone Marquez  
Kimley-Horn  
3300. E Sunrise Drive  
Suite 130  
Tucson AZ 85718

This letter is to inform your agency that the Naco Fire District provides fire coverage for the area known as Camp Naco, formally known also as Camp Newell. The Camp is located on the corner of Newell St. and Willson Rd in Naco AZ. The Camp is 0.6 miles from the Naco Fire District station. Naco has several fire hydrants throughout the township with one of them located in front of Camp Naco. The Naco Fire District has a total of 3 fire engines, water tender and a brush truck unit with a volunteer staff of 12. The Naco Fire District also has Mutual aid agreement with San Jose Fire District and Bisbee Fire Department. In a case of fire at this location, all 3 fire departments will respond.

If you have any questions, please feel free to contact me anytime.

Jesus A Morales  
NFD Chief



## **SOUTHWEST GAS CORPORATION**

April 23, 2024

Samone Marquez

Kimley Horn

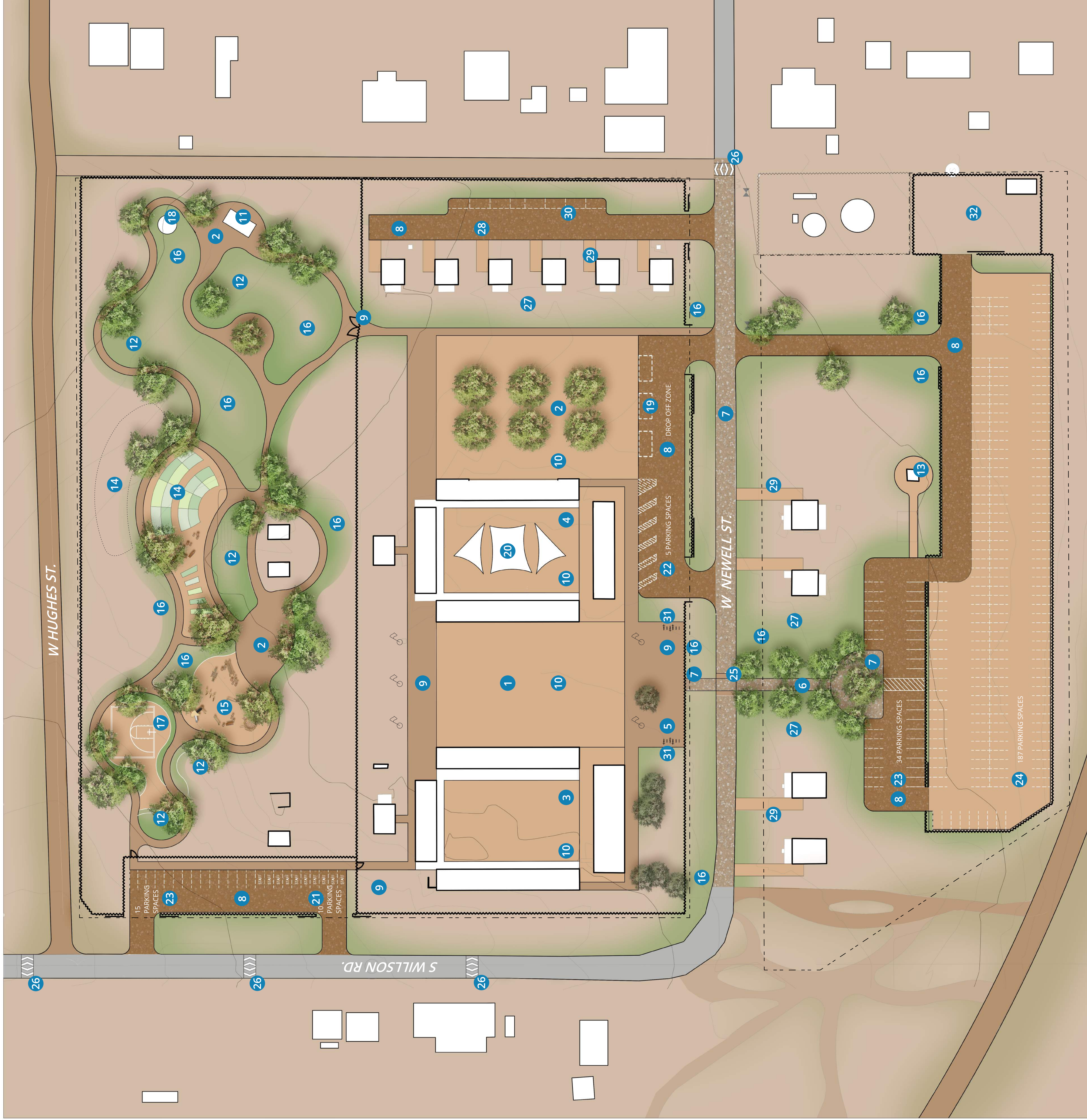
REF: SWGAS Availability - W. Newell St., Naco AZ 85620, APN 10257194C

Attn: Samone Marquez

Thank you for your inquiry concerning the availability of natural gas to the proposed project, located at W. Newell St., Naco AZ 85620, APN 10257194C. Southwest Gas has a 1" ¼ steel main located on Newell St. South side of the road of this project site, running East and West. Natural gas is available to serve your project in accordance with Rule 6 of our Tariff with the Arizona Corporation Commission. All trenching on private property will be completed by the developer and must adhere to our installation specifications, costs TBD at time of contract which will be determined by gas service extension footage.

If you have any questions, please feel free to contact me. I can be reached at (520) 559-5203 or e-mail me at [lee.mancini@swgas.com](mailto:lee.mancini@swgas.com)

Lee Mancini  
Energy Analyst  
Southwest Gas Corporation



# Legend

- 1 Parade Grounds
- 2 Outdoor Picnic Area
- 3 Museum Quadrant
- 4 Performance Quadrant
- 5 Entry Plaza
- 6 Entry Promenade
- 7 Decorative Paving/Road Surfacing
- 8 Permeable Drivable Surface
- 9 ADA Compliant Walkway
- 10 Stabilized Surfacing
- 11 Outdoor Pavilion
- 12 Outdoor Learning Space
- 13 Historic Water Tower/Viewing Tower
- 14 Community Garden (& Potential North Expansion)
- 15 Interactive Children's Play
- 16 Habitat Planting
- 17 Basketball Half Court
- 18 Bird Observation Deck
- 19 Food Truck Stalls / Drop-Off Zone
- 20 Fabric Shade Structure
- 21 Staff Parking
- 22 ADA Parking
- 23 Daily Use Parking
- 24 Overflow Event Parking (Informal)
- 25 Raised Pedestrian Table Crossing
- 26 Speed Hump
- 27 Buffer Planting
- 28 Resident Drive
- 29 Resident Parking
- 30 Guest Parking
- 31 Bike Racks
- 32 Maintenance Facilities and Storage

Staff Parking	10 Spaces
ADA Parking	5 Spaces
Daily Use Parking	49 Spaces
Overflow Event Parking (Informal)	187 Spaces
<b>TOTAL PARKING</b>	<b>251 Spaces</b>

