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To: [Coxworth, Daniel](#); [McLachlan, Christine](#); [Bronson, Susan](#); [Taylor, Matthew](#)
Subject: Online Form Submittal: Public Hearings - Public Comment Form
Date: Friday, May 31, 2024 6:13:04 PM

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Public Hearings - Public Comment Form

Docket Number	SU24-08 (Camp Naco)
Select one of the following:	Yes, I support this request
Explanation	I have a property around the corner it would be great for children's
Name	Victor Ultreras
Email Address	Veur89@gmail.com
Address	3679 S QUETEL AVE
City	Naco
State	Arizona
Zip Code	85620
Phone Number	5205083662
Your Tax Parcel Number	10257916C
File Upload	<i>Field not completed.</i>
Electronic Signature Agreement	I agree.
Electronic Signature	Victor Ultreras

Your comments will be made available to the public board responsible for reviewing them. Submission of this form or any other correspondence becomes part of the public record and is available for review by the Applicant or other members of the public.

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June 3, 2024

Kim DePew, Chair
Cochise County Planning & Zoning Commission
1415 Melody Lane, Building F
Bisbee, AZ 85603

Dear Chair DePew and Members of the Cochise County Planning & Zoning Commission:

I am writing on behalf of the Arizona Preservation Foundation to express our strong support for the Camp Naco Project and to advocate for the approval of its Special Use Authorization. The Arizona Preservation Foundation, as Arizona's statewide historic preservation advocacy organization, has been a steadfast supporter of the Camp Naco project and the Naco Heritage Alliance for many years. This project embodies the principles of historic preservation, community revitalization, and economic development that are central to our mission.

Collaboration & Community Focus

The City of Bisbee and the Naco Heritage Alliance have demonstrated a profound commitment to community engagement and collaboration. Their efforts to involve the Naco community, along with experts and stakeholders from Cochise County and beyond, have been exemplary. They have held at least twelve public and targeted stakeholder events to gather input on site and building usage and community programming. This inclusive approach has resulted in a design package that reflects popular community requests, such as a library, community center, and workforce housing.

Additionally, the sustained involvement of local volunteers and grassroots advocates underscores the community's dedication to this project. By developing programming at other local venues and maintaining engagement even when public access to Camp Naco is limited, the City of Bisbee and the Naco Heritage Alliance have kept the community connected to the project's progress and goals.

Historic Preservation

Camp Naco's inclusion on the National Register of Historic Places in 2012 and its designation as one of the 11 Most Endangered Historic Places by the National Trust for Historic Preservation in 2022 highlight its significance. The adobe structures, which have withstood over a century of arson, vandalism, and weather without regular maintenance, require immediate rehabilitation to prevent further deterioration. The emergency stabilization of two buildings is a crucial step, but ongoing support and regular maintenance are essential to preserving this historic site.

Camp Naco is a vital link to diverse historical narratives, including the stories of the Buffalo Soldiers and the rich heritage of Cochise County. It represents over a century of local history, encompassing Mexican and Mexican American heritage, Chiricahua Apache heritage, and significant contributions from the Civilian Conservation Corps and the Newell family. Preserving Camp Naco is preserving the multifaceted history of the region.

Economic Development

The economic potential of the Camp Naco Project is substantial. According to Dr. Robert Carreira's study, the project could attract 13,000 visitors annually, generating \$1 million in direct expenditures and supporting approximately 15 ongoing jobs. For Naco, an impoverished community with nearly a third of its population living below the poverty line, this project represents a significant economic opportunity.

Moreover, the commitment to engaging local contractors in the rehabilitation process will stimulate the local economy and create jobs. The utilization of local businesses for temporary repairs and site cleanup is already providing tangible benefits to the community.

Security

The proactive collaboration between the City of Bisbee, the Naco Heritage Alliance, US Customs and Border Patrol, and the Cochise County Sheriff's Department has addressed security vulnerabilities effectively. The inclusion of "Site Security by Design" techniques in development drawings and the requirement for 24-hour security during building rehabilitation further ensure the site's safety and integrity.

Fire Safety

Fire safety measures are a priority for this project. The collaboration with the Naco Fire District and the implementation of fire-resistant vegetation by the landscape architect are commendable steps. The discussion of a rainwater harvesting system to support fire suppression demonstrates a forward-thinking approach to site safety and resource management.

Water Usage

Drought-resistant vegetation and the potential rainwater harvesting system are innovative solutions to address water usage concerns. These measures will ensure sustainable irrigation practices and contribute to the overall environmental resilience of the site.

Traffic and Noise Impacts

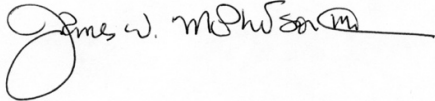
Community concerns about traffic and noise have been thoughtfully addressed in the design and development phase. The incorporation of traffic control measures, overflow parking, and communication strategies with neighbors reflect a commitment to minimizing disruptions and maintaining positive community relations.

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We wholeheartedly support the Camp Naco Project and urge the Commission to approve the Special Use Authorization. This project not only preserves an invaluable historic site but also revitalizes the community and fosters economic growth. Your approval will be a decisive step in ensuring that Camp Naco remains a vibrant part of our shared heritage for generations to come.

Thank you for your consideration. Should you need any additional information or have any questions, please contact me at 602-418-7807 or info@azpreservation.org.

Sincerely yours,

A handwritten signature in black ink that reads "Jim W. McPherson" with a stylized flourish at the end.

Jim McPherson
President, Board of Directors
[Arizona Preservation Foundation](#)

cc: Board of Directors, Arizona Preservation Foundation
Stephen Pauken, City of Bisbee
Rebecca Orozco, Naco Heritage Alliance
Brooks Jeffery, Naco Heritage Alliance
Helen Erickson, University of Arizona
Kathryn Leonard, Arizona State Historic Preservation Office
Chris Morris, National Trust for Historic Preservation