

Camp Naco Special Use Permit

Cochise County Planning & Zoning Commission

June 12, 2024



City of Bisbee

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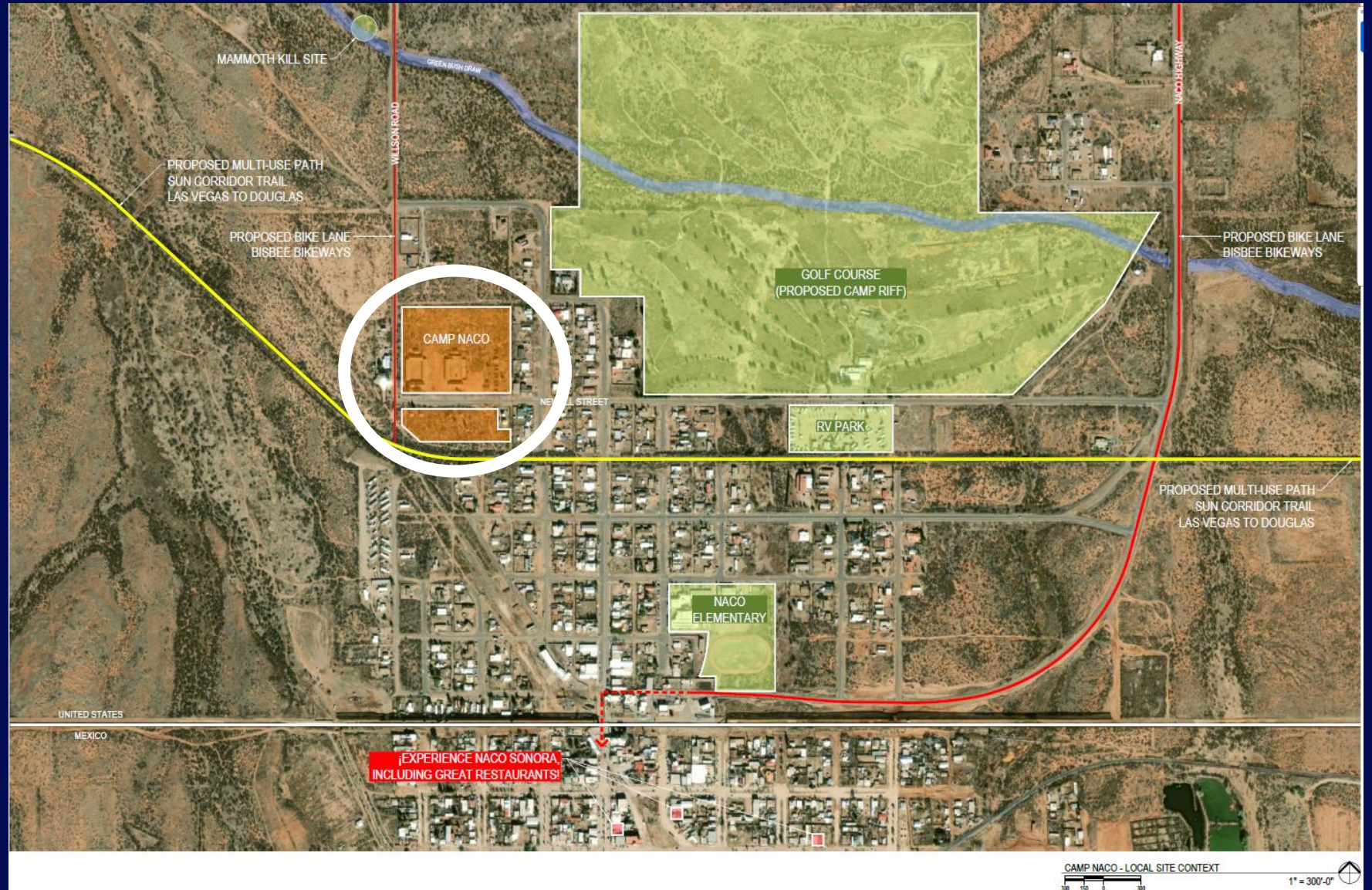
Naco Heritage Alliance

Camp Naco

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- 15.93 Acres (two parcels) in Naco, Arizona.
- Currently zoned Residential (R-9)
- Seeking approval recommendation for a special use permit to rehabilitate 20 historic adobe buildings, revitalize the site, and initiate community programming



Camp Naco History

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- Military camp built in 1919 in response to the Mexican Revolution and border unrest, potential Mexican-German alliance in WWI
- One of 35 camps along Mexico-US border, and the only one of those remaining
- Home to the 9th and 10th Cavalry and 25th Infantry Buffalo Soldiers
- Decommissioned in 1923, used for Civilian Conservation Corps, later for housing for Newell family and Naco community



Bisbee Mining and Historical Museum

Camp Naco History

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- Purchased by privately owned VisionQuest in 1990s, unable to obtain special use permitting
- Naco Heritage Alliance established as a 501(c)(3) to advocate for preservation of the site
- Purchased by Huachuca City in 2006
- Purchased by City of Bisbee in 2018
- Listed as one of America's 11 Most Endangered Historic Sites by National Trust for Historic Preservation in 2022
- Awarded 2 grants in 2023: State of Arizona Office of the Governor (\$4.6 Million), Mellon Foundation (\$3.5 Million)



Project Outcomes

Two grants with three objectives:

Rehabilitation of the Camp Naco Site

Protect, preserve, and rehabilitate the historic Camp Naco adobe buildings to house multiple uses.



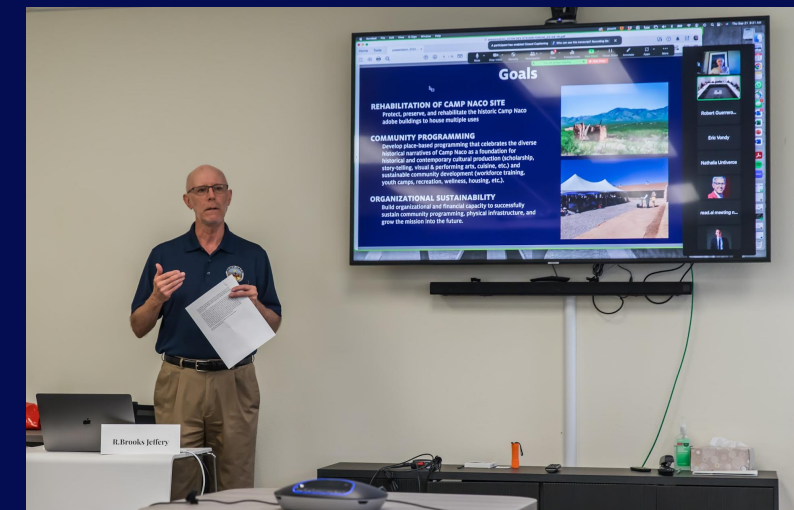
Community Programming

Develop place-based programming that celebrates the diverse historical narratives of Camp Naco as a foundation for historical and contemporary cultural production and sustainable community development.



Organizational Sustainability

Build organizational and financial capacity to successfully sustain community programming, physical infrastructure, and grow the mission into the future.



Project Vision

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Create Camp Naco as a *destination* that:

COMMEMORATION

Honors the legacy of the Buffalo Soldiers in the American Southwest



CULTURE

Advances the diverse arts, culture & history of the Arizona Borderlands



COMMUNITY

Serves as a community resource for the residents of Naco AZ



Proposed Site Uses

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North parcel

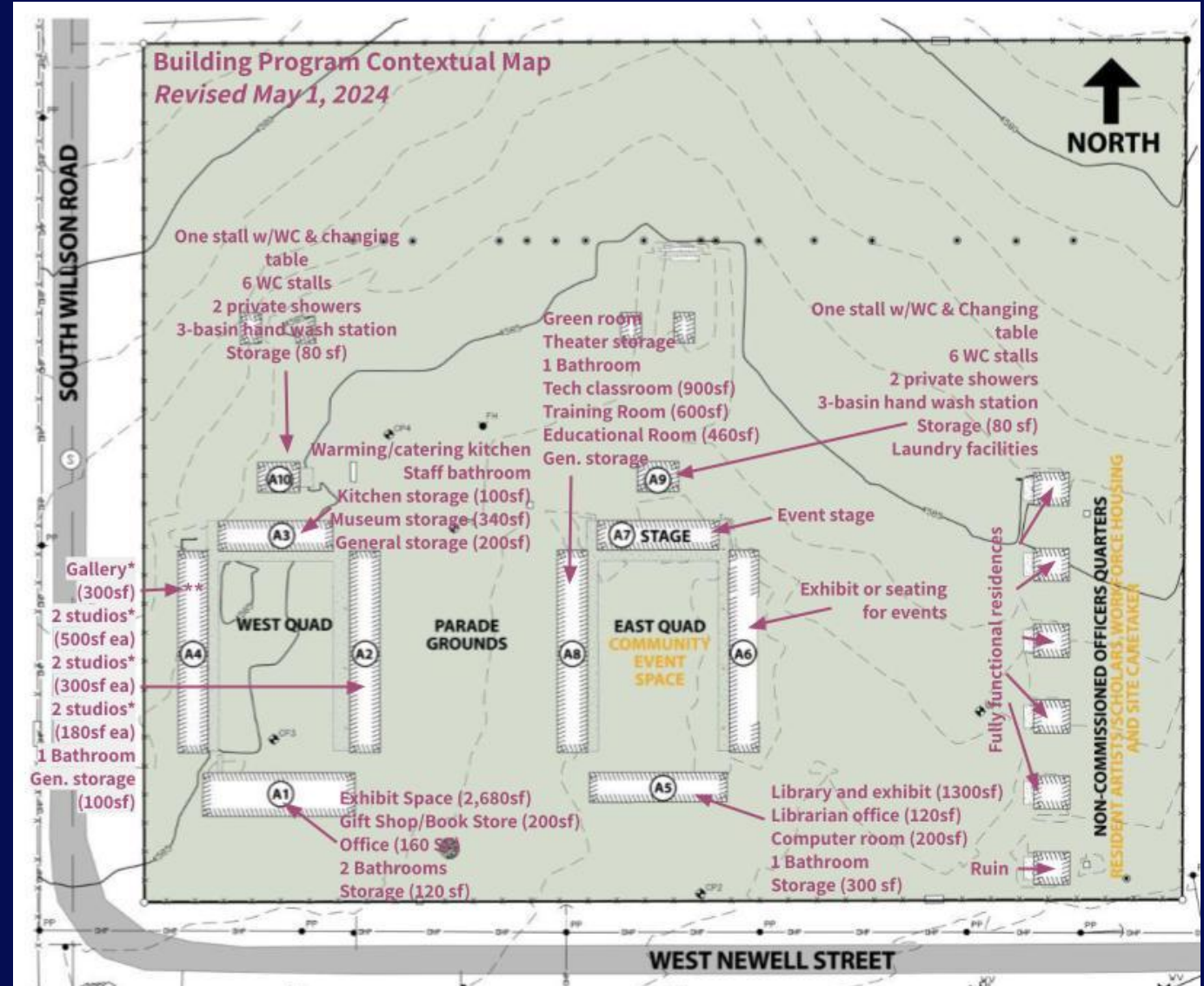
- Walking Paths
- Basketball half-court
- Interactive Children's Play
- Bird Observation Deck
- Outdoor Pavillion
- Community Garden
- Rainwater Harvesting Water Storage Tank
- Parking area
- Outdoor community events for stage productions, musical performances, farmers markets, arts/craft fairs, outdoor education events
- Food truck stalls
- Shade structures
- Public picnic area



Proposed Building Uses

North parcel

- Interpretive Center with exhibits
- Gift Shop/Bookstore
- Studios for classrooms, vocational training, artist space
- Warming/Catering kitchen
- Public Restrooms
- Library and Community Center with computer room
- Green room and event stage support
- Tech classrooms and training rooms
- Event stage for community performances
- Fully-functioning residences for workforce housing, artists or scholars-in-residence



Proposed Uses (South Parcel)

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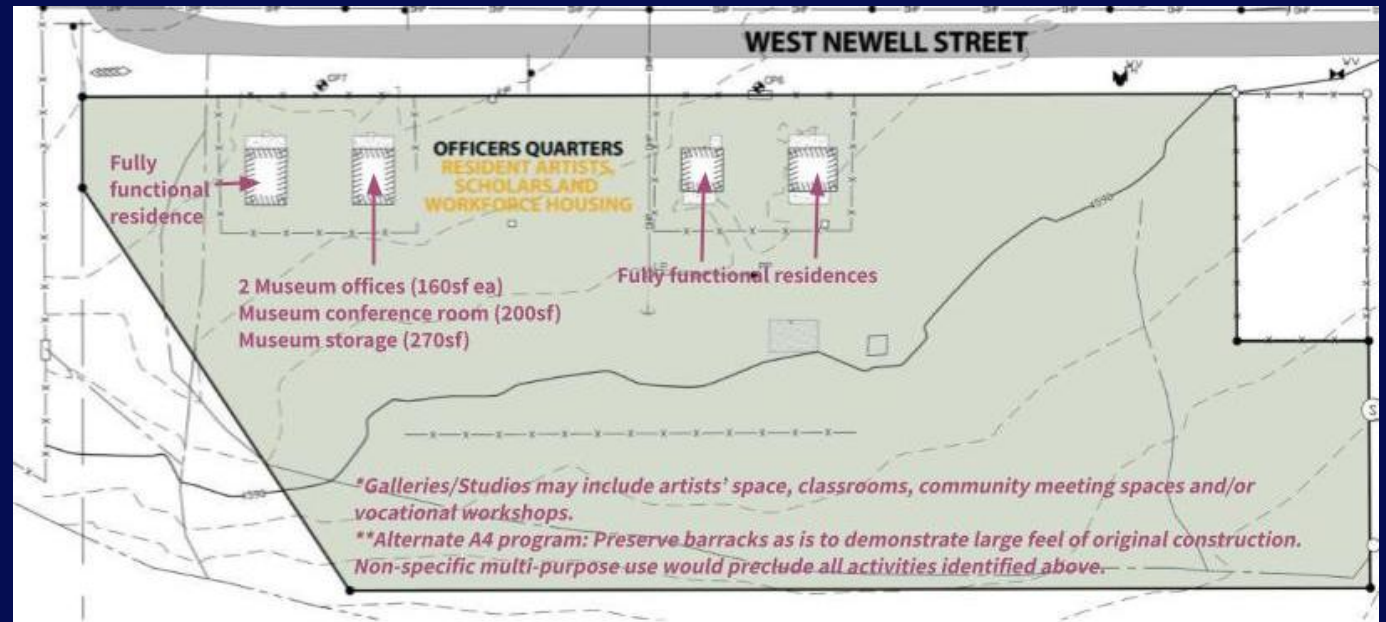
Proposed Site Uses

- Parking Area for event/overflow parking, day rideshare
- Stabilized historic water tower



Proposed Building Uses

- Fully-functioning residences for workforce housing, artists or scholars-in-residence
- Project Office
- Maintenance Facility
- Maintenance Garage



Proposed Use

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Additional Highlights

- Total Parking Spaces: 251
- Habitat planting
- Rainwater retention and reuse



Phased Approach

Phase I

- Site Development and Infrastructure, including grading, utilities, site lighting, roadways, parking, and landscaping
- *Estimated August 2024 - December 2024*

Phase II

- 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)
- Parade grounds, flag pavilion and picnic area
- *Estimated December 2024 - November 2025*

Phase III

- Interior buildout of A2, A4, A8 (barracks), and A3 (mess hall).
- *Estimated completion by December 2026 based on available funding.*

Phase IV

- Rehabilitation of Houses B1, B2, B3, B4, B5, C3, C4.
- Northernmost outdoor recreation area
- *TBD based on additional funds*



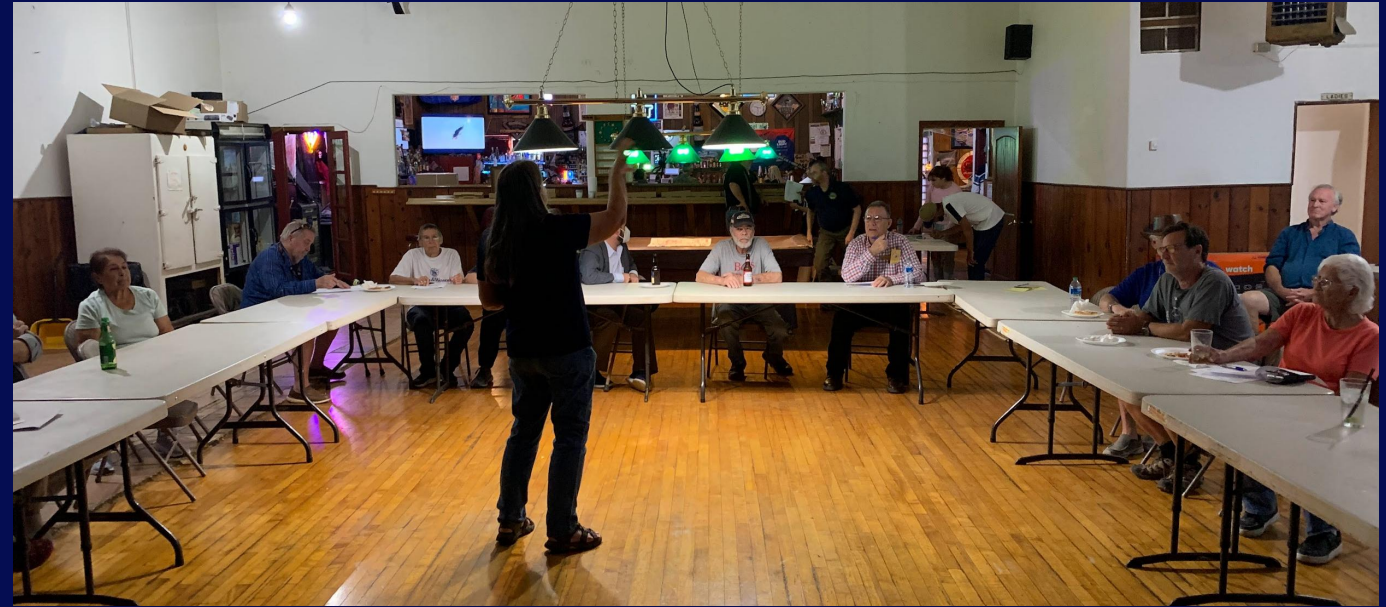
Community Feedback

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Formal Community Feedback Events

- February 5, 2023: Project Launch & Open House
- May 13, 2023: Naco Community Stakeholder Meeting
- September 21, 2023: Economic Development Meeting
- October 20, 2023: Naco Community Stakeholder Meeting
- December 19, 2023: Education & Interpretation Meeting
- February 9 & 10, 2024: Site Design Stakeholder Meeting
- February 24, 2024: Arts & Culture Stakeholder Meeting
- March 9, 2024: Public Input Open House
- May 15 & 16, 2024: Building Design Stakeholder Meeting
- **April 9, 2024: Citizen Review Public Input Meeting**



Common Concerns

- Fire Safety
- Water usage
- Cost for entry
- Site security
- Lighting
- Traffic generation and pedestrian safety



Frequently Asked Questions

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- **What is the estimated opening date?**

Our anticipated opening date is December, 2025

- **How many (local) people will be employed?**

Our initial estimate is we will open Camp Naco with two full time employees with other part-time employees hired as other grant-funded programming is initiated.

- **How will the project support the Naco community?**

Camp Naco will become a destination for tourism and bring people to Naco, providing a positive impact for the town's economy. The following services will be provided at no charge to the public; outdoor recreational facilities, community gathering and meeting spaces, library facilities including computer lab usage, day parking and rideshare.

- **During what hours will Camp Naco be open?**

Hours of operation will be 8:00 AM - 5:00 PM. The public space on the north end of the campus will be open Monday through Sunday from sunup to sundown. Special event will not 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.

- **What steps are being taken to secure Camp Naco?**

We are working with the City of Bisbee, Naco officials, and the US Border Patrol to develop protocols to ensure the site is secured. Additional lighting will also be installed and activated by motion sensors to further safeguard the property.

Frequently Asked Questions

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- **Will the residents be impacted by noise from Camp Naco?**

The impact will be minimal. Events will only take place during designated hours to minimize noise.

- **How will fire safety be addressed?**

We are working closely with Naco Fire District and Cochise County Building Official to implement appropriate and required fire prevention and protection measures. Further, the project will adopt Bisbee Firewise recommended best practices for maintaining defensible space around buildings and mitigating fire risk.

- **How will Camp Naco impact traffic and parking?**

The main parking area will be located south of Newell St, with a parking capacity of 121 spaces. Two additional lots will serve the community area and ADA accessible parking needs. Outside of special events, we estimate 30 passenger vehicles entering and leaving the site per day. Speed control measures (additional signage and speed tables) will be installed on the two roads bordering the site.

- **How can I volunteer?**

We are recruiting volunteers to assist with community events in Naco, staff our outside events, and organize community efforts. Visit CampNacoAZ.org for more information on volunteering.

Economic Impact

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Potential Economic Impact*

- 13,000 visitors per year upon opening
- \$1,000,000 in expenditures in Naco
- 15 ongoing jobs (report does not address additional job opportunities during construction phases)
- \$1.4 million per year to Naco area and surrounding

Measured Impact for 2024 Q1 alone

- 23 area jobs
- 9 construction jobs
- 2 ongoing jobs
- 143 visitors

**Potential Economic Impact of Preserving and Rehabilitating Camp Naco*
(Robert Carreira, US Economic Research, 2022)



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.

Camp Naco Special Use Permit

Thank you!



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