



MEMORANDUM

Date: May 6, 2011

To: The Honorable Chairman and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "CHH", is written over the printed name "C.H. Huckelberry".

Re: Former Valley National Bank Operations Center at 3434 E. 22nd Street

The Board has been receiving email correspondence from the Modern Architecture Preservation Project (MAPP) (Attachment 1) regarding the former Valley National Bank Operations Center in response to County plans to demolish a small portion of the facility: a round structure that had been used in the past as a cafeteria. Demolition of this structure is necessary to minimize risks associated with maintaining public safety communications during an emergency.

Attachment 2 is an aerial photograph that includes the predominant control variable preventing preservation of the round structure: the Approach-Departure Corridor for Davis-Monthan Air Force Base (DMAFB). The building that will replace the small round building is the County's Emergency Management Operations Center (EMOC). Combined with the 911 answering point and dispatch operations, this building has been deemed an "Essential Building," which brings to bear a number of limiting factors, including setbacks, and restrictions on placing the facility in an Approach-Departure Corridor designated by the US Department of Defense Air Installation Compatibility Use Zone Report as an Accident Potential Zone associated with aircraft operations related to DMAFB; hence, the necessity of demolishing a very small portion of the facility. Over 90 percent of the existing building remains in place and preserved.

As Attachment 2 shows, the current federally designated flight path for aircraft takeoff and approach to DMAFB overlaps the southwestern portion of the property. This designation prevents the EMOC, which is designated an Essential Facility, from physically being located within that designated portion of the site. The EMOC is a separate and distinct functional entity from the Regional Dispatch Operation. In order to qualify for current and future grant funding vital to its mission, the EMOC cannot be located within the designated flight path. This requirement is a very real facility design constraint.

Attachment 3 shows what is proposed for demolition and what will remain.

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Other possible onsite locations for the EMOC operation were evaluated. Any location south of the existing building would be at the expense of much needed parking, which would result in the introduction of new parking between the current building and East 22nd Street. Such new parking would displace existing, mature landscaping that currently adds tremendous value to the streetscape and surrounding neighborhood. In addition, the replacement of the current round building with a new, architecturally compatible structure that meets the unique functional needs of the EMOC in the same location preserves the seclusion and sanctity of the existing interior courtyard, one of the most aesthetically significant features of the existing facility.

The fact sheet attached to the MAPP email correspondence also distorts, to a significant extent, the County's record of restoration and preservation of architecturally significant structures. I have asked the coauthor of the *Guide to Tucson Architecture* to correct the record.

The fact sheet implies the County proposed to demolish the First National Bank at Stone Avenue and Alameda Street. This assertion is incorrect. In assembling the block of property to construct the Joint Justice and Municipal Court Complex, concepts were explored that would incorporate the site at Stone and Alameda; however, there were no definite plans to demolish the building as indicated by the fact sheet.

Further, the fact sheet misrepresents the County's position on the Wilmot Library. In 2004, the County included a bond project request from the City of Tucson entitled "Wilmot Library Replacement or Relocation" (Bond Project 4.46). At that time, the City of Tucson owned and operated the Wilmot Library. The scope of this bond project was to either: 1) demolish and rebuild a larger library on the same site, or 2) sell the Wilmot Library site and purchase new property and relocate the library.

The original request for funding to the City was \$10,185,000; however, the Pima County Bond Advisory Committee reduced their recommendation for the Wilmot Library to \$7,000,000 based on the assumption the sale of the site by the City would yield \$3,200,000, which could be directed to the new, relocated library.

When the County agreed to take over the library system in July 2006 and the Wilmot Library property was conveyed to Pima County, the scope of the bond project was amended to not demolish or relocate the library but to instead expand it. Because the Wilmot Library is considered architecturally significant and considered by many to be a seminal work by modernist architect Nicolas Sakellar, the building was determined eligible for listing in the National Register of Historic Places even though it is younger than 50 years in age. My September 1, 2006 outreach correspondence to the American Institute of Architects of

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Southern Arizona regarding a charette for this project is Attachment 4 to this memorandum.) In 2008, the Wilmot Library Charette received the Metropolitan Pima Alliance's Common Ground Award for Best Public Project. Clearly, as more became known about the Wilmot Library, the County advocated for its preservation.

The Wilmot Library bond project was then re-scoped by Pima County to retain the existing building and minimize the need for new construction. This resulted in a library expansion that was sensitive to the design and integrity of the original structure. Pima County recently received an award from the Tucson-Pima County Historical Commission for the Wilmot Library Expansion.

The County has been a very strong advocate for preservation and historic restoration. One such example is our recent renovation of the former Montgomery Ward Building, now known as the Roy Place Building, at Stone Avenue and Pennington Street. The fact sheet's representation that the County has little concern for preservation and restoration of historic and significant architectural structures is incorrect.

We had hoped to preserve the round structure at the former Valley National Bank Operations Center; however, to do so would have threatened our ability to provide effective public safety communications in times of crisis. On balance, the decision made by the County is the correct one.

The County recently held a public open house to discuss this matter. The meeting occurred on May 2, 2011 and was attended by five individuals. Staff explained the purpose and need for the improvements. The only questions regarding the improvements and use were from an unidentified audience member who raised questions and issues similar to those in the emails you are receiving. The May 2, 2011 Meeting Summary is Attachment 5 to this memorandum.

I intend to proceed with advertisement of the Public Safety Interoperability Communications Center and EMOC as now designed since I believe there are no reasonable alternatives that would not compromise public safety.

CHH/mjk

Attachments

c: Dr. John Moffatt, Director, Strategic Planning Office
Reid Spaulding, Director, Facilities Management
Linda Mayro, Director, Science and Conservation, Cultural Resources and
Sustainability Office

ATTACHMENT 1

Maura Kwiatkowski

From: Annie Nequette [nequette@email.arizona.edu]
Sent: Thursday, May 05, 2011 4:54 PM
To: Chuck Huckelberry
Subject: Preservation of Valley National Bank
Attachments: VNBOC--info sheet.pdf; citizen article mar 18 1972.pdf

Dear Administrator Huckelberry,

As co-author, with R. Brooks Jeffery of the Guide to Tucson Architecture, I would like to express my support for the preservation of one of Tucson's most significant buildings from the modern period.

As you know, Pima County is moving forward with plans to demolish portions of the former Valley National Bank Operations Center (VNBOC) on 22nd street and build an addition that will irrevocably undermine the building's historic integrity.

The VNBOC was included in MAPP's "Modern 50", which identified 50 exceptional mid-century Modern buildings in Tucson worthy of preservation. This building is not well known because it was not a public facility and because the design effectively used landscaping to screen the building from the street. But the exceptional planning, construction, detailing and landscape design make it worthy of preservation.

I have attached fact sheet with photographs and a copy of a Tucson Citizen article from 1972 that featured the building.

Please contact Chris Evans of MAPP if you have any questions.

evansarch@hotmail.com or 319-8835

The MAPP website is: mapptucson.org

Thank-you.

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Anne Marie Nequette, Architect and Lecturer The University of Arizona School of Architecture
1040 North Olive Tucson, Arizona 85721
520.621.6751

VALLEY NATIONAL BANK OPERATIONS CENTER THREATENED WITH DEMOLITION 3 May 2011

From: Modern Architecture Preservation Project (MAPP) of Tucson

MAPP has recently learned that Pima County has plans to demolish portions of the former Valley National Bank Operations Center (VNBOC) located at 3434 E. 22nd Street as part of the new PCWIN communications command center. This building is an exceptionally significant example of Tucson's mid-century Modern architecture and was selected as one of Tucson's "MODERN 50" by MAPP in 2009. The County's plans for demolition and a new addition will irrevocably modify the appearance of the building from the street, and undermine the building's historic integrity.



This is the first major threat to a MODERN 50 building since MAPP completed the project in 2009. Pima County has known about the significance of this building for nearly 2 years now, and has apparently disregarded consideration for preservation or for an approach that would preserve the building's integrity. The County did not submit plans for review with the Tucson-Pima County Historical Commission, which is typical for National Register-eligible properties. This is the third major building threatened by Pima



County in recent years—the County had previously proposed to demolish the First National Bank at Stone and Alameda (now Chicanos Por La Causa) and the Wilmot Public Library.

Although at the time of construction the VNBOC received a Design Excellence Award from the American Concrete Institute and a two-page feature story in the Tucson Citizen, the building is not well known today because it was not a public facility and the design effectively used landscaping to screen the building from the street. But the exceptional planning, construction, detailing, and landscape design make it worthy of preservation.

MAPP encourages adaptive re-use of historic buildings, and believes that the communications command center may be an appropriate use for this facility. However, MAPP is concerned that all reasonable options have not been explored to re-use this facility in a way that preserves the

building's historic integrity. This is especially true considering that the building sits on **8 acres of land**, more than 80% of which is unoccupied by buildings. In addition, at a recent public meeting, Pima County officials indicated that because the City of Tucson is no longer participating at this site, **the facility is being designed to accommodate expansion that may never happen** and that the building will likely not reach capacity for 20 years, if at all.

MAPP recommends that the County initiate a public process like that which was successfully implemented for the renovation of the Wilmot Public Library.

In the late 1960s, as the VNBOC was being designed and built, Tucson was wiping out wide swaths of the downtown barrio neighborhoods in the name of progress and expediency. We look back at that today and wonder "How could they do that?" to what we perceive as the heart and soul of Tucson. We don't want people looking back 40 years from now, and asking "How could they have done that?"—especially when there are reasonable, alternative solutions.

History

The VNBOC was designed by CNWC Architects, and was completed in 1970. The building is notable for the exceptional cast-in-place concrete construction and detailing. VNBOC was one of the earliest uses of exposed cast-in-place concrete as the primary architectural expression. In the late 1960s and 1970s, concrete was perceived both as a modern interpretation of Tucson's traditional adobe vernacular and as a response to the desert's rugged topography and severe climate.

The original design integrated seven courtyards in a clear recognition of the value of landscaping and daylight for the staff in a building designed to house computers. The circular building, surrounded by extensive landscaping, was originally the employee cafeteria. The building may also have been one of the earliest large-scale applications of water harvesting and on-site retention basins for landscape irrigation.



Valley National Bank was at the forefront of architectural design in Arizona in the 1950s and 1960s, led by President Walter Bimson. The company used innovative and exuberant designs to create a progressive image and attract customers. Significant Valley National Bank branch buildings include:

3033 E. Broadway Blvd.
4711 E. Speedway Blvd.
2465 N. Campbell Ave.

CNWC Architects won numerous design awards for its work in the 1960s and 1970s. Buildings of particular note include:

First National Bank (now Chicanos Por La Causa) 200 N. Stone Ave.
TCC Music Hall and Little Theatre 260 S. Church
Cherrybell Post Office 1501 S. Cherrybell Strav.

Concrete Construction

Mid-20th century cast-in-place concrete construction was sometimes referred to as “brutalism,” originally taken from the French “béton brut” construction technique. It eventually came to refer to the mass and severity of concrete construction. This building is one of just a handful of outstanding brutalist buildings in Tucson. However, brutalism is difficult for many people to appreciate and for this reason these buildings are particularly vulnerable. This does not make these buildings any less a part of our cultural heritage. Other examples in Tucson include the West Campus of Pima Community College and the former Union Bank (now Compass Bank) at 945 E. Grant Road.

Cast-in-place concrete has seen a resurgence in the United States in recent years: examples include the Pulitzer Center for the Arts in St. Louis, the Contemporary Arts Center in Cincinnati, and the Grand Rapids Art Museum. These examples demonstrate that concrete design and construction is valued today.



Additional Information

Additional information on MAPP and the MODERN 50 project can be found on MAPP’s website at <http://mapptucson.org/>. More information on the VNBOC can be seen at: http://mapptucson.org/pdfs/m50_45.pdf.

Contact—Chris Evans, MAPP President; evansarch@hotmail.com



THE VNB-TOC IS A 'PEOPLE PLACE'

Entry is gained through the main drive off the east side of the building, which extends from Jones Boulevard on the west to Palo Verde on the east. The building is a two-story structure with a central atrium and a series of glass-enclosed staircases. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

Opposite the main entrance, off the 2nd Street side of the building, is a series of glass-enclosed staircases. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

The patio, and a bricked-in area, are both protected from the direct rays of the sun by a grid-like concrete extension of the roof. The roof itself is the precast concrete "T" type with a poured-in-place, continuous finish. In contrast to the traditional glass and steel, the framework also serves to screen the breakers, aluminum, amber, security-glass windows.

M. M. Sundt Company, the building contractor, is used for the building. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

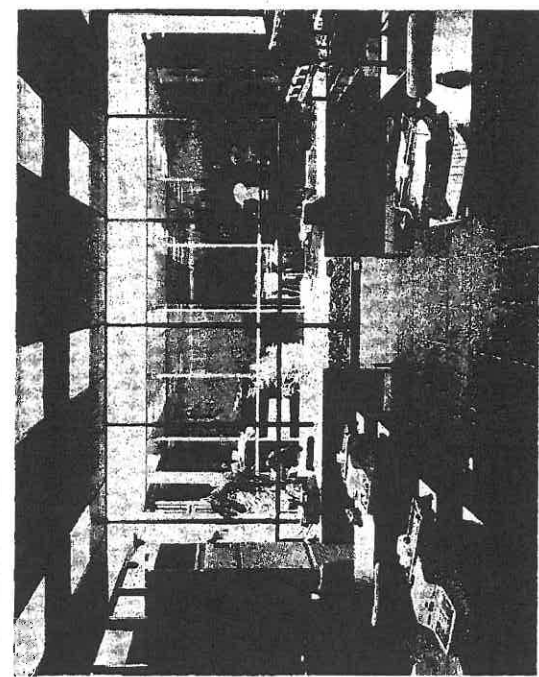
And although the TOC is fully precast, floor panels are cast in place. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

Two parallel hallways run the full length of the building. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

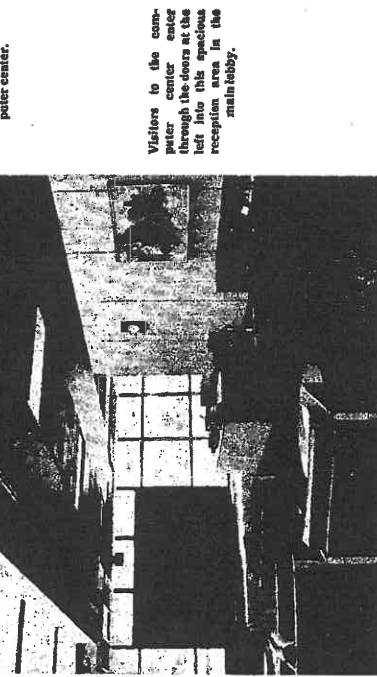
Electronically linked to the Phoenix Operations Center, the new TOC will operate 24 hours a day. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

John A. Harrow Associates, the landscape contractor, has selected the courts with tropical plants and a series of water features. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.

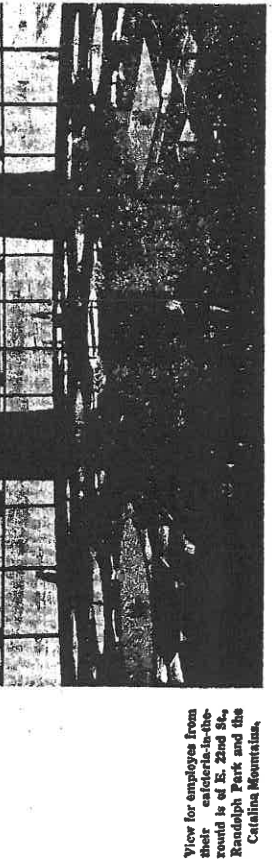
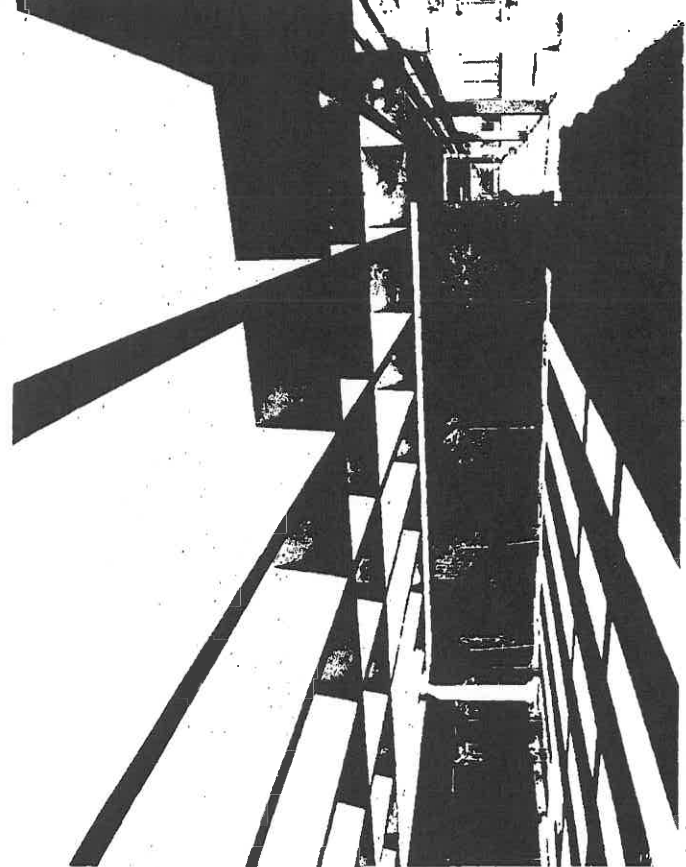
The public may enjoy the new VNB shopping center, a general open house next Sunday from 1 to 3 p.m. The building is a prime example of modern architecture, with a focus on functionality and aesthetics. The building is a prime example of modern architecture, with a focus on functionality and aesthetics.



There are seven of these inset courtyards, each adjacent to employee work areas, scattered throughout the computer center.



Circular, glass-faced cafeteria is separate satellite structure but joined to the main building by the patio visible here beneath the main building's facade.

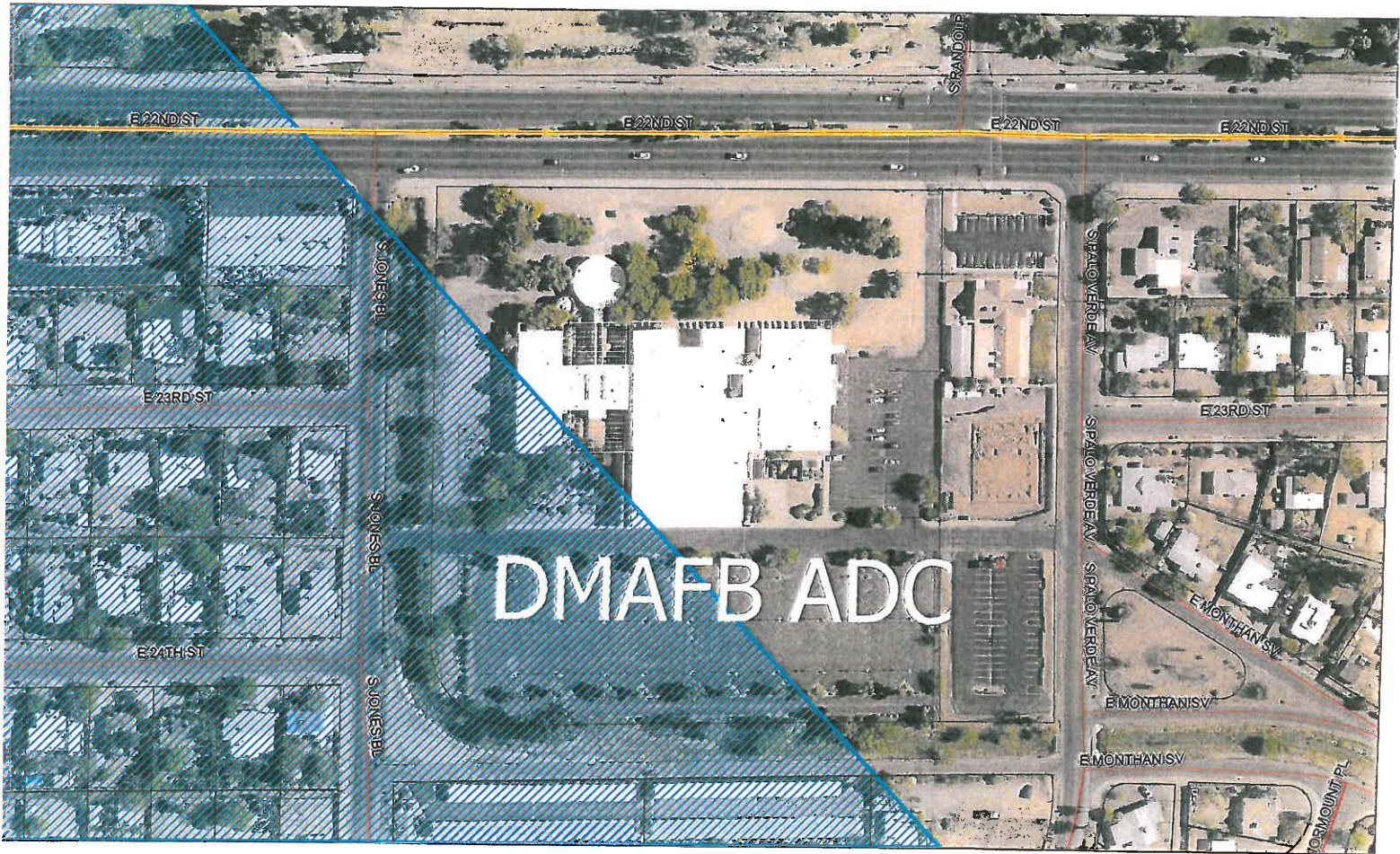


At the new Valley National Bank Tucson Operations Center extensions of the concrete roof grid form a dramatic geometric pattern around a central courtyard. An equally striking shadow on the brick-facaded patio. The sprawling structure is built around a series of air-conditioned courts.

Heart of new building — these computers will be replaced in August by newer, more sophisticated models.

View for employees from their cafeteria-in-the-round is of E. 2nd St., Randolph Park and the Catalina Mountains.

ATTACHMENT 2



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S PALM VERDE AV

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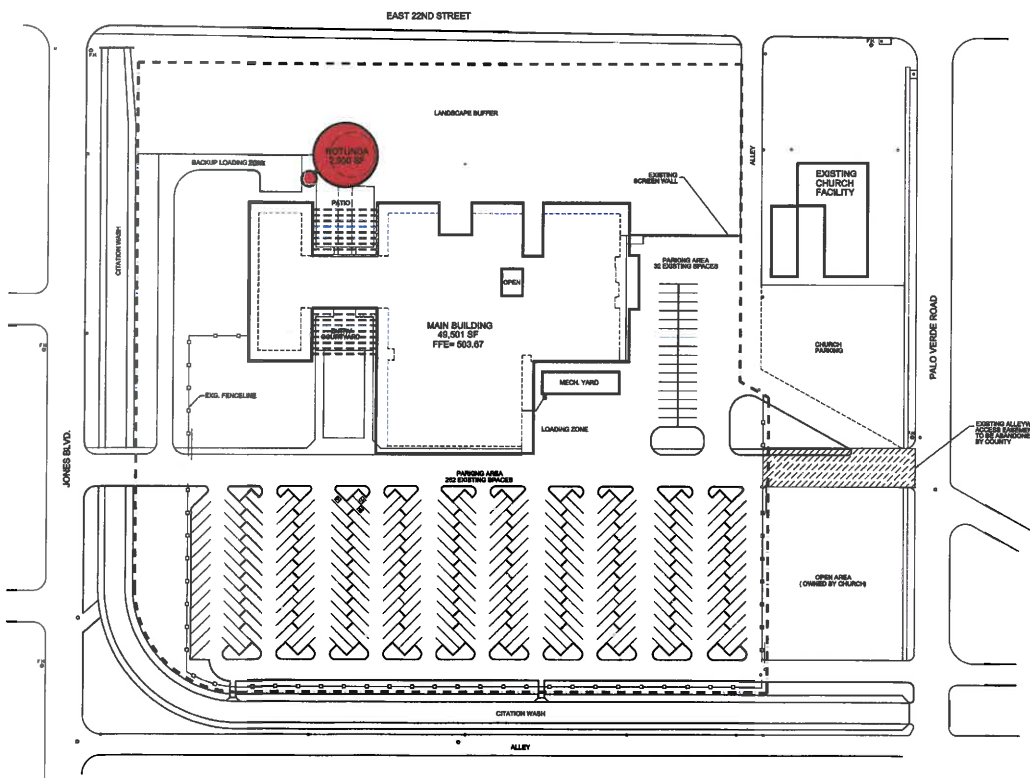
S MOUNTAIN PL

DMAFB ADC

ATTACHMENT 3



3434 E. 22nd Street, PCWIN – PECOC



1 AS-BUILT SITE PLAN
SCALE: 1"=20'

Regional Emergency Communications and
Operations Center Facility Evaluation



PROJECT NO. 10000
DATE REVISION 11.2008
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE REVISED: [Date]
JOB NO. 08070000



REV: A0.50

ATTACHMENT 4



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
130 W. CONGRESS, TUCSON, AZ 85701-1317
(520) 740-8661 FAX (520) 740-8171

C. H. HUCKELBERRY
County Administrator

September 1, 2006

Brent Davis, Executive Director
American Institute of Architects of Southern Arizona
4633 East Broadway, Suite 101
Tucson, Arizona 85711

Re: **Wilmot Library Charette**

Dear Mr. Davis:

As you know, there has been some discussion over the future form, function and expansion of the Wilmot Library. The Library is one of the City's busiest and requires modification and expansion. A number of alternatives are available to the County for providing improved library services through the Wilmot branch.

We understand the architectural sensitivity of the building and would request the assistance of the American Institute of Architects of Southern Arizona to provide a design charette with accompanying staff research and/or participation. Such a design charette should lead to an acceptable plan for the expansion of the Wilmot Library. Obviously both our Facilities Management Department and Library Director should be involved in this process; hence, I am copying this letter to Mike Tuinstra, Facilities Management Director, and Nancy Ledebauer, the Library Director.

Please be advised that \$10,000 of funds earmarked for improvements to the Wilmot Library will be reserved and allocated to the American Institute of Architects of Southern Arizona for this purpose. Because of the unusual nature of the engagement and the unusual services provided by the Association, by copy of this letter I am asking our Procurement Director, George Widugiris, to develop the most appropriate procurement vehicle to secure these services and enter into an appropriate design charette contract for the Wilmot Library.

Sincerely,

A handwritten signature in cursive script, appearing to read "C. Huckelberry", is written over the typed name and title.

C.H. Huckelberry
County Administrator

CHH/jj

c: Hank Atha, Deputy County Administrator for Community and Economic Development
Nancy Ledebauer, Library Director
Mike Tuinstra, Facilities Management Director
George Widugiris, Procurement Director

ATTACHMENT 5

Pima Emergency Communications & Operations Center (PECOC)

Open House Summary of Comments

May 2, 2011

An open house was held at the Eckstrom – Columbus Library from 6:00 – 8:00 PM on May 2, 2011. County staff in attendance was from the PCWIN Office, Facilities Management, Office of Emergency Management and Sheriff's Office. The lead architect from Durrant and the landscape architect also attended to answer design questions.

Five people attended – one only briefly. A representative, George Winston, from Tucson Area Christian Fellowship, the neighboring Church, attended and had questions on fencing and access, but overall was very supportive of the project. A follow-up meeting was proposed for the Landscape Architect to meet Mr. Winston at the site to review the existing irrigation system. During the Church's recent Sanctuary construction, a water line was hit by the General Contractor, and this irrigation line may be tied to the County's water meter. Mr. Winston offered to meet the landscape architect on site to review where the line was found. In addition, Mr. Winston asked whether there would be the potential for interference with the Church's wireless public address system given their proximity to the tower. Representatives from the PCWIN Office recommended that Mr. Winston provide information about their wireless devices so that the project's radio engineer could determine if there would be such an issue.

One woman, who stated that she represented the Julia Keen Neighborhood Association and who lives approximately 1 mile to the Southeast of the site, asked questions regarding the purpose of the facility, the expected traffic flow, the location of the proposed addition, and the size and location of the tower but did not express any particular concerns. She was overall supportive of the project. She was supportive of plans to provide improved facilities for public safety.

One gentleman who would not identify himself had a number of architectural and site questions surrounding the design of the building. With the flexibility and growth incorporated into the original building design, why was a portion of the building being demolished?

County representatives explained:

1. Because the building is being reused, not a new structure, the original floor plan isn't as efficient for the planned use. The program growth is spread out throughout the floor plan. Early on in the conceptual design phase, the round building was looked at to be saved. However, the program needs did not match up to the existing round space.

2. The DMAFB flight path, setback requirements, growth needs for the dispatch operations floor, Emergency Operations Center demands and predetermined location for the Central Plant influenced greatly where the EOC building/spaces could be placed.
3. The project Architect discussed how the existing building would be modified to comply with NFPA 1221 requirements, and also to be more energy efficient. Note that NFPA 1221 is the Standard for Installation, Maintenance, and Use of Emergency Services Communications Systems developed and published by the National Fire Protection Association.
4. The Architect also described how the building would be designed to achieve LEED Silver certification and to be more energy efficient to achieve LEED credits and reduce future operating costs.
5. Expressed concerns about raising the parapet by 2'8" (for insulation) and affecting the sight line

Mark Mayer who lives directly west of the property introduced himself to the group. Mr. Mayer is listed on the Julia Keen Neighborhood Association Website as an Association board member; Co-Chair for Political Affairs. Mr. Mayer had a number of questions and suggestions. He was concerned about the following:

1. Amount of traffic transiting Jones Boulevard at shift change. His preference is for egress traffic from the parking lot be routed to the alley on the east side of the intersection on 22nd Street. He acknowledged that prior call center and data center tenants had heavier employee traffic than projected for PECOC. Staff explained that the proposed site plan allows for egress to the east via the route preferred by Mr. Mayer and that procedurally, we would give appropriate direction to staff.
2. In the past, there were a number of eucalyptus trees on the west side of the property along Jones Boulevard. He indicated many have died and been removed. Mr. Mayer felt that trees of this nature would help block the view of the tower from the residences to the west and suggested planting additional eucalyptus along that the west boundary. Mr. Mayer acknowledged that many eucalyptus trees previously planted along the west property line have been lost to weather or age in recent years. He also identified an ongoing graffiti problem in the culvert under the primary driveway into the County property; speaking to the need to establish security surveillance of the parking areas.
3. The use of a lattice type tower instead of a monopole tower. Mr. Mayer agreed with the benefits of the lattice design that were noted (strength, ease of antenna mounting, room for future expansion) but still expressed his feeling that a monopole tower would be less visible. He had significant concern about the 125 foot height of the tower. He stated his belief that the proposed tower is out of compliance with Tucson zoning regulations. He

contends there is a City Ordinance limiting all wireless towers to no more than 80 feet in height. He indicated that there are two cellular towers in the neighborhood approximately 45 and 65 feet tall. PCWIN staff pointed out that there are two communications towers north of 22nd Street in the City of Tucson complex on Randolph Way that are significantly higher than 125 feet.

4. Interference in the neighborhood from radio transmissions originating at this site. Mr. Mayer made a request for the following information via e-mail the morning following the meeting: . In the request, Mr. Mayer asked for the following information
 - a. Planned locations of proposed radio sites/communications towers.
 - b. Engineering plans and other renderings for the proposed towers, particularly those that specify dimensionality.
 - c. Number, type, size and operating frequencies of antennae proposed to be attached to the towers.
 - d. Other documentation related to site agreements and the physical infrastructure of the proposed system.

Staff will prepare a response to Mr. Mayer's request for additional information.