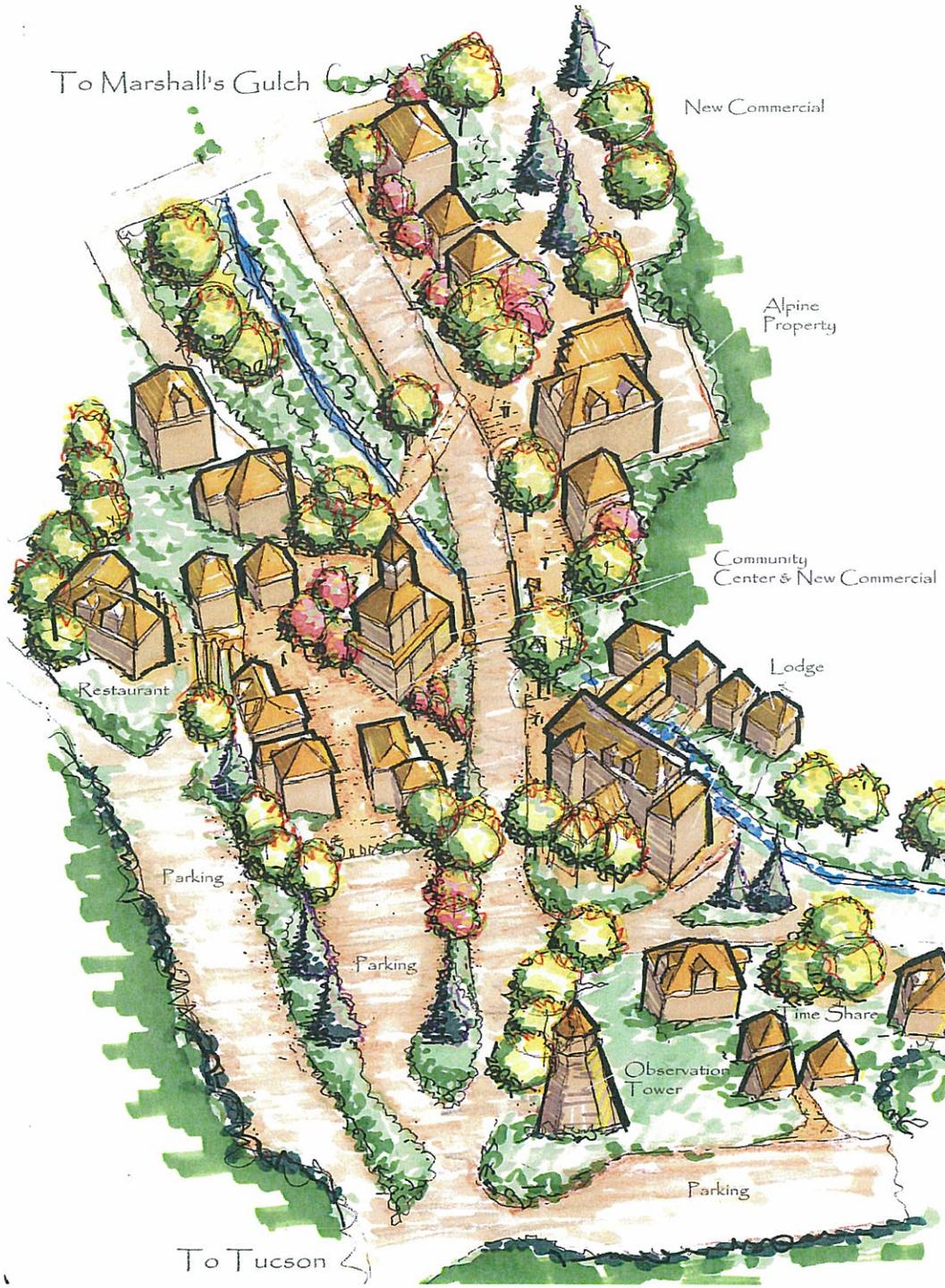


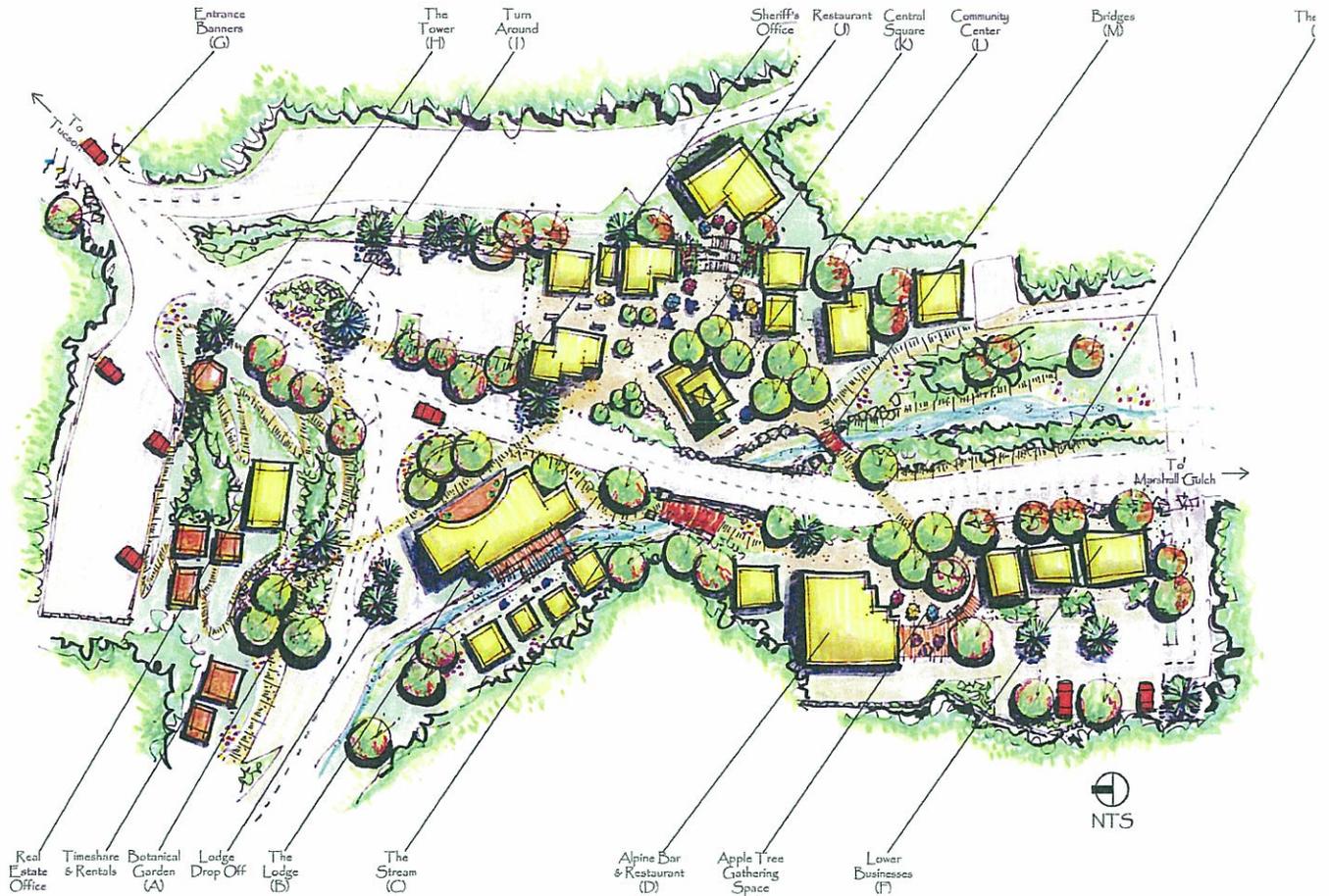
## **Appendix W**

# SUMMERHAVEN VILLAGE

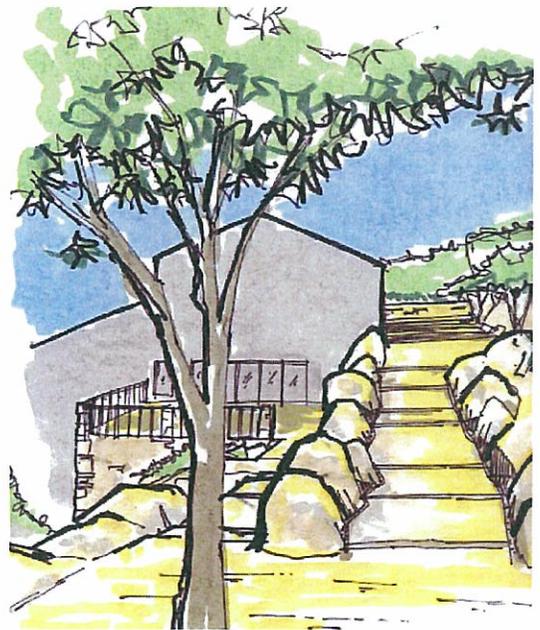
Following the catastrophic fire on Mt. Lemmon, the Governor's office requested that the Tejido Group participate in the reconstruction process. The following redevelopment master plan for the village of Summer Haven on Mt. Lemmon, represents a collaborative design and planning effort among citizens and governmental agencies in Pima County, the American Institute of Architects, the school of Landscape Architecture and the Tejido Group / University of Arizona

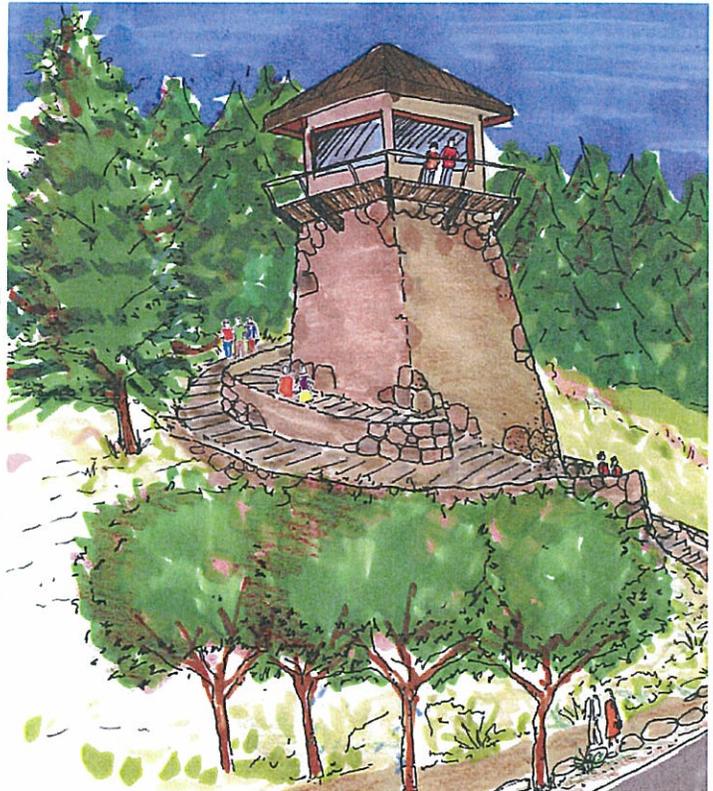


## Synthesized Master Plan



## Image Development:





## Public Response:



# Arizona Daily Star

50¢  
One-dollar  
in Mexico

SERVING TUCSON SINCE 1877 • FRIDAY, JANUARY 23, 2004



► **Low-carb dining picks**  
 ► **Dude, where's Kutcher?**  
 ► **Country's songbirds**

In Caliente

arcasses  
 2 foxes  
 st positive  
 r rabies

By Mitch Tobin  
ARIZONA DAILY STAR

The rabies virus has been detected in the carcasses of two foxes found dead in Sabino on this week. "We have had at least two incidents of foxes attacking people in the canyon within the past weeks," said Josh Taiz, biologist for the Santa Catalina State District. "This type of aggressive behavior usually does not result in the death of animals." A rabies attack occurred on the 11th road, the other near the 11th Falls trailhead in Bear Canyon. In both cases, the foxes bit the hiker's skin and exposed the hiker's skin and exposed the rabid animals' saliva. When you're hiking out in the wild with this rabies out there, it wouldn't hurt to wear pants and maybe more protective footwear," Taiz said. It is also possible for humans to contract rabies if infectious comes into direct contact with their eyes, nose, mouth or a wound.

Arizona National Forest officials are warning visitors not to touch animals that might be infected.

SEE RABIES / A9

## TODAY'S STAR

NA & THE WEST	A6
E	E7
ESS	D1-5
S	E5
ABBY	E7
RLALS	B6-7
SCOPE	E7
TRY	A9
IS	CALENTE 23-30
IBORS	B3
ARIES	B4
CD RECORDS	B4
ES	CLASSIFIED 2
S	C1-10
VISION	E7

## Weather

**TODAY'S FORECAST**  
 Chance of showers.  
 High 60 / Low 40

Thursday: High 56 / Low 46  
 For complete weather information, see the Weather Report page on back of Sports.  
 www.azstarnet.com/weather

On StarNet  
 www.azstarnet.com

# Martian rover's reports cease

NASA baffled as it tries to diagnose, fix 'very serious anomaly' affecting Spirit

By Andrew Bridges  
THE ASSOCIATED PRESS

PASADENA, Calif. — NASA's Spirit rover has stopped transmitting data from Mars in an ominous turn that baffled engineers and sent them scrambling Thursday to figure out what

brought the mission to a potentially calamitous halt.

NASA received its last significant data from the unmanned Spirit early Wednesday, its 19th day on the surface of Mars. Since then, the six-wheeled vehicle has sent either random, meaning-

less radio noise or simple beeps acknowledging it has received commands from Earth.

"We now know we have had a very serious anomaly on the vehicle," project manager Pete Theisinger said at the National Aeronautics and Space Administration's Jet Propulsion Laboratory.

Engineers struggled to diagnose what was wrong with the rover. Among the possible causes: a corruption of its software or computer memory. If the software is awry, NASA can fix

it from Earth by beaming patches across more than 100 million miles of space or by rebooting the rover's computer. But if the problem lies with the rover's hardware, the situation would be far more grave — perhaps beyond repair.

"Yes, something could break; something certainly could fail," Theisinger said. "That's a concern we have. That's quite a serious event."

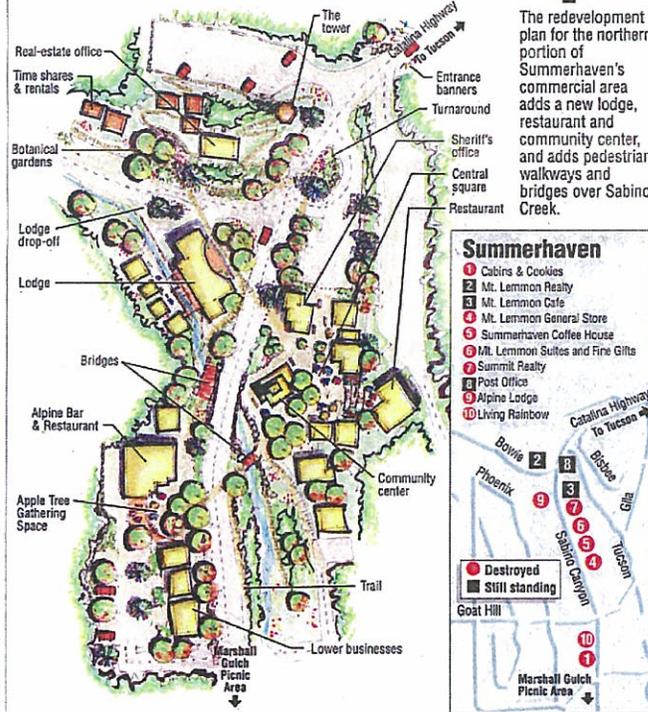
NASA engineers are now working

SEE MARS / A7

# New Summerhaven begins to take shape

By Tom Beal  
ARIZONA DAILY STAR

## Summerhaven restoration plan



The redevelopment plan for the northern portion of Summerhaven's commercial area adds a new lodge, restaurant and community center, and adds pedestrian walkways and bridges over Sabino Creek.

**Planting the seeds of a new forest**  
**PAGE A9**

A plan for rebuilding Summerhaven's business district from the ashes of the Aspen Fire envisions streamside walking paths, more parking spots, a bigger and better lodge, an upscale restaurant, even time-share condos and an aerial tram from the valley floor to Mount Lemmon's summit.

It's not pie-in-the-sky, says Mark Fredericksen, whose landscape architecture students produced the study. The trick is balancing the conflicting needs and wants of cabin owners, business owners and 750,000 nearby customers who also claim the mountains as their own.

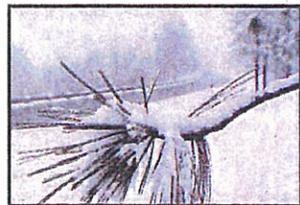
Most of the mountain's burned-out business owners, meanwhile, are making plans to come back, with or without the amenities depicted in the Summerhaven Restoration Plan produced by the Tejido Group of the University of Arizona's School

of Landscape Architecture in cooperation with local architects, county planners and the Mount Lemmon Restoration Committee.

The only exception so far is Alpine Lodge owner Don Underhill, who has decided not to rebuild. He didn't own the land beneath his lodge, and it's identified on the plan as a bar and restaurant.

Phil and Carol Mack, whose Mount Lemmon General Store and Gift Shop burned to its foundations in June, are the first, and so far the only, business to obtain a building permit. The new foundation is in, the walls are going up and Phil Mack says they'll be open

SEE REBUILDING / A9



Winter on Mount Lemmon: Applications for Summerhaven building permits are expected to pick up once the threat of snow has passed.

SOURCE: University of Arizona School of Landscape Architecture / The Tejido Group

Staff

# Months past deadline. Senate approves spending bill

## REBUILDING County has issued 18 Summerhaven building permits

*Continued from Page A1*

by June. In addition to groceries and gifts, the Macks intend to offer take-out food until somebody rebuilds a restaurant or coffee shop.

Mack said his wife, Carol, has been helping builder Dennis Cozzetti, working on weekends and through Wednesday's snow to stay on schedule. They had to stop Thursday when heavy snow began piling up atop the mountain.

Mack and other mountaintop merchants said they'd welcome additional investment in Summerhaven, but question whether the irregular stream of customers can sustain more business. "I like the plan. I'd like to really think they can do it and it's gonna work, but I don't think there are enough investors out there willing to take a chance," Mack said.

### Public meeting planned Feb. 18

So far, the county has issued 18 building permits, with the Macks being the only commercial one. Things are expected to pick up in the spring after the threat of further snow has passed.

The restoration plan proposed by the Tejido Group is a long-range one, intended as a document that land owners can use to seek funding for development. A large portion of the land identified for development is owned by one man, Bob Zimmerman, whose father, Tony, was a pioneer Summerhaven businessman.

Zimmerman worked with the group that developed the plan. He couldn't be reached Thursday. Friends said he was busy all day with his snowplow.

A public meeting about the

plan is tentatively scheduled for Feb. 18.

Frederickson said his students received a good education in building community consensus in a series of meetings with interested parties. "It's certainly a contentious project in a lot of ways. You have to walk that line between homeowners and business owners and 750,000 people who live an hour away and also have an interest. Those three groups all say different things."

But Frederickson said the group's research found little disagreement on the business potential of the mountain. "This is based on an awful lot of case studies, analysis and interviews with developers. Some of the biggest developers in the western United States took a look at this area and they couldn't believe its potential," he said.

Pima County, whose roads and right-of-way atop the mountain are a big piece of the redevelopment puzzle, is so far backing the proposal. The Board of Supervisors included an additional \$1 million in the proposed Parks and Recreation bond package for its community building at Mount Lemmon. It had already set aside \$1.3 million for a shuttle stop, which could also be used. In addition, the wastewater bond package identifies \$7.2 million for additions and improvements to Summerhaven's sewer plant.

John Jones, former city and county planner, was hired by County Administrator Chuck Huckelberry to work with the groups that developed the plan.

Huckelberry said the plans for Summerhaven are realistic. "It fits the scale," he said.

And he said the village needs to expand its public facilities. "It's not just the exclusive domain of Summerhaven residents," he said. "There is only one Mount Lemmon and it's easily accessible by an improved road. The recreation demands will grow, probably much faster than they have in the past."

Residents, meanwhile, worry

*"I like the plan. I'd like to really think they can do it and it's gonna work, but I don't think there are enough investors out there willing to take a chance."*

**Phil Mack**  
*owner of Mount Lemmon  
General Store and Gift Shop,  
which burned down in June*

that an expanded business district threatens the tranquillity they drive up to enjoy.

"We want to support the businesspeople, but want to do it in such a way that is in harmony with tranquillity, peace and quiet," said Spencer Block, who owns the Buffalo Exchange clothing stores and lost a cabin in the Aspen Fire.

Ross Quigley, president of the Mount Lemmon Homeowners Association, called the plan "a little grandiose" but said, "We have to start someplace and this is a good starting point." He thinks developers will "jump at the chance with one factor: This road has to be completed."

### Roadwork getting in the way

Widening of the Catalina Highway to Mount Lemmon has been under way since 1988, with road closures and restrictions making it tough to stick to business plans, Quigley said.

"If they quit messing with the road, sure it's all feasible," said Debbie Fagan, whose gift shop survived 25 years of sporadic customer flow. She said officials close the only access to her business "for construction, for accidents, for movies, if they think it's going to snow, if it floods."

Fagan is working with an architect to design a new building

for her Living Rainbow gift shop and hopes to break ground by April.

The biggest cause of road closure the past couple years has been fire, first the Bullock, which burned 30,563 acres in 2002, and the Aspen Fire, which consumed 84,750 acres and most of the homes and businesses in Summerhaven last June.

And fire, said Supervisor Ray Carroll, who represents the area, is still the community's biggest threat. The forest that hasn't burned is still dry and bug-infested, he said, and the Forest Service has still done little to thin it. "I hope that before any of this great investment occurs we can go in and thin and try to protect that east flank of the town from a potentially devastating fire."

Carroll said he has supported the effort to replan Summerhaven. He expects it will change considerably "once it goes in front of the entire community to get a review."

"I don't think it's going to be a La Quinta and a Denny's, but it's certainly attractive to businesses that do resort communities," he said.

Don't expect anything to happen overnight, said Frederickson. "This is just a source of inspiration and a possibility that you can set before potential investors and government agencies to entice them."

Phase One of the proposal simply calls for revegetating the mountain, highlighting Sabino Creek as a grass-lined stream with wildflowers and creekside groves of native aspen and maple. It currently runs through the village as a nondescript ditch.

Phase Two calls for construction of the county's community buildings and reconstruction of a lodge that would "recall the elegance and genuine qualities" of the Ponderosa Lodge, which burned down in 1970.

► Contact reporter Tom Beal at 573-4158 or [tombeal@azstarnet.com](mailto:tombeal@azstarnet.com).

# Arizona Daily Star

A PULITZER NEWSPAPER • SERVING TUCSON SINCE 1877

*Jane Amari*, EDITOR AND PUBLISHER

*James M. Kiser*, EDITORIAL PAGE EDITOR

...

*"A newspaper that is true to its purpose concerns itself not only with the way things are but with the way they ought to be."*

JOSEPH PULITZER

## EDITORIALS

### A 'little grandiose'

The architecture students' plans for restoring Summerhaven may be "a little grandiose," as they were described by Ross Quigley, president of the Mount Lemmon Homeowners Association. They envision a larger, more splendid, more vibrant business community near the top of the 9,100-foot mountain than the small community ever has been able to sustain.

Even so, mountain residents and business owners, as well as residents from nearby Tucson, owe thanks to the Tejido Group of the UA's School of Landscape Architecture, as well as the planners, architects and business people who worked with them. They have created a plan that suggests great potential for the burned-out village, as business and cabin owners work to redevelop the mountain-top area devastated by the Aspen Fire.

Their plans include streamside walking paths, more parking, a larger lodge, an upscale restaurant and time-share condos.

To be sure, the obstacles facing the business owners in Summerhaven are large, as was made clear in a news story Friday by the Star's Tom Beal.

There is only one road up the mountain. It is a beautiful drive, but it also is relatively slow-moving because it sometimes is narrow and curvy. Moreover, it is closed several times during the year because of weather or, unfortunately, fire. Those closures dry up the stream of customers for Summerhaven businesses, making their stream of revenue (and profits) more variable and unpredictable.

That makes it harder for the businesses to survive, of course, but not so obviously, it also makes it harder for business owners to raise the capital they need to rebuild or ex-

slow it down and make the drive less pleasant for Tucsonans looking for a day or weekend getaway. Widening of the road has been under way for nearly 16 years now, which frustrates some residents and business owners. Says businesswoman Debbie Fagan, "If they quit messing with the road, sure it's all feasible."

Then there is the necessity to balance the needs of the business community with the wonderful out-door environment that attracts visitors to the top of the mountain in the first place. Too little commercial development, and the area never will develop the critical mass necessary to make it an attractive dining, lodging or shopping destination.

On that front, the good news for the business community is that the students' research found little disagreement on the mountain's business potential. Says Mark Frederickson, whose students created the plan, "This is based on an awful lot of case studies, analysis and interviews with developers. Some of the biggest developers in the western United States took a look at the area and they couldn't believe its potential."

However, that business potential must be balanced with recreational needs. Too much or too gaudy of commercial development easily could threaten the tranquility and outdoor experience for visitors.

And then, as County Administrator Chuck Huckelberry notes, the public facilities need to be improved, especially because recreation use is expected to grow.

The next step is a public meeting on the plan, tentatively scheduled for Feb. 18.

Undoubtedly, there will be aspects of the plan that should be changed. But as homeowners association president Quigley said, "We have to start someplace and this is a



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- firm
- partners
- staff
- projects

design portfolio  
planning

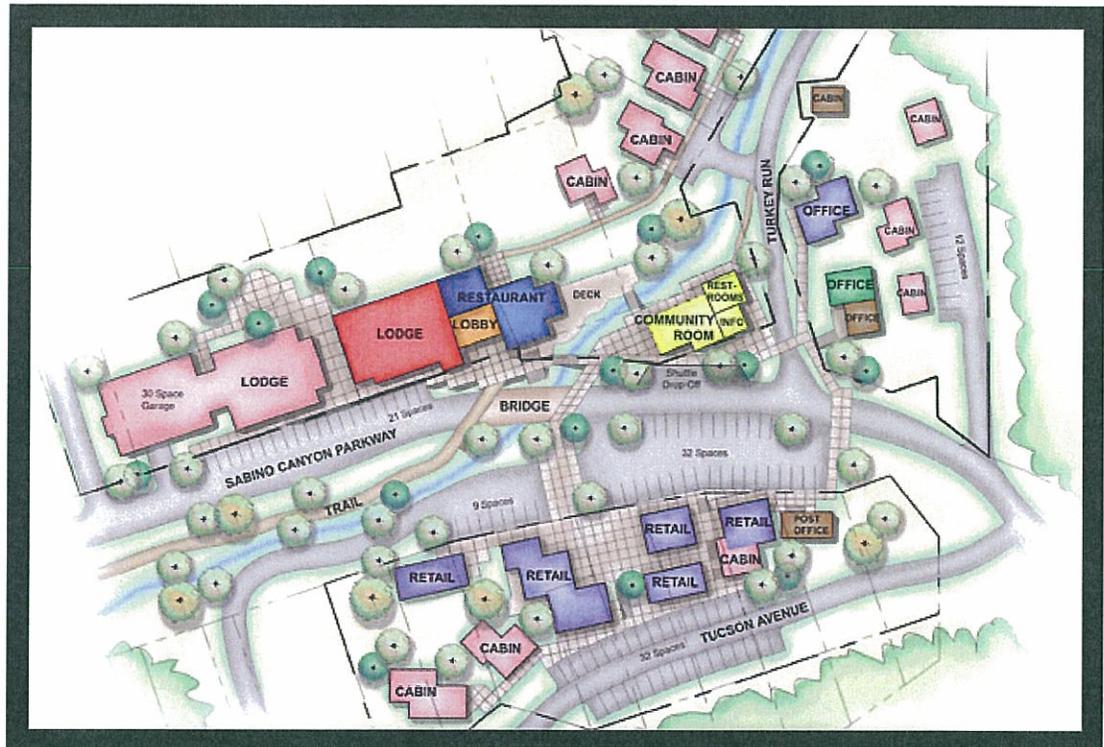
[ Mount Lemmon, Summerhaven Master Plan Committee | Vail High School Site Selection Concept Design | Community of Hope Master Plan | Highland District Master Plan | Davis Monthan Dorm Study | El Pueblo Neighborhood Center | Pueblo High School Master Plan Improvements ]

- portfolio
- wellness
- education
- university
- public use
- military
- commercial
- residential
- planning
- religious

mount lemmon, summerhaven master plan committee

Contact : Phil Swaim, Ed Marley

- contact
- main



AIA Southern Arizona chapter president, Ed Marley, assembled a committee of AIA members to develop a master plan and design guidelines for the Summerhaven commercial district. This effort was funded by a \$10,000 grant obtained by the AIA from Pima County. Drawing on the talents of fellow architects, landscape architects, and planners, committee chair, Phil Swaim, AIA, facilitated a series of planning workshops open to anyone in the community. The final plan has been provided to Pima County for implementation.

