

Yuma Crossing National Heritage Area Strategic Plan Review and Update 2017



Yuma Crossing National Heritage Area

180 West 1st Street
Yuma, Arizona 85364
www.yumaheritage.com

Contributing Photographers:

Fred Phillips, Teri Ingram, Bobette Bauermann, Sanguinetti Museum and the City of Yuma.



Contents:

4	Introduction
6	Heritage Area Authorization
10	Seven Districts: Their Past and Future
12	• Yuma West Wetlands Review
15	• Yuma West Wetlands: A Renewed Vision
17	• Yuma East Wetlands Review
21	• Yuma East Wetlands: A Renewed Vision
26	• Downtown Riverfront Review
40	• Downtown Riverfront: A Renewed Vision
53	• Main Street Historic District Review
55	• Main Street District Vision

BOARD MEMBERS

Thomas D. Rushin, Chairman
Bruce Gwynn, Vice Chair
Ian Watkinson,
Secretary/Treasurer
Brian Golding Sr., EDA Director
Quechan Indian Tribe
Cody Beeson
Julie Engel, Director GYEDC
Lynn Pancrazi
Debbie Townsend, Farmer
Patricia Ware, Farmer
County Supervisor Lenore Stuart
Brent Range, Superintendent,
Organ Pipe Cactus National
Monument (non-voting)

FORMER BOARD MEMBERS

Gary Munk, Chairman
Patricia Ware, Vice Chair
Ian Watkinson,
Secretary/Treasurer
Brian Golding Sr.
Tom Rushin
Bobby Brooks
Steve Bell
City of Yuma Mayor Larry Nelson
State Senator Amanda Aguirre
County Supervisor Lenore Stuart
Lee Baiza, Superintendent,
Organ Pipe Cactus National
Monument

YCNHA STAFF

Charles Flynn, Executive Director
Rebecca Fox, Director of
Operations & Finance
Tina Clark, Curator/ Historian/
/Archeologist
Mike Guertin, YTP Manager
Cathy Douglas, Admin Spec. &
Grants Manager
Tammy Snook, Interpretive
Park Ranger
Vianey Molina - Environmental
Program Coordinator
Teri Ingram, Events Specialist
Suzy Abril, Bookkeeper
Valerie Molina, Administrative /
Finance Assistant
Bobette Bauermann, Senior Planner

Resource Index:

Documents listed below are avail-
able for full review on the website -
www.yumaheritage.com

- 2016-17 Parks Brochure
- Waterfront Parks and Trails Brochure
- Master Plan for the Yuma Quartermaster Depot State Historic Park & Yuma Territorial Prison State Historic Park
- Arizona Historical Society's Yuma Campus: A New Vision
- YEW Project Photos
- West Wetlands Park Master Plan Update
- 2012 Yuma Crossing National Heritage Area Annual Report
- 2013 Yuma Crossing National Heritage Area Annual Report
- 2014 Yuma Crossing National Heritage Area Annual Report
- 2015 Yuma Crossing National Heritage Area Annual Report
- Yuma Crossing National Heritage Area Evaluation Findings
- Evaluation Findings Signed Letters
- The Yuma Crossing & State Parks Brochure
- Quechan River Front Master Plan



Wetlands and Aerial Photos Courtesy of Fred Phillips Consulting, LLC.

70 Acknowledgements: Special thanks to the people of the Yuma Community, Heritage Area partners, sponsors, supporters, and participants.

LOCAL	STATE
Quechan Indian Tribe	Arizona Water Protection Fund
City of Yuma	Arizona State Land Department
Yuma City Council	Arizona Game and Fish
(1902-Present)	Department
City of Yuma Administrator	Arizona State Parks
Greg Wilkinson	Arizona State Historic
City of Yuma Deputy Administrator	Preservation Office
Ricky Rinehart	Arizona Department of
Yuma County	Environmental Quality
Yuma County Sheriff	Arizona Office of Tourism
Yuma County Farm Bureau	Senator Amanda Aguirre
Yuma Rod and Gun Club	(2006-2010)
Boy Scouts of America	Representative Teresa Ulmer
Yuma Clean and Beautiful	(2007-2009)
Commission	Representative Lynn Pancrazi
Arizona Western College	Representative Russ Jones
Cocopah Indian Tribe	(2005-2007)
Arizona Historical Society	Senator Bob Cannell (2005-2007)
Design and Historic Review	Herb Guenther, Director, Arizona
Commission	Department of Water Resources
Yuma County Water Users Assoc.	Governor Jan Brewer (2009-2015)
Yuma Jaycees	Governor Doug Ducey
Yuma Visitors Bureau	(2016-Present)
Yuma Co. Chamber of Commerce	Sonoran Joint Venture
Yuma Co. Educational Consortium	
Yuma Metropolitan Planning Org.	
Marine Corps Air Station Yuma	

FEDERAL
Bureau of Reclamation,
Department of the Interior
Bureau of Land Management,
Department of the Interior
Fish and Wildlife Service,
Department of the Interior
National Park Service,
Department of the Interior
U.S. Army Corps of Engineers
U.S. Customs and Border
Protection, Department of
Homeland Security
National Fish and Wildlife
Foundation
North American Wetlands
Conservation Act
Senator John Kyl (1994-2013)
Senator John McCain
Congressman Ed Pastor
(1991-2015)
Congressman Raul Grijalva
PRIVATE SECTOR
Union Pacific Railroad
APS
Fred Phillips Consulting, LLC
Deardorff Design Resources
Principle Engineering Group
Dahl-Robins & Associates
C.W. Clark, Inc.
Clark-Lankford, LLC
Walton Family Foundation
Ron & Stephanie Martin
Yuma Garden Club
Bill Ogram
Headstream and McVey Families

Contents:

56	• Brinley Avenue District
58	• Brinley Avenue District: A Renewed Vision
60	• Southern Pacific Rail Yards Review
61	• Southern Pacific Rail Yards: A New Vision
62	• Century Heights Conservancy District Review
64	• Century Heights Conservancy District Vision
66	Looking beyond the Districts
	• Waterfront Park & Trail System
	• Quechan Riverfront
69	Chart of NPS Expenditures by District, Funding and Additional Resources Managed
70	Acknowledgements and Resource Index



4 Introduction

A Short History of the Yuma Crossing:

Yuma was first visited in 1540 by European explorers, when Hernando Alarcon, in support of Francisco Vasquez de Coronado’s expedition into the Southwest. There they were greeted by the Quechan Indian Tribe who had long inhabited this key crossing of the Colorado River. This was of course many decades before the pilgrims landed at Plymouth Rock.

Centuries later, Yuma would eventually be comprised of a variety of ethnic and religious groups who had migrated to the southwest region over time in search of adventure and better life. During the California Gold Rush in 1849, 60,000 Americans found a safe and secure way to cross the then-wild and untamed Colorado River at Yuma, due to its pair of narrow granite outcroppings.

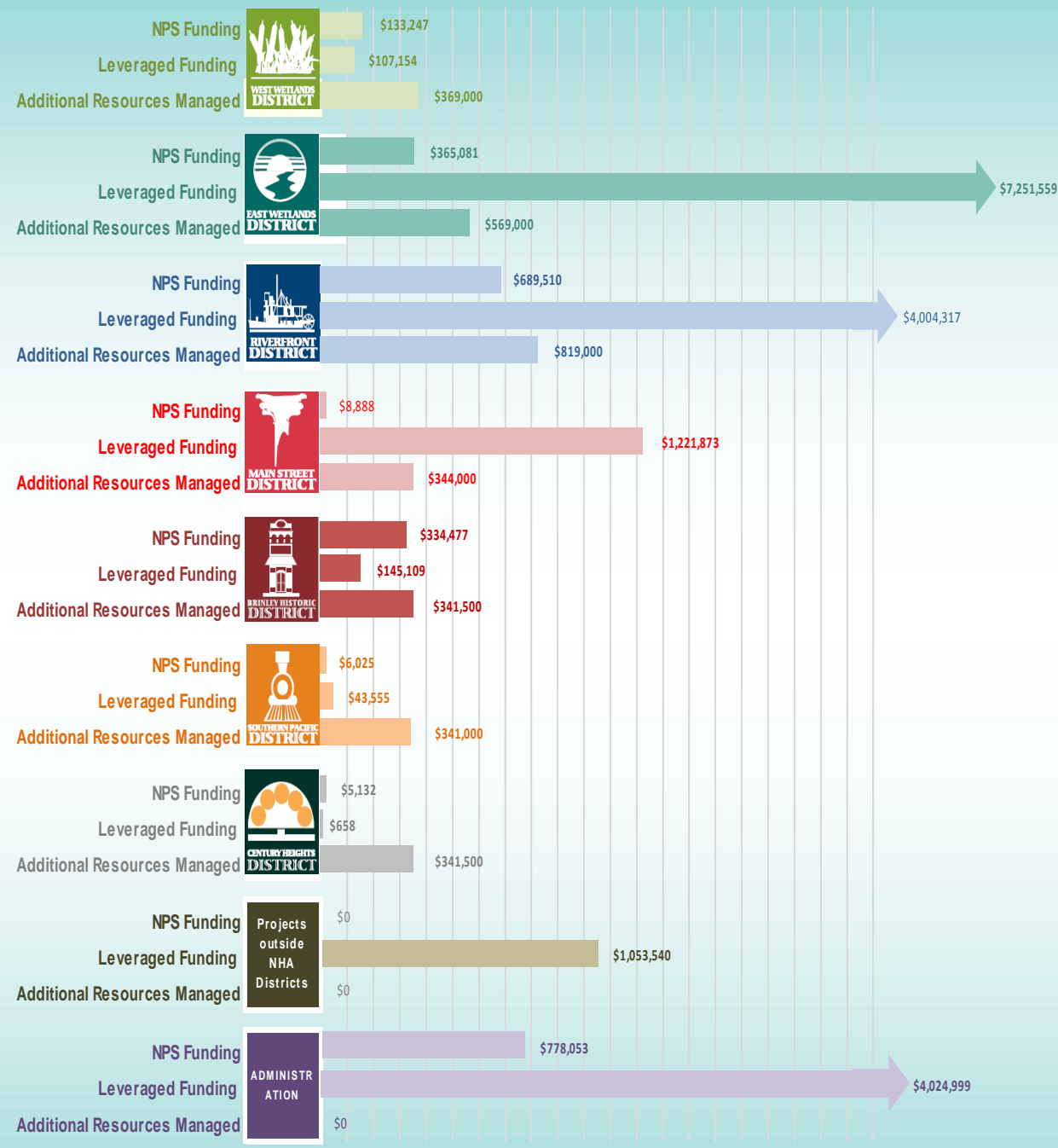
In 1858, the Butterfield’s Overland Mail Company began semi-weekly service from Missouri to San Francisco by way of El Paso, Tucson, Fort Yuma and Los Angeles crossing the Colorado river by Ferry at the Yuma Crossing. This service was interrupted during the Civil War of 1861, in 1863 camels were used to carry the mail and to transport goods. The use of camels was abandoned due to the complaints that the camels frightened the mules. In 1870 the Tucson, Arizona City (Yuma) and San Diego Company provided service from Arizona to California, thereby re-establishing the transcontinental link over the Yuma Crossing.

Yuma was home to the only southern crossing of the Colorado River for miles that linked the East to the West. Steam boats were used up and down the river to carry supplies. When the railroad reached Yuma in 1877, the heyday of the river steamers was nearing its end.



Chart of NPS Expenditures by District

Leveraged Funding and Additional Resources Managed:
(2001-2016)



TOTAL NPS Funding: \$2,320,413
TOTAL Leveraged Funding (Public/Private): \$17,852,764
*TOTAL Additional Resources Managed: \$3,125,000

**Note: Not included in the audited financial statements but resources that were overseen by the YCNHA as part of our role with City of Yuma.*

68 Looking Beyond the Districts: Quechan Riverfront

Proposed in the future for the Quechan Riverfront is the removal of Phragmites and the planting of dense grasses along the riverbank and the planting of native flowers and grasses, a beach volleyball court, pier, enhanced existing retaining walls, walking trails, gardens, Ramada and a gathering area with additional parking.



In June 1877, the railroad came to the Yuma Crossing but ended on the California Side of the Colorado River, construction was halted over the Colorado River while Southern Pacific (S.P.R.R.) negotiated right-of-way across Fort Yuma. The railroad in defiance of an order by the Secretary of War, under the cover of night constructed the bridge, tracks were laid on Sunday - Sept. 30, 1877, and the first locomotive rolled into Yuma, Arizona.



The opening of the Railroad into Yuma was an invitation to tourists and settlers to travel to the southwest to start a new life.



Building the Ocean-to-Ocean Bridge—1915

Then in 1915, the Ocean to Ocean Bridge was completed at the Yuma Crossing, connecting the United States, via US Highway 80, for the first time from the Atlantic to the Pacific Ocean.

The 20th Century also brought an ambitious dam building era by the Bureau of Reclamation on the Colorado River, which prevented flooding, generated hydropower, and a steady supply of water to the arid Southwest. It helped make Yuma the Winter Fresh Vegetable Capital of the U.S.— providing 90% of those vegetables to the entire nation from November through March.

The dams also had unintended consequences. They constricted the natural flow of the river, eventually choking the river banks with invasive non-native vegetation—and cutting Yuma off from the river itself. In the 21st Century, Yuma helped bring a return to balance of acres by restoring hundreds of acres with native cottonwood, mesquite and willow trees.

Yuma's residents have embraced a confluence of Native American, Hispanic and Anglo cultures while building a strong economic foundation of agriculture, the military, and tourism. A rich legacy of historic, cultural, natural scenic resources only strengthens that future.

6 Heritage Area Authorization

67

In a coordinated effort to reconnect with the Lower Colorado River— environmentally, economically, and recreationally— the Yuma community sought designation as a National Heritage Area. In October 2000, Congress authorized the Yuma Crossing National Heritage Area up to \$10 million in federal matching funds, for a 15 year period through Public Law 106-319. The legislation required the development and approval of a management plan and the creation of a management entity.

The enabling legislation named the Yuma Crossing National Heritage Area Corporation (YCNHA) which was founded in 2002 as a 501(c) (3) nonprofit corporation that is managed by an 11-member board of directors, which is the operating entity for the Heritage Area.

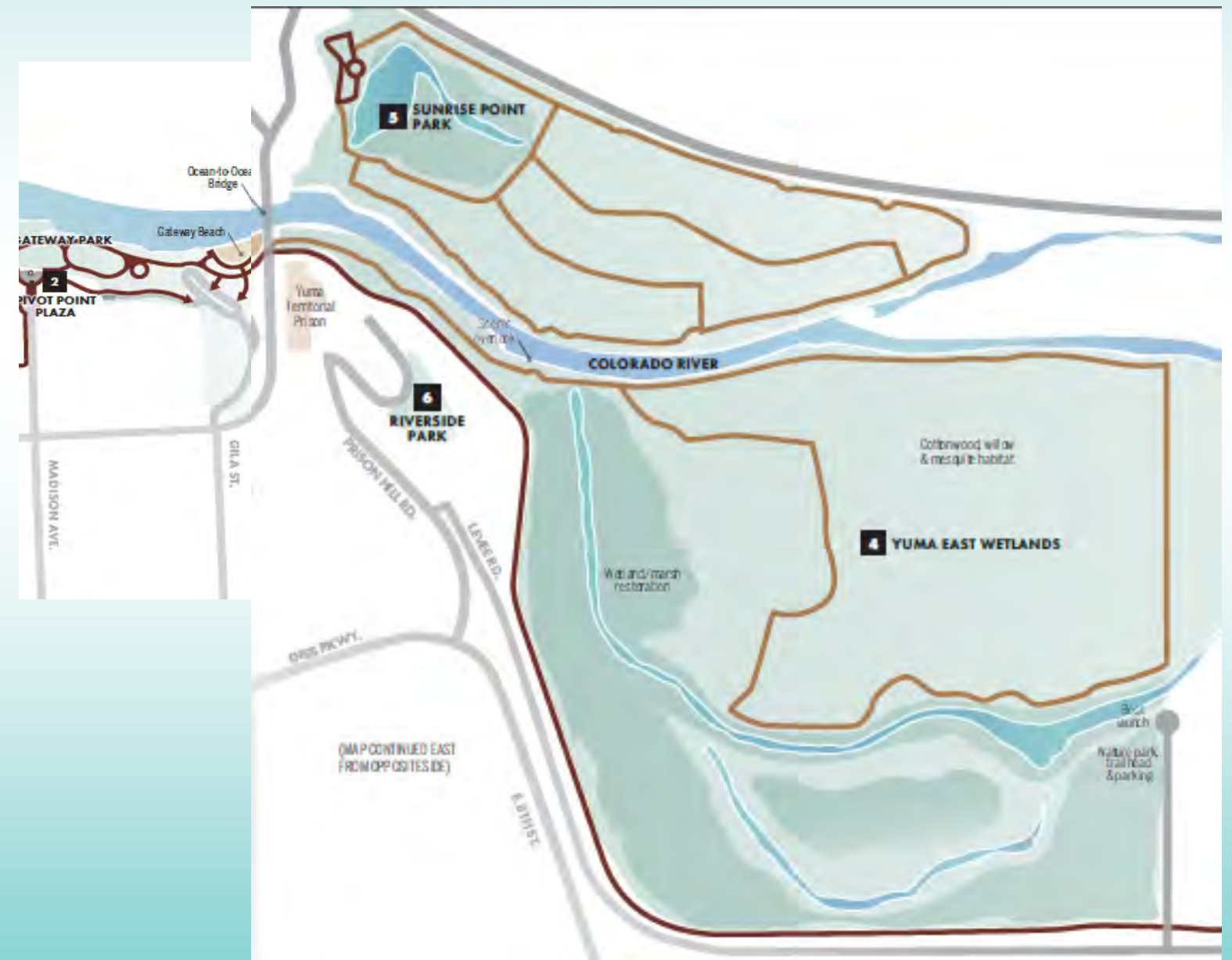
In February 2014 NPS commissioned an economic impact analysis by an independent consulting firm of Tripp Umbach which documented that the Yuma Crossing National Heritage Area directly and indirectly generates \$22.7 million per year in Arizona, creates and supports 227 jobs, and generates \$1.3 million in annual state and local tax revenues .The study can be accessed on the YCNHA website at www.yumaheritage.com.

In 2015, Congress extended the Heritage Area Authorization through the year 2022, thanks to the efforts of Senator John McCain.



On the north side of river, the Quechan Indian Tribe has developed a spectacular park amidst the wetlands, Sunrise Point Park (Anya Nitz Pak), overlooking a restored marsh and 40 acres of the finest stands of native cottonwoods and willows along the lower Colorado River with hiking trails.

On the south side of the Colorado River, there is a 3.5-mile signed hiking trail. For those interested in a shorter walk, there is a beautiful overlook along the river about one-half mile upstream from Gateway Park, affording a 360-degree view of the wetlands. Part of the paved riverfront path extends along the edge of the Yuma East Wetlands on a canal levee.

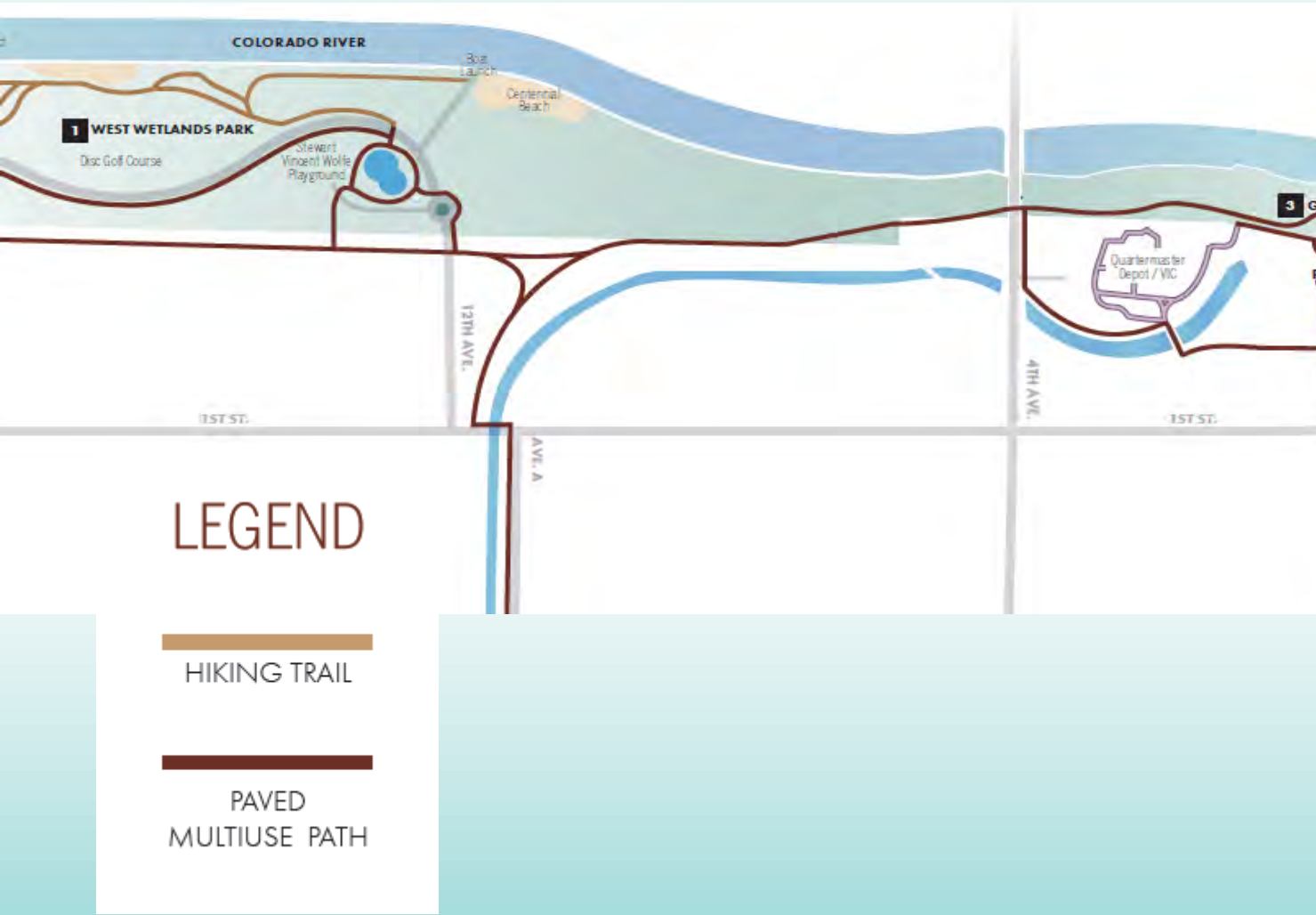


66 Looking Beyond the Districts:

Waterfront Park & Trail System

Improvements to the riverfront included clearing and planting the bank line, Centennial Beach, an outdoor environmental classroom, and paved multiuse paths that go from the Ocean to Ocean Bridge all the way west to the “Army of the West Statue”, and hiking trails where all ages can enjoy the Colorado River.

New walking paths and hiking trails, some with ADA access are being added to the waterfront park and trail system so that the public can enjoy even more options along the riverfront. Updated map will be available in the fall of 2017.



A more comprehensive evaluation was conducted in 2016 for the Department of the Interior in regards to the YCNHA. The purpose of the evaluation was to document YCNHA accomplishments since its inception and to assess the capabilities of the YCNHA Corporation.

In October 2016, the U.S. Department of the Interior transmitted the findings from the evaluation conducted by Westat of behalf of the National Park Service (NPS) to the Committee on Energy and Natural Resources that recommended that NPS play a future role in the future of the Yuma Crossing National Heritage Area (YCNHA).

The evaluation determined that YCNHA successfully met the 50% federal funding match requirements from 2002 to 2014, with a total of \$18 million in nonfederal funds to \$4.1 million in NPS Heritage Partnership Program dollars. The complete evaluation can be found at www.yumaheritage.com/docs/Yuma-v2016.pdf.

As another indication of the importance of the YCNHA to the Yuma community, on December 16, 2016, Arizona Governor Doug Ducey signed an agreement with an initial term of 15 years with the City of Yuma to keep the Yuma Territorial Prison and the Quatermaster Depot under local management. The City of Yuma relies on YCNHA to operate the parks in an efficient and effective manner.

Looking Forward to the Future :

The purpose of this strategic review and update is to help guide the YCNHA over the next 15 years, building on its successes but also broadening its vision for the future.



In Conclusion:

In 2002, Yuma developed a vision of a desert community reconnected to the Lower Colorado River, the very reason why Yuma exists at all. That vision was incorporated in The Plan for the Yuma Crossing National Heritage Area, which has served as the guide for actions by the Heritage Area for the past fifteen years. A recent independent evaluation undertaken on behalf of the National Park Service confirmed the success of its efforts to revitalize the riverfront—environmentally, recreationally, and commercially—through partnerships and creative leveraging of modest federal investments.



**Sunrise Point Park
Cottonwood Restoration**



While more needs to be done to complete the existing plan, the plan's considerable successes thus far have spurred even more innovative thinking on how to improve Yuma's riverfront. The purpose of this strategic update is to acknowledge the successes; define the challenges ahead; and to free future planning from a framework crafted 15 years ago.



East Wetlands

The Heritage Area also was successful in securing the donation of a blighted property (Stan's U-Save shown below) along Orange Avenue. The former owner/operator of the gas station completed the environmental remediation and now the redevelopment of the site into a community garden can proceed.



The Orange Avenue Boulevard concept found its way into the City of Yuma's Capital Improvement Program, reconfiguration of Orange Avenue was completed near the end of 2016, as shown below. The Heritage Area could seek federal transportation enhancement funds to help further the project.



**ORANGE AVENUE ARRIVAL CORRIDOR
FROM DOWNTOWN**

The Orange Avenue Boulevard project will define this neighborhood, so its advocacy by the Heritage Area is important. The re-institution of the facade program could also help stimulate new private investment in this historic neighborhood.

64 Century Heights Conservancy District Vision

1% Development Surcharge:

The Heritage Area in the past has allocated funds for façade restoration of Century Height residential homes. The Heritage Area provided matching 50 - 50% funds for materials on a 0% interest basis — funds which do not have to be repaid until the homeowners sell their property.

The idea was to create a long-term revolving loan fund for the neighborhood. Through the use of the 1% Development Surcharge, the Heritage Area may be in a position again to offer matching funds to homeowners within the Century Heights Conservancy District.

With approximately \$50,000 in revenues projected sometime in 2018 and thereafter, it is proposed that the revenues be split equally between the Parks and Recreation Department and the Department of Community Development. These two Departments will propose uses for these funds, and they will work with the Yuma Crossing National Heritage Area to develop an annual program.

The first priority of the Parks and Recreation Department is to ensure that Gateway Park and Pivot Point Plaza are maintained at the highest level. If there are funds uncommitted, the next priority is to help maintain Main Street at a high level. Other projects within the North End Redevelopment Area can also be considered.

The priority of the Department of Community Development is to support the program of “Infill Development” within the North End Redevelopment Area, including such items as demolition of decrepit buildings; and defraying costs of development fees, and utility charges in order to promote new development and redevelopment, including historic preservation. Supporting revitalization of the Century Heights Conservancy District is a priority, but work throughout the North End Redevelopment Area can be undertaken.

Half of the 1% would go to the Department of Community Development for infill development, while the other half would go to Gateway Park. The Heritage Area would like to focus money within Century Heights to restore the Façade restoration program that ended a few years ago due to budget constraints.

Once it is clear when the funds are flowing into the Special Fund, the parties will meet to develop an annual plan of action.

Building on the success of the Yuma East Wetlands, the Board, staff, and volunteers of the Yuma Crossing National Heritage Area seek to play a role in advocating for the long-run sustainability of the Lower Colorado River. That not only means being a good steward of the environment; it also means assuring that area farmers can continue to make Yuma “the winter fresh vegetable capital of the United States”.



Given the many demands placed on the river by growing urban centers throughout the entire Southwestern US, this will be a challenge for the next generation of stewards of the Colorado River. It is hoped that this strategic update will serve as just an effective guide as the original 2002 Plan did.

10 Seven Districts: Their Past and Future

The YCNHA has been a facilitator of numerous projects and programs to meet its goal of environmental conservation, historic preservation/interpretation and economic redevelopment. It has partnered with many public and private entities, leveraging the small investment of NPS funds many times over with local, state, and private foundation funds.

In keeping with the original 2002 Management Plan, this report is organized by the original seven districts— reviewing progress over the last 15 years within each of the districts, assessing the challenges ahead, and providing a future outlook. There is a section entitled “Looking Beyond the Districts”, which discusses opportunities in the broader region, based on the successes of the YCNHA thus far. There also is an appendix with a financial section, which reviews both base funding and all the match components.

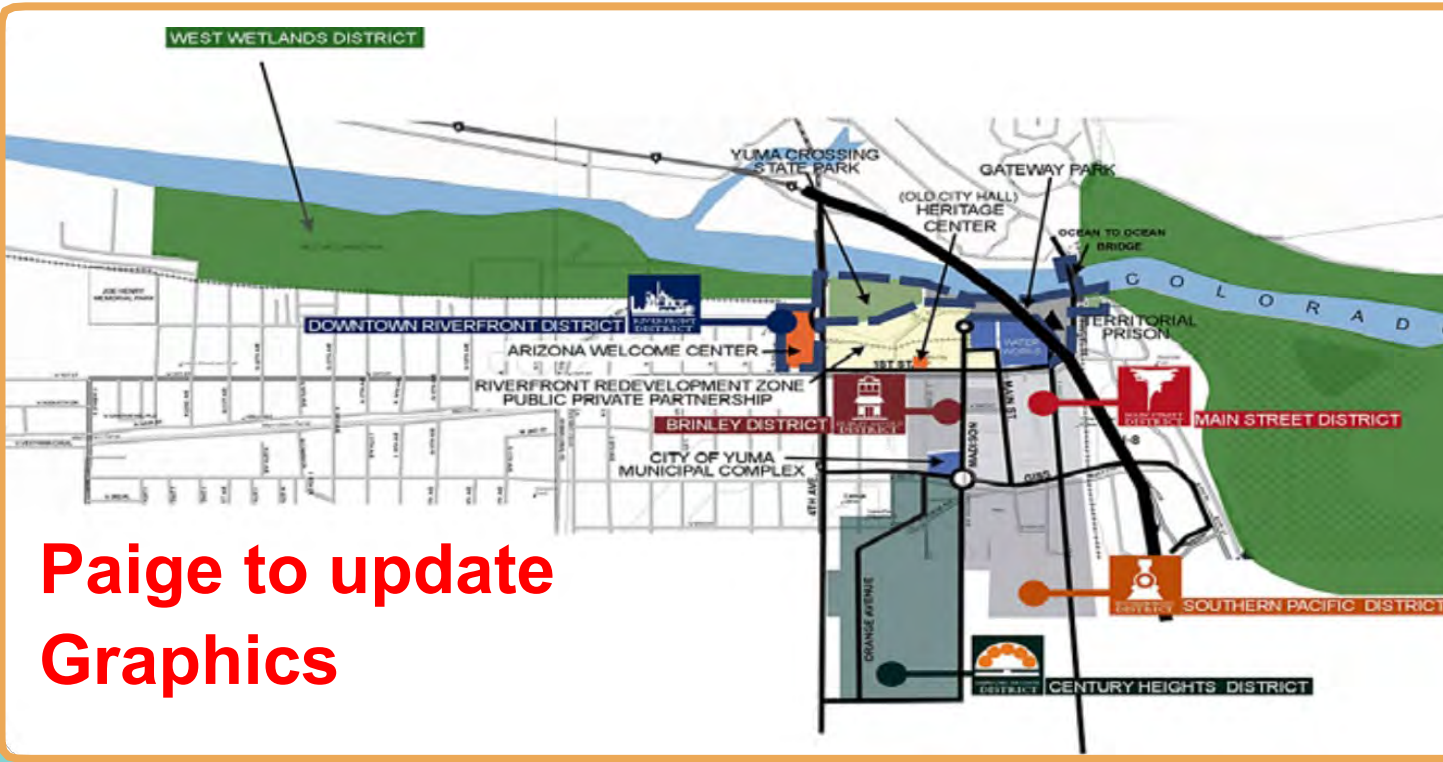


Not easy, but worth it:

Above: Side by Side comparison of same property before and after restoration.

Below Restored Façade on a single family home.

Historic restoration is not for the faint of heart, but the rewards can be considerable. With increased funding, the Heritage Area could assist homeowners in honoring the legacy that is Century Heights.



Paige to update Graphics



62 Century Heights Conservancy District Review

11

This historic in-town residential neighborhood has achieved some revitalization, although the Heritage Area has been unable to invest significant funds in the district.

In 2004-2005, the Heritage Area allocated \$35,000 of NPS funds for façade restoration of Century Height residential homes. The Heritage Area provided matching 50 - 50% funds for materials on a 0% interest basis — funds which do not have to be repaid until the homeowners sell their property.

Under the program, four properties were restored and saw significant new private investment beyond just the 50-50% match. The idea was to create a long-term revolving loan fund for the neighborhood. Unfortunately, the Heritage Area was not in a position to fund the program on a continuing basis.

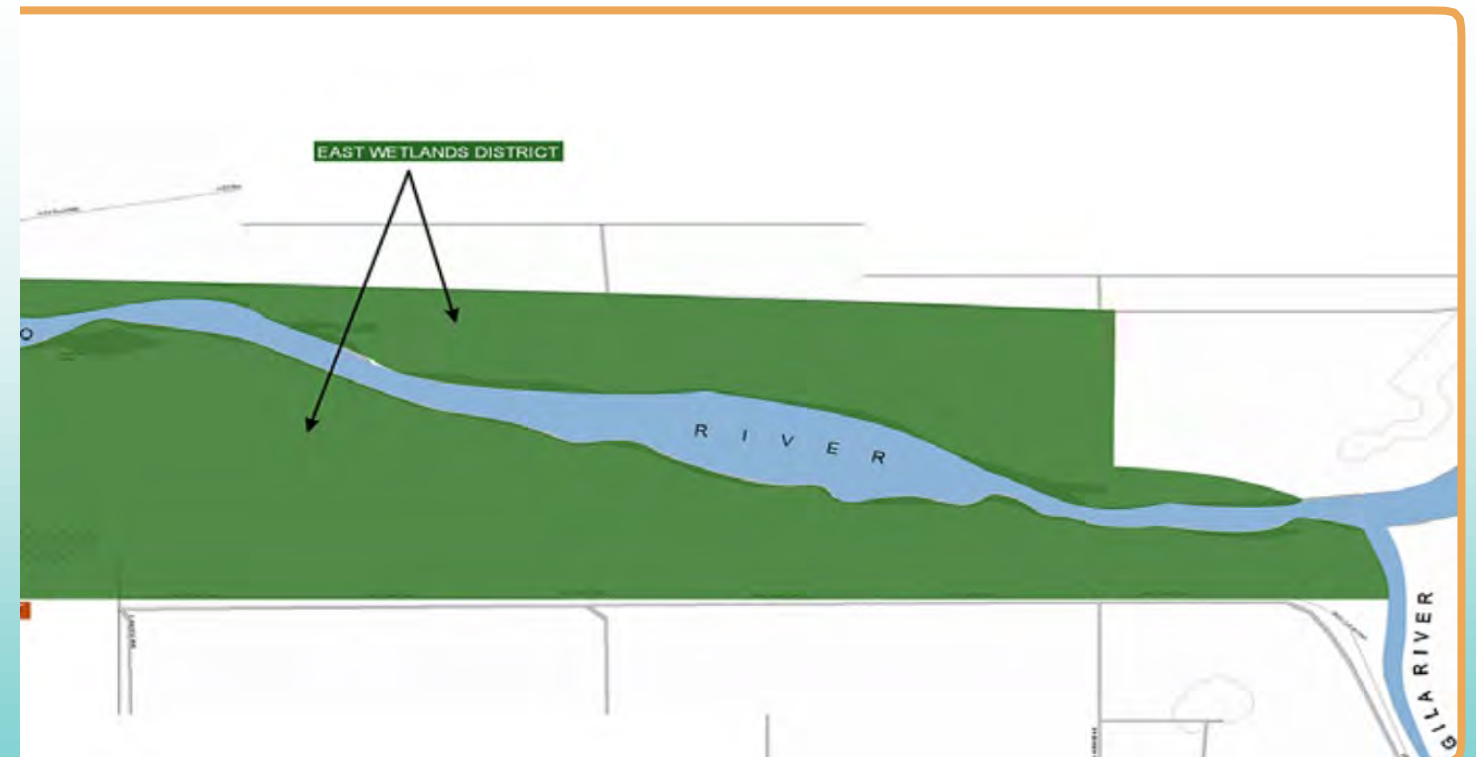
Saved by the Bell:

The Heritage Area helped save the Queen Anne Victorians (pictured below), which were in the way of the new Municipal Complex. The City of Yuma allowed a private developer to move and restore these houses just a block away.



GENERAL OBSERVATIONS

- Despite low levels of funding from the National Park Service (NPS), the Heritage Area has achieved considerable progress, primarily in the riverfront districts.
- The limited NPS funding (\$4.2 million over the past fifteen fiscal years) has been focused almost entirely on the Downtown Riverfront District and the Yuma East Wetlands. This narrow focus was necessary not only because of the riverfront's importance, but because these were the districts which had the most potential to attract partners and additional public and private investment. The Quechan Indian Tribe has been a critical partner and leader in that regard.
- While some projects in the four in-town historic districts have been completed, historic preservation/restoration and interpretation projects have had to be largely deferred. Except for some funding for the Brinley District in recent years, very little NPS Heritage Area funding has been devoted to these districts.
- During the first 9 years of the YCNHA, major capital projects along the riverfront took precedence over those of historic interpretation, education and programming. Since the deep recession of 2008-9, by necessity, the focus has shifted to conserving and managing key natural and historic resources, such as the two state parks.
- YCNHA has continued to nurture strong, mutually beneficial partnerships with funding agencies, while serving as an "honest broker" among all of them. The key partners here are the Quechan Indian Tribe, Bureau of Reclamation (MSCP), Arizona State Parks and Trails, Arizona Game and Fish Department, Arizona Historical Society, Yuma County Historical Society, the agricultural community, the City of Yuma, and the Walton Family Foundation.



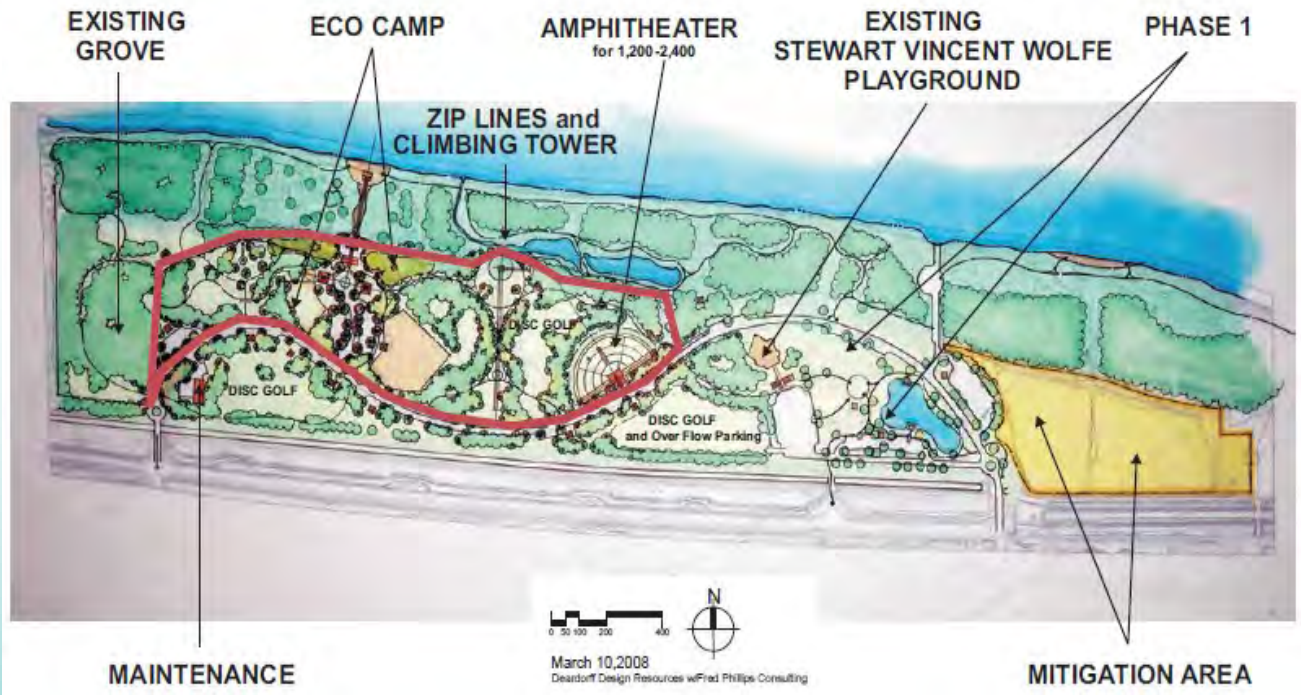
12 Yuma West Wetlands Review

Until 1970, a 110-acre riverfront site between 12th and 23rd Avenues served as Yuma’s landfill—the “city dump”. This land use followed a pattern across the country of ignoring the importance of a river in the life of a community. The community had been trying to take back the river for decades and restoring it’s relationship with the community was central to the mission of the Heritage Area.

The Heritage Area task force, even before national designation, began working with volunteer groups and possible funding agencies to explore the awesome challenge of raising the estimated \$10 million to build the entire park.

The Heritage Area in conjunction with the City of Yuma developed a phased master plan, secured design and construction funding, and began “early-action” cleanups and tree-planting involving the community. The City of Yuma provided funding for the implementation team which included a grant writer, planner, and construction manager. The City’s long-term commitment to fund Heritage Area staffing made this a reality.

Through the Heritage Area, the city assessed the landfill and secured grant funds to construct the first phase of the West Wetlands Park, and additional grant funds to restore the native bird habitat on the lower bench adjacent to the Colorado River. Today, the 50-foot tall cottonwood and willow trees are testament to the faith that the lower Colorado River can and is being restored. In 2011, a lighted and landscaped pathway throughout the park was built with ARRA funds.



Above: The 2008 Plan shown above reflects the Eco Camp and the Amphitheater as originally envisioned, but the costs to develop this area have been high and due to budget constraints have not been developed. An updated vision for the area is currently being designed and should be completed by Fall of 2017.

Southern Pacific Rail Yards: A New Vision

The Old Town South Area is the largest section of downtown land available for redevelopment. The Heritage Area has fostered a good relationship with the Railroad, so that it might facilitate redevelopment. If residential development does not materialize, another potential use would be to use this parcel for higher education. YCNHA is working the City of Yuma to complete environmental testing on all city rights-of-way that are currently located in the Brownfield area.

Yuma’s long-term development as a city probably requires the development of a separate four-year college, and putting its campus downtown would spur redevelopment of the entire North End. Again, while NPS funds may be minimal, the Heritage Area should continue its advocacy role for the creative redevelopment of this site.

YCNHA will continue to work towards the goal of redevelopment of the Brownfield site over the next 7 - 10 years.



60 Southern Pacific Railyards Review

13

This land sits vacant and underutilized and is currently known as “Old Town South”. The original concept for this site was for development of higher density in-town residential living. It was never envisioned - nor is it allowed - that NPS funds would play any role in this redevelopment.

The Heritage Area was successful in convincing the Railroad to donate the historic freight depot to the Heritage Area. Other than minimal funds to secure the building, the Heritage Area has not been in a position to expend NPS funds to restore this building. An effort to secure transportation funds was unsuccessful.

The Heritage Plan envisions dynamic redevelopment of the entire site. In 2012 the City of Yuma pursued funding through the Environmental Protection Agency (EPA) Brownfield program as a means to clear the path for redevelopment in this area. The City of Yuma along with the Heritage Area are currently working with the EPA and landowners to complete environmental assessments on properties located within the Old Town South Revitalization Area, and locate sites where soil remediation may be required due to petroleum or hazardous materials found in this area.

Right: Union Pacific Railroad donated the freight depot to the Heritage Area, a grant was obtained to replace the roof, YCNHA has hopes of restoring the building in the future with an adaptive reuse.



Below: This seven acre parcel is adjacent to the Municipal Complex and faces Giss Parkway. The Railroad completed the environmental soil remediation on this site as of early 2016, and has removed any contaminants that were found.



In 2007, the Stewart Vincent Wolfe Creative Playground - one of the largest and most dynamic of its kind in the nation was completed mostly through volunteer work and fundraising efforts within the community. Literally thousands of volunteers came out - in the style of an old-fashioned barn-raising - during two weekends in 2007.

Tragically in 2015, a large portion of the playground at the West Wetlands Park was destroyed by arson. The City of Yuma and the Community rallied to rebuild the playground for everyone to enjoy for years to come. The playground was reopened in December of 2015 with the help of the community and the many volunteers who participated in the rebuild.



Above: The Playground during the rebuild after Arson.

Below: The playground after complete restoration in December, 2015.



14 Yuma West Wetlands Review Continued

At current NPS federal funding levels, it is doubtful that the Heritage Area can contribute significant funds for capital construction. It can, however, continue to provide grant-writing and project management capabilities.

If the City of Yuma sets a timetable for completion of the park and designates a revenue stream to pay for that work, the Heritage Area can seek matching grant funds and drive the design and construction of the facility. In the longer term, the Heritage Area may be able to assist with some funding for educational and recreational programming as a match to city efforts.



Above: The Yuma West Wetlands Park provides picnic areas, parking, restrooms and a lake for year round enjoyment by the public.

Below: In 2014, the opening of “Centennial Beach” was made possible when the Heritage Area teamed up with the City of Yuma to expand recreational opportunities.



Emphasis was placed on the 40 acres along the river. YCNHA completed the plan for those 40 acres and secured necessary permitting.

In 2015 the Heritage area partnered with the City of Yuma Parks and Recreation Department to clear and restore the bank line, resulting in an outdoor environmental classroom.

The Adobe located at 118 S. Madison and pictured below has been purchased by a private developer and is in the process of being renovated to contain a Coffee shop in the front portion and a residence in the rear.

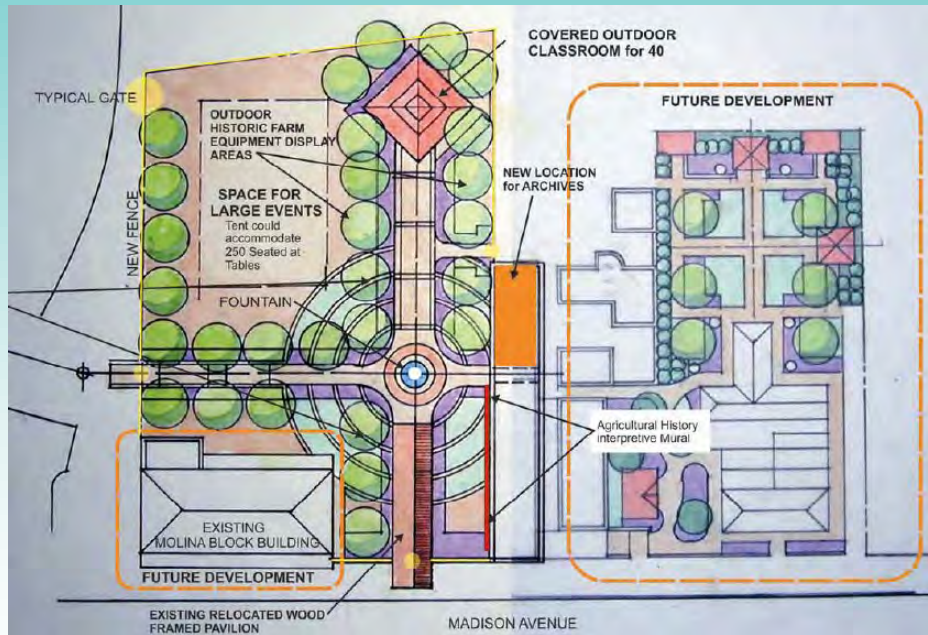


The Adobe located at 124 S. Madison and pictured below will be sold at Auction by the County of Yuma and will hopefully be fully restored in the future.



58 Brinley Avenue District: A Renewed Vision

Molina Block Campus Plan:



The purpose of the Molina Campus Master Plan is multi-faceted:

1. To tell specific, compelling and distinctive stories of the history of Yuma.
2. To create a campus that provides a public/private partnership that sustains and enhances the museum while providing economic vibrancy for the private sector.
3. To restore and preserve the historic resources found on the Molina Campus site.

The Molina Block Campus Plan construction will consist of flexible phasing, which will provide efficient visitor flow and a clearly defined entrance. It will reflect Sanguinetti's eclectic preferences in plants and other elements. It will also include larger attractive gardens with event spaces, all while keeping the maintenance and operational costs reasonable.

The goal is to tell the specific history of the Molina Block by creating a campus through a private/public partnership to sustain and enhance the museum while restoring and preserving the historic resources found onsite.

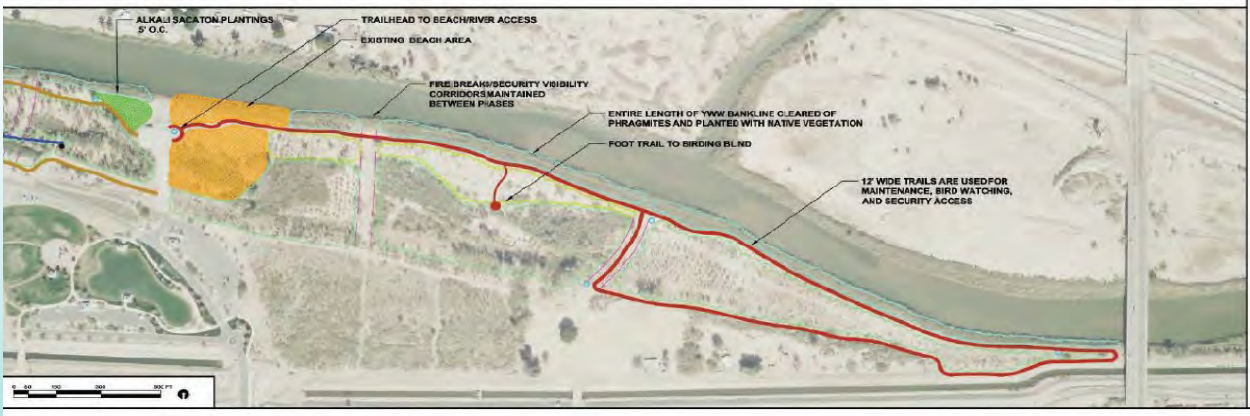


Yuma West Wetlands: A Renewed Vision

City of Yuma customer surveys indicate that the West Wetlands is the most popular and most used park in the City system. It is the intent of YCNHA to continue to work with the City of Yuma' Parks and Recreation Dept. to complete the West Wetlands.

Completing the Lower Bench of the West Wetlands is a priority project which will then allow for linkages to and completion of the Upper Bench.

However, large stretches of the "upper bench" remain barren and undeveloped, given City and YCNHA budget constraints. An effort is being initiated to replace a 2008 master plan with a plan that can be completed within existing resources, based on a more realistic view of future development.



16 Yuma West Wetlands: A Renewed Vision Continued

The YCNHA is proposing to remove the Phragmites and other invasive plant species from the 5,000 linear feet of bank line that is located from the 4th Avenue Bridge to the West Wetlands and replace it with Native plants to provide a view for visitors and to help eliminate public safety issues. A major Arizona State Forestry grant has already been applied for.



This project will link the two major Yuma wetlands restoration projects that have already been completed. This restoration project will be successful in the long term due to the City of Yuma Parks and Recreation Department willingness to provide ongoing maintenance for the entire area. Once the riverside trails and beaches are completed, the goal is to link them to the upper bench road system, providing adequate parking, restroom facilities, and other amenities.



The Parks and Recreation maintenance operations will be shifted from the center of the upper bench to the far southwest parts of the park, which will also be shielded from public view by a series of constructed small hills.

The center of the park will then be freed up for redevelopment with new grass lawns and additional parking for better access to the beaches and riverside trails.

This district retains some of the most unique architectural features and is located amidst significant public and private investment. However, the low levels of NPS funding have prevented the Heritage Area from playing a more active role in this district thus far. The Molina Block is the project which has suffered the most from the paucity of NPS funds.



Left: The Molina Block, one of the most historically important adobe buildings in Yuma, is in need of significant state and federal funding in order to be restored and brought back to productive use.

A new vision for the entire AHS Yuma campus was needed —a vision which would motivate membership, donations, and volunteer effort. In 2012, the Yuma Crossing National Heritage Area agreed to fund a community planning effort led by YCHS, and contracted with landscape architect Howard Deardorff. YCHS began an annual fundraising event, Redondo Days, to generate private funds and local match for grants.

In March 2012, Yuma City Administrator Greg Wilkinson endorsed a joint master planning process involving the Arizona Historical Society (AHS), the Yuma County Historical Society, the City of Yuma (COY), the Yuma Crossing National Heritage Area (YCNHA), the Yuma Visitors Bureau (YVB) and several other stakeholders. YCHS led the master planning process, resulting in a draft plan in early 2013. In May 2013, the Board of Directors of the Arizona Historical Society voted to approve the master plan. Since the implementation plan relied heavily on fundraising by and the leadership of the YCHS, an Intergovernmental Agreement between AHS AND COY (along with an Operating Agreement between COY and YCHS) was drafted and approved which had the effect of empowering the local community to implement the master plan. In addition, the Arizona State Historic Preservation Office reviewed and approved the master plan, stating that it was in keeping with the Secretary of the Interior's Standards, including proposed Phase One. Additional phasing work will be reviewed by Arizona State Historic Preservation Office.

The Yuma Crossing National Heritage has offered grant-writing assistance and submitted an NEA grant application in Spring 2014 on behalf of YCHS.

YCHS renovated and upgraded the gift shop, which resulted in a surge in retail sales and profitability. Another potential source of increased revenues are special event rentals for the current and future gardens.



Left: The Sanguinetti House which is located at 240 S. Madison Avenue in the heart of historic Yuma, is a charming 19th-century adobe home of E.F. Sanguinetti (1867-1945). This home is an Arizona Historical Society Museum chronicling Sanguinetti's life story, as the Merchant Prince of Yuma.

56 Brinley Avenue Historic District Review

The Gandolfo Annex (a City owned building with continuing deterioration) was an extremely challenging project after it suffered a fatal trauma in 2010 from earthquake after-shocks. The Heritage Area redoubled its efforts at adobe restoration when it was determined that the Gandolfo Annex could not be saved and must be demolished.



Above Left: The City of Yuma was unable to save the Gandolfo Annex, spurring the community to save and restore the remaining adobes in the district.

Above Right: Subsequent to the Earthquake, the building was demolished.

This district contains the most significant historic resources in the Yuma community. These are resources which are degrading and cannot be replaced. The enormous cost of the restoration work is far beyond the NPS resources of the Heritage Area. However, as in many other cases, the Heritage Area responded to efforts by AHS and the City with whatever financial support was available.

In 2009, the Heritage Area purchased 3 Adobe buildings with non-federal funds that were listed on the National Register of Historic Places which were slated for demolition. The Heritage Area hopes that this restoration will serve as a model to spur private investor restoration and redevelopment of the remaining historic adobes of the Brinley Avenue Historic District. Now: Adobes that have been restored and returned to private ownership and tax rolls.



Above Left: 102 S. Madison Avenue, Yuma Arizona

Above Right: 106 S. Madison Avenue, Yuma Arizona

Yuma East Wetlands Review

17

Over the last fifteen years, the 1,418-acre Yuma East Wetlands (YEW) project has evolved from a trash strewn jungle of non-native vegetation into one of the largest, most ambitious community-based restoration projects in the Southwest. The story of the East Wetlands is the story of a growing partnership among the Quechan Indian Tribe, the City of Yuma, private landowners, federal agencies, and the Heritage Area — resulting in millions of dollars in project funding and over 400 acres of river restoration as of June 2016.

The success of the East Wetlands can be traced back to the reopening of the Ocean-to-Ocean Bridge in February 2002.

Before any wetlands restoration was contemplated, the partnership between the City of Yuma and the Quechan Indian Tribe was greatly strengthened when they agreed to jointly fund the restoration and reopening of the bridge. The bridge literally and figuratively linked both sides of the river and helped create a common cause to clean up and restore its shores.



February 28, 2002, was a pivotal day in the life of the Yuma community: The reopening of the Ocean-to-Ocean Bridge. The Quechan Indian Tribe and the City of Yuma worked together to make this happen, and helped build a partnership which made restoration of the Yuma East Wetlands a reality.

18 Yuma East Wetlands Review Continued

The first restoration efforts started in 2004 on 25 acres. A major project has been the excavation and restoration of the river channels that used to be the historic confluence of the Gila and Colorado rivers. More than 220,000 cubic yards of dirt was excavated, and two miles of restored river channels, side channels and backwater lakes were completed.

In 2005, a 1.5 mile back channel was excavated (called the South Channel) which restored flow to large stretches of the East Wetlands. Thousands of willow trees were planted along its bank line. In 2006, additional braided channels connected to the South Channel, greatly increasing the size of the marshlands. The City of Yuma built a decant water line that brings fresh water into some of the areas most in need of replenishment.. Restoration efforts accelerated in 2008-2009, when YNHCA benefitted from additional funding, restoring more than 150 acres of land. By 2012 the project had expanded to 350 Acres restored with approximately 250,000 trees, plants, and grass plugs planted. The Heritage Area staff continues to work with Fred Phillips Consulting LLC. in the process of consensus building, surveys, sampling analysis and design.



Main Street Historic District Vision

Another key project in this district is the restoration of the Hotel Del Sol. Heritage Area staff secured a transportation enhancement grant to purchase the building on behalf of the City of Yuma and to complete asbestos abatement and structural analysis.

The City of Yuma is seeking approximately \$12 million in TIGER Funding to complete the Future Multi-modal Center at the Hotel Del Sol.



Ongoing efforts continue in the Main Street Historic District that will include an expansion of outdoor dining through the lease of City right-of-way as shown below.



54 Main Street Historic District Review Continued

Way finding signage for the Historic Downtown was installed with the assistance of the Heritage Area through the use of a Grant.



The Heritage Area has worked to foster conditions which will stimulate new private investment on Main Street. The riverfront redevelopment will help strengthen investor confidence. Ultimately, Main Street’s success will depend on continuing investment and growth of residential, office, entertainment, and retail uses in the downtown neighborhood.

The Park's and Recreation Department, the Heritage Area and a private heavy equipment operator (donated his equipment and operators) teamed up to improve access to the South Channel by improving the road surface, clearing and improving a parking lot, and securing and patrolling the site at night (See photos below).



All of this was done in an effort to encourage the public to enjoy fishing in the Yuma East Wetlands South Channel with improved access and parking available at the Pacific Avenue / 2E alignment just over the levee and the MODE.

The Heritage Area has also committed its own funds to write grants, to provide “gap” funding not covered by other grants and to manage the growing acreage under restoration. Major contributors to the East Wetlands over the years are: Bureau of Reclamation, City of Yuma, National Fish and Wildlife Foundation, Arizona Water Protection Fund, State of Arizona, Heritage Fund, North American Wetlands Conservation Act and the Arizona Game and Fish.

Without the contributions from the aforementioned funders, the East Wetlands Restoration Project would not have been possible. Over the past 15 years the development on the riverfront has been dramatic from where it originally started, there is now an extensive multi-trail system that is open for public use. The YEW is considered a model for wetlands restoration in the Desert Southwest and has succeeded even in the face of significant obstacles.



Left: Photo of old signage at the Main Street entrance to Downtown Yuma.

Below: Centennial Celebration on Main Street in 2014 with Governor Jan Brewer attending the festivities, and a new Main Street entrance sign installed.



20 Yuma East Wetlands Review Continued



Before and After:

Left: In 2000, surveyors struggled through 20-foot tall salt cedar to study the area.

Below: At the same spot in 2007.



This renewed ecological haven of wetlands, forests and waterways has yielded exceptional habitat for more than 330 species of birds and wildlife. It also serves as a venue for canoeing, fishing, bird watching and outdoor recreation for the Yuma area.

In 2009, the Heritage Area opened five miles of public hiking trails through the restored area. The Yuma East Wetlands now truly serves as a model for other restoration programs in the Southwest.

While the amount of acreage under restoration has continued to mount, the Heritage Area is well aware that the issue of long-term maintenance and operation of the East Wetlands must be confronted.

The Lower Colorado River Multi-Species Conservation Project (LCR/MSCP) provides basic habitat maintenance funding for the East Wetlands. However, educational programming, public outreach and park-type maintenance is not eligible under the MSCP. Therefore, the Heritage Area will need to eventually obtain funding from other sources to provide for the long term maintenance of the YEW. The YEW has become a treasured community asset and needs to be maintained at a high level for future generations to enjoy.

The Heritage Area wants to ensure the long term health of the East Wetlands. In addition, the Heritage Area will continue to seek out other sources of funding to broaden its endowment and foster self-sustainability.

Main Street Historic District Review

53

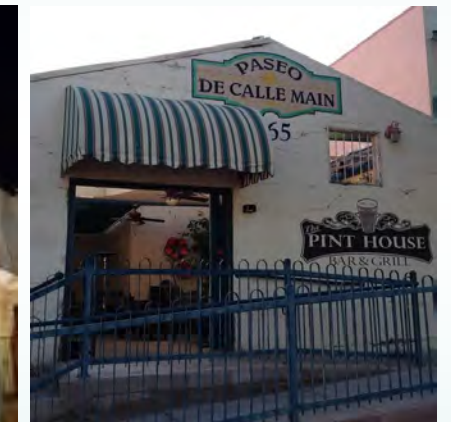
Although the Heritage Area has committed no NPS funds to this district, it did undertake the reconstruction and reopening of Main Street. The Heritage Area managed the design and construction of the project on behalf of the City of Yuma as part of its partnership with the City.



Left:

The reopening of Main Street in 2007 brought traffic back onto the street for the first time in 30 years -- as well as new investors wanting to be a part of this revitalization.

With the reopening of Main Street to traffic again, this inspired new retail and restaurant uses to open in the Downtown area. The Old Kress building was purchased and renovated into a restaurant/ bar.



Right:

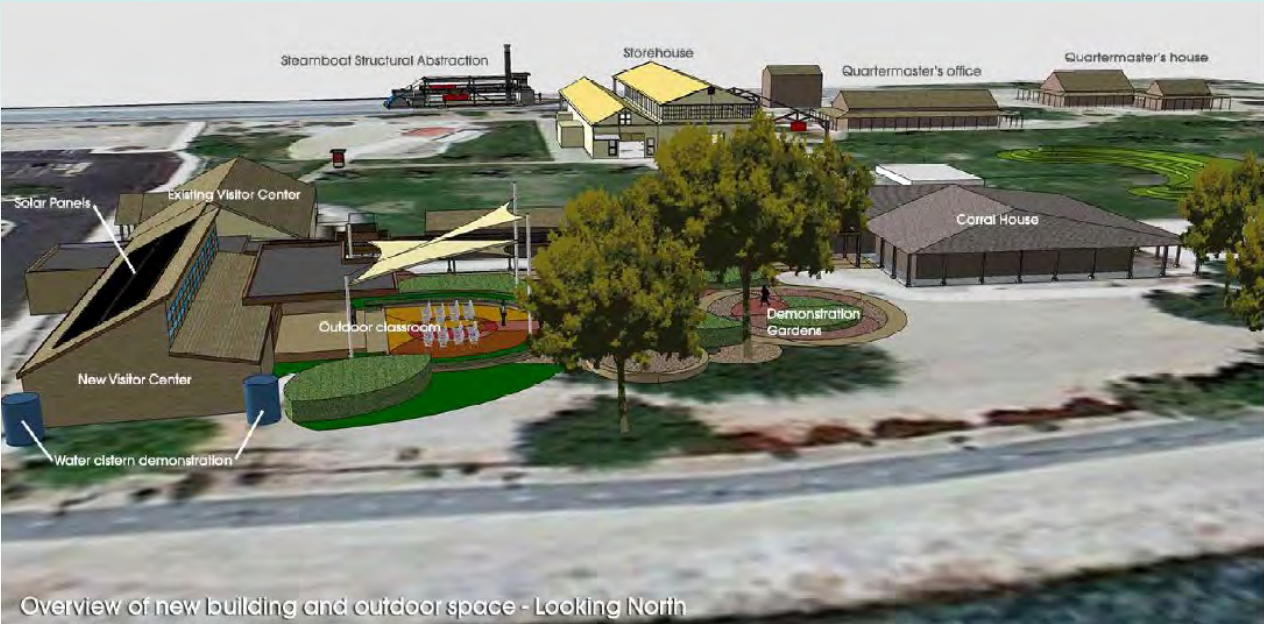
"Down on Main Street": Main Street hosts many festivals and special events, like this Classic Car Cruise-In.



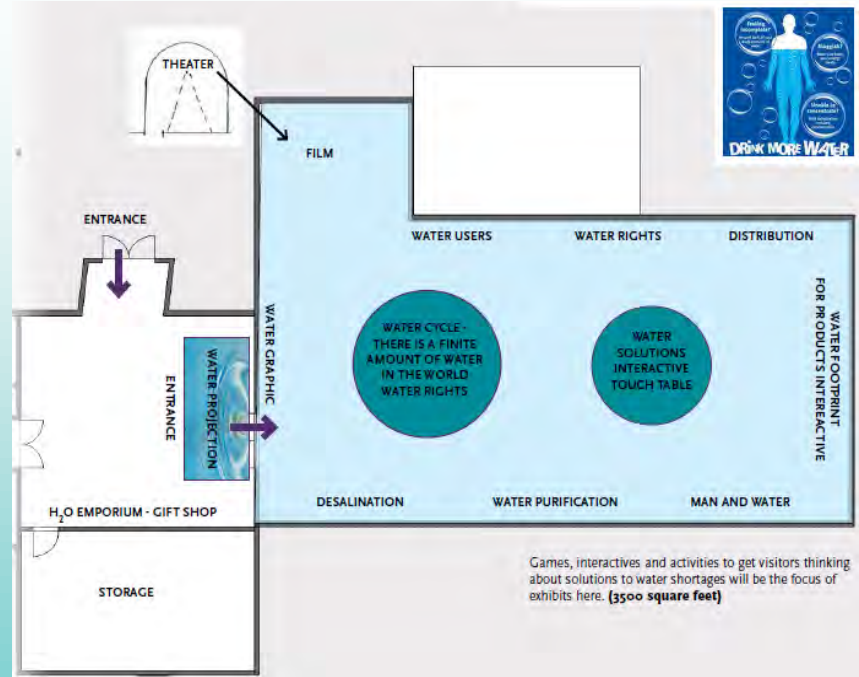
52 Downtown Riverfront: A Renewed Vision Continued

In June 2015, the Heritage Area completed a Master Plan for both parks, which will serve as a blueprint for future improvement. The documents can be accessed at the Heritage Area website: yumaheritage.com/docs/Parks-Master-Plan-2015.pdf. The approach for the QMD calls for the master plan to tell the story of the past, present and future of the Colorado River. A planning grant from the Walton Family Foundation allowed the development of the ambitious plan. The Heritage Area consistently works towards the goal of establishing a self sustaining QMD.

The most thought provoking element of the Master Plan was changing the name of the “Quartermaster Depot” to the “Colorado River State Historic Park”, to tell the story of the past, present and future of the Colorado River.



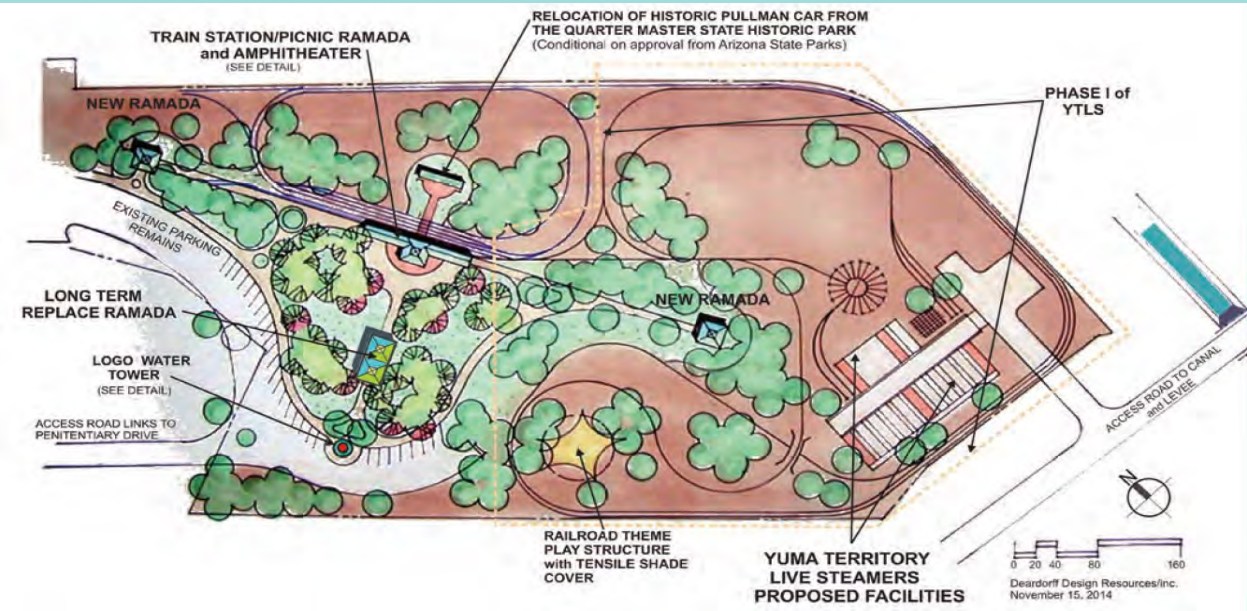
Overview of new building and outdoor space - Looking North



YCNHA continues to work towards having the QMD be a place where the story of the Colorado River: past, present and future can be told. Goal is to develop an Institute for the Future of the Colorado River by seeking foundation funding.

Yuma East Wetlands: A Renewed Vision

While hundreds of more acres could be restored in the East Wetlands, funding for ongoing maintenance would become a major issue. Instead efforts will be focused on adding park amenities, including the miniature train at Riverside Park and a more rustic park at far eastern section of the East Wetlands.



Completion of the planned improvements to the Yuma East Wetlands is envisioned in the next 5 to 10 years. The planned improvements consist of additional Ramada's, walking paths, a plaza, signage, native plantings, and adequate parking.



Now that 350 acres of the East Wetlands has been restored, the Heritage Area must focus on how to maintain this asset as well as how to keep paying for long-term maintenance.

22 Yuma East Wetlands: A Renewed Vision Continued

ALONG THE COLORADO RIVER.

In early 2007, based on the success of the Yuma East Wetlands, a private foundation approached the Heritage Area about helping to create a consensus for restoration in one of the most controversial areas in the country - the Mexican border. With a \$35,000 grant, the Heritage Area was able to bring federal agencies, local property owners and Mexican environmental groups together to develop the Hunter's Hole Concept Plan, which promoted restoration while addressing public safety and border protection issues. Additional private foundation funding of \$200,000 was secured to complete design and permitting, conduct a technical workshops and to fund grant writing. That effort has resulted in two grant applications being awarded: \$140,000 from the Bureau of Reclamation and \$648,000 with the Arizona Water Protection Fund. As of 2013, Forty Four (44) Acres of the Habitat have been completed.

The YCNHA Board has expressed an interest in restoration along the Colorado River by expanding its reach to the South.

The innovative restoration techniques developed in the Yuma East Wetlands are sparking interest and enthusiasm all along the lower Colorado River. While the focus of the Heritage Area must necessarily remain within its core area, private foundation funding creates the opportunity to expand wetland restoration efforts throughout the river corridor.

Left: Photo of construction in progress at Hunters Hole Conservation Area in 2012.

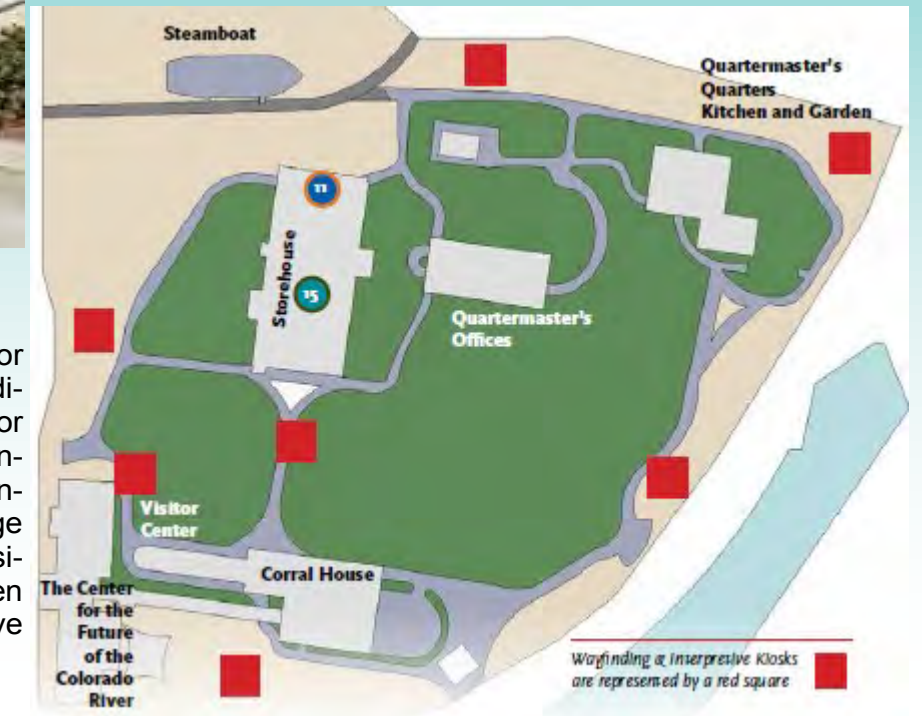


Right: Photo of Hunters Hole Conservation Area prior to construction.



Install signage that explains the Quechan Tribe and their use of the river and local plants;

Construct new Visitor Center's building additions with an outdoor classroom and demonstration garden and install wayfinding signage onsite for visitors to easily maneuver between exhibits in a cohesive manner.



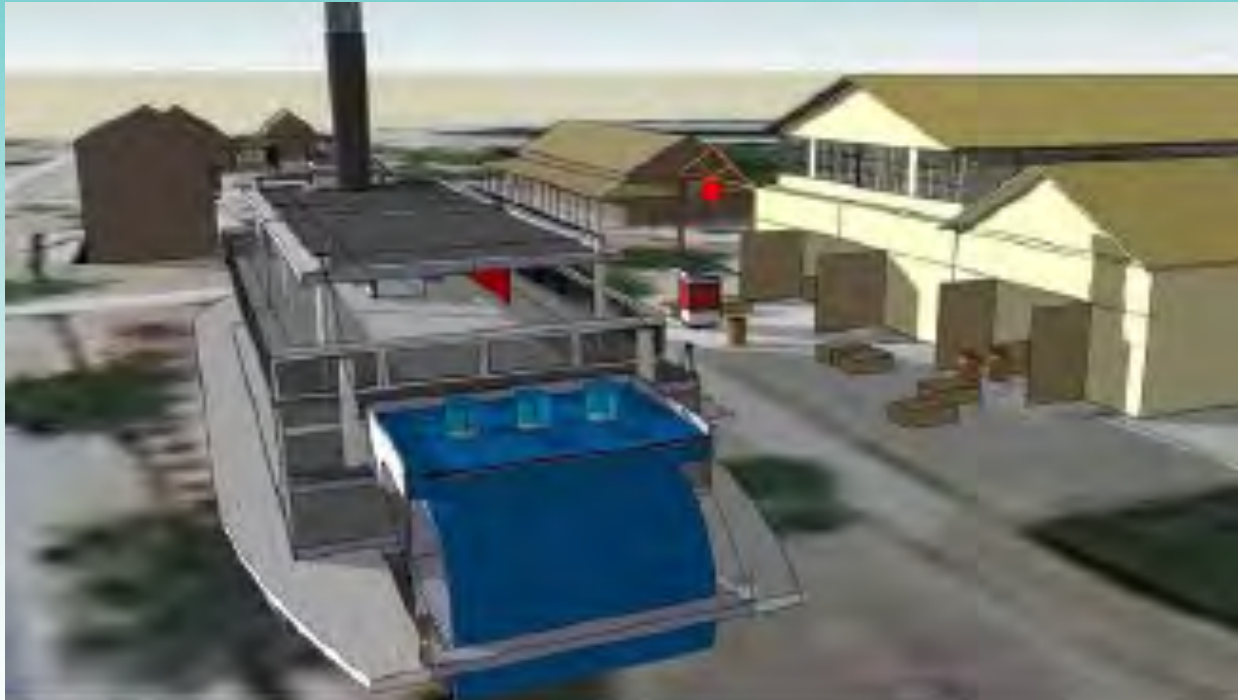
The "Quartermaster Depot" was renamed to the "**Colorado River State Historic Park**" in 2016.



The focus of the exhibits should be the Lower Colorado River from the Hoover Dam to Yuma. This Master Plan will give insight and greater appreciation to Visitors and Yuma citizens about the water challenges that we face ahead. It should also help forge solutions based upon common sense and the greater good for everyone.

Master Plan for the Yuma Quartermaster Depot State Historic Park can be found at www.yumaheritage.com/docs/Parks-Master-Plan-2015.pdf.

50 Downtown Riverfront: A Renewed Vision Continued



Construct a steamboat onsite to show where the river used to be located and enclose the porch of the Storehouse and construct a Siphon viewing platform.



Install a Quechan hut that visitors can enter and see how it was constructed from materials that are native to the area, and plant native trees and plants that were important to the Quechan's lifestyle next to the hut.

23

The Heritage Area will need to find other funding options in the next few years to maintain the East Wetlands at its high level. Private fund raising and developing an endowment will become a priority in the upcoming years.

The YCNHA will also act as a champion for Lower Colorado River restoration and defender of area's water rights, particularly farmer's water rights .



Above: Planting native bulrush along the Colorado River.

Below: Fishing along the restored bank line of the Colorado River.



24 Yuma East Wetlands: A Renewed Vision Continued

A local Yuma heavy equipment and excavation company has been pivotal in the successful clearing of the invasive vegetation along the bank line and will continue to do so by volunteering their time and equipment.



Above is photo taken before.



Below is photo taken after.

The YCNHA's continuing goal is to restore the bank line south along the Colorado River by removing the Phragmites for future generations to enjoy .

49



Reorganize current space and exhibits at the QMD - so that it is used more efficiently.



Use conversations from the past to create solutions for the future river;

- ♦ Educate visitors about how there will not be enough water in 50 years and how we should be balancing our needs now, to accommodate for future water shortages.
- ♦ Educate Visitors about the long term maintenance of the river, so that we can start to preserve it for future generations.
- ♦ Present an array of solutions to the Park Visitors that can be incorporated into their everyday life that can help them conserve water more efficiently.

48 Downtown Riverfront: A Renewed Vision Continued

QUARTERMASTER DEPOT:

The 2015 Master Plan for the Yuma Quartermaster Depot (QMD) State Historic Park (funded by the Walton Family Foundation) focuses on an interpretative overhaul of the facility, including the construction of new buildings to tell the story of the future of the Colorado River and renaming of the Park.



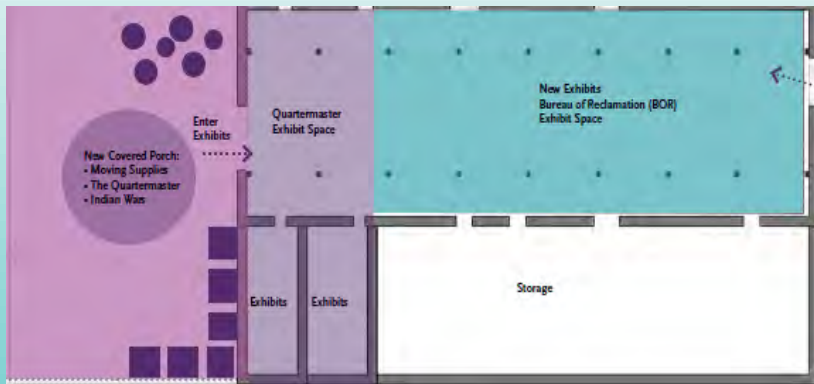
Provide interpretations of the historic uses and elements of the QMD to Visitors.

Focus on the history of the water users of the Colorado River (past, present & future).



Create meeting spaces for educational experiences to learn about the Colorado River.

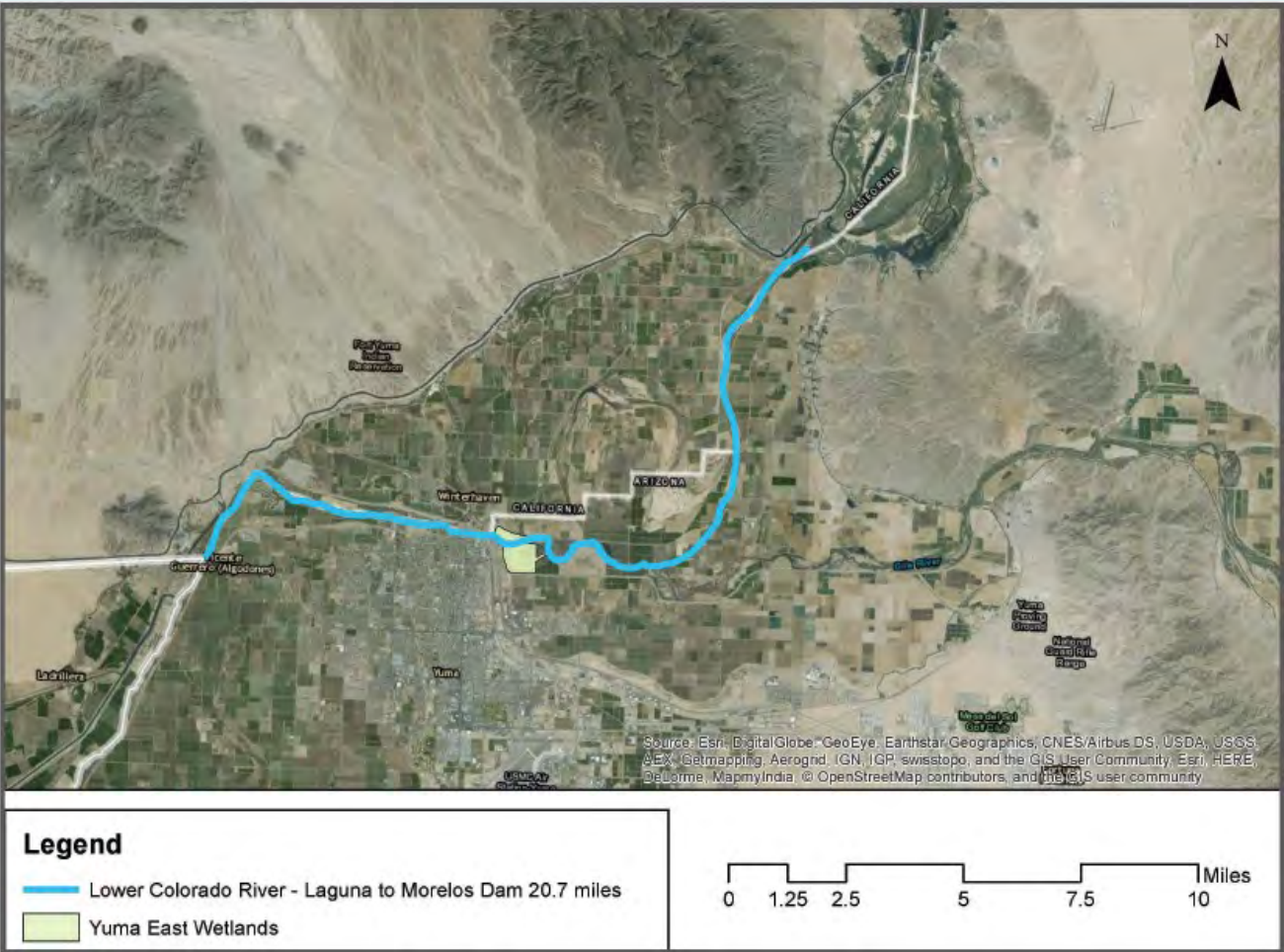
Develop new exhibits and update existing exhibits with water features and integrate them into the current site.



Building on the success of the Yuma East Wetlands, the Heritage Area proposes to clear Phragmites from the bank line on both sides of the Colorado River from Laguna Dam to the Mexican border for about 20.7 miles, resulting in a total restoration of 41.4 miles of river bank with native grasses and trees (Map shown below for reference). This initiative will not only improve native habitat but also potentially lead to water savings. It would also continue the mission of the Heritage Area to improve public access along the river.

This ambitious project is estimated to cost \$15-17 million and would require a stable source of funding over an extended period of time. If undertaken, the Heritage Area would increase its role on the Lower Colorado River.

It is the goal of the YCNHA board to play an advocacy role for the Lower Colorado River making not only the East Wetlands but the entire river more sustainable.



The benefit of replacing Phragmites with native wetland grass species is that no irrigation system nor water right is required. Clearing, weed suppression and replanting 41.4 miles of bank line with native plants will result in water savings.

26 Downtown Riverfront Review

For decades, Yuma has sought to reconnect the community to its most precious natural asset - the Colorado River. Although recognized for its historic importance as the Yuma Crossing National Historic Landmark, the downtown riverfront had become blighted from divided and complicated ownership, and industrial uses. The City of Yuma and State of Arizona worked to create the Yuma Crossing State Historic Park in 1997, but it wasn't until the establishment of the Heritage Area and the formation of a public/private partnership in 1999, that real progress was achieved.

The Heritage Area committed nearly half of its total NPS funding and much of its staff efforts to advance the Riverfront District. The City of Yuma asked Heritage Area staff to work with the City's development partner Clark-Lankford LLC of La Jolla, California, to undertake an effort of joint planning, assembly, and public improvements. It has taken the cooperation of all parties and considerable creativity, flexibility, and innovation to achieve the results of this joint effort, which has truly transformed the riverfront.

The Riverfront District consists of 47 acres of gross land area with only 22 acres available for redevelopment. The Heritage Area continues to work with developers and landowners to utilize the properties for Riverfront Development.

The Heritage Area worked with the City to provide a meaningful interpretation of the crossing of the first train into the state of Arizona. A 1907 Baldwin steam locomotive with tender is currently located on the Madison Avenue Rail Alignment to illustrate this interpretation.

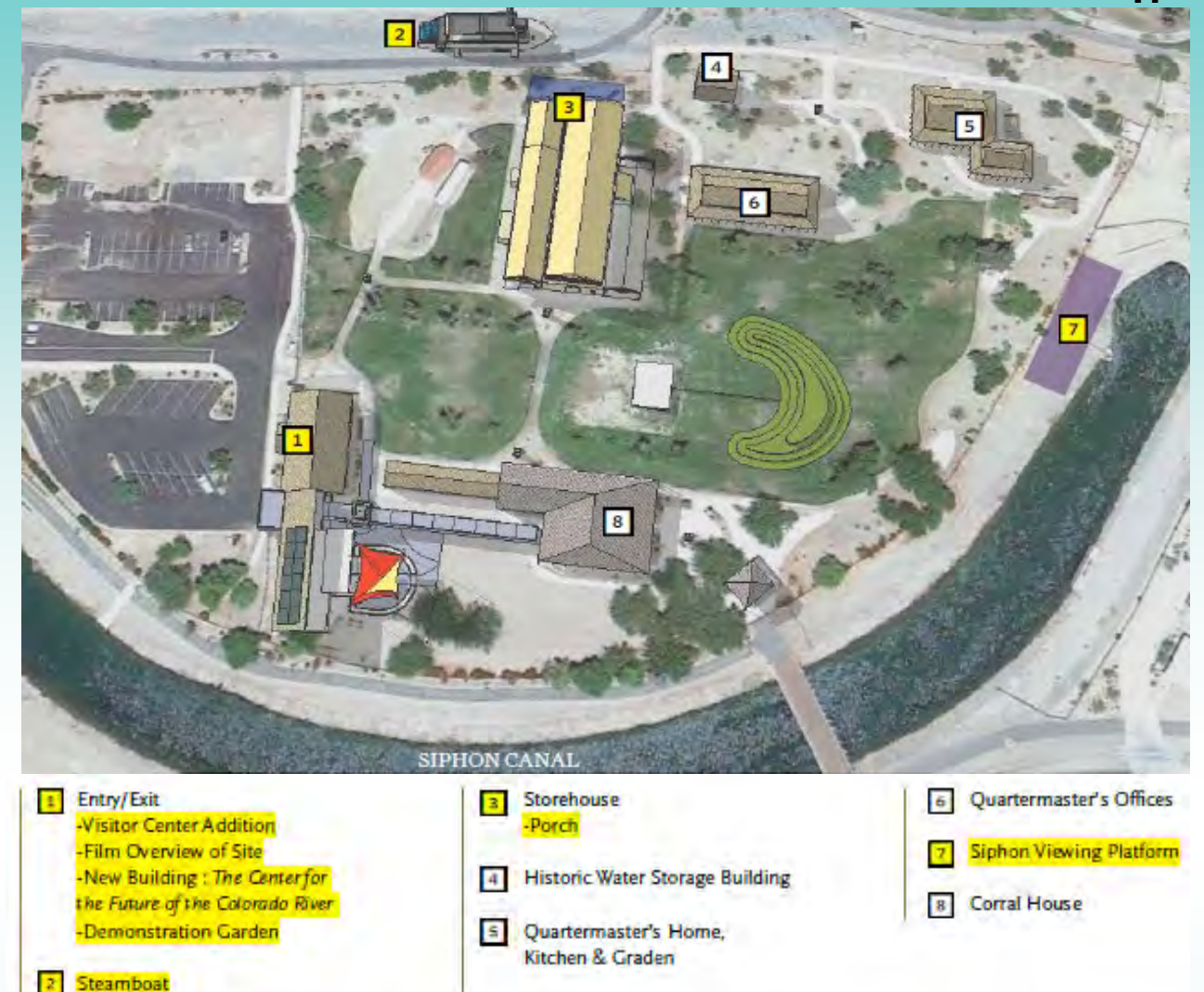
The Pivot Point Interpretive Plaza was completed in 2009 with City and transportation enhancement funds, the Heritage Area invested NPS funds to help complete the interpretive exhibit.

The Heritage Area in conjunction with C.W. Clark (who had agreed to relinquish his exclusive rights to develop a 3 acre parcel adjacent to the Old City Hall), were able to secure the location for the new Federal Courthouse, which was believed to have the ability to generate new office demand along the riverfront.

The riverfront project has reshaped the image of Yuma to all of the Southwest Region, and sets the stage for continued growth in the 21st Century.



47



Above: New Buildings are shown in Yellow.

Below: Illustration of an interpretive Kiosk in the Park and Steamboat.



46 Downtown Riverfront: A Renewed Vision Continued



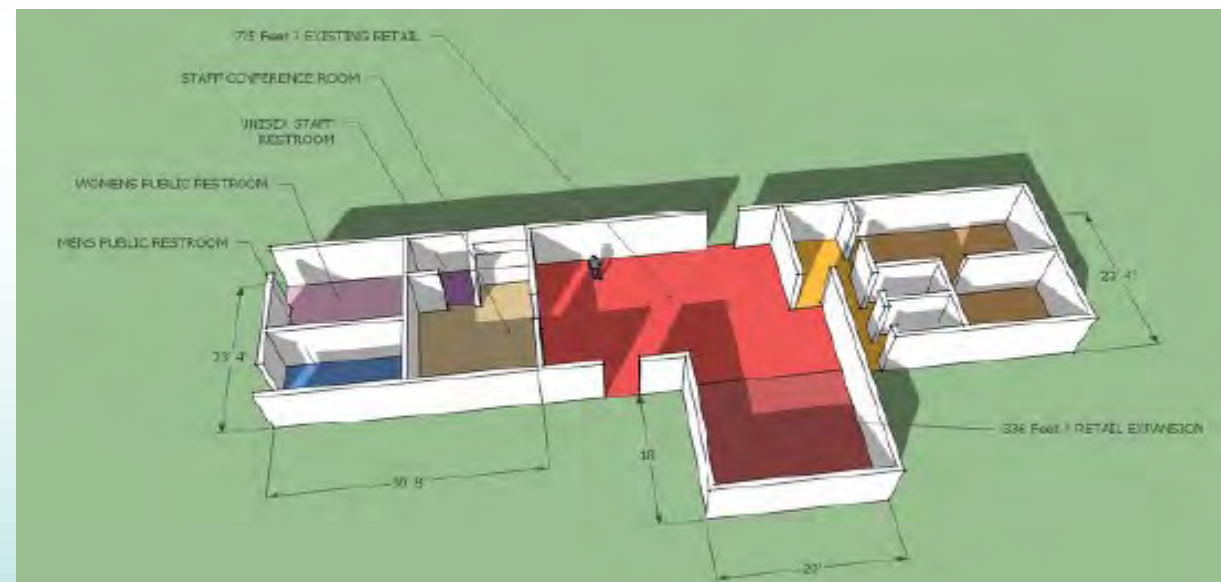
Replace and/or reconfigure sidewalk between the Sally Port and the Museum as shown on left.



Add picnic and shade Ramada's (plus small catering kitchen) with an appropriate design to provide visitors a shaded place to sit, eat and relax as shown on left.



Provide structural reinforcement for the Dark Cell.



Expansion to the Gift shop with new restrooms, retail space and storage. Roof replacement or repairs on existing buildings as shown above.

The Proposed Master Plan legend for the Yuma Territorial Prison State Historic Park is provided on the next page and illustrates some of the above proposed items.

Master Plan for the Yuma Territorial Prison State Historic Park can be found at www.yumaheritage.com/docs/Parks-Master-Plan-2015.pdf.

27



Left: Hilton Garden Inn and Conference Center as photographed in 2017.

Right: The same area as above photographed in 1999.



Left Gateway Park located east of the Hilton Garden Inn as photographed in 2017.

Right: Gateway Park located just north of the Hilton Garden Inn adjacent to the Colorado River as photographed in 2017.



28 Downtown Riverfront Review Continued

The Pivot Point Hotel and Conference Center remains the linchpin for the entire Riverfront project, the plan created a “downtown neighborhood” concept, with a vibrant mix of residential, entertainment, office and retail. This plan was approved in December 2004 and updated slightly in April 2008 by Yuma City Council.

LAND ASSEMBLY

While the assembly of 13 acres of land for redevelopment was funded by the City of Yuma, the work of Heritage Area staff actually was critical to actually securing the property. The Heritage Area’s role — and some of its funding— has been important in consensus building and resolving potential conflicts between development and historic preservation as well as working with state and federal agencies to assist in their relocation.

An excellent example of the Heritage Area’s role was in helping resolve land issues associated with some of the hotel/conference center site. Two acres of the proposed hotel and conference center property, overlooking the Colorado River and located in the very heart of the Yuma Crossing and Associated Sites National Historic Landmark, was owned by Arizona State Parks. To complicate matters further, the land was burdened with an historic covenant held by the federal government that permitted no new development on the vacant land other than a parking lot.

Also interspersed throughout the site were miscellaneous parcels, that the Bureau of Reclamation no longer needed. To avoid the protracted standard disposal process with the General Service Administration — and the risk that another federal agency might claim interest in these parcels — as well as to assure that Reclamation would receive title to the rail line, the Heritage Area staff provided technical support to the City’s Congressional delegation to introduce land-exchange legislation in 2003.

To remove the historic covenant, the Heritage Area undertook and funded an 18-month process to reach consensus with federal, state, non-profit and local stakeholders to allow new construction within the National Historic Landmark through the creation of historic design guidelines. The Yuma Crossing Design Guidelines were structured to meet the requirements for historic preservation and infill of the NPS, the State Historic Preservation Office, the National Trust for Historic Preservation, and the local Historic District Review Commission. The Guidelines provide for review and approval of all construction outside of the State Historic Park by the local Historic District Review Commission, which is unprecedented for National Historic Landmarks.

Land assembly began in 2000 and involved a number of relocations. The site had been used heavily by the federal government from 1845 until the 1960s and the property lines were so convoluted that it required more than a year of survey work just to define property ownership and parcel boundaries.

45

Upgrade lighting within the park for night time events.



Improve Visitor flow and Orientation within the Prison with kiosks as shown below.



Underground Electrical Utilities so that they do not detract from the park’s look and visitor experience. Modernize electrical service and internet service in order to meet modern needs of staff and visitors.

44 Downtown Riverfront: A Renewed Vision Continued

29

YUMA TERRITORIAL PRISON CONTINUED:



Extending the original walls of the Sally Port or providing an interpretive structure to provide the Visitor with the sense of confinement that the prisoners felt as shown above.



Add interpretive venues on either side of the cell block to expand visitor experience as shown above.

The first of the relocations was moving the Yuma City Hall off site and into the downtown. The City assembled underdeveloped land and the developer constructed a new 150,000-square-foot City Hall, freeing the site and the Historic City Hall for historic preservation and reuse as the Yuma Heritage Center, home of the Yuma Crossing National Heritage Area.



Above: Relocating municipal offices from the Historic City Hall presented a great opportunity for downtown redevelopment.

Below: Hilton Garden Inn and Conference Center in 2011- Construction of the site after the Settling Tanks were removed.



30 Downtown Riverfront Review Continued

Hearings before Congress on the legislation were not held until 2005. In the interim it was also decided to add the U.S. Fish & Wildlife Service (U.S. F&WS) Headquarters relocation to the land exchange legislation so as to expedite its relocation. The City's Congressional delegation was able to enact this legislation on the very last day of the 109th Congress. The City purchased the U.S. F&WS site in 2007, and took possession in 2008.



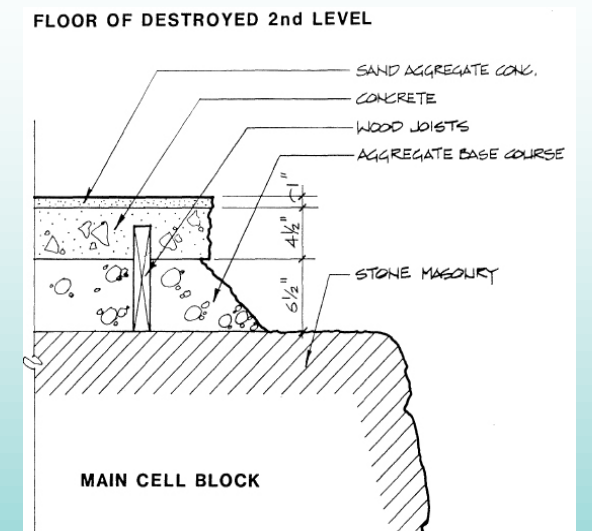
43

YUMA TERRITORIAL PRISON:

The 2015 Master Plan for the Yuma Territorial Prison (YTP) State Historic Park will build upon the progress made to date and seek to mitigate any loss of historic context and authenticity. Heritage Area seeks to provide interpretative exhibits such as an outline of long lost buildings to give the visitor a sense of what the prison was like in its heyday. The major focus is to give a sense of confinement to Park visitor without reconstructing the original complex. YCNHA will continue to strengthen YTP financially and as a strong tourist draw by maintaining and increasing local control.



The Museum needs to have repairs done to the Adobe Building Wall and Windows. An assessment of repairs was completed in 2012, which indicated that the work needed was about \$40,000.



The 2nd Floor hospital above the Cell Block was removed years ago and no roof was constructed in its place, this needs to be addressed to prevent further deterioration of this building.

Yuma Territorial Prison State Historic Park

MASTER PLAN LEGEND

- Letters denote existing buildings and structures
- Numbers denote building additions or new structures
- Structural Abstractions are drawn as open areas

A	Entrance Building/Gift Shop
1	Gift Shop Addition
2	New restrooms
B	Sally Port (with added structural abstractions)
3-5	New shade ramadas on North Commons
C	Guard Tower
D	Museum
E	Double Cell Block
F	Single Cell Block
G	New Yard Cell Block
H	Caliche Hill
6	Incorrigible Ward
7	Consumption Ward
I	Workshop Area



The U.S. Border Patrol (USBP) site was simpler to clear. The land was under a 50-year lease to USBP from the City and the partnership worked with the Congressional delegation to assure that the USBP received sufficient construction funds to relocate prior to the expiration of the lease. USBP vacated the site on schedule in 2003.

Relocating the National Guard Armory was a more complex undertaking. The partnership worked at both the state and federal levels to secure funding and negotiate a joint-use agreement for a new facility. The end result was the “Yuma Readiness and Community Center”, which not only gives the National Guard a new home but also provides public recreation amenities in the eastern part of Yuma.

PARKS AND PUBLIC IMPROVEMENTS

As a part of its commitment to riverfront redevelopment, the Heritage Area has undertaken a series of projects adjacent to and near the Pivot Point redevelopment. Overall, the Heritage Area has committed more than \$1 million in NPS funds to this district.

The Heritage Area secured funds to design and build a multi-use pathway along the Colorado River between the East and West Wetlands. At the river's edge just below the new hotel, the Heritage Area assembled more than \$4 million in local, state and federal funds to construct “Gateway Park”, which opened on May 31, 2007. The park greatly expands public access and use of the Colorado River, and is designed in tandem with the private development.



32 Downtown Riverfront Review Continued



Left: The Pivot Point Interpretive Plaza showcases the history of the Yuma Crossing and connects the commercial redevelopment with Gateway Park. The interpretive plaza opened to the public in late 2009.



Left: A Unique Bit of "Recycling": A section of the Southern Pacific Settling Tanks was reused as the entrance sign for Gateway Park.

Right: Conference Center reflects similar architectural style as the old S.P. Hotel.



Right: Hilton Garden Inn has great views of the Colorado River and Gateway Park.



Left: A photo of Gateway Park pathways.

In the Future - all appropriate uses of property need to be considered by the YCNHA and the City of Yuma.



A highlight of the Riverside Park which is located between the Yuma Territorial Prison and the East Wetlands is the 3,000 feet of track for a 1/8 scale steam railroad built and maintained by the Yuma Territory Live Steamers railroad club.

41

in 2014, a 64 residential upscale apartment complex to be constructed in 2 phases located adjacent to the canal with a restaurant on the corner of 4th Avenue and 1st Street was announced. Increasing downtown living, dining and entertainment is considered a key to downtown revitalization.

The Heritage Area is working with private developers to develop some of the undeveloped parcels that are currently located along the Riverfront.



Above: Rendering of proposed upscale apartment complex located adjacent to the canal.

Developers and the City of Yuma are attempting to overcome obstacles to finish the above project. YCNHA's goal is to complete the Riverfront Redevelopment North of 1st Street in the next 7 - 10 years.

The YCNHA is also working towards the establishment of a National Park and a name change for the "Quarter Master Depot" to "Colorado River State Historic Park".

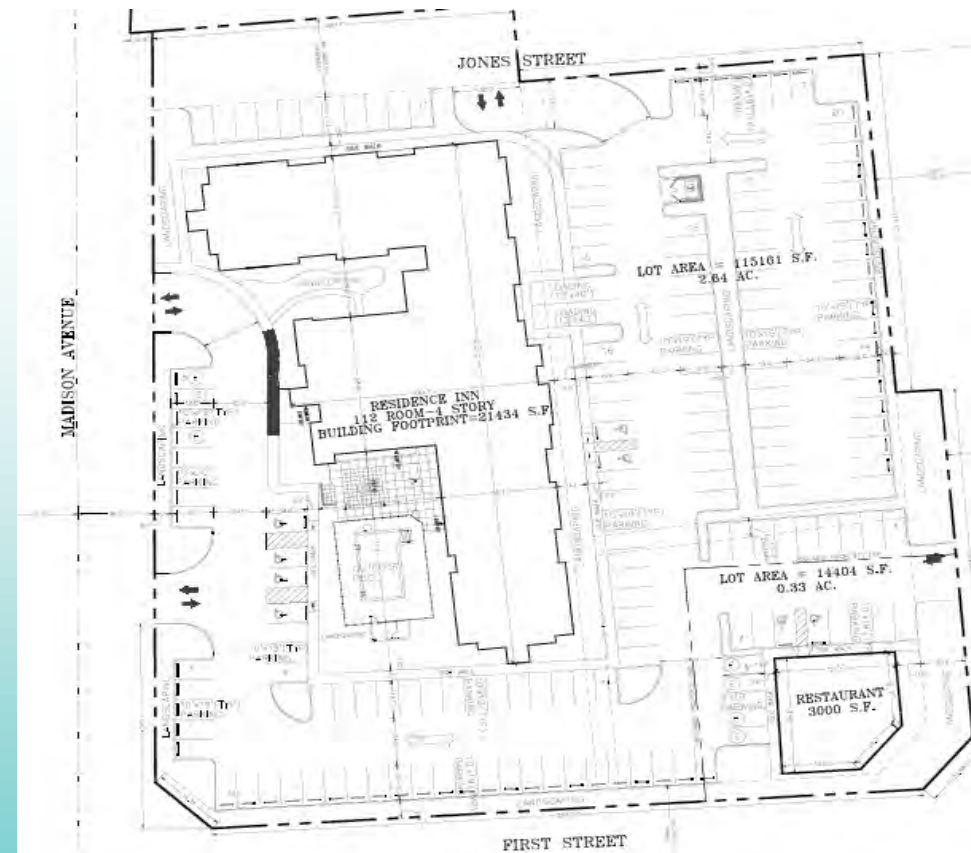
40 Downtown Riverfront: A Renewed Vision

This is the district which has necessarily received the most NPS funds during the last fifteen years of the program. While progress in this area has been dramatic there is still work that needs to be completed. Communities evolve, and plans need to adapt to new circumstances.



Above: Photo of undeveloped lot proposed for Extended Stay Hotel.

Below: The Site Plan for the Phase Three component proposes the development of a 112 room extended stay hotel of approximately 86,000 square feet at the Northeast corner of Madison Avenue and 1st Street.



Right: In 2012, the Yuma endurance flight plane was placed in the Lobby at the Yuma City Hall and will remain there until the planned Arizona Welcome Center can be constructed.



Below Left: The City of Yuma signed a lease with Tesla Motors to install electric recharging stations in the parking lot located southeast of the Yuma Pivot Point Plaza.



Below Right: In 2014, a newly constructed energy efficient federal courthouse honoring Judge Roll's service and legacy was dedicated to him at 98 W. 1st Street.



Above Left: The annual fundraiser "3:10 to Yuma" ensures that some improvements will be able to be completed each year at the YTP.



Right: Photo taken during the full adobe restoration of the Sally Port.



Right: Photo taken after the Sally Port was fully restored.





2016 marked a milestone for the Heritage Area, as the National Park Service completed an independent evaluation of YCNHA’s work since 2000, and determined that they met and exceeded their original objectives, and recommended their continued reauthorization to Congress.

Our biggest success in 2016 was securing a long-term agreement between the City of Yuma and Arizona State Parks, which will ensure local operation and management of Yuma’s two state parks for 15 years. We can now more effectively plan and implement a capital improvement program to help make the parks more sustainable.

Despite so many successes at the local level, we face many challenges in 2017. Federal reimbursement policies have reduced the maintenance funding for the Yuma East Wetlands, and we will need to find new and innovative ways to supplement that funding and build a corps of volunteers. We also face uncertainty in Congress about a stable source of funding from the National Park Service.

Heritage Center:

Efforts to restore the Historic City Hall building, which is home to the Heritage Area and a number of other nonprofit organizations who share the operating costs of the building has been deferred and will continue so, until further funding is available.

Given the needs of other districts that have not received funding, it is unlikely (especially at current NPS funding levels) that the historic City Hall will be restored in the next ten years.



1% Development Surcharge:

In an agreement with the Hilton Hotel and Conference Center and for the first 10 years of development a 1% Developer's Surcharge would be charged, the goal was to support the construction, operational costs and expenses, maintenance, refurbishment, reconstruction and future expansion of the Conference Center.

After the initial 10 Year period and for the remainder of the Term, of the Agreement the parties would equally share the Development Surcharge revenues generated by the Project and actually received by the City. The City's fifty percent (50%) portion of the Development Surcharge revenues, would be deposited in a special fund created by the City (the "Special Surcharge Fund") that is segregated from other City funds and held in constructive trust for the benefit of and reinvestment in the North End Redevelopment Area, as such reinvestment is from time to time determined by the City in its sole and absolute discretion.

38 Downtown Riverfront Review Continued

Yuma Quartermaster Depot (now the Colorado River State Historic Park):

The YCNHA committed \$50,000 of its funds along with the Yuma Visitors Bureau (YVB) who agreed to rent and relocate its Visitor Information Center to the Quartermaster Depot, which helped bridge the budget gap. The Quartermaster Depot was running at a deficit of about \$100,000 annually. Attendance to the Park was about 11,000 prior to the YCNHA taking over operations, with the help of the Visitors Bureau that number was soon up to 85,000.

In 2011-12, the Heritage Area completed restoration of the historic buildings with adobe repair, roof reconstruction and new wood shingles. The Heritage Area invested more than \$100,000 from 2010-12 on basic maintenance, termite control, irrigation improvements, replacing Air Conditioning units and water and sewer upgrades.

Right: Photo of restoration of the roof on an adobe building at the QMD.



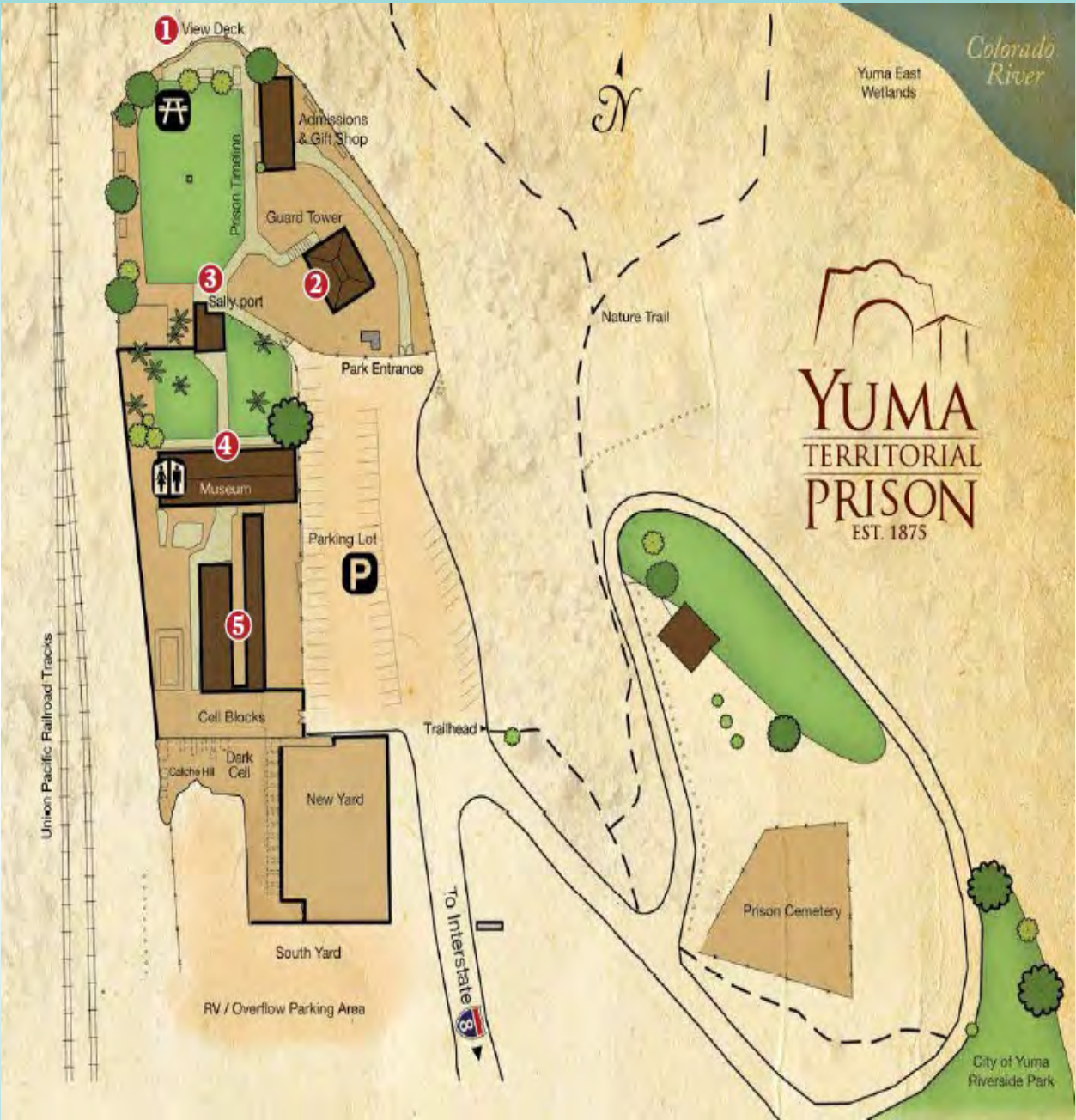
Left: The Founders Plaza was dedicated in 2012 to those citizens and organizations who pioneered efforts in the 1980's to save and restore the QMD.



The Heritage Area and the City of Yuma needed to facilitate planning and investments in the parks, and successfully worked out an agreement with the State of Arizona in which the Community retains the ability to be flexible and have the freedom to operate the parks. effectively.



Yuma Territorial Prison State Historic Park:



36 Downtown Riverfront Review Continued

Yuma Territorial Prison State Historic Park:

On April 1, 2010, Arizona State Parks turned over operations to the Yuma Territorial Prison State Historic Park (YTP) to the City Of Yuma. The park had been running at a deficit of about \$100,000 annually. The prison suffered from years of deferred maintenance and lack of marketing by Arizona State Parks. The Yuma Community rallied and raised over \$70,000 in just about 60 days through their volunteer efforts. These funds addressed the immediate need for maintenance. In the summer of 2010, the YCNHA developed a business plan to reduce operating costs, to invest in the buildings, upgrade the museum exhibits and to market the Prison to the regional area.

In 2011, with the funds from the second (2nd) annual fundraiser, the Heritage Area replaced the deck on the Guard Tower. The Heritage Area also completed a major restoration of the sally port (one of the last original adobe structures onsite) with the support of the National Park Service and Arizona State Parks.

In 2014, the Heritage Area installed Audio systems in the cells to bring the voices of the past to life. In this year the “Bad Girls of the West” also opened, which is an exhibit on women prisoners. The prison walls on each side of the sally port were also rebuilt during this time.



Welcome to the Rock!:

The Yuma Territorial Prison State Historic Park is a favorite for residents and visitors alike. With increased funding, the Heritage Area could help Arizona State Parks upgrade the park with an improved entryway and historical exhibits featuring 21st century technology.

Right: In 2012, the Heritage Area replaced sidewalks and installed a new historic timeline on beveled granite with funds from the third (3rd) annual fundraiser. It was also during this year that the Yuma Territorial Prison became self sustaining, the Heritage Area is working on a plan to do the same for the Quartermaster Depot.



Yuma Quartermaster Depot:

