

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

Activity Code	Question/Comment/Statement	Staff/Applicant Response
LMB-PH_Q1	Is the facility on allotted land? If so, why isn't there a lease?	Both facilities are located on Tribally owned land. The Designation of Land Use ("DOLU") is a process that can only be used on Tribal Land for a Use by a Division of the Community.
LMB-PH_Q2	I am a new landowner. Why did I receive a postcard?	<p>In accordance with the Salt River Pima-Maricopa Indian Community ("SRPMIC") Code of Ordinance Chapter 17-5, a written notice must be sent to landowners within a half mile radius to notify them of a Public Hearing. It allows the landowners to learn more about projects that may have an impact on their landownership interests. The postcard served as the written notice and contained the Public Hearing information.</p> <p>DOLUs must go through the Public Hearing process and will be presented at the Land Management Board ("LMB") Public Hearing and the Council Public Hearing. A written notice will be sent out for each public hearing.</p>
LMB-PH_Q3	Are there any archaeological sites located within the area?	No, both CDD/Environmental Protection & Natural Resources Division ("CDD/EPNR") and Tribal Historic Preservation Office ("THPO") both reviewed the DOLU premises and stated "no historic properties affected" in their findings. CDD/EPNR does have a protocol if there are archaeological findings to mitigate any impacts.
LMB-PH_Q4	Do they [CDD/EPNR Staff] go out to the area to see if there are sites there? Do they dig holes?	Yes, we [Staff] have a process called the Request for Environmental Review ("RER") for proposed projects, including DOLUs. We typically include a Survey and Legal Description and area of proposed impact in the RER. CDD/EPNR will review their records on the site location and then conduct on-site surveys then write their findings and determination in a memorandum.

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

		CDD/EPNR does not do any digging during surveys, which this method is referred to as "shovel testing" in archaeology. This only occurs when the project location is in a setting with dense vegetation or sediment deposits. This method occurs more in the east U.S., but here in the southwest, archaeologists are usually able to identify cultural resources on the ground surface due to erosion. Today, CDD/EPNR is fortunate to have documents of past studies that were completed in and/or surrounding an area to look back on and determine a locations potential to hold an archaeological site. With survey and research, CDD/EPNR can provide management treatments for a location if staff believe the area to be of archaeological significance.
LMB-PH_Q5	Are there maps that show where the archaeological sites and cultural areas are within the Community?	Yes, CDD/EPNR and THPO do have maps that show archaeological and culturally sensitive areas on the Community, however, those maps are not available publicly. Access to those maps is controlled to protect those areas.
LMB-PH_Q6	Why does this DOLU contain an existing building?	The Public Works ("PW") Roads & Utility Facility began construction around 2020, and a DOLU for that facility was not established at that time. When the new administration facility was planned, that is when Staff moved forward with including the PW Roads & Utility Facility so both land areas can be designated.
LMB-PH_Q7	How did the DOLU acreage equal to 24 acres? Why is the DOLU split into two land areas?	The DOLU is split into two non-continuous land areas because the two facilities are separated by Osborn Road. Here is the breakdown of acreage: <ol style="list-style-type: none"> 1. The existing PW Roads & Utility Facility is located north of Osborn Road, which is approximately 9.538 acres. 2. The new PW Administration Facility will be located south of Osborn Road and will be approximately 14.977 acres.

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

		3. The total DOLU premises for both facility areas will be approximately 24.515 acres.
LMB-PH_Q8	Why was there no DOLU established for the PW Roads & Utility Facility at the time of construction?	Ideally, DOLUs would be established before construction, however that is not always possible. The next strategy is to include them in new DOLUs so both areas can be designated by Council.
LMB-PH_Q9	What is the intent of the Administration Facility?	The proposed Public Works Administration Facility is intended to bring together key parts of the department that are currently spread out across multiple dated buildings on the Two Waters Campus. The new facility would centralize staff from Facilities, Community Services, Administrative Support, Warehouse and Inventory Management, Special Systems, and Safety, with approximately 145 to 160 employees operating out of the new location. By housing these teams under one roof, we expect to improve coordination, communication, and day-to-day efficiency. The site will also include space to relocate the existing “bone yard” currently located south of McKellips, which is used to store extra materials for construction projects and Solid Waste bins and receptacles. Visitor and employee parking, along with space for the Public Works vehicle fleet, will also be factored into the design. Overall, the facility is meant to support the department’s growing needs as the Community continues to expand through residential growth, Tribal government operations, and commercial development.
LMB-PH_Q10	How many employees are there in Public Works? What is projected growth?	Public Works currently has 328 positions department-wide, with 306 of those positions filled. Projected staffing growth varies from year to year and is influenced by several factors, including Community Member population growth, expansion of Tribal government operations, and commercial development - each of which affects the demand for services.

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

C-PH_Q11	Is the DOLU going to be south of Osborn Road? How many acres?	The DOLU is split into two non-continuous land areas. The two facilities are separated by Osborn Road with the PW Roads & Utility Facility to the north and the new PW Administration Facility to the south. The total DOLU acreage is 24.515 acres.
C-PH_Q12	How many employees will be stationed there [new PW Administration Facility]?	We anticipate that approximately 145 to 160 staff will operate out of the proposed Public Works Administration building and site. These personnel include team members from Facilities and Community Services, as well as staff from Administrative Support, Warehouse and Inventory Management, the Special Systems Section, and Safety.
C-PH_Q13	What was the appraisal for that land? How much is the land value?	DOLUs do not require an appraisal, so no appraisal was performed for the premises. If Council requested an appraisal, then the Community would go through the expense and time to get an appraisal. The land value cannot be determined without a current appraisal. There are many factors that affect land value and can vary within a short period of time.
C-PH_Q14	Is there planned development for the Tribal land east of the PW Roads & Utility Facility? The open land is located at the northwest corner of 92nd Street and Osborn Road.	This area has been utilized as a staging yard for Community project material stockpiling over the last several years. Currently, there is no plan for development in this specific area.
C-PH_Q15	On the North lot, there is a lot of arrowweed there alongside the drainage. That is utilized for ceremonies and I would like to make sure that PW is aware of that when planning development.	Thank you for your comment.

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

C-PH_Q16	That is a large parcel of land. Why do you need a large facility when you already have an existing facility? Can PW elaborate on that?	<p>Public Works is organized into three main divisions: Facilities, Utilities and Roads & Community Services. In addition, the department includes Administrative Support, Warehouse and Inventory Management, the Special Systems Section, and Safety. The Utilities & Roads Division currently operates out of the yard and building located at 9010 East Osborn Road. The proposed Public Works Administration Facility—at the southwest corner of 92nd Street and Osborn—would house the Administration, Warehouse, Special Systems, Facilities, and Community Services teams. These teams are currently spread across several dated buildings south of the DOT facilities on the Two Waters Campus. Consolidating them into a single, centrally located facility would significantly improve coordination and efficiency by bringing the teams under one roof.</p> <p>This facility would also absorb the existing “bone yard” currently located south of McKellips along 92nd Street. That area is used for storing surplus materials for construction and renovation projects, as well as Solid Waste’s extra bins and receptacles, which occupy a large footprint. The proposed site will also need to accommodate visitor and employee parking, as well as parking space for the Public Works tribal vehicle fleet.</p>
C-PH_Q17	My question is about all the buildings or CIPs (Capital Improvement Projects) that are being built. Is there a vision for these projects? How many CIP projects are there that are being built?	Thank you for your questions. Staff will provide an overview of the CIP projects on the Community during the Council presentation on July 23, 2025.
C-PH_Q18	What is the cost for the new facility to be completed?	We estimate the total project cost to be approximately \$40–45 million. This figure is preliminary, as the project is currently in the initial design phase. It includes design and architectural fees, permitting and inspection costs, construction of both the site and building, contractor

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous

Salt River Pima-Maricopa Indian Community
PUBLIC HEARING COMMENTS (Public Works Administration Facility Designation of Land Use)
April – June 2025

		fees, bond and general conditions, as well as SRPMIC-procured fixtures, furnishings, and equipment (FF&E).
C-PH_Q19	Will PW build this themselves or hire an outside firm?	This project will be delivered utilizing contractor services. Public Works has an assigned Project Manager for this project; but the actual work/construction will be conducted through a general contractor.
C-PH_Q20	Will the traffic speeds be lowered in the area? Currently, they are at 35 mph, however people do drive faster. What traffic safety measures are there as families do live nearby?	Currently, we don't anticipate any changes to the posted speed limit. However, as part of the design process, we will request a Traffic Impact Analysis. This study will help determine whether any additional traffic safety measures are needed to address vehicle speeds and ensure safety for nearby families.
VM_Q21	Is the new facility going to impact the water pressure to the nearby residents?	Water pressure will not be impacted.

Activity Codes:

LMB-PH = Land Management Board Public Hearing held on 04/28/2025

C-PH = Council Public Hearing held on 05/25/2025

Q# = Question/Comment/Statement/Response (Unique ID Number)

TM = Text Message

VM = Voicemail

SM = Survey Monkey

EM = Email

USPS = Letter

Comment Categories:

Designation of Land Use
 Operations/Programming
 Design/Construction
 Assessments
 Miscellaneous