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# MEMORANDUM

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Date: October 10, 2017

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

From: C.H. Huckelberry  
County Administrator

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

Re: **Pay-As-You-Go Funding for Library Expansion and New Libraries**

As I have previously indicated to the Board of Supervisors, we have planned three library expansions and/or new library projects using Library District funding.

The first project is the substantial expansion of the Flowing Wells Library. This expansion contract was recently awarded by the Board to KAPPCON Inc. for \$2,506,772.

The second pay-as-you-go library project will be the first phase library expansion at the Esmond Station Regional Park, located at Houghton and Mary Ann Cleveland Way. This will be a small library, approximately 8,000 to 9,000 square feet. In the future, once a larger regional library is constructed, the building will be reused as a law enforcement substation. This project will be constructed after the Flowing Wells Library expansion.

The third library project is for a new Sahuarita Library, which will be a new regional library of approximately 20,000 square feet. Library and Pima County staff are in the process of selecting the site for this new library. The attached October 4, 2017 memorandum from the Library Director identifies the two sites under consideration within the Town of Sahuarita. It is likely this site selection will be completed before the end of this calendar year. Please note the current Sahuarita Library is on leased facilities and property expiring June 30, 2019.

CHH/anc

Attachment

c: Jan Leshar, Chief Deputy County Administrator  
Tom Burke, Deputy County Administrator for Administration  
Amber Mathewson, Director, Library District  
Lisa Josker, Director, Facilities Management

# MEMORANDUM

**DATE:** 10/4/2017  
**TO:** C. H. Huckelberry, County Administrator  
**FROM:** Amber D. Mathewson, Library Director  
**SUBJECT:** Sahuarita Library Site Selection Progress

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Over the past year, Library Administration has explored options within the town limits of Sahuarita for a suitable library site to replace the current temporary location that was opened in 2009. Sahuarita Unified School District (SUSD), Town of Sahuarita, and Rancho Sahuarita Development have available properties for the proposed 20,000 sq. ft. regional library.

The Town of Sahuarita is conducting a major visioning process for a Town Center development and has identified three areas of interest. The site, located along La Villita Road intersecting with Sahuarita Road, is a favorable area; providing the library with good visibility and accessibility from Sahuarita Road. There are several property owners within the potential development area. A library located within this plan could be adjacent to an outdoor amphitheater performance area and park. Currently, the location is undeveloped with no infrastructure and land costs are yet to be determined. If this location is selected for the Town Center, it will be 3-5 years before building projects could begin.

Rancho Sahuarita Development has identified at least two possible locations. The current location of the temporary Sahuarita Library could be developed when the three modular buildings are removed. This location is not easily visible from Sahuarita Road and providing parking for a right-sized regional library would be a challenge. Infrastructure is in place for this location. A second option is a site along Rancho Sahuarita Boulevard, in proximity to the planned new SUSD K-8 school site. Roads and infrastructure to this property are eminent, as construction has begun on the school site. Parking would likely be shared with commercial properties in this concept of Sahuarita Town Center. A lazy river, pool, park and outdoor amphitheater are all part of this conceptual plan. At this time land costs are undetermined.

Sahuarita Unified School District has identified a property on the North West corner of Sahuarita Road and Salome Loop. It is currently a ball field. This corner property is highly visible along the main thoroughfare and infrastructure for the property is in place. Conceptual design work, done several years ago by the County Facilities Department, indicates a regional library building would fit on this site. Some joint parking with the School District may be indicated. County Facilities has acquired an appraisal for the property and SUSD has indicated readiness to proceed with land acquisition. This site is collocated with three SUSD schools, providing opportunity for educational support and collaboration.

The current lease expires June 30<sup>th</sup>, 2019. Selecting a site and acquiring property are a priority for this fiscal year to ensure continued library service.

Cc: Manuel O. Valenzuela, Ed.D., Superintendent, Sahuarita Unified School District  
L. Kelly Udall, Town Manager, Town of Sahuarita  
Jeremy Sharpe, Vice President, Community Development Rancho Sahuarita  
Jan Leshner, Chief Deputy County Administrator