



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
130 W. CONGRESS, FLOOR 10, TUCSON, AZ 85701-1317
(520) 724-8661 FAX (520) 724-8171

C.H. HUCKELBERRY
County Administrator

February 21, 2018

Kelly Udall, Town Manager
Town of Sahuarita
375 West Sahuarita Center Way
Sahuarita, Arizona 85629

Re: **Alternative Sites for the Regional Sahuarita Library**

Dear Mr. Udall:

Enclosed are summary sheets for your review indicating pros and cons for a regional Sahuarita Library. The County continues to evaluate both sites. We will be making a final site selection in April 2018. Any clarifications the Town of Sahuarita would like to make in this initial review of both sites by our Facilities Management staff would be welcome.

Sincerely,

A handwritten signature in black ink, appearing to read "C.H. Huckelberry", is written over a horizontal line. The signature is fluid and cursive.

C.H. Huckelberry
County Administrator

CHH/anc

Enclosure

c: The Honorable Ramon Valadez, District 2 Member, Pima County Board of Supervisors
Jan Leshner, Chief Deputy County Administrator
Amber Mathewson, Director, Library District
Lisa Josker, Director Facilities Management

SAHUARTIA LIBRARY SITE EVALUATION - SITE A - SUSD BASEBALL FIELD



PROS

- OWNER IS READY TO SELL AND ALREADY IN THE PROCESS OF REPLYING TO PC'S OFFER
- THE PROXIMITY TO THE ELEMENTARY SCHOOL PROMOTES COMMUNITY ENGAGEMENT
- HIGH VISIBILITY ALONG THE MAIN STREET WITHIN SAHUARITA
- UTILITIES ARE WITHIN SAHUARITA BLVD OR NEARBY
- THE SITE IS FAIRLY OPEN WITH NO NATURAL FEATURES
- INTERSECTION AT CORNER OF SITE ALLOWS FOR EASY VEHICULAR ACCESS
- GOOD PEDESTRIAN ACCESS ALONG SAHUARITA BLVD
- POTENTIAL FOR SHARED PARKING AND A PEDESTRIAN CONNECTION WITH THE ADJACENT SCHOOL

CONS

- NORTH SIDE OF PROPERTY WILL NEED TO BE PROTECTED TO PROHIBIT EROSION ALONG THE DRAINAGE CHANNEL
- THE EXISTING ENTRY GATE AT SALOME LOOP WILL NEED TO BE RELOCATED OR REMOVED TO ALLOW FOR SHARED ACCESS
- THE SITE IS AT THE MINIMUM AREA REQUIRED FOR A 15,000-20,00 SF LIBRARY

SAHUARTIA LIBRARY SITE EVALUATION - SITE B - EAST OF TOWN CENTER

PROS

- UTILITIES WITHIN DESERT GEM LANE
- PROXIMITY TO SCHOOL AND CIVIC BUILDINGS
- POTENTIALLY LARGER SITE THAN SCHOOL SITE OPTION A

CONS

- POSSIBLE SCHEDULE DELAY DUE TO NEGOTIATIONS WITH TOWN AND DEVELOPER

DEVELOPER

- HIGHER COST OF LAND PURCHASE
- UNKNOWN DEVELOPMENT ON ADJACENT PROPERTY, FUTURE ADJACENCIES MAYBE LESS THAN DESIRABLE
- SURFACE STORM WATER DRAINS THRU SITE VIA A RETENTION BASIN AND CULVERTS IN DESERT GEM LANE, THIS DRAINAGE CHANNEL BIFURCATES THE PARCEL AND LIMITS DEVELOPMENT WITHOUT DIVERTING THE WATER
- THE SITE HAS OTHER SMALLER DRAINAGE CHANNELS THAT WILL NEED TO BE ADDRESSED
- A LARGER SITE AREA WILL BE NEEDED TO ACCOMODATE THE EXISTING SURFACE STORM WATER
- UNKNOWN ARCHAEOLOGICAL FEATURES
- POTENTIAL RANCHO SAHUARITA DESIGN GUIDELINES WILL DICTATE BUILDING DESIGN AND AESTHETIC

