

AGENDA MATERIAL

DATE 7-2-19 ITEM NO. RH 34

From: Gary Denny
To: COB mail
Subject: Bike Ranch
Date: Wednesday, June 26, 2019 3:15:23 PM

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Board of Supervisors,

I have been enjoying Saguaro Park (Monument) as a bicyclist, runner, hiker and walker for over 30 years. The quiet and pristine environment makes it a Pima County treasure. Please keep it that way.

The "Bike Ranch" belongs a short distance away. If it was located on Houghton Road with the horse venues, restaurants, and soon, 6 lanes of traffic, it would be a perfect fit.

Let the Park stay a treasure.

Gary Denny

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AIA Southern Arizona

A Local Chapter of the American Institute of Architects

June 24, 2019

County Administrator, The Honorable Chair and Members
Pima County Board of Supervisors

RE: Conditional Use Permit Approval for Bike Ranch, P19CU00005

Dear Mr. Administrator, Mr. Chairman, and Members of the Board;

The Southern Arizona Chapter of the American Institute of Architects (AIA SA) wishes to express strong support for the approval of a Conditional Use Permit for the Bike Ranch Project. As the local chapter of the largest professional organization in the nation representing the profession of architecture and its allied members, we carry the voice of registered professional architects, engineers, and general contractors who value the stewardship of our nation's natural resources, sustainable development, a better built environment, and a prosperous architectural profession.

The Bike Ranch, a minor resort project, exemplifies exactly the type of green, sustainable, and economically favorable development that our region should be supporting. Zoning has a purpose, and this project meets the zoning requirements, as well as those of the Buffer Overlay Zone Ordinance (BOZO.) In response to the Owner's request for a Conditional Use Permit (CUP), the eleven governing agencies reviewing the project have expressed no objections to the proposed plans. The project has earned a support letter from the Superintendent of Saguaro National Park, stating that the project supports the strategic initiatives of the National Park Service aimed at "building partnerships beyond park boundaries and promoting alternative transportation as a way to experience the park."

Beyond meeting requirements, the Bike Ranch is designed to a LEED Platinum standard, the highest sustainability designation offered by the Green Building Certification Institute, and the project owners intend to go above and beyond that standard to ensure the project dovetails sensitively with the local ecosystem. It is an example of desirable economic development that will encourage healthy tourism in our region. It fosters Tucson's positive reputation as a bicycle friendly community and encourages visits from international and domestic travelers looking for active and ecological corporate retreats and club escapades. It supports human fitness and appreciation for the beauty of our region's natural environment, and provides a close connection to the Chuck Huckleberry Loop, a valuable resource which Pima County has had the vision to create and expand. The Bike Ranch adds to the qualities that make Tucson a wonderful place to live and to visit.

For these reasons, AIA SA urges the Pima County Board of Supervisors to approve the Conditional Use Permit for the Bike Ranch project. Please feel free to contact me if I may answer additional questions or offer further support.

Sincerely,

Peter Dourlein, AIA, LEED AP

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