

AGENDA MATERIAL

DATE 7/11/23

ITEM NO. RA 63

From: Dawn Picciano
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning - Quail Canyon Specific Plan
Date: Saturday, July 8, 2023 5:58:35 AM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

As you know, the Pima County Planning and Zoning Commissioners recently recommended approval of the project (7 to 2) at a density that will help address the housing shortage. With this recommendation, the Commissioners commented on the quality and thoughtfulness of the project proposal, extensive efforts to mitigate impact and protect the environment, the substantial collaboration that occurred with the local community and conservation groups, and the fact that Quail Canyon Homes is the exact type of project that can responsibly and sustainably help address Tucson's housing crisis.

We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Dawn Picciano
Street Address: 5980 N Placita del Lagarto
City: Tucson
State / Province: AZ
Postal / Zip Code: 85718

2023-07-11 10:00 AM

From: Elizabeth Sparks
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Sunday, July 9, 2023 5:15:57 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Elizabeth Sparks
Street Address: 4210 N. Campbell Ave
City: Tucson
State / Province: AZ
Postal / Zip Code: 85719

20230709 15:15:57
4/4

From: Jenny Valenzuela
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning – Quail Canyon Specific Plan
Date: Sunday, July 9, 2023 5:34:49 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Jenny Valenzuela

11/11/2023 10:00 AM

From: Ann Wilds
To: Jackson Cassidy; [REDACTED]
Subject: Support for Rezoning -- Quail Canyon Specific Plan
Date: Sunday, July 9, 2023 10:44:53 PM

Dear Supervisors,

I am writing today to urge you to approve the proposed rezoning of the former Quail Canyon Golf course.

The housing shortage in the greater Tucson area is well-documented and a difficult challenge to solve. The proposed Quail Canyon Homes development project presents a rare opportunity to address this crisis in a way that mitigates impact, efficiently utilizes an infill site and previously disturbed areas, preserves open space, and protects the environment.

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We must have housing and we must learn to grow responsibly. This Project does both, as it is responsible infill at an appropriate density. For these reasons I am in support of this project and I request you vote to approve.

Respectfully,
Ann Wilds
Street Address: 6432 E Shepherd Hills
City: Tucson
State / Province: AZ
Postal / Zip Code: 85710

July 10, 2023

Pima County Board of Supervisors

Attn: Clerk of the Board

130 West Congress, 5th floor

Tucson, AZ 85701-1404


Re: Support for Quail Canyon Rezoning, Case No. P22SP00003

Dear Madame Chair and Board Members:

I am writing this letter in support of the rezoning of the former Quail Canyon Golf Course. As a resident of the neighborhood west of the site for over 30 years, as well as a native Tucsonan, I am excited to see this rundown property redeveloped to provide much needed housing in our community. This proposed infill project is exactly what is needed in our community, helping ease some of the housing shortage that currently exists in our community. As a parent of three adult children living in the region, I understand the need for these types of projects to help with providing housing for younger adults who desire apartment living.

Again, I encourage you to approve this rezoning.

Thank you for hearing my voice.


Tommy Roof

6055 North Escondido Lane

Tucson, AZ 85704

JUL 10 23 PM 00:00:00 POC:KCF:RC

Ysaura Rodriquez

From: Stacy Litvak <[REDACTED]>
Sent: Monday, July 10, 2023 9:48 AM
To: COB_mail
Subject: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern:

We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan.

The proposed high-density development will adversely affect property values and quality of life for homeowners east of the proposed project. Properties that were purchased overlooking a quiet golf course will be looking at seven apartment buildings with their associated paved parking lots and about 116 new single family homes. An ugly, high density cookie-cutter development will be dropped into a long-term, low-density neighborhood. In addition to the visual blight, there will be associated light pollution from exterior lighting and noise from normal human activity as well as associated HVAC equipment. Who will compensate the existing homeowners for their loss? Would the developers want this proposed development to be constructed next to their homes?

Rudasill Road does not lend itself to the increased traffic. Traffic from 210 apartment units and 116 homes will exit and enter the proposed development via a road that is narrow, curvy, and has no bike lanes or pedestrian walkways. The Oracle/Rudasill intersection is controlled by a very slow light at the top of a steep hill. Changing the light timing to improve flow from Rudasill will slow traffic on Oracle and increase congestion. The First Avenue/Rudasill intersection is controlled by a stop sign. During rush hours First Avenue traffic is heavy, necessitating long waits to enter First Avenue from side roads. Residents of the proposed development may start taking shortcuts, e.g., Via Entrada, through quiet neighborhoods to avoid congestion at Oracle and River.

We have no objection to development that is in tune with the surrounding neighborhood. However, this proposal maximizes developer profits at the expense of existing neighbors and will create traffic problems for all residents, existing or new, who use Rudasill Road, Oracle, and First Avenue.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Stacy Litvak
1125 E Via Entrada
Tucson AZ 85718
[REDACTED]

1125 E VIA ENTRADA
TUCSON, AZ 85718
[REDACTED]

Ysaura Rodriquez

From: Linda Till [REDACTED]
Sent: Monday, July 10, 2023 10:09 AM
To: COB_mail
Subject: Save Pima wash

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Why would you let a development company come in a mess up the traffic even more. Also where's their water coming from? Vote NO!!
Sent from my iPhone

J
10/10/23 10:09 AM
Linda Till
COB_mail
Save Pima wash

Ysaura Rodriguez

From: Susan Litvak - [REDACTED]
Sent: Monday, July 10, 2023 10:10 AM
To: COB_mail
Subject: Quail Canyon Specific Plan Rezoning. Case number P22SP0003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

TO WHOM IT MAY CONCERN INCLUDING ALL THE PIMA COUNTY SUPERVISORS AND ANYONE INVOLVED IN PIMA COUNTY PLANNING AND LAND USE:

We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Roads at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

- 1) This project is inconsistent with the surrounding homes and neighborhood east of Oracle Road and south of Rudasill Road. You can bet your life that these developers would vehemently protest this project if it were being proposed in their neighborhood!
- 2) Traffic on Oracle and Rudasill Roads will turn into a nightmare and undoubtedly negatively affect traffic at other intersections at Roller Coaster Road and Kanmar Place.
- 3) Property development on Pima Wash and the Riparian Area, a major wildlife corridor, is risky for local residents, specifically pedestrians and bicyclists, and dangerous for wildlife. When there is this big push all across America to protect our wildlife, I don't understand why this project is even being considered.
- 4) There are many depressed areas within Tucson proper that have much more potential for this kind of high-density development than the former Quail Canyon Golf Course. Has the developer explored that avenue?
- 5) Why aren't you enlightened about land use and convert the area to a park above Pima Wash, a much better use than high-density development? Everyone who preaches high-density development in our suburban neighborhoods would never choose to live in those neighborhoods and are therefore hypocritical at best.

VOTE NO ON THIS REZONING!

Susan Litvak
1125 East Via Entrada
Tucson, AZ 85728-5450
[REDACTED]

RECEIVED
PIMA COUNTY
JUL 10 2023

TO: Pima County Board of Supervisors
Clerk of the Board

RE: PROTEST Quail Canyon Specific Plan Rezoning. Case number P22SP00003

July 8, 2023

To whom it may concern:

We **PROTEST** the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific

It has just come to our attention that rezoning is being considered for an area of the Pima Wash south of our residence. Our home sits just above and directly on the Pima Wash north of Orange Grove. We feel that we will be directly affected by any development that is approved within the natural riparian flow of the Pima Wash for the following reasons:

We strongly **OBJECT** to changes being made to allow development within or too close to the Pima Wash Important Riparian Area. We have lived in this home for 22 years and are all too aware of the varied wildlife that current coexists within and around our community. We already see many bobcats, coyote, javelina, snakes, hummingbirds, and even at times wolves and mountain lions. We feel this will have a negative impact on them and force them out of their natural habitat into our community.

We strongly **OBJECT** and **PROTEST** increasing the allowable density in the plan for this development because of the added demand on water and energy resources. A few years ago, an additional 11 homes were added south of our home. We have seen many changes in water pressure, increased traffic, and an increase in the number of electrical brown outs since that development was put in place.

Additionally, we **OBJECT** and **PROTEST** increasing the allowable density in the plan for this development because of the effects of the Lake Mead drought and possible reduction of CAP water allocations for the State of Arizona. Authorizing additional houses and apartments in an area of scarce water resources does not instill confidence in the ability of our governing bodies to make prudent decisions regarding future expansion and adequate resources for our unincorporated community in Pima County.

We strongly **OBJECT** to changes to the current land use designation based on years old designation of a 100-year flood plain for the area. In the first 20 years of our residency, we saw no water in the wash during Monsoons or heavy rainfall. In the past couple of years, flash flooding over Orange Grove has occurred and become dangerous to enter the wash during these rainy periods or even to cross the road at times.

The area where Rudasill Rd. crosses Pima Wash is less developed than Orange Grove which has culverts for water flow and wildlife movement. We are concerned that this would create dangerous situations.

JUL 10 10:23 AM 2023 POC:KCFD

Additionally, we **OBJECT** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned. The adjacent area is more rural than urban and has many narrow roads, steep hills, sharp curves, and blind spots on the current rough roadway.

The ability of Pima County to maintain or provide new infrastructure to the area when it is already stretched to maintain current roads in the area is doubtful. We say this because of our history of living in this area. We are told that Pima County, unincorporated Tucson roads are less of priority for repair.

We **PROTEST** the proposed plan which will increase traffic on Oracle and make the delays and poor levels of service at Oracle/Kanmar Place and Oracle/Roller Coaster Road even worse. We are also concerned about the safety of these intersections for all residents north and south of the intersection.

We also **OBJECT** to increasing the number of U turns on Oracle from this development, as this will presents significant safety concerns on an already congested road. There are two U-turns north of the development on Oracle. These are necessary because of the location of the Post Office and other commercial businesses. Adding another one or two U-turns will cause further congestion and safety issues in this area.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Rick and Kathy Rhinehart
6525 N Shadow Run Dr
Tucson AZ 85704

Send to:
Clerk of the Board, COB_mail@pima.gov
or
Clerk of the Board
33 N Stone Avenue
Suite 100
Tucson AZ 85701-1404

Ysaura Rodriquez

From: [REDACTED]
Sent: Monday, July 10, 2023 10:29 AM
To: COB_mail
Subject: Pima Wash/Quail Canyon

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern:

I have lived in Tucson since 1966. In that time I have seen the Supervisors and the powers that be try to make this a special town. Unfortunately, the past 10 - 20 years have shown the that more and more money rules and the original goals have been buried. The Foothills have been desecrated and now infill properties are an attractive target for developers and the Supervisors that turn a blind eye.

This is only one chunk of Tucson, but an important one. It's not just about junking up Tucson, but about increasing density (traffic, water use, flood control, and wildlife habitat.) Those of us who live near your poor choices feel disrespected and ignored. This is about the integrity of the powers that be.

You have a choice to start to turn this around. Please take it.

Sincerely,

Ms. M. Harmon
195 East Yvon Drive
[REDACTED]

10/10/2023 10:29 AM
COB_mail

Ysaura Rodriguez

From: Mary White [REDACTED]
Sent: Monday, July 10, 2023 10:40 AM
To: COB_mail
Cc: Mary White
Subject: I oppose Quail Canyon Specific Plan Rezoning P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern, I **OPPOSE** Quail Canyon Specific Plan Rezoning P22SP00003 for the following reasons:

1. Pima Wash is a valuable riparian area for our native wildlife. It would be a great disservice to the riparian area to have all the "Old Growth" vegetation bladed. The developer will come in and blade the area and plant 1-2 year old trees, maybe. Why waste those trees? Shade? Why not use that vegetation to add value and quality of life to the subdivision. Work with the vegetation and wildlife NOT destroy it. Why designate the land as a RIPARIAN area if it is not to be preserved and protected.
2. TOO MUCH density for that area. Rudasill road is a narrow, wilding road with no shoulder and blind entrances and exits. During Snowbird season especially, Oracle Road is wall to wall vehicles. Adding thousands of daily trips on and off Oracle and Rudasill will be very dangerous. Fewer apartments and houses on this property would be better for all. The neighbors above, the wildlife, the quality of life for the new residents and over all traffic issues. It is JUST TOO MANY PEOPLE FOR THAT parcel.
3. Too much growth. I have meet many people from Phoenix and San Diego who come here to cycle. They always comment how nice it is here with no traffic (in their view). Tucson and Pima County don't want to be Phoenix or Los Angeles. But I am afraid we are becoming that, a sea of houses, a sea of traffic, more crime. Tucson is a special place, DON'T RUIN IT!!
4. Flooding. Is Pima County prepared to buy out more houses built in a flood area?! It's not how I want my tax dollars to be used.
5. These houses and apartments are not being build as "affordable" housing. They are catering to a snowbird population. They are a population that is not invested in Tucson or Pima County. But you are selling your soul to them.

Please **DENY** the rezoning of the Quail Canyon Golf Course.

Thank you for listening.

Mary White
5525 N Via Entrada
Tucson, AZ 85718
[REDACTED]

Ysaura Rodriguez

From: Alexandra Bickford <[REDACTED]>
Sent: Monday, July 10, 2023 11:21 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

-Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.

-Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that


"[w]hile there will be an increase in traffic along Rutasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Alexandra Bickford


5655 east rosewood street

Tucson , Arizona 85711

Ysaura Rodriguez

From: [REDACTED]
Sent: Monday, July 10, 2023 11:22 AM
To: COB_mail; District1; District3
Subject: FW: Pima Wash

Categories: Yellow Category

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

-----Original Message-----

From: Virginia Sonett <vlsonett@gmail.com>
Sent: Monday, July 10, 2023 8:09 AM
Subject: Pima Wash

Dear Board,
Due to a physical condition, I am unable to attend the Pima Wash Hearing.
I vote No- for the following reasons:

- to allow the rezone
R 1 to high density
Sets a dangerous
President!
- I suggest a Quid-
PRO-QUO solution.
Reduce the density ;
Approve a POCKET
PARK- overseen by
neighbors, developers,
and County where
maintenance is share
ed.

Please give this your
serious consideration.

Sincerely,
Virginia Sonett
5745 N. Camino Real
Tucson, AZ
[REDACTED]

Deadline is today 2pm!

Thank you- enjoy Mt Lemon

Sent from my iPhone

Ysaura Rodriguez

From: Emilia Elrey [REDACTED]
Sent: Monday, July 10, 2023 11:38 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board Melissa Manriquez,

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This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

-Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.

-Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Emilia Elrey



828 N. 6th Ave.

Tucson, Arizona 85705

Ysaura Rodriquez

From: Renee Kirkpatrick <[REDACTED]>
Sent: Monday, July 10, 2023 11:49 AM
To: COB_mail
Subject: Quail Canyon Specific Plan Rezoning-Case number P22SP00003

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July 10, 2023

Pima County Board of Supervisors

I am in disagreement with the proposal of rezoning of the former Quail Canyon Golf Course to a high-density development, for several reasons.

1. Ecological-Pima Wash is an important riparian area and supports a wide range of wildlife. Additionally, it is a major wildlife corridor. Eliminating this wildlife area will push wild animals into the surrounding neighborhoods, causing hazards to people, domestic animals and death to the displaced wild animals. I live downstream from the Pima Wash, which becomes impassable during the monsoon as well. How will I be affected by this high-density development and diversion of water? Visions of the flood of 1983 when my wash rose to my front door step before receding!
2. Dangerous-Rudasill is already a dangerous road to travel. Rudasill cannot sustain additional & excessive traffic this proposal will bring. Narrow windy road, steep hills, blind spots, lack of walking or biking at the edges to mention the major problems. Last year when Pima wash was running during monsoons, Rudasill was blocked from all traffic off Oracle Road because of swift running water. Haven't we learned NOT to build in washes?!

Please vote no on the rezoning proposal.

Thank you,

Renee Kirkpatrick
5225 N. Pomona Avenue
Tucson, Az 855704
[REDACTED]

I have lived 40 years on Pomona Avenue
6 years on Canyon & Rudasill

11/23/2023 11:58:03 AM
K

Ysaura Rodriguez

From: Kristin Dougherty <[REDACTED]>
Sent: Sunday, July 9, 2023 9:03 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board Melissa Manriquez,

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Some of the project's many highlights include:

- Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.
- Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.
- Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Kristin Dougherty

[REDACTED]

207 North Maguire Avenue, #144

Tucson, Arizona 85710

TO: Pima County Board of Supervisors
Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case number P223100003

DATE 7/4/23

To whom it may concern: Clerk of the Board

We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

Using your own words, please describe why you OBJECT to or PROTEST the proposed rezoning and development plans. Provide relevant details, such as data, history, your experiences
Some possible concerns may include the following:

- We **object** to the developer's plan to construct a high-density development. The property should remain zoned as CR-1 (explain why this is important to you).
- We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property because.... (describe what problems will be created)
- We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.
- We **protest** the proposed rezoning /change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.
- We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - Additional traffic will significantly degrade the safety of pedestrians and bicyclists
 - Safety concerns with the Rudasill/1st Ave intersection. The proposed plan will make the long delays and poor levels of service at this failing intersection even worse. We have been told that funding is not available for a traffic signal.
 - Safety/congestion with the Rudasill/Oracle intersection will be worse
- We **protest** the proposed plan which will increase traffic on Oracle and make the delays and poor levels of service at Oracle/Kanmar Place and Oracle/Roller Coaster Road even worse. We are also concerned about the safety of these intersections for our neighborhood + all those who drive this road.
- We oppose increasing the number of U turns on Oracle from this development, as this will presents significant safety concerns on an already congested road
- Negative impact and reduced privacy for landowners adjacent to Pima Wash. + loss of quality of life for local residents
- Describe the concerns that matter to you!

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Name and signature: Joan + Alan Brandage
Address: 3525 E Marshall Gulch Pl.
Tucson AZ 85704 85718

Send to:
Clerk of the Board, COB mail@pima.gov
or
Clerk of the Board
32 N State Avenue
Suite 100

Unsolvable!
Safety issues!

To rezone this area for a greater density of homes would cause many unsolvable problems + a lower quality of life for everyone involved.

2/6

Aliza Barraza

From: Sarah Fajardo [REDACTED]
Sent: Monday, July 10, 2023 12:01 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

- Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.
- Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.
- Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that


"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Sarah Fajardo


828 N 6th Ave

Tucson , Arizona 85705

Aliza Barraza

From: Janet Nodine <[REDACTED]>
Sent: Monday, July 10, 2023 12:12 PM
To: COB_mail
Subject: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

TO: Pima County Board of Supervisors Clerk of the Board
RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003
7/8/23

To whom it may concern:

I hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

- I object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1 because it is detrimental to wildlife to have apartments and close/together homes. The animals cannot migrate and mate freely.
- I object to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned. We purchased this land and expected the neighborhood to keep its current zoning. Increased density will add noise, air and light pollution, decreasing the enjoyment of our home.

I HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

Sincerely, Janet Nodine

I live within 300 ft of the proposed development.

Aliza Barraza

From: Delann [REDACTED]
Sent: Monday, July 10, 2023 1:35 PM
To: COB_mail
Subject: Quail Valley

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To whom it may concern,

We have been residents in Oracle Foothills. Neighborhood for 47 years. We deeply oppose the development of Quail Valley. The proposed density is totally ridiculous for that area. The increased volume of traffic on Rudasill Road, a winding, 2 lane road, is obviously dangerous and unwise. Then, this is a flood plain ~ Pima Wash, which the county has had to close due to flooding the last 3 summers. With Pima County recently have to buy back several homes, at over 5 million dollars, which had been given building permits, it seems foolish to now build in this area known to flood!

The proposed building of apartments is an especially a poor choice of housing here. Seldom have apartment buildings added to the property values of residences close by. Actually the opposite is more likely. For the sake of current home owners, this proposal should be given very careful consideration.

We fully realize the need for additional housing in Tucson. However, the location of Quail Valley and Pima Wash is not a good area for multiple reasons for such housing.

Please give consideration to the current homeowners in Oracle Foothills neighborhood and homeowners in surrounding neighborhoods. Thank you.

Sincerely,
Delann & Cliff DeBenedetti

Sent from my ipad

Aliza Barraza

From: Comcast <[REDACTED]>
Sent: Monday, July 10, 2023 1:49 PM
To: COB_mail
Subject: Quail Canyon Rezoning Case # P22SP00003

CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

To: Pima County Board of supervisors Clerk of the Board

Re: Quail Canyon Specific Plan Rezoning
Case # P22SP00003

July 10 2023

To Whom It May Concern:

We hereby protest the request to rezone the above-named property located east of Oracle Rd and south of Rudasill Rd At the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

The proponents of the change keep mentioning that this would be affordable housing. At the mandatory public meeting The developers claimed that this change in zoning would only be for upscale housing - which does not fit the definition for affordable housing unless you are wealthy.

At that same meeting they kept waffling about making no changes to the wash to adding trees or maybe embankments which could alter the water flow. Does Pima County want to make more expensive purchases of home that should not be built in a flood plain- especially for upscale homes?

Reference has been made to the water use of a got course. This was not an ordinary gold course. It was small, It had greens only at the few holes it offered, it was mainly dessert, and it did not interfere with the wash.

Rudasill Road is a main short-cut between Oracle Rd and 1st Ave. The traffic is heavy. As of now there are at times a dozen cars lined up for the traffic light at the corner. Such such high density housing would add more risks to the already dangerous road.

WE HEREBY RESPECTFULLY REQUEST that the rezoning of the above-named property be DENIED

Arlene Rieber
205 E Rudasill Rd
Tucson AZ 85704
[REDACTED]