

November 14, 2013

Re: Co7-13-06 Hardy –Thornydale 1 ET AL. – W. Hardy Road Plan Amendment

Dear Board of Supervisors,

I have lived in this neighborhood since 1994 - close to 20 years. My home is located about a half mile from the plan amendment site. I have no real objection to this plan amendment that continues a trend which has long been occurring in the Hardy Road vicinity. Several thousand people live here in medium density developments already.

In 1994, Magee Road between Thornydale and Cortaro Farms Road was not completed at its midpoint. Club Drive between Cortaro Farms Road and Hopdown Road was closed and impassable. Hopdown Road between Hardy Road and Club Drive was closed at the midpoint. In addition, Thornydale Road south of Cortaro Farms Road was two lanes. And Cortaro Farms Road (changing names to Magee Road) between Thornydale and La Cholla Boulevard remained two lanes. Both with heavy traffic.

Finally, Hardy Road between Thornydale Road and Shannon Road was closed at its midpoint.

Today Thornydale and Cortaro Farms are four lane roads. Magee Road, Hopdown Road, and Club Drive are open and passable. The only road still closed is Hardy Road.

As a County resident, I am mostly pleased with Pima County's road building policy in this area. They have made my trips to work and local destinations easier to do.

The one exception is Pima County's treatment of Hardy Road. There is a Pima County resolution formally closing Hardy Road.

The staff report for this case states the closure was part of a past rezoning. That statement is somewhat incorrect.

Hardy Road is closed because a past neighborhood activist named Joe Murray lived on the east leg of Hardy. He petitioned the then Board of Supervisors to close the road. There was a notice about the potential closure sent out at a time when most neighbors were new to the area. The best I can tell, my notice went to my subdivision's developer and not to me. With little fanfare and with no obvious concern about the future residents of the neighborhoods Pima County was creating in the area, the Board closed Hardy Road at the current midpoint.

The rezoning that your staff mentions in its report is referring to the rezoning for the Maya Court subdivision, which now has residents protesting the plan amendment.

The Board, after its formal closing of Hardy Road, unwittingly approved the Maya Court rezoning with a Transportation rezoning condition requiring the developer to build Hardy Road and connect it.

County staff recommended that condition because it is a typical transportation policy at Pima County to connect unconnected roads. The rezoning applicant did not complain about the condition. The problem was the Board had closed the road for Joe Murray. The Maya Court developer, who was caught in the middle, had to go back to the Board and go through a change of rezoning condition to have the condition to connect Hardy Road removed.

It was at that time that a great number of people in the area became aware of this formal Hardy Road closure and they protested its closure. Over 400 written protest petitions were submitted to the Board. Still, in a 5-0 vote the Board approved the closure again.

Now some 17 years later, Joe Murray has long left the neighborhood and we still have the Hardy Road closure. I still run into neighbors today who are unaware of this incident and wonder when the County is going to open Hardy Road.

At the public hearing around 1996, Mr. Murray said he just wanted to live on a cul de sac. The then Board assisted him and ignored the rest of neighborhood that lived in medium density residential areas

like the one currently in front of you in the proposed plan amendment.

The local fire district supported the neighbors and spoke at the public hearing saying this closure hurt emergency response time. It still does. Continued closure is bad public policy from the position of emergency response times for both police and fire, from the position of good transportation policy that should encourage connectivity, and from an environmental position of decreasing carbon emissions from cars by reducing longer trips with added unnecessary vehicle miles travelled.

The Hardy Road closure makes it more cumbersome for my neighbors on the east leg to go to Tortolita Middle School, Mountain View High School, and Arthur Pack Regional Park and cumbersome on the west leg to go to St. Elizabeth Ann Seaton Church on Shannon Road and its parochial school that has been built since the closure.

In Hardy Road terms, you have to go east if you want to go west and have to go west if you want to go east. This is the result of current Pima County policy.

I am sure there are neighbors who live near the closure point that want it to remain closed. That position is self-serving and unreasonable. The impact of opening Hardy Road on surrounding neighbors' quality of life is not harmful. It will still remain a quiet place to live.

If you approve this plan amendment, please go out to Hardy Road and see for yourself whether a public good is being served by having this road closed. During a 'heavy traffic' period you may see four or five cars over a half mile distance. You would also experience long periods of no cars at all. What you will see is a lightly traveled road. At most, you may see four cars at one time on an entire stretch of road. Even if opened, Hardy will remain lightly travelled. It is a neighborhood collector road and just serves the adjoining neighborhoods. Thornydale and Shannon traffic have no reason to short cut to Hardy Road if it was open. It serves mainly neighbors going about their daily trips and business.

When the Hardy Road closure went to the Board to be closed the first time the then Transportation director wrote a memo recommending the road remain open and that traffic calming devices be installed along the road between Thornydale and Shannon. That advice was good then and remains good today and will remain good forever because it articulates a sound principle of good transportation planning.

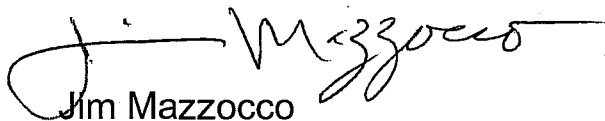
None of the current Board is part of the Board that closed Hardy Road. You do not owe Joe Murray anything to continue this legacy. Nor should you be swayed by new Joe Murrrays with self-serving desires to live on a cul de sac at the expense of all their neighbors.

Many of us who have lived here for years knew we were moving into a medium density neighborhood and accept that we live in a medium density neighborhood and expect the County to follow through on services and roads for the density it has allowed and will be allowing to happen here.

The vast majority of residents will thank you for ending this unfortunate policy misstep of the past and for having Pima County treat Hardy Road like it has been treating the rest of the roads in the County. That is, in support of good public policy and for the common good of all the area's residents.

Thank you for your consideration and time.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Mazzocco", with a large, stylized initial "J" and a long horizontal flourish extending to the right.

Jim Mazzocco  
3231 W. Picasso Place  
Tucson, AZ 85742

LB

Kenneth Fischer, PT MA  
8788 N Maya Ct  
Tucson AZ 85742

14 November 2013

Open Letter to all Pima County Supervisors & Development Services

re: **Co7-13-06 plan amendment**

Dear Ms. Brigode (for distribution to all Supervisors),

I write to plead for the defeat of the above rezoning amendment, proposed by Hardy-Thornydale Associates et al., W. Hardy Road Plan Amendment. Forthwith, my argument.

Having lived in New York City for many years for professional reasons, I chose several years ago to find a place to live which offered peace, quiet, space and natural beauty.

At first, I visited Phoenix. Not impressed. PHX presents itself as an overcrowded urban sprawl, a scaled down version, if you will, of what I wanted to leave behind. I traveled, in my rental car, to Tucson. The heavens opened and my eyes were opened! Here was Nature, Space, Quiet, Tranquility. For many months, I had my realtor scrambling about Tucson for a house in a location with all the qualities I desired and needed. She found it...I bought it...I am living here now...most happily.

I chose to live here, in this exact home, for all the above reasons. Should you allow the re-zoning of the proposed acreage, all that I searched for and found will be lost. I was assured by my realtor that the adjacent properties would not be developed beyond the current Low Intensity and that Hardy Road would never become a completed thoroughfare. There are, however, greedy corporate developers who care nothing for the quality of life my neighbors and I have found and cherish.

The re-zoning was once defeated in 2002. WHY ON EARTH WOULD YOU CHOOSE TO DECIDE OTHERWISE IN 2013!?

The representative of Red Point Development, Mr. Jim Portner, made the offhand comment: "I don't care what they do with Hardy Rd." The arrogance and condescension of that remark disgusts and infuriates me (it should you also). It is despicable and condemnable (and should be by you as well). Let me tell you: if Hardy Rd. is allowed to become a through street between Shannon and Thornydale, my home will be within a very few feet of day and night traffic, with inhabitants of up to 300 homes coming and going (plus those who merely want a shortcut). My home will be unlivable, worthless and un-sellable.

If you allow this to happen, I demand that you stipulate Mr. Portner and those he represents pay me the full purchase price of my home, plus all mortgage interest paid, plus all costs of finding an equal property, plus all moving expenses.

You can halt the injustice by voting to deny the re-zoning of this acreage. Let me remind you: the Pima County Planning and Zoning Commission voted **6-to-1** to **uphold the present LIU 0.3 zoning** and **deny the developer's proposed MIU rezoning**. Put yourselves in my and my neighbors' position. Would you like to trade places?!

Very truly yours,

Kenneth Fischer