

Ysaura Rodriguez

From: Hannah Rose Hudson <info@email.actionnetwork.org>  
Sent: Monday, July 10, 2023 3:45 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

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"[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!

Hannah Rose Hudson

[REDACTED]

1030 N Martin Ave

Tucson, Arizona 85719

## Ysaura Rodriguez

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**From:** Duane Gibson <info@email.actionnetwork.org>  
**Sent:** Monday, July 10, 2023 3:46 PM  
**To:** COB\_mail  
**Subject:** Support for Quail Canyon Rezoning

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Thank you!

Duane Gibson

[REDACTED]

18536 E Cactus Hill Rd

Vail, Arizona 85641

## Ysaura Rodriguez

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**From:** Jessica Sueskind <[REDACTED]>  
**Sent:** Monday, July 10, 2023 3:47 PM  
**To:** COB\_mail  
**Subject:** Support for Quail Canyon Rezoning

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Thank you!

Jessica Sueskind

[REDACTED]

2120 N Silverbell Rd. # 1202

Tucson, Arizona 85745

## Ysaura Rodriquez

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**From:** Sarah Stamer <info@email.actionnetwork.org>  
**Sent:** Monday, July 10, 2023 3:48 PM  
**To:** COB\_mail  
**Subject:** Support for Quail Canyon Rezoning

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Thank you!

Sarah Stamer

[REDACTED]

3380 N Adrienne Way

Flagstaff, Arizona 86004



## Ysaura Rodriguez

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**From:** Alexandra Tarbous <info@email.actionnetwork.org>  
**Sent:** Monday, July 10, 2023 3:50 PM  
**To:** COB\_mail  
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Thank you!

Alexandra Tarbous

[REDACTED]

4056 E 17th St

Tucson, Arizona 85711

**From:** Greg Mohl  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Monday, July 10, 2023 10:34:35 AM

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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,  
Greg Mohl  
Street Address: 4550 N Camino Rea  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85718

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