

From: Ginger Butler
Sent: Thursday, September 12, 2013 9:53 PM
To: District1; DIST2; District3; District4; District5
Subject: Please read the attached letter

Please read the attached letter regarding the proposed development at Knollwood and Sabino Canyon Rds.

Thank you.

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Ginger Butler, RN
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To Whom It May Concern Pima County Board of Supervisors,

I attended a meeting with the developer regarding this project on August 27, 2013. What struck me the most about the meeting was Mr. Gugino's response to one question. Yes, there were many questions, all with pertinent concerns. Traffic, spacing, density, etc., etc. but this question stood out to me because it indirectly asked Mr. Gugino how willing he was to work with the neighbors – his neighbors as he so frequently stated. The question was "What are you doing to make this more attractive to us?"

Now, I am new to this process so these meetings were a little confusing. One would assume that this would be a forum to exchange ideas and hopefully come to some sort of consensus to present to you all that would make it easier on everyone in the process. Clearly that was wrong.

Mr. Gugino's response to the people in that room was very eloquently and politically put, but in essence his response was – 'nothing, and if you don't like it I'll make sure I put something there that you will like even less'. He stated on more than one occasion that we had no right to tell him what to do with his property, and he is correct. He can sell the property and/or develop it within the constraints of the law. None of us at that meeting suggested that he could not, only that we had concerns about how that would impact the area and our lives in that area.

You, however, do have that right. And I as a voting citizen of this county have the right to voice my opinion to you in the hope that you will listen to my concerns and come to a more reasonable compromise than Mr. Gugino.

Mr. Gugino insists on 13 units per acre. The planning commission recommended 10 units per acre. All the neighborhoods that are immediately adjacent to the land; that is not across the street or up the road a distance away from the property; in question are all 3.0 or less units per acre. The neighbors would like it to remain at that density, but that isn't reasonable either. It seems to me that there is a significant difference in those numbers, but that a compromise could be reached.

I'd like to give you my reasons why a compromised density is better.

Neighbors have concerns with traffic – both flow and volume and how that affects what are really residential streets. Neither Cloud nor Knollwood go anywhere except to houses. Sabino Canyon was quoted to us both a "major thorough fare" and a scenic road. I would argue that Sabino Canyon is a destination road more than a thorough fare as it services one main attraction and multiple homes. The scenic road seems a better description, but it won't be so scenic when all the multitude of high density homes being proposed are built along it. This will detract from the scenic lands that once gave it that designation and the animals that still wander its sides and washes. Not much to pitch to tourists about the area once that happens. A scenic road with houses and walls up to the sides of the road? That doesn't sound very scenic to me so I don't think this version of "growing smarter" will impress visitors to Tucson.

I have been told that the county plan or comprehensive plan strives to keep like with like. However, up until recently there was very little medium density, much less med-high density within a mile radius. In

my neighborhood we are actually under the listed density, and are required to maintain wildlife corridors to allow for passage of animals. It seems odd to me that was obviously once prized by the county in this area would suddenly stop with a walled group of houses with no real amount of free space or access between them. We were even told at the meeting "that unless we purchased there, that we wouldn't see much of anything beyond the walls so it shouldn't matter to us what was on the inside" I hope it matters to you, and that you agree that this is clearly not a congruous use of space.

Finally, I realize that money is attractive. Money for developments, money for jobs, money for land, but greed has a way of getting us in the end. Several years ago there was an endless push to build new houses. Now those houses are largely empty. I fear the same with rental units. Mr. Gugino told us that they deliver a high end product and that there is a cycle that happens were one area becomes desirable and another becomes outdated, essentially saying that 'growing smarter' just meant build better, but keep building new areas. They backed this information up saying that there is a "surplus of low end rentals and a deficit of high end rentals" so they are simply filling the need. So why not revamp existing properties and make them high density luxury rentals? Then we don't end up with a glut of more 'once high end, now undesirable homes to fill' where higher end homes would be more attractive. I think it would benefit all to maintain some open space and like density, especially along a scenic byway. Grow smarter to me means that Tucson conserves its resources and open space making it a much more attractive place to live.

Finally, there is the threat Mr. Gugino gave the neighbors of building something we'd like far less – a school, church or hotel. I can only speak for myself, but most of those options seem pretty good. However in keeping with like to like, homes make the most sense. So again I hope for a compromise; something that incorporates some open space for wildlife to move about between the washes, Sabino Canyon and the Mountains. Something that fits with the existing use of space and the homes in the area, and that also puts money in the County coffers. I don't know where that breaking point is, but given the numbers we were quoted for rent, and a good long term plan Mr. Gugino and his partners would still make money at a density of between 5-8 units per acre. Less than they want, more than we want and a better result for the area.

Thank you for your time and attention.

Ginger Butler

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