

AGENDA MATERIAL

DATE 6/20/23

ITEM NO. RA 92

March 16, 2023

Board of Supervisors  
Attn: Clerk of the Board  
33 N Stone Avenue  
11th Floor  
Tucson, AZ 85701-1404

Re: Support for Quail Canyon Rezoning, P22SP00003

Dear Madame Chairperson and Board Members:

I am writing in support of the Quail Canyon Golf Course rezoning. I grew up in Tucson and used to play golf at Quail Canyon, so I know the property well. My family and I now live in the Foothills, and I often drive by the former golf course. I have always thought that it is a perfect location to be redeveloped into something new, whether it be a commercial recreation or residential use.

The developer is proposing to redevelop the site for both apartments and single-family homes, and this is a good use for this infill property. Putting homes in an area where there is already utilities and roads just makes sense. The property sits down in a canyon so it should not have an impact on the nearby properties, and the setting should be very nice for the new residents. The wash running through the property will also be a nice amenity for the new residents, as the developer plans to preserve the wash.

The County should allow this infill development to move forward. I encourage you to approve this rezoning. I appreciate your consideration.

Sincerely,



Brian Crowley  
6845 N. Longfellow Drive  
Tucson, AZ 85718

JUL 05 09:06:28 P01 109 78

July 1, 2023

Board of Supervisors  
Attn: Clerk of the Board  
130 W. Congress St.  
5th Floor  
Tucson, AZ 85701

Re: Quail Canyon Rezoning Support (P22SP00003)

Dear Chairperson Grijalva and Board Members:

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

Having been long-time members of the Tucson community, we are very passionate about seeing sustainable growth of our special place in the world.

We were very excited to see the Planning and Zoning Commission recommend approval for this project. Based on this, and the following reasons, we would like to extend our support for the project.

1. There is currently a desperate and growing shortage of housing, both single family homes and apartment units. In Pima County the population grew 9.8% over the last decade, and on the state level, we have a shortfall of 275,000 housing units. For each rental unit that becomes available, there is an average of 20 applicants. This puts significant stress and economic hardship on many of our fellow Tucsonans and is reprehensible. The lack of housing combined with high demand has resulted in skyrocketing home prices and rents. The only way to address this problem is building more housing stock and this project will add both single family homes and apartments.
2. Using an infill site to create much-needed housing is responsible development, especially considering it will use substantially less water than the golf course did previously. It also prevents the old golf course from becoming a public safety risk from trespassing and encampments. Housing is the best possible use for this site.
3. Despite the myths being spread by the opposition suggesting that the project will cause the Pima Wash to flood and worsen the Rudasill Road wash crossing, Quail Canyon Homes will have **no adverse stormwater impact** on surrounding property, upstream or downstream. The Project is being developed entirely outside of the Pima Wash floodway, which has a width of approximately 220- to 300-feet through the project area. Through extensive engineering and planning, and in full coordination with the Pima County Flood Control District, the project's engineered drainage design will ensure the Pima Wash and potential flood waters will be

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mitigated and handled responsibly and safely. See Specific Plan § II.E. Water surface elevation and flow changes both inside and outside of the project boundaries will be negligible (one inch or less) as is required by Pima County code. Upstream, the project will not impact the Wash crossing at Rudasill Road because that crossing is over 20 feet higher in elevation compared to the wash running through the Project site. That difference in elevation makes it hydrologically impossible for the Quail Canyon Homes project to have an impact on the upstream properties or Rudasill Road.

4. Another misconception and lie being spread by those opposing the project is that the project will cause traffic congestion. In fact, Oracle Road, Rudasill Road, and surrounding intersection and roadways will not be adversely impacted. The Project has completed a traffic impact study (“TIS”) by a registered and very credible and experienced traffic engineer, and the TIS has found that the Project will not adversely impact the Oracle Rd. and Rudasill Rd. intersection and roadways. See Specific Plan App. B. According to the TIS, the Oracle/Rudasill intersection will continue to operate well above the acceptable level of service after the Project is complete. The Oracle Road and Rudasill Road roadways both have excess capacity, so that the project’s traffic will not cause traffic congestion. Specifically, Rudasill’s vehicle capacity is 13,320 average daily trips (“ADT”) while the current level of daily trips is only 2,550 ADT. Furthermore only 10% of the Project’s traffic will utilize Rudasill Rd. For Oracle Road, its capacity is 59,900 ADT while the current level is 40,037 ADT. Both roadways have ample capacity to accommodate the project’s traffic. The project is also located near public transit bus routes, which should reduce vehicle trips from the site. The developer understands that traffic is a concern of the surrounding neighborhoods, which is why it has augmented the Project design by reducing total units and moving the bridge to connect with Oracle Rd. to reduce traffic on Rudasill Rd. These significant design changes will reduce the project’s impacts on the traffic on Rudasill Rd.
5. The project is incredibly environmentally friendly. Quail Canyon Homes utilizes an infill site – the now-defunct Quail Canyon Golf Course – and will not contribute to sprawl into the surrounding fragile desert. The project will be built almost entirely on the area previously disturbed by the golf course (instead of development occurring on pristine desert). The project will preserve over **60% of the site - nearly 31 acres of open green space** - and prioritizes sustainability. Quail Canyon Homes utilizes an infill site – the now-defunct Quail Canyon Golf Course – and will not contribute to sprawl into the surrounding fragile desert. The Project will be developed fully outside of the Pima Wash; in fact, the Project will restore portions of the Wash’s riparian area that were disturbed by the former Golf Course thereby improving the natural riparian habitat. See Specific Plan, Exhibit II.A.1. This natural undisturbed green/open space will create a 250 ft. wide wildlife corridor to ensure unimpeded wildlife connectivity within the Pima Wash between the Rillito River and the Catalina Mountains. The Project will protect the area’s native plants by complying with the County’s native plant protection ordinance and restore most of the area previously disturbed by the Golf Course. The developer has worked with

and sought advice from a local conservation group and local design professionals as basis for many of these decisions. In addition, the Project's homes will be designed to be energy and water efficient, including the utilization of smaller yards, sustainable materials and specifications, and water-efficient landscaping. The Project puts a premium on water conservation by requiring EPA Water Sense fixtures, prohibiting turf grass and fountains, requiring desert vegetation, and maximizing passive rainwater harvesting, over and above the required codes. See Specific Plan § II.C.9. The entire project, including both single-family homes and apartment units, will use approximately half the water as the former golf course in this area.

6. This is a local team with best-in-class professionals working on each detail of the development. I was pleased to learn that seventy-five percent of the Project's ownership currently live in Tucson. While UIP's principal lives in California, he was raised in Tucson, went to college here, and his family still lives and operates businesses here, including Zona 78 and Hacienda del Sol. Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.
7. This golf course has been vacant and unused for years. Its location within the depressed canyon, out of sight from the public roadways, makes it vulnerable to encampments and becoming a public safety risk.
8. The project will be an economic boon, generating additional property taxes for schools, impact fees for community services, bring new patrons for local businesses will also help our local businesses, many of whom are still recovering from pandemic-related closures.
9. The Project will include homes and apartments with increased density and smaller yards, which are more energy and water efficient. While single-family homes on one-acre lots were the norm in the 1960s and 1970s, modern development must include higher densities and be more energy and water efficient to be sustainable. When the Golf Course was operating, it used on average approximately 89,000 gallons of water per day. At full build out, the Project will use approximately half the water as the golf course (including both single family homes and apartment units). Therefore, the Project represents a significant improvement in water efficiency for this land and its future use. The project will use WaterSense fixtures and xeriscape landscaping, further enhancing the project's commitment to sustainability. Beyond water usage, golf courses are environmentally detrimental

due to the chemical usage and heavy machinery needed to operate. Changing the use from recreational to much needed residential is the logical next step.


10. The Developer's initial plans called for 350 units of multifamily housing plus 200 units of single-family housing. The project as currently proposed reflects valuable community feedback and input, including an over 40% reduction in total units to appease the neighbors concerned with the density. The community outreach and commitment to work with the surrounding neighborhood is admirable. In addition, the developer originally proposed a beautiful walking trail through the property to be open to the public, which the immediate neighbors demanded be removed. Furthermore, the project was designed to avoid obstructing the views of the adjacent neighborhood. The site is in a canyon and sits far below the existing home grade, which ensures that the tops of the newly built homes do not impede any view from the neighboring community. We cannot let the few NOT IN MY BACKYARD affected homeowners, of which only 7 of them are even within 300 feet of the nearest new home, effect what would be a benefit to hundreds of new residents and countless more businesses.
11. The Project has taken into consideration the feedback and comments from neighbors on Williams and from the Pima County Planning Department. This includes making numerous modifications to the original design:
  - Bridge Redesign: To address the major concern that all the Project's traffic will enter onto Rudasill Road, the project team studied the alternatives and redesigned the access to the single-family homes to come directly from Oracle Road. This design change will be more costly but is worth it because it will significantly mitigate the Project's traffic impacts based on Oracle Road's capacity for additional traffic.
  - Walking Path & Security: To address the concern about a walking path adjacent to the Williams neighbors, the project team eliminated the walking path on the South Parcel's east border and agreed to a wall along the eastern edge of the single-family development.
  - Buffering on South Parcel: To address the concern of the proximity of homes next to the Williams' neighbors, the Project redesigned the road circulation to provide an additional 30 ft. of buffering to the adjacent homes.
12. The Project fits within the context of the area and is designed to conform with the Land Use Planning Policies of Pima Prospers, the County's comprehensive general plan. The area north of the Pima Wash will have apartments that are built within the Plan's Community Activity Center planning area, which allows a mixture of commercial and high-density residential uses. Increased density is one the most important building practices that must be used as we grow and expand, for both its lower environmental impact and to ensure residents are close to public transit and local businesses. The area south of Pima Wash will have homes built within the Plan's Low Intensity Urban 1.2 planning area, which allows homes at a density up to 4 residences per acre with the preservation of 60% open space. The Project meets this open space requirement and will provide homes at a density of approximately

2.8 RAC. This density is similar to the CR-2 zone, which is slightly denser than the Property's current zoning of CR-1. The Project will result in multi-family apartments being built next to existing hotels along Oracle Rd., and single-family homes being built next to existing single-family homes. The Project fits with the adjacent uses and will seamlessly fit into the greater lower foothills area.

In closing, we truly believe that the Quail Canyon Homes project is a perfect example of an appropriate location for development. It's an old, blighted golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design should be the new standard for county development. This just makes good sense for the surrounding community at large. We encourage you to approve this rezoning.

Thank you for your consideration.

Kim and Don Bourn  
5905 N. Camino Escalante  
Tucson, Arizona 85718



*Allied Group Asset Management, LLC*

2123 E. Sentry Ridge Ct.  
Tucson, AZ 85718

Pima County Board of Supervisors  
130 W. Congress St.  
Tucson, AZ 85701

Re: Rezoning of the former Quail Canyon Golf Course

July 1, 2023

Dear Board of Supervisors,

I am writing to express support for the proposed rezoning of the former Quail Canyon Golf course into the Quail Canyon Homes project.

It is my belief, this site is clearly an appropriate location for development, given its history as a retired golf course that no longer has that use. At the end of the day planning and zoning has to ask themselves, “what would be the best use of the property that could/would generate the most stable income to the City. The proposed project offers a thoughtful solution, featuring apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. A great blend of uses that also maximize receivable tax income to the County.

The development is being built almost entirely on the area previously occupied and disturbed by the Quail Canyon golf course. Our proposal will ultimately preserve over 60% of the site - nearly 31 acres of needed/desired open green space – and will be developed fully outside of the Pima Wash. In fact, the Project will restore portions of the Wash’s riparian area that were disturbed by the former Golf Course thereby improving the natural riparian habitat.

As for traffic, once you review the project, you will agree, it does not adversely impact the Oracle Rd. and Rudasill Rd. intersection and/or roadways. The Oracle/Rudasill intersection will continue to operate well above the acceptable level of service once the Project is complete. Both the Oracle Road and Rudasill Road roadways currently appear to have excess capacity, consequently, the project’s traffic will clearly not cause traffic congestion. Specifically, Rudasill’s vehicle capacity is rated at 13,320 average daily trips (“ADT”) while the current level of daily trips is only 2,550 ADT less than 20% of the road’s current vehicle capacity.

ALLIED GROUP ASSET MANAGEMENT  
2123 E. SENTRY RIDGE CT.  
TUCSON, AZ 85718  
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Furthermore only 10% of the Project's traffic will utilize Rudasill Rd. For Oracle Road, its capacity is 59,900 ADT while the current level is 40,037 ADT. Again, under capacity, this time by 66.8%. Both roadways have ample capacity to accommodate the project's traffic and much, much more.

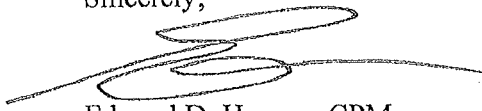
It's clear, the adaptive reuse of this property for housing is not only a practical solution that not only satisfies current housing demand but also increases tax revenue to the county. Clearly, addition of the project ends up being both financially and astatically a responsible one. We feel this is clearly the best and greatest use of this property. As is being currently proven, if continuing to be left vacant, this site is at risk of further encampments that may and probably will create additional public safety concerns. By repurposing the land for housing, we can avoid the destruction of the fragile desert. The property should be changed from a minimal tax generating piece of real estate into a increased, tax generating parcel that has been cleaned up and re-purposed into a positive location rather than a "eye sore" that likely causes issues to the county.

As an additional strong point, the development team behind this project has demonstrated their commitment to responsible building and environment-focused design, which should be strongly considered as an updated standard for county development. The County encourages an "all-local Tucson" team to include the consultant team, along with their civil engineer, drainage engineer, traffic engineer, planners, and attorneys. This further adds to their credibility and shows their dedication to the community. I have personally known the Firth family for years and their restaurants have done so much for the Tucson community, dating back to Keaton's Restaurant, and now including Zona 78 Restaurant and Hacienda del Sol Restaurant and hotel.

It's the developer's belief (and I would agree) this proposed project will be a much-needed economic boon for the area, generating additional taxes and fees to likely be used for schools and community services. It will also bring new patrons to local businesses that are still recovering from pandemic-related closures.

In light of all these compelling reasons, I strongly support and encourage you to recommend approval of this rezoning. I believe that this project has the potential to create significant positive impacts both physically and financially to the surrounding community and the County. Positive impacts that will continue for years to come. We all appreciate your consideration and look forward to the day that this property is improved and stops being a eye sore and danger to the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward D. Hansen', with a stylized flourish at the end.

Edward D. Hansen, CPM



June 29, 2023

Board of Supervisors  
Attn: Clerk of the Board  
103 W. Congress St, 5<sup>th</sup> Floor  
Tucson, AZ 85701

Subject: Quail Canyon Rezoning Support (P22SP00003)

Dear Board of Supervisors:

I'm writing in support of the rezoning of Quail Canyon for community and personal reasons. I have lived in Tucson for 36 years and each of my three homes was in brilliantly planned communities taking advantage of improving drainage, preserving wildlife and with sensitive infill allowed new families close to the University schools and jobs.

All required rezoning and planning approval and I could not have asked for better land use. One of my residences was quite like Quail Canyon, with 100 homes on 50 plus acres, carefully planned water catchment basins which eliminated flooding there and in the adjacent Cat 7. Rezoning was approved, all washes and wildlife were protected, and it's a very desirable infill.

Now as a widow I live in a planned apartment community on the River, also infill and close to the University, downtown and jobs. A barren area now has beautiful natural landscape and has been helping our dire need for apartments of every size as Tucson becomes more and more a destination for newcomers.

Both of these types of residences will be built at Quail Canyon if you will rezone. I feel so strongly about this partial answer to our Tucson housing crunch that I am an investor in this project.

Long before the Star began to publish articles about the need for homes near jobs and transportation, I believed that this parcel, where I learned to play golf in 1989, could have a higher and better use.

Please act favorably on this rezoning and feel free to call me for more information.

Sincerely,  
Ruth A Zales  
3131 E Monte Vista Dr.  
Tucson, AZ 85716



FILED  
JUN 30 2023  
TUCSON, ARIZONA  
COUNTY CLERK'S OFFICE

Board of Supervisors  
c/o Clerk of the Board  
Pima County  
130 W. Congress St.  
Tucson, AZ 85701

Re: Rezoning – Quail Canyon Specific Plan

July 3, 2023

Dear Supervisors,


This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As the manager of a business that is adjacent to the subject site and a member of the Tucson community, I support this project for the following reasons:

- This area is appropriate for development especially because it is reusing an old defunct golf course.
- This project will add customers and revenue to the surrounding businesses, many of which have struggled through the pandemic.
- I support responsible development and the developer has made an effort to do community outreach and give information about the project, which I appreciate.

For these reasons, I encourage you to approve this rezoning.

Respectfully,

Name *Daniel Carrillo*  
Address: Chevron, 5960 N Oracle Rd, Tucson AZ 85704  
Email 

APPROVED FOR THE BOARD  
7/10/23

July 3, 2023

Board of Supervisors  
c/o Clerk of the Board  
Pima County  
130 W. Congress St.  
Tucson, AZ 85701

Re: Quail Canyon Support Letter

Dear Board of Supervisors:

I am the Manager of Double D Development, LLC, and our company owns the three vacant lots at directly south of the old Quail Canyon Golf Course (our parcels are APNs 105-01-1380, -136D, and -137A). The golf course has been closed for at least five years, and since then it has sat vacant and is continuing to deteriorate. This is not a natural desert area that needs to be preserved, it is a run-down, heavily disturbed area that needs to be redeveloped.

As an adjacent property owner, I fully support this redevelopment and rezoning. The golf course is never coming back, so the focus must be on what is the best and most reasonable use of the Property. Residential is an ideal use for this property because it will fit well with the existing uses in the area. The apartments will be located next to the existing hotels, and hundreds of feet away from the homes to the east. New single family homes will be located next to the existing single family homes, which sit 50 feet above the new development. I cannot think of a better use, and one that will coexist with what is currently in the area.

I know as a developer that this project cannot disturb, much less be built within the Pima Wash. I understand the proposed project will not only preserve the wash, but also restore a large portion of it that was disturbed by the golf course. As a downstream property owner I am comfortable that Pima County Flood Control will ensure the drainage be designed safely and in a way that protects my property. I am also not concerned about the traffic created by the Project. The developer has moved its single-family access to Oracle Rd. via a bridge. This will be costly, but it will have significant benefits by directing a substantial amount of the project's traffic to Oracle Rd., which can handle the additional vehicles.

I am very concerned about what will happen to the old golf course if this development does not occur. The current owner has attempted to keep out trespassers, but I know from

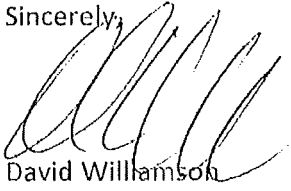
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experience this is a never-ending challenge. The affects of this property remaining vacant are fare more consequential to me as a direct neighbor than if this property is developed.

I encourage you to approve the Quail Canyon rezoning because it makes sense for the numerous reasons stated above. Thank you for taking into consideration my opinion as a direct neighbor of the Property.

Sincerely,



David Williamson

Double D Development, LLC

as sole beneficiary of land assurances trust No. 202065-S

Title Security Agency, LLC as Trustee

Property Address: 100 W. Yvon Dr.  
Tucson, AZ 85704

# Ysaura Rodriquez

**From:** Betsy T. [REDACTED]  
**Sent:** Tuesday, July 4, 2023 7:38 AM  
**To:** COB\_mail; District1  
**Subject:** Development of Quail Canyon Golf Course

**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.

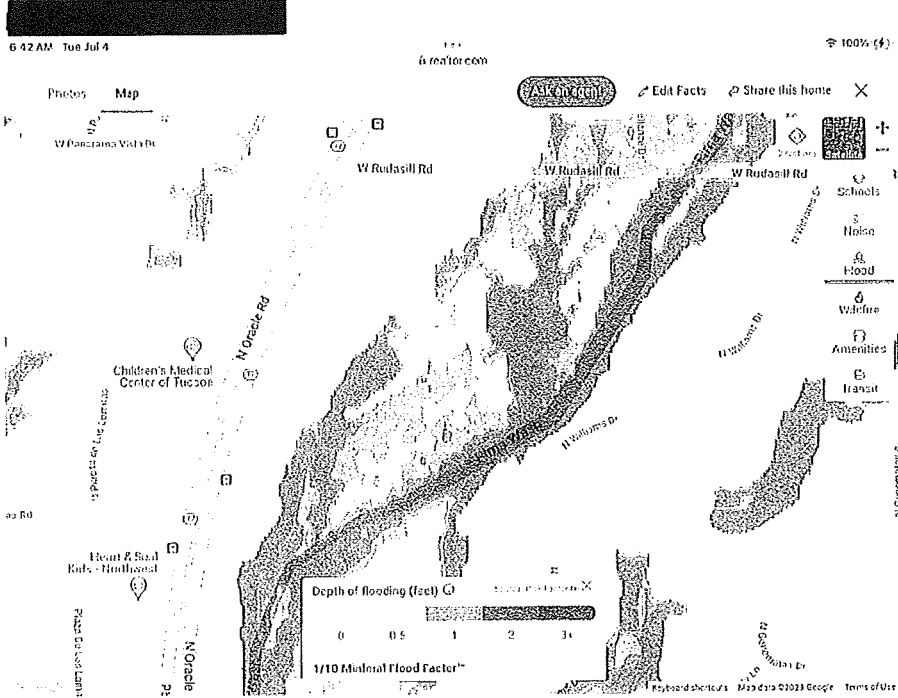
Dear Mr. Scott,

Please vote NO on July 11th for the development of the Quail Canyon Golf Course area for homes and apartments. Attached is a copy of a flood map for that area. It would not be fair to the taxpayers of Pima County to have to deal with the expense of flooding in that area if this development goes through. If anything, postpone this decision indefinitely until the Foothills Mall area is developed. If it is a success, MAYBE think about the Quail Canyon area.

I have lived in this area for almost 50 years and have seen many projects like these fail. Pima County does not have the water or the jobs and the California developers don't care. This is not the time or the economy for this development to go forward. I can't help but wonder what Chuck Huckleberry would think about the BOS destroying this beautiful riparian area.

Thank you for listening.

Elizabeth Thomas  
2446 W. Via Di Silvio  
Tucson AZ 85741



Ysaura Rodriguez

From: Katherine Clancy <[REDACTED]>  
Sent: Tuesday, July 4, 2023 8:03 AM  
To: COB\_mail  
Subject: We oppose the Pima Wash Development Katherine & Robert Clancy

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.

We have a townhome in Pueblo Villas at Cresta Loma and Oracle.

We are not against development, but we want to make sure future developments are not too large.

Just try turning right coming south on Oracle Road on Cresta Loma. The traffic is fast and there are already too many cars.

I think they call it a "wash" because of water flow. Is this a wise place to build?

I remember Phoenix as a lovely town. Development, but not on steroids.

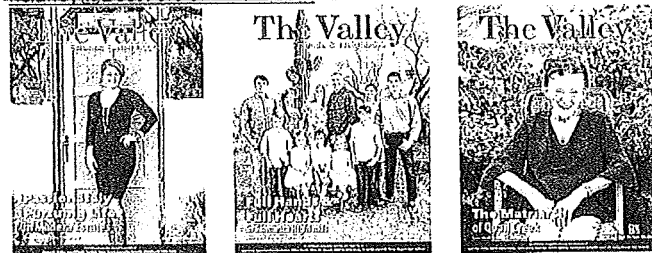
City planners across the nation always claim that their cities will not become a Phoenix. City planners do not seem to have the guts to stand up to developers.

It seems Tucson is on the wrong path.

Please radically reduce the size of this development.

Katherine and Robert Clancy

Katherine Clancy  
Founder and Publisher  
The Valley Friends and Neighbors



Best Version Media  
Bringing neighbors together one community at a time

Facebook: [REDACTED]  
Twitter: [REDACTED]  
LinkedIn: [REDACTED]  
Sports Pee-wee to Pro: [REDACTED]

**Your business referrals are greatly appreciated!**

AL032840850P001250

**Ysaura Rodriguez**

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**From:** JOHN VYBORNÝ <[REDACTED]>  
**Sent:** Wednesday, July 5, 2023 10:22 AM  
**To:** COB\_mail  
**Subject:** Quail Canyon rezoning proposal VOTE IN FAVOR

**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.

Pima County Board of Supervisors  
Attn: Clerk of the Board, Pima County

33 N Stone Avenue, 11th Floor  
Tucson, AZ 85701-1404

July 5, 2023

- District 1 - Rex Scott – [district1@pima.gov](mailto:district1@pima.gov)
- District 2 - Matt Heinz - [district2@pima.gov](mailto:district2@pima.gov)
- District 3 - Sharon Bronson – [district3@pima.gov](mailto:district3@pima.gov)
- District 4 - Steve Christy – [district4@pima.gov](mailto:district4@pima.gov)
- District 5 - Adelita Grijalva – [district5@pima.gov](mailto:district5@pima.gov)

Dear Pima County Board of Supervisor Members,

I am writing to express my **overwhelming support** for the Quail Canyon rezoning proposal and urge you to vote in favor of this very important development.

Our community is currently in the need for housing, this is a solution.

**This proposal**, following an extensive review period spanning over a year and a half, **has won the complete backing of the Pima County Development Services staff.**

This project aligns with **Pima Prospers' guidelines** and promises to provide sustainable growth by utilizing existing urban areas.

In conclusion, I would like to reiterate that the Quail Canyon rezoning proposal has been meticulously reviewed, carefully deliberated, and ultimately recommended by the Planning and Zoning Commission. The development represents a vital step towards addressing our housing crisis and fostering sustainable growth.

Please **VOTE IN FAVOR** of the Quail Canyon rezoning proposal and help our community continue to grow and thrive.

Sincerely,  
John Paul Vyborny  
5230 North Salida del Sol Drive  
Tucson, AZ 85718  
[REDACTED]

Sent from [Mail](#) for Windows

11-09-2023 10:27:30 AM

**From:** Sandra Steinberg  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, June 14, 2023 1:47:23 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,  
Sandra Steinberg  
Street Address: 1620 N. Beverly Ave.  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85712

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED



**From:** Emily Murtaugh  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Wednesday, June 14, 2023 5:04:30 PM

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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,  
Emily Murtaugh

PL 00000000000000000000  
1/2

**From:** Brianna Parise  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning -- Quail Canyon Specific Plan  
**Date:** Tuesday, June 20, 2023 8:08:27 PM

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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,  
Brianna Parise  
Street Address: 6011 N Desert Sun Ct  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

JUL 02 2023 10:22 AM  
2K

**From:** Shea McGrath  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning -- Quail Canyon Specific Plan  
**Date:** Wednesday, June 21, 2023 7:21:01 PM

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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.

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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,  
Shea McGrath  
Street Address: 937 N 5th Avenue  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85705

2023 JUN 21 10:06:20 AM PST

**From:** Araceli Juarez  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, June 22, 2023 12:34:14 PM

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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,  
Araceli Juarez  
Street Address: 11406 E. Creosote Range Dr.  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85747

11-052284-000-PC-03-17-20  
JK

**From:** [Jason Wong](#)  
**To:** [COB\\_mail@pima.gov](mailto:COB_mail@pima.gov)  
**Cc:** [Rory Juneman](#); [Jackson Cassidy](#); [Matthew A. Firth](#)  
**Subject:** Quail Canyon Rezoning Case No P22SP00003 - Support Infill Development  
**Date:** Friday, June 23, 2023 8:53:15 AM

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Board of Supervisors  
Attn: Clerk of the Board  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701

RE: Quail Canyon Rezoning Case No. P22SP00003

Honorable Madame Chair and Board of Supervisors:

Please support the Quail Canyon Rezoning.

The project has been carefully designed to better utilize existing infrastructure and to be compatible with surrounding uses. The design mitigates the impact on the surrounding neighbors.

Supporting the rezoning would show that Pima County understands the importance of infill development. The development conserves water, better utilizes the land and decreases sprawl. Developers have been pounded on these issues for years. Now you have a project that embraces these points.

Pima county has a severe housing shortage. The shortage is due to many factors but one major factor is the increased difficulty of getting housing projects approved. It takes years to fight the neighbors to overcome their objections, which leads to the housing shortage.

Builders and developers are unfairly blamed for the housing shortage, criticized for creating urban sprawl and not using existing infrastructure. This rezoning creates housing, prevents sprawl and better utilizes the surrounding infrastructure.

The project should be soundly supported; a yes vote would show that Pima County understands the need to create housing, decrease sprawl

JUL 05 2023 09:27:01 CDT  
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and better use of infrastructure.

Sincerely,

Jason Wong, CCIM, MBA, LEED-AP  
Red Point Development, Inc.  
8710 N. Thornydale Road, Suite 120  
Tucson, AZ 85742



This communication is intended only for the individual or entity to who it is directed. It may contain information that is confidential or otherwise exempt from disclosure under applicable law. Distribution, dissemination or copying of this communication by anyone other than the intended recipient, or a duly designated employee or agent of such recipient is strictly prohibited. If you have received this communication in error, please notify us immediately at the telephone number provided or by replying to this email and delete this message and all attachments thereto.

March 7, 2023

VIA EMAIL: [Terri.Tillman@pima.gov](mailto:Terri.Tillman@pima.gov) ; [DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov) ; [District1@pima.gov](mailto:District1@pima.gov) ;  
[District2@pima.gov](mailto:District2@pima.gov) ; [District3@pima.gov](mailto:District3@pima.gov) ; [District4@pima.gov](mailto:District4@pima.gov) ; [District5@pima.gov](mailto:District5@pima.gov)

Planning & Zoning Commission  
c/o Terri Tillman  
& Pima County Board of Supervisors  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

Re: Rezoning – **Quail Canyon Specific Plan- #PZZSP00003**

Dear Commissioners and the Honorable Pima County Board of Supervisors:

I am submitting this letter to express my support for the rezoning of the former Quail Canyon Golf Course.

As a nearby Shadow Hills neighbor to this proposed project, and a lifelong resident in metro Tucson, I have seen the community grow from 225,000 to what is now of over 1,100,000 people. I treasure living in the county and love seeing wildlife on my property and honoring the unique desert vegetation –for these are what make our community so special. My daughters learned to play golf on the Quail Canyon golf course, but its time has passed, and it deserves to be the spot to house more residents, bringing home and apartment development where it should be: near major roads, retail and services!

In looking closely at the developer's plans for the site, I think that the project is an appropriate location for development; It's an old golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon. Building on an infill site is a much better practice than digging up the fragile desert. The project's commitment to responsible building and environment-focused design, backing up to open spaces for wildlife to traverse and water to flow during our magnificent monsoon rainfalls.

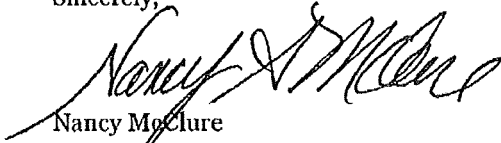
Adaptive reuse of a dormant golf course and revitalizing it with residents is surely going to give boost to many local businesses still recovering from the pandemic related closures. Establishing this new neighborhood, surrounded by the established Casas Adobes Neighborhood homes, with a variety of housing options appealing to individuals, couples and families, allows for the old to be leading the new to enjoy all that this county life has to give, but being close to major employment hubs, shopping, medical

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and public transportation. This is not adding to sprawl—it is taking a pocket of available land and bringing to its greater potential which will also add to the property tax base for schools and services. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

For these reasons, I encourage you to recommend approval of this rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy McClure". The signature is fluid and cursive, written over the printed name.

Nancy McClure

5651 N. Placita Stilbayo

Tucson, AZ 85718-2006





**From:** Josh Wirth  
**To:** Jackson Cassidy [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Thursday, June 29, 2023 5:26:17 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.

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,  
Josh Wirth  
Street Address: 1437 N. Rook Ave  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85712

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July 11, 2023

The Honorable Adelita S. Grijalva  
Chair  
Pima County Board of Supervisors  
130 W. Congress St.  
Tucson, AZ 85701

**Re: Quail Canyon Rezoning**

Dear Chair Grijalva:

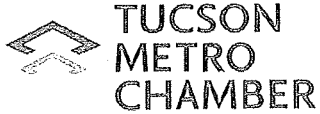
The Tucson Metro Chamber represents 1,500 businesses, collectively employing more than 160,000 employees in Tucson and Pima County. The Chamber is committed to fostering connectivity among community leaders, stimulating business growth, and advocating for a stronger community. Among the Chamber's key priorities are economic development, land use, and workforce development, all of which play a key role in facilitating Tucson/Pima County's ability to attract and retain businesses. In due manner, the Chamber would like to express its support for the agenda item scheduled for July 11<sup>th</sup>, which considers the rezoning of the 53-acre parcel of land formerly known as the Quail Canyon Golf Course.

The proposed project includes the rezoning of the unoccupied Quail Canyon Golf Course to accommodate the construction of 310 housing units, consisting of both multi-family and single-family residences. The Chamber views this project as an excellent opportunity for the county to make responsible use of existing land and to embrace infill development. By utilizing this site, surrounded by existing infrastructure, in an area currently with major roads below capacity, this project will also support economic vitality and employment opportunity. Moreover, it will avoid the need for costly expansions into lesser developed areas, thereby conserving public resources while promoting further economic growth. The Chamber further emphasizes the importance of the Pima County Board of Supervisors implementing simplified rezoning and entitlement processes that encourage infill development, company relocations, and expansions.

Furthermore, the proposed rezoning will allow more residents to live within a reasonable distance from work, school, and shopping centers. With access to roads such as Oracle Rd., the site will support increased density that is adjacent to or nearby employment centers, reducing the need for extensive transportation networks, and promoting sustainable practices and models. Alternatively, the higher density that the project will bring could attract more businesses and industries to the surrounding area. This would support efforts effectively highlighting the career opportunities in the region and attract high-level talent in critical industries. The increase in economic activity created by the project will foster a more diverse and vibrant economy, providing a wider range of job opportunities.

This is all crucial in our region's ability to attract, retain and develop high quality employers. While there are many tools necessary in the 21<sup>st</sup> century to develop and promote a well-prepared workforce, the current housing shortage serves as a barrier to both employees and employers. The Chamber advocates for initiatives, such as this rezoning proposal, which support the production and preservation of affordable housing as community infrastructure. The units available by this project will thus benefit both economic and workforce development by providing more housing opportunities in the area while encouraging infill.

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The Honorable Adelita S. Grijalva  
July 11, 2023  
Page 2 of 2

The proposed rezoning of the North and South parcel of the Quail Canyon Golf Course will not only revitalize a deteriorating site but also provide an opportunity to support the objectives that are outlined in the Pima Prosper's Comprehensive Plan. Thus, the Chamber urges the board to consider the project's alignment with the county's policies 3.1.1.2, 3.1.1.4, and 3.1.1.6 within the *Use of Land* Chapter of the Comprehensive plan.

- Policy 3.1.1.2:
  - Integrated/efficient use of services and infrastructure
  - Appropriate mix of land uses that support a balance of housing, employment, shopping, recreation, civic use, and expansion of economic development goals
- Policy 3.1.1.4:
  - Support land uses, densities/intensities that are suitable for the urban, suburban, and rural unincorporated Pima County
- Policy 3.1.1.6:
  - Promotion of compact forms of development in urban/suburban areas where infrastructure is planned or already in place

In conclusion, the Chamber encourages the Pima County Board of Supervisors to approve the proposed rezoning of the Quail Canyon Golf Course and use this opportunity to support a thriving community that benefits current and future residents.

Sincerely,

A handwritten signature in cursive script that reads "Michael Guymon".

Michael Guymon  
President & CEO

Cc: The Honorable Rex Scott, Vice Chair, District 1  
The Honorable Dr. Matt Heinz, Supervisor, District 2  
The Honorable Sharon Bronson, Supervisor, District 3  
The Honorable Steve Christy, Supervisor, District 4  
Ms. Jan Leshner, County Administrator

**From:** Nate Weisband  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, June 30, 2023 2:13:21 PM

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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,  
Nate Weisband  
Street Address: 7260 E. Rocky Creek Place  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

2023 JUN 30 10:00 AM

**From:** Chelsea Bowdre  
**To:** Jackson Cassidy  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Friday, June 30, 2023 5:36:53 PM

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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.

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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,  
Chelsea Bowdren  
Street Address: 502 E University Blvd  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85705

20230630153653 PM

**From:** Hilary Hoopes  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Saturday, July 1, 2023 8:06:52 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.

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Respectfully,  
Hilary Hoopes  
Street Address: 4601 N Paseo Presidio  
City: Tucson  
State / Province: AZ  
Postal / Zip Code: 85750

20230701080652

**From:** Bruce Fohr  
**To:** Jackson Cassidy; [REDACTED]  
**Subject:** Support for Rezoning – Quail Canyon Specific Plan  
**Date:** Tuesday, July 4, 2023 8:07:07 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.

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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,  
Bruce Fohr  
Street Address: 5150 n via de la Granja  
City: Tucson  
State / Province: Arizona  
Postal / Zip Code: 85718

7/4/23 10:08:00 AM (0/0/0)



Tucson for Everyone is a local group advocating for welcoming neighborhoods and abundant housing.

**Board of Supervisors  
Pima County  
130 W Congress St, 1st Floor  
Tucson, AZ 85701**

*July 4th, 2023*

**RE: Support for Quail Canyon Rezoning P22SP00003**

Dear Board of Supervisors,

Tucson for Everyone is excited to support the proposed Quail Canyon project at Oracle and Rudasill that will be in consideration on the July 11th convening of the Board of Supervisors. The project would convert an unused golf course into over 200 apartments and 100 residences. We believe this project will help address our region-wide housing shortage, and especially our need for infill development near existing jobs, schools, and infrastructure. There are currently 2,392 Tucson for Everyone supporters in Pima County.

We know that the housing needs of Tucson citizens are not being met by existing housing. Rents are at historic highs while rental vacancy rates are at historic lows—both of which are signs that there isn't enough housing to go around. Additionally, homelessness is a persistent issue in our county—including encampments on the site of this proposed project. When we

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look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing. To address this problem we advocate for abundant housing in our city, and believe that Quail Canyon Homes and the 300 units of housing the project provides will make a significant contribution to our housing supply.

It's our understanding that residents opposing the project have concerns for the safety and capacity of the roads around the project. In fact, our group frequently advocates for similar transportation improvements; from our perspective, we see issues in our transportation system as existing alongside housing supply problems. Our group has confirmed that this project has the approval of the Pima County Transportation Department—who has stated that the existing roads can support this development—and as such believe that blocking this project will unnecessarily hinder our region's progress toward solving the housing crisis.

In fact, the reason we support projects like Quail Canyon so strongly is because we see denser infill development as one of the most significant long-term solutions to our region's transportation and housing problems. Since Pima County hasn't yet been able to deliver on many of the transportation improvements approved by voters, it's hard to see how halting this development will positively contribute to meeting our community members' needs. On the other hand, supporting the project will mean both increased tax revenue to the county and even more justification for transportation improvements in the area.

Beyond the reasons listed above, we support this project because of the time the planners have spent to address sustainability. Projects which are built as infill rather than on the edge of urban areas are significantly more sustainable because they do not destroy pristine Sonoran ecology, and because they avoid significant emissions associated with paving new roads and building new infrastructure. The nature of dense developments also contribute to sustainability by meeting housing needs with fewer resources per unit of housing compared to lower-density suburb or ranch development. And finally, this project has made site-specific plans to set aside land as a nature preserve.

We have found that the issue of housing is a uniquely cross-partisan one. Our supporters include progressives concerned with housing affordability's impact on low-income people, liberals wishing to systematically address climate change with infill and dense development, conservatives wishing to spur economic development by meeting the housing needs of workers, and libertarians who criticize the government's approval process for housing projects as an artificial wedge preventing supply from meeting demand. There is a sentiment among architects, builders, and advocates in the community that we are bending over backwards to serve processes which were originally designed to serve us.

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,

Kyle Snowden, Tucson for Everyone Co-Lead

Miranda Schubert, Tucson for Everyone Co-Lead



Tucson for Everyone is a local group advocating for welcoming neighborhoods and abundant housing.