

AGENDA MATERIAL

DATE 7/11/23

ITEM NO. RA 63



JULY 10, 2023

Pima County Board of Supervisors
Attn: Clerk of the Board
COB_mail@pima.gov

RE: REZONING – QUAIL CANYON SPECIFIC PLAN

Board of Supervisors:

I am a City of Tucson resident of 20 years, and since 1992 I have lived in the Rincon Heights, West University, Barrio Viejo, Ventana Canyon, and Sam Hughes neighborhoods. I am an architect and the majority of my work is in the historic neighborhoods of Tucson. I work with private developers, homeowners, and public institutions. I also have taught at the School of Architecture at the University of Arizona for the past 15 years. I am writing both as a professional and a resident who cares deeply about Tucson.

I also completed a report in 2021 for AARP as a faculty member of the College of Architecture, Planning, and Landscape Architecture at the University of Arizona on the limits for the implementation of innovative housing types within the region (accessory dwelling units being one of the housing types). Simply stated, there are very few opportunities to provide multi-family residential housing units within the metropolitan region of Tucson.

I support the rezoning for the Quail Canyon Specific Plan. I urge each of you to support and approve this development.

I believe there are strong arguments being made to support this project – the current state of the site, the community collaboration, floodplain and other environmental mitigations, traffic, and the current housing crisis in our region, to name a few. Above all though, is how we as a community can start to infill appropriately and stop building at the periphery. It appears this project has taken so many concerned and careful actions to appropriately infill. We need to support this type of action, otherwise it will be business as usual where the safest and easiest thing to do is grow horizontally.

Should you have any questions, please do not hesitate to call.

Bill Mackey
Architect, Worker Inc.
Resident, 825 North Norton Avenue

JUL 10 2023 10:57 AM
M

Melissa Whitney

From: [REDACTED]
Sent: Sunday, July 9, 2023 9:17 PM
To: COB_mail
Subject: Clerk of the Board, DENY Quail Canyon Specific Plan Re-zoning, case number P22SP00003. July 11 session.

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, July 9, 2023

RE: **Deny** Quail Canyon Specific Plan Re-zoning, case number P22SP00003. July 11 session

Dear Pima County Supervisors,

District 1 - Rex Scott
District 2 - Matt Heinz
District 3 - Sharon Bronson
District 4 - Steve Christy
District 5 - Adelita Grijalva

I've lived in an adjacent neighborhood, Oracle Foothills Estates, since 1990, and have been a resident of Pima County since 1951.

I PROTEST the request to rezone the above-named property from CR-1 to Specific Plan and urge its DENIAL. This re-zoning wants to jam *five or six times more dwellings and residents* into a canyon than are currently allowed. That's 300 new households instead of 50. This project seeks to hammer a square peg into a round hole. This project in no way addresses affordable housing or homelessness.

Denial of this rezoning will save current and future residents, as well as Pima County government, enormous headaches and added costs, such as major road expansion of Rudasill, flood buyouts of residents along Pima Wash, and loss of wildlife habitat.

Other developers--Fairfield Homes and by A.F. Sterling ("Sonoran Crest")—are making money on their current CR-1 zoning in this neighborhood, as did a recent development at First Ave. and Agave Drive. Why can't Quail Valley developers?

With other Arizona jurisdictions talking about limiting new development, this developer wants to add 300 new households and boasts that the plan will use less water than the former golf course did. But that's a red herring. No one is proposing the revival of the old golf course, and the new development will certainly use far more water than retaining current zoning. Perhaps 5 times as much. Will this plan require water harvesting for a zero-sum water debt?

The developer knew this property's zoning and slopes, streets and valleys and flows before they bought it. Their prospectus sounds great for somewhere, but certainly not here. This is a special place—large native trees, a wildlife corridor, majestic mountain scenery, quiet open space. But these values play no role in the developer's vision. The developer only sees a nuisance to be bladed to the roots, leveled, and paved over.

The developer would be happier and make more money with 50 acres of flat ground, no flashfloods, and easy access to major streets at a stoplight. That is the absolute opposite of this Pima Wash canyon site. Considering their proposed density of people, cars, concrete, gravel, and shingles, it is doubtful that you'll be able to find any living quail in the Quail Canyon development.

If you must approve the plan, then require the planners to:

1. Route all traffic directly onto Oracle, none onto Rudasill.
2. Honor and protect the existing floodplain of Pima Wash and its canyon from the Catalinas to the Rillito.
3. Require water harvesting for all new units to ensure a zero-sum water debt.
4. Allow only CR-1 homes east of Pima Wash. Affordable CR-1 homes are welcome.

The larger question here is this: Does Pima County really, truly value its washes, riparian areas, wildlife, water security, safe streets, and existing neighborhoods? Your votes will answer this question.

Respectfully,

Bill Broyles

5501 North Maria Drive

Tucson, Arizona 85704

Melissa Whitney

From: [REDACTED]
Sent: Sunday, July 9, 2023 9:49 PM
To: COB_mail
Subject: RE: DENY Quail Canyon Specific Plan Re-zoning, case number P22SP00003. July 11 session.

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Dear Pima County Supervisors,
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The map says that the Quail Canyon development will be built in Pima Wash. But, this is not just any wash; this is Pima **Canyon**, which flows from the Catalina Mountains to the Rillito River. This riparian area is critical because it is a corridor to connect wildlife areas. Our native quail, desert tortoises, javelina, rabbits, coyotes, bobcats, coati, raccoons, road runners, and many other critters use these riparian corridors to move between habitats. Other rarer visitors include deer and mountain lions; their movements are important to maintaining genetic diversity in different populations.

Pima Canyon is designated as riparian, because it receives more water than the surrounding areas, providing a greenbelt of richer lands than the surrounding uplands. These greener lands are critical to supporting our native wildlife. When it rains, water rushes through the canyon, feeding the down-stream lands with vital nutrients and water. We find plant species in the riparian wash that we don't find in the uplands. Greater variety of plants provide a variety of timing for the flowers and fruits that nourish our rabbits, doves and squirrels through the different seasons. More plant species draw a greater variety of insects that are the food for birds such as the phainopeplas, flycatchers, hummingbirds.

The same plant species in the riparian areas have a different form than we see in the uplands and in neighborhoods. As an example, the mesquite trees in the wash are bigger, with branches and dead wood that comes all the way to the ground, providing cover, perches, nesting areas and food for a variety of wild animals. The shade of the bigger trees gives protection from sun and wind to nesting birds. In the uplands, the mesquites are less dense, smaller, and may not flower and fruit as much or as often. In neighborhoods, we trim the mesquites to a single trunk so that we can walk under them, removing the low wildlife cover for ground squirrels and lizards, and we cut out the dead wood that the hawks use to perch.

One year our desert canyons may get a lot of rainwater run-off; in another we get little. Once in a while, we get a gusher! We never know when that monsoon storm cloud will plant itself right over Pima Canyon, or a fire in the Catalina Mountains will be followed by flash flooding in Pima Canyon, or the climate-changed winter jet stream will result in repeated flows in Pima Canyon, resulting in saturated ground. We all have seen how often the 100- and 200-year floods happen nowadays – a lot more often than every 100 years. Natural habitat in the washes can recover from floods. 300 homes won't.

So, what happens when we build in a riparian wash? First, we take the resilience out of the flood plain by restricting the area of flow, preventing water from curving and pooling through the area, which would allow time for the water to sink into the ground. Then, we create large areas where water can't percolate, including roads, roofs, patios, parking lots and walkways. Then we concentrate people (300 dwellings means maybe 600-750 people) causing disturbance to wildlife by the number of people coming and going, pets, cars, noise and light. All this in addition to removing the native natural vegetation. No amount of planting can make up for this disturbance of the riparian corridor.

As a species, humans have a heavy footprint on the land. We need to minimize the impact of that footprint by protecting sensitive areas to allow other species to share the earth with us.

I ask the Board of Supervisors to **DENY** the proposal to rezone this piece of Pima Canyon.

This is the wrong place for a high-density development.

Joan E. Scott
5501 N Maria Dr.
Tucson, AZ 85704



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

07.09.23

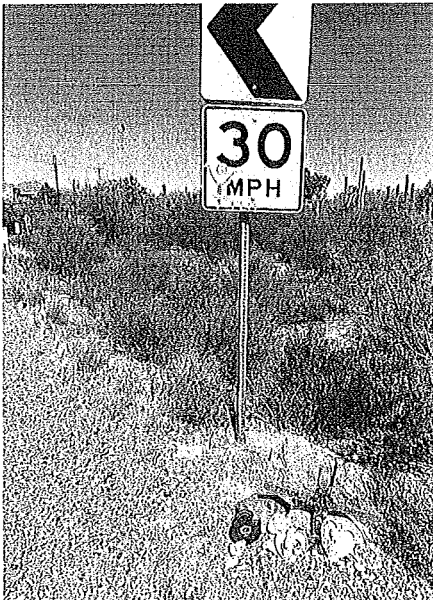
Dear Board:

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.

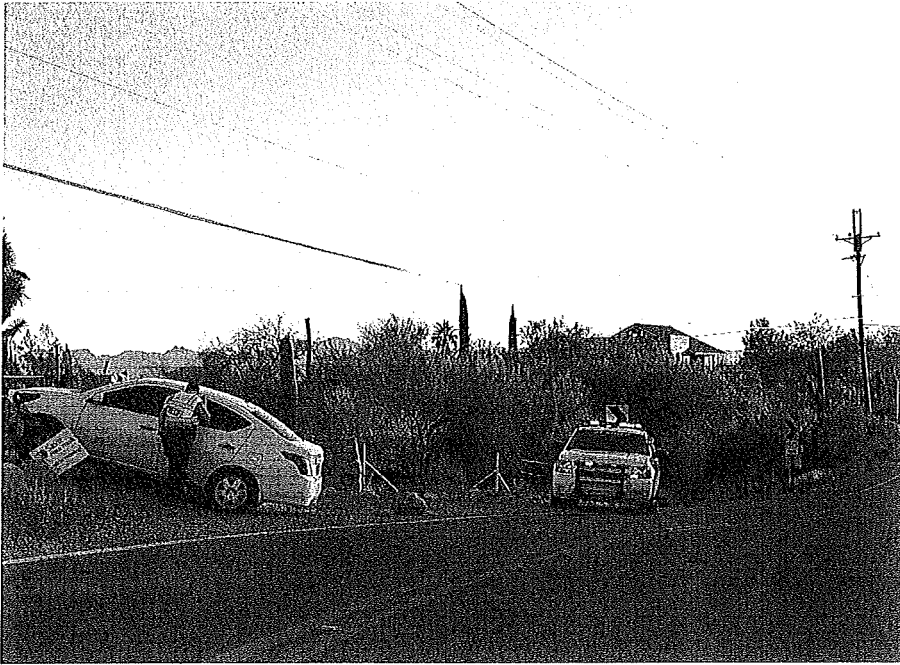
The proposed plan to use Rudasill Rd to enter/exit the development, because it is a narrow road with steep hills, sharp curves, and blind spots and a history of tragic accidents and death at the current road's capacity.

Here is a photo of 2 memorials (different events!) at the side of the s-curve facing west:



DIRECTLY across the road is a photo of a recent accident (June), the irony of the positioning of the "Save the Pima Wash" yard sign should be lost on no-one.

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No person in good conscious should blame you for denial of this rezoning.

Who could think more traffic, at the scale of the proposed development, won't mean more deaths on this road?

We can do better as a community and not approve this change in zoning!

Yes it can be developed as in-fill, for homes with access on Oracle not rezoned to jam 200+ more people and their vehicles into apartments too and jeopardize all of our lives.

I HEREBY RESPECTFULLY request that the rezoning be DENIED.

Michael Coyle
121 E Rudasill Road
Tucson AZ 85704
415.269.1267

COB_mail@pima.gov

Ysaura Rodriguez

From: Amanda Maass [REDACTED]
Sent: Friday, July 7, 2023 8:31 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 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!

Amanda Maass


914 E Drachman St
Tucson, Arizona 85719

Ysaura Rodriguez

From: Ben Elias [REDACTED]
Sent: Friday, July 7, 2023 9:20 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Thank you!

Ben Elías



2625 N Wilson Av

Tucson, Arizona 85719

Ysaura Rodriquez

From: Faffs Riederer <[REDACTED]>
Sent: Saturday, July 8, 2023 8:22 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,

I'm writing to support the Quail Canyon rezoning. I'm sure you have seen 50 emails covering the same excellent points, housing crisis, density, ecology / climate, transportation, etc.

We are in a housing emergency. There are dozens of people camped out in the wash by my house. It's a huge problem. We need to approve all the housing we can.

The city's housing plan says we need 10k affordable units. These homes are a part of the missing middle housing and they are desperately needed.

New housing is good for Pima County, it's good for our region, good for the ecosystem, good for the economy. No one has the right to block change around them. Our region has grown and we need to grow housing.

Thank you!

Faffs Riederer
[REDACTED]

901 N 13th Av
Tucson, Arizona 85705

Ysaura Rodriguez

From: Nicholas Robison [REDACTED]
Sent: Saturday, July 8, 2023 1:59 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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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+.

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-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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Thank you!

Nicholas Robison


2637 W Cassandra Pl
Tucson, Arizona 85745

Ysaura Rodriquez

From: Isabella Baldauf <[REDACTED]>
Sent: Saturday, July 8, 2023 2:23 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Thank you for your time.

Isabella Baldauf



2201 East Eastland St.
Tucson, Arizona 85719

Ysaura Rodriquez

From: Montessa White <[REDACTED]>
Sent: Saturday, July 8, 2023 3:42 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Clerk of the Board Melissa Manriquez,

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Thank you!

Montessa White



1069 S Ripirian Ave
Tucson, Arizona 85748

Ysaura Rodriquez

From: Logan Havens <[REDACTED]>
Sent: Saturday, July 8, 2023 3:53 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Clerk of the Board Melissa Manriquez,

This project is a non-issue. We are in a climate crisis and a housing crisis.

Of course this project is ugly and automobile centric, but what is not? I would prefer less parking, less pavement, and higher density. I would prefer we use the model of the mercado district as an extremely efficient and high quality example of contemporary development. But this is what it is and i will support anything that helps create more supply of denser housing.

Logan Havens

[REDACTED]
414 E Drachman St
Tucson, Arizona 85705

7/11/2023 10:53:53 AM

Ysaura Rodriguez

From: Jordan Gunther <[REDACTED]>
Sent: Sunday, July 9, 2023 7:03 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Thank you!

Jordan Gunther



832 s catalina ave

Tucson, Arizona 85711



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

JUL 10 22 40 08 04 POC:KJEF

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.



SOUTHWEST FAIR HOUSING COUNCIL

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

Re: Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003

Dear Supervisors:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course. Pima County is in the midst of a severe housing shortage and affordability crisis. We need more single-family and multifamily housing of all kinds in high-opportunity areas that are affordable for all Pima County residents. This project will convert an old golf course into much-needed housing supply.

We are also in the midst of a climate crisis that requires immediate action at all levels of society. The project is an infill development along a major transportation corridor (Oracle Road) that will use existing infrastructure, preserve open space, and protect the Pima Wash as a wildlife corridor. The new development will use half as much water as the old golf course, which is critical since we are in extreme drought with dwindling water supplies. As Pima County continues to grow, we must move away from car-centric, climate-warming urban sprawl. We must build as much as possible in established urban areas with appropriate infrastructure and services to address climate change and prevent more destruction of the Sonoran Desert.

Pima County is growing, and demand for housing is high. All projects like this have trade-offs. This project will create much-needed housing stock that balances community concerns with community needs. For these reasons, I encourage you to recommend approval of this rezoning.

Sincerely,

Name: Jay Young, Executive Director, Southwest Fair Housing Council

Address: 250 E 19th St, Tucson, AZ 85701

JUL 10 2022 08:47:00 AM EST

Ysaura Rodriquez

From: Darlene Smyth <[REDACTED]>
Sent: Sunday, July 9, 2023 9:13 AM
To: COB_mail
Subject: 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.

Please do not allow this huge project to be built anywhere near this wash. This is one of the most amazing Natural areas left in this area. The bio-diversity is precious in this location. I have done many surveys in the past...bird populations...and I can tell you this is a rare and special wash.

Thank you for reading this.

Darlene Smyth
Tucson, AZ 85718

11/11/2023 11:11 AM

Ysaura Rodriquez

From: Darlene Smyth <[REDACTED]>
Sent: Sunday, July 9, 2023 9:29 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: Pima County Board of Supervisors
Clerk of the Board

July 9, 2023

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 for the following reasons:

Please do not allow this huge project to be built anywhere near this wash. This is one of the most amazing Natural areas left in this area. The bio-diversity is precious in this location. I have done many surveys in the past...bird populations...and I can tell you this is a rare and special wash which should not be altered.

Thank you for reading this.

Darlene Smyth
Tucson, AZ 85718

11/11/2023 11:11 AM

MADDIE TSURUSAKIMADDIE TSURUSAKI, NEIGHBORHOOD RESIDENT

6160 N Panorama Circle, Tucson, 85704 | [REDACTED]

July 9, 2023

Pima County Board of Supervisors
Clerk of the Board

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

Dear Pima County Board of Supervisors:

I **protest** the request to rezone the above-named property -- the old Quail Canyon Golf Course from CR-1 to the Specific Plan for the following reasons:

1. Rudasill Road cannot handle that traffic. Is the developer going to take care of redesigning Rudasill to accommodate all that traffic and make it a safe road?
2. It's in a wash. Why any of those other houses at the bottom of the hill were built is a mystery. In a few years, the county may be buying up those houses to keep them from flooding -- just like those at the base of the Catalinas.
3. It's a wildlife corridor and riparian area. God knows there aren't many left in our area so it's up to you to preserve them.
4. We already have so much development and traffic around there that for folks like me who constantly drive Oracle Road it's added time and headache to get to and from our houses. Not only that, the road is already a safety hazard and adding more cars and turns will make it worse.

Why does infill have to mean houses and apartment buildings? Maybe the county could purchase the area for green space and do something to foster community identity like a park, community gardening plots, a botanical garden. Connect it to the river walk. Anything but more housing, more nail salons, more failing superstores, mattress companies and more people in an already congested area with very little curb appeal.

Sincerely,

Maddie Tsurusaki, neighborhood resident

Ysaura Rodriquez

From: Mario Rigoli <[REDACTED]>
Sent: Sunday, July 9, 2023 3:12 PM
To: COB_mail
Subject: In support of rezoning 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.

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

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

Projects like Quail Creek are necessary to grow our way out of the stagnation that has settled into areas like Oracle/Rudasill. If we are not progressing we are regressing, so I support rezoning as needed to allow Quail Creek to proceed.

Sincerely,

Mario Rigoli
2565 E Camino Juan Paisano
Tucson, AZ 85718
[REDACTED]

[REDACTED]

Ysaura Rodriquez

From: R Martin RPM-Logistic [REDACTED]
Sent: Sunday, July 9, 2023 3:24 PM
To: COB_mail
Subject: Vote "Yes" Pima Canyon/Quail Wash 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.

Regarding Pima Canyon/Quail Wash Rezoning.

I live in the Oracle Foothills Neighborhood Association (OFNA), which is adjacent to the proposed rezoning area known as Quail Wash.

I encourage you to vote **YES** on the rezoning of this area and allow for the development of the much needed higher density residential homes & apartments.

Why:

- This area has been abandoned & neglected for some time now, leaving it to only attract the homeless, street criminals, and illegal dumping.
- The developer's plan presented is well thought out & adequately mitigates impact to surrounding neighborhoods.
- It's residents with single family homes will have access primarily via Oracle Rd, which allows for safe ingress & egress to the area.
- It's residents living in the proposed apartment complex will have ingress & egress via Roller Coaster Rd which is currently underutilized.

Tucson has a well-documented history of small neighborhoods (with vocal minorities) negatively impacting the community as a whole when it comes to much needed in-fill development plans. This issue is no different. Now is the time for the Board of Supervisors to change this trajectory and approve this plan for the greater good of our community.

Thank you,

Rob Martin
[REDACTED]

Ysaura Rodriguez

From: [REDACTED]
Sent: Sunday, July 9, 2023 6:23 PM
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:

I would like to voice my opposition & protest the request to rezone the above named property, located east of Oracle Rd. & south of Rudasill Rd., at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan. I oppose the rezoning as I believe this proposal for over development is a tragic misuse of the land & it should remain CR-1. I live in the Oracle Foothills Neighborhood which is adjacent to this property. I have lived in this neighborhood for 23 years & have experienced, first hand, the habitat of this area of the Catalina foothills. The mature Sonoran Desert trees, the majestic Saguaros & the myriad of wildlife are just a few examples of the diversity of our beloved Sonoran Desert that are so prevalent in our area.

This proposal of over development is not in the highest interest of the integrity of the native wildlife, the natural flora & fauna & the migration patterns of the Pima Wash. Our beloved desert is slowly disappearing & should be preserved. We need nature & the balance it provides. The Pima Wash is an important Riparian area & is already a designated major wildlife corridor. It is, also, a flood plain. I don't believe it is in the best interest of the potential people living in this kind of development, as there is the eventuality of a flood.

The traffic concerns on Rudasill Rd & Oracle are numerous with this kind of high density. Rudasill is a road I often take & it is not designed for this kind of traffic. I believe it would be cause for many accidents & much congestion. Even though they have proposed \$300,000 to do something about this problem, there is no proposal on how to fix this potential hazard.

My neighbors are scholars, engineers, scientists, hydrologists & visionaries who have presented valuable insight & information regarding their opposition to this kind of over development. I respectfully ask that you pay particular attention to their concerns. They live here & know the land.

There are housing concerns in the Tucson area but, this kind of high density development should be considered where there is already the infrastructure to accommodate it. The displacement of our native Sonoran Desert in this area of the Catalina foothills is not sustainable.

Perhaps the future vision of the Pima Wash should include ideas of resourcing water by using natural water source ways of the Tucson terrain & conservation that is sustainable, as well as, the ideas of an Ecological Park. Eco Parks are conceived as a part of the integrated urban whole & can participate in solving larger urban & ecological problem.

I respectfully ask that the above mentioned rezoning proposal be denied.

Thank you,
Barbara Schuessler

440 E Yvon Dr
Tucson, Az 85704



Sent from my iPad