
From: [REDACTED]
To: bunderwood@azplanningcenter.com
Sent: 1/15/2018 10:44:16 PM US Mountain Standard Time
Subject: Re: Kachina development

Oh Brian I wish I would have seen this before I emailed my letter, which I just did. It may be the most poorly worded letter I've ever written, but my heart was just not in it. You should have a copy. I indeed did check my mail at 7:30 PM and did not see this. Interesting about Marian - I don't think she is supporting this now.

Anyhow, my letter is not too far off the mark. I'll verbally correct anything I need to. They likely may not even see it because it is submitted so late.

As if the 7 yr old dying on Jan 5 wasn't enough, now his grandpa, whom I have known for 67 years (his wife died about 10 years ago & I became Gramma Donna in her stead - he's a besty) finally went to his Dr cause he wasn't feeling so hot, tho we attributed it to the kid being sick & everyone is depressed, and today he was Dx'd with stage 4 esophageal cancer, metastasie on his liver& rib. It's when you hit 70 & beyond that everything craps out on you. I feel like I'm walking on eggs... thanks for your kindness.

Donna

Sent from my iPad

> On Jan 15, 2018, at 4:27 PM, Brian Underwood <bunderwood@azplanningcenter.com> wrote:

>

> Hi Donna,

>

> Thank you for your email and for coming out to our meetings. Mike has agreed to force all heavy construction vehicles out to La Cholla, but you're correct, the smaller construction-related pickup trucks and cars will still access McCarty. He also granted Brenda landscape approval for Lot #1 closest to her home. The rest of the mitigation really comes in the form of bringing outstanding traffic issues and roadway conditions to the attention of Pima County staff. It sounds like through this process, the County is now aware of the need to trim the landscaping in the median along La Cholla and may even foot the bill for a radar speed indicator sign, both of which should help dramatically improve traffic safety in the area.

>

> Regarding an all apartment project out to La Cholla, we recognize that is some neighbors preference, but there are many others that would strongly oppose that type of project, including Bowers, residents of Highgate and Marian Munsinger who have all shown support from the start.

>

> My apologies for the slow reply and my condolences to you and your family.

>

> Have a great evening and I'll see you tomorrow morning,

> Brian

>

>

From: Betsy Sandlin [REDACTED]
Subject: Re: Kachina plan P17RZ00004
Date: January 15, 2018 at 3:58 PM
To: [REDACTED]

On Jan 15, 2018, at 3:35 PM, MARIAN V MUNSINGER

[REDACTED] wrote:

TO: Ally Miller. District 1

It is the consensus of the Dawn and McCarty neighborhood that it would be best for all concerned for the Kachina development to use their existing access to LaCholla for Kachina.

[REDACTED] and unable to attend the meeting so please consider the impact this additional traffic will have on the neighborhood if this additional traffic goes through McCarty Road.

Marian Munsinger

Betsy G. Sandlin
P.O. Box 68325
Tucson AZ 85737

16 January 2018

Re: P17RZ00004

Ally Miller, Supervisor District 1
Sharon Bronson, Chair, Pima County Board of Supervisors, Supervisor District 3
Ramón Valadez, Supervisor District 2
Steve Christy, Supervisor District 4
Richard Elías, Supervisor District 5

Honorable Supervisors:

The residents of Section 27 are deeply concerned about Kachina's present development plan. Like all recent development plans in the past 20-plus years, this plan is for denser zoning than the original zoning, and it is on the periphery of the section with sanctioned ingress/egress onto an underutilized major roadway. Every one of these developments zoned into the periphery — Lennar at Overton Reserve, Pulte at LaCholla Vista, Santa Fe Park, Pelado Place — utilize the major roadway rather than the interior streets of the section for both construction and residents. Lennar at Overton Reserve actually bought additional land for access to the 58-acre parcel, and agreed, after extensive negotiations with residents, to have even its more expensive homes on the 18-acre parcel exit through the larger 40-acre development in order to keep traffic out of the interior of the section.

But Mr. Arnold is only willing to use LaCholla for construction and for the residents of the apartments he intends to build at the base of the hill, and he is not willing, or able, to alter the plan so that the 25 semi-custom homes might also use LaCholla. The proximate residents on McCarty and Dawn and other residents have clearly expressed their objections and concerns about further traffic on the already-compromised streets within Section 27, and have noted that since the LaCholla access was already zoned for the parcel when Kachina purchased it, the developer should maintain that access for the entire development.

It's encouraging to note that the residents of Section 27 aren't the only Americans concerned about what's going on in their neighborhood. The following, quoted from the front page of *The New York Times* on January 3rd (a copy of the article is attached) speaks to residents of Section 27:

“ . . . homeowners have expanded their claim on the world beyond their lot lines. This means they look out for schools and streets in ways that are vital to American communities.” “. . . [N]eighbors increasingly [defend] not just individual buildings against change, but also a broader sense of neighborhood ‘character’ . . .”

Please give these residents of Section 27 the careful consideration they deserve as you decide on the future of their neighborhood. Thank you once again for this opportunity to support our neighbors, especially those who will be most adversely affected if this plan is approved, and to share their concerns.

Sincerely,



Betsy Sandlin

How 'Not in My Backyard' Became 'Not in My Neighborhood'

The expectation that homeowners should be able to reach beyond their property lines has become deeply embedded.

By Emily Badger

Jan. 3, 2018



A homey scene in Yonkers in 1942.

Credit Library of Congress

In Seattle, the neighbors don't want apartments for formerly homeless seniors nearby. In Los Angeles, they don't want more high-rises. In San Jose, Calif., they don't want tiny homes. In Phoenix, they don't want design that's not midcentury modern.

Homeowners in each of these places share a common conviction: that owning a parcel of land gives them a right to shape the world beyond its boundaries.

The roots of this idea are as old as nuisance laws that have tried to limit how one property owner can harm another. Over the decades, though, homeowners have expanded their claim on the world beyond their lot lines. This means they look out for schools and streets in ways that are vital to American communities. But increasingly it also means the senior affordable housing, the high-rises and the tiny homes — also arguably vital to the larger community — are never built.

“One of the reasons why we always justified the mortgage interest deduction was we wanted people to be rooted in their communities,” said Vicki Been, the faculty director of New York University’s Furman Center and a former commissioner of Housing Preservation and Development in New York City. The idea was for people to be invested in the quality of nearby schools, the safety of neighborhood parks and the outcomes of local elections. In one sense, the triumph of this idea should be celebrated, she said. But the danger of it is becoming more apparent, too.

“Communities always need to be changing,” she said, “and we can’t have a process that gives every individual sort of a veto over change.”

The new tax law has raised the possibility that homeownership may be losing some of its privileged status in American society, as the benefits of the mortgage interest and property tax deductions shrink. Those changes could dampen how attractive housing looks as an asset. But it would take much more to alter the belief that owning a home in America today means that you effectively own a neighborhood, too.

That notion didn’t make much sense when most Americans lived on farms, where the neighbors were remote and the value of property came primarily from what happened on it. The boom in city living changed both of these things.

“As people are increasingly living in urban areas really close to each other, it starts to be the case that so much of the value of your property is bound up in things that are happening outside of your parcel,” said Lee Fennell, a law professor at the University of Chicago who has written about what she calls the “unbounded” nature of our homes. In denser living, a trash dump or a park next door affects the value of your parcel. So does the access to jobs, the ease of transportation and the amenities nearby.

The story of how Americans came to peer beyond their own properties is also, inescapably, about race. As urbanization brought blacks and whites closer together, white communities reacted with racially restrictive covenants, aiming to keep blacks and their perceived threat to property values out of white neighborhoods. The Supreme Court ruled such covenants unenforceable in 1948, but they had long-lasting effects on how homeowners looked at the world around them, and the need to control it.

“One of them was to make white people think that the value of their homes depended on living in a segregated community,” said Carol Rose, a law professor at Yale. “That outlived racially restrictive covenants.”

Another shift came with the advent of citywide zoning in New York City in 1916. Nuisance laws had targeted problems like noxious odors or chemical spills that crept across property lines. Zoning, rather than punishing people for proven harms that came

from their property, told people what they could do on their property in the first place. And it prohibited many things — like buildings of a certain height — that had never been considered nuisances before.

Zoning effectively invited homeowners to look beyond their properties in ways they hadn't. And it helped create the expectation that communities would change little over time — or that homeowners would have a say if they did.

“Prior to zoning, you didn't ask yourself if you were buying a piece of property, ‘What's the use of the land next to me, or down the block, or half a mile away?’ ” said William Fischel, an economist at Dartmouth. “Zoning becomes an opportunity for you to think outside the box of the lot lines of your own property. And people definitely start doing it.”

Americans fretted about property values in the early 20th century (and government documents at the time warned of how racial integration would harm them). But Americans didn't broadly begin to think of homeownership as a means to create wealth until around the 1970s, when housing started to appreciate faster than many other assets. And once housing became a financial asset — the largest one many families own — homeowners began to take more seriously anything they feared would harm it, Mr. Fischel said.

“The mere possibility that a funeral home three blocks away might cause a funeral procession to go down a street just when a buyer's there, these remote threats — almost imaginary threats — start to become more resonant,” Mr. Fischel said.

And so homeowners tried to deploy nuisance laws against funeral homes. When solar panels grew more common in the 1970s, homeowners did the same with neighbors who might block their sunlight. “That's very different from chemical spills,” Ms. Been said of both threats.

In the 1980s, people who bought country homes claimed nuisances from the noise and smell of nearby farms, prompting “right to farm” laws. In the 1980s and 1990s, homeowners turned to gated communities to control what nuisance laws couldn't: a community's aesthetic, a neighbor's pets, another property's landscaping. In the 1990s, Ms. Been said, neighbors increasingly defended not just individual buildings against change, but also a broader sense of neighborhood “character,” with fights couched in the language of rights.

“It's moved from just being ‘I should have a right to confront something that hurts my house’ to ‘I have an interest in this neighborhood as a whole,’ ” Ms. Been said.

And as residential mobility rates have declined, she suggests, Americans are staking even stronger claims to their neighborhoods, with renters now behaving in ways we once associated more with homeowners.

These forces amount to a powerful brew: Our homes have become our wealth. Racial fears linger even if they've become encoded in other language. Change invariably looks like a threat. And the universe of threats has broadened from the toxic spill to

the garden shadow, from the property next door to the potential development five blocks over.

“We ask home equity to do so much more for us in terms of providing retirement, providing a bridge during drought years, allowing us to have collateral for other kinds of loans,” said Nathan Connolly, a historian at Johns Hopkins University. “Then you add schools and crime into the mix.”

“To the extent that people can control anything,” he said of property values, “they try to control for that.”

No wonder it has become so hard to untangle the benefits of community “ownership” from the rising harms. We want people to be invested in their neighborhoods, but not to the exclusion of anyone else who might live there, too. We want to empower neighbors to fight a trash dump, but not to halt every housing project the region needs.

“Who speaks for the community as a whole?” Ms. Been said. “I worry about that.”

Meeting: January 16,2018

Board of Supervisors,

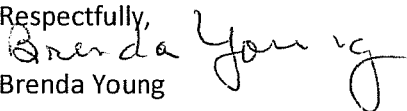
At the Board of Supervisors meeting on November 21,2017, Supervisor Miller requested a continuance to allow the neighbors and the developer to work together to create an acceptable solution to the ingress/egress issue on the Kachina project. The first meeting we had with the developer on December 20th was very negative. The developer said that the only concession would be that the construction vehicles would ingress/egress onto La Cholla Blvd. The developer further let us know that there would be no compromises when it came to the ingress/egress issue for the residential traffic. The developer also stated that if the neighbors didn't like this project they would sell the property and someone else could put in apartments.

I have stated my concerns for this project, that the residential traffic is going to be too much for our neighborhood. All that the neighbors have asked is that the developer have all residential traffic ingress/egress out onto La Cholla Blvd.

So, at this time since the developer is unwilling to compromise on the ingress/egress issue, I would rather have them sell the property and risk having apartments developed on the property because the residential entrance and exit would be only to La Cholla Blvd. and there would be a 6' perimeter wall to limit access onto McCarty Road.

I'm disappointed that the developer was not interested in working with the neighbors. We the neighbors were willing to work with the developer, but developer does not seem to be interested in listening to our concerns.

Respectfully,

 1-10-2018

Brenda Young

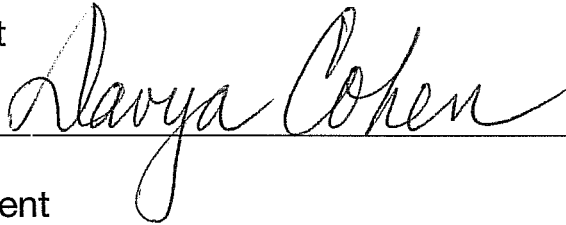
1961 W. Dawn Dr.

At this address since 1982

Pima County Board of Supervisors
Pima County Administration Building
130 Congress Street 1st Floor
Tucson, AZ 86701

The **Highgate Homeowners Association** is in favor of the development,
re: P17CU00004 Michael E. & Linda A. Arnold Family Tr. - N La Cholla
Boulevard Rezoning, as it is presently proposed.

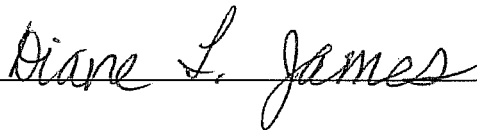
Davya Cohen, Lot #31, President



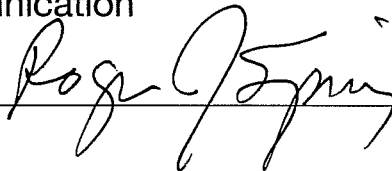
Tom Baxter, Lot #38, Vice President



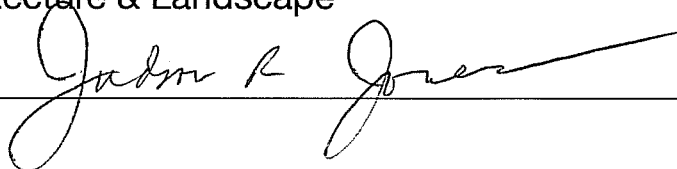
Diane James, Lot #27, Treasurer



Roger Spring Lot #23, Communication



Judd Jones, Lot # 3, Architecture & Landscape



Good Morning

My Name is Roger Spring, I live at 8357 N Starfinder Place, Tucson. I am here to speak in support of the proposed Michael E. & Linda A. Arnold Family Trust – N. La Cholla Boulevard Rezoning.

My wife and I agree with both your Planning Commission and your staff's recommendation to approve the rezoning proposal.

The proposed plan is the highest and best use for this property because:

- 1st* 1. ***It is a unique location*** – the acreage is small, the topography varied and as such, the builder has fairly designed the site to produce the highest value possible for the neighborhood. Some residents have insisted on a solution that restricts access to and from the property from La Cholla only. This would severely limit use of the property to an option such as high density, high traffic, apartments – we have enough of these buildings located in the immediate area already.
- 2nd* 2. ***The current plan is the best use for the property*** – it includes a mix of custom, quality built homes in a small gated community in the upper portion of the property that would have access from McCarty as well as three multifamily buildings in the lower portion of the property with access to and from La Cholla.

HARD

3. **The development as planned may actually increase our property values** – unlike other neighboring subdivisions built by national production type homebuilders, Kachina Homes is a long established, Tucson based, small builder who has built a strong reputation on quality products.

INALLY

4. **Traffic impacts must be addressed** – the best solution for the neighborhood to maintain our peaceful, and less than ideal county roads, is for no new development whatsoever. That is not a real option. The plan will put more traffic through the neighborhood and at the McCarty & La Cholla intersection. To help mitigate this change, we encourage the Board to work with the Pima County Department of Transportation to:

dangerous

- a. replace (not trim) the 13 trees in the La Cholla median north of the McCarty intersection – we recommend replacement with low profile plantings;
- b. we request a speed zone indicator with radar technology to influence drivers on La Cholla traveling south in this area to obey speed limits; &
- c. we request an assessment of the current life of McCarty Rd, Dawn Drive and other access roads through the neighborhood for potential replacement or repair.

Planted

We trust the process and know you will make a decision that may not be popular to all, but is the right thing to do!

Thank you.