

4475 S Perlita Rd

Tucson, AZ 85730

Re: Proposed bike hotel

To Whom It May Concern:

We live inside the Park's "buffer zone" and are very disturbed to learn that the spirit and intention of the buffer zone may be violated. This zone was established to insure a semi-unpopulated area outside the Saguaro National Park's boundary so that the wildlife would not be subjected to city conditions such as high vehicular traffic, noise, large areas of asphalt, and last but not least a great number of human beings.

The bike hotel would bring increased vehicular traffic and noise to the area. We love to see the javelina, coyotes, Gila Monsters, rabbits, ground squirrels, deer and birds with which we share this desert. The tranquility of the area would be disturbed and the wildlife would suffer, not to mention those of us who live here!

We are Audubon members and chose to live here rather than elsewhere in large part because of the lot size requirements within the buffer zone. No one can predict exactly how much the wildlife would be negatively impacted with both the construction and the later existence of the proposed "bike hotel" but there can be no doubt that there **would** be a negative impact.

Let's stop thinking as if we lived in Phoenix and remember that we want to keep the wild areas as wild as possible.



Elaine Hallgarth

To: Mr. Fischer & Ms. Mathews

Thank you for letting me know about your plan for what is called like ranch. I apologize for my late reply & have lived west here for 16 years and my property for about 26. I've lived in Tucson since before the massive flood of 1983. I'm very concerned about the size, location and density of this bicycle outlet complex. I was sorry to hear the Calvert heirs were selling the 40 + acres at Old Spanish Trail and Escalante. I believe this land was zoned for a single home per 3 acres as a buffer to the Saguaro National Park (SNP).

My main objection to this proposed complex is that it is planned to be built in a wildlife corridor. This passage connects the SNP to the currently (mostly) undeveloped 40 acres and west to Tucson. The planned complex will make homes and kill many animals. These affected animals may include deer, coyotes, javelina, gila monsters, desert tortoise, various birds, rabbits, bobcat and wildcats to mention a few. It will also blockage to natural paths from Escalante to Painter Trail.

I'm also concerned about the removal of the rental houses which the animals are used to. This seems like a large waste of resources to me.

My third major concern is water flow during large storms. In elevation, the SNP is above the 40 acres which is above my property. There are 2 small washes emanating from up the property. One descends about the north side of my property between the stream bed and mine. The second wash is on the north side of my land between my fence property.

There 3 washes merge on the west side of my fence then flow across Saguaro Ranch Ave. This larger wash then increases and flows across Saguaro Ranch Rd. Well before the

are there washes or travel ways. How much  
more water, earth and debris will flow towards  
me as a result of your planned project?

The Escalante is not a spawning area. It  
does carry water down till Pineleaf Run. This  
water then heads northwest through the neighbor-  
hood.

I have other concerns but these are the  
major ones I believe you and others should  
be worried about.

Sincerely

Peter M. Sharrowke

3531 S. Saguaro Shrubree Pl.  
Tucson, AZ 85730

Copies to: Mr. & Mrs. Stevens

Pima County Supervisor: Ray Cornell, District 4  
Mr. & Mrs. Sharrowke

Reference: U.S.A. Dept of the Interior, Geologic Survey  
Tucson Verde Quadrangle, Pima County, AZ  
Topographic Map

Thank you for this opportunity to address the hearing.

I am Connie Franz and I live at 11631 E. Calle Javelina which is a little more than a mile from the proposed development. I grew up on the Diamond T Ranch south of 22nd street and west of Old Spanish Trail. My parents were involved in developing the original buffer zone ordinance, back when it was miles wide, not just one mile. I have lived here on and off since 1954.

But I am not here as a homeowner. I am here as a beneficiary of the land that is held in trust for me and all Americans by the Federal Government, the Saguaro National Park, a National and ecological treasure and, as Ken Burns said, one of "America's Best Ideas."

I am one of six people who have planned to speak today as informal representatives of an ad hoc group that met for the first time about a week ago.

Dr. David Robertson, who in another life was a developer, will speak about the flawed business model of the proposed development.

Mrs. Ellen Barns, who was involved in enacting CC&R's for much of the buffer zone, will speak about SR zoning and covenants.

Mrs. Courtney Ashbrook will speak from the homeowner's perspective with concerns for the buffer zone infrastructure and way of life.

Dr. R. Roy Johnson, a retired University of Arizona biology professor and National Park Service scientist, will speak about the need to protect a fragile cultural and natural environment.

Lastly, Mr. David Hoffman will present alternatives to the parcel in question – attempting to demonstrate that we are not anti-development, just anti-inappropriate location for development.

To me, the issue is not traffic or bicyclists or lighting or sewage disposal or wildlife habitat destruction or development in general – though each of those could be detrimental to the area. To me, the issue is location.....location..... location.

The Tucson Metropolitan area is in a unique position in the United States. It is the only major metropolitan area to be bordered on one side, much less two, by a National Park. We (you, staff and I), as residents of the Tucson Metro area and as beneficiaries of our National Lands, must act as stewards of Saguaro National Park and oppose the development of this 44-plus acre parcel for anything other than one house per 3.3 acres.

A resort, major or minor, ranch or modern, 10 or 22 or 44 acres, is not appropriate development anywhere near the edge of Saguaro National Park – particularly a few feet from the Park entrance. An appropriate distance would be oh, let's see, say, what, does one mile sound good? How about we set up a one-mile buffer zone? Neither does a resort of any type fit into or compliment existing development. I was gratified to see that the staff researched this and found the first higher density to be over a mile and a half and away.

This 44-plus acre parcel of mostly undisturbed desert is like a magnificent, mature, endangered tree. Once you cut it down, once it is gone, it is lost forever. Once you put more than one house per 3.3 acres on that land, that land's ability to seamlessly fit into the desert, and the development around it, and Saguaro National Park, that seamlessness is lost... forever.

Thank you (Bert Calvert 58-60)

Hi Mr Partner -

35055, Hunters Run

I am Dr. David Robertson, and I am a native Tucsonan and live close to the proposed development site. Back in the 1970s, I helped fight for the buffer zone, the night skies ordinances, and our billboard restrictions. I also have an eight year history of developing property, and I am all in favor of responsible development. This is not responsible

According to records, this site was purchased for \$830,000 last July. This is a very good price and guarantees decent returns on investment if it is subdivided and the raw lots sold without changing the zoning, and then continuing to collect rent on the 8 houses already there.

However, the decision was made to pursue developing an exclusive RESORT, which is their right to try to do. But make no mistake. This is not a 'ranch'. Nor is it 'eco' friendly. Nor is it 'responsible'. It is a RESORT directly across from the entrance to Saguaro National Park. It will have a two story dormitory, a commercial kitchen, retail stores, bike rentals, a hotel, and training facilities. *housing*

Touchy feely terms will be used to promote it, such as 'sensitive', and 'night sky compliant' and 'water harvesting' and 'open spaces', but when all the marketing and promotion is stripped away... this is an exclusive RESORT, and it is not a good idea.

The most important thing needed for this RESORT to materialize is this change in zoning. Any change in zoning at this point is a victory for the developer. Sales promotions will be made to make this attractive and swing opinions to their side. I anticipate pitches such as floating design changes, splitting the parcel into smaller parcels (this is a common maneuver used to gain a toe hold), 'phasing' the development (which is another term for full exploitation of available space), 'sensitive to the neighborhood' which is a good PR line but is useless, and promises to anyone for anything to get support. I have even seen crying in public hearings to sway opinion!

Again... the goal is to get a zoning change by any means possible. And if you are not successful the first time around, you come back later and try again. Only we will be watching.

If one inch of this parcel is rezoned, the domino rule of property development will be in full force. Denial of inevitable re zoning requests will be difficult as precedent will be set here.

However, as a developer, I do not feel this is even a viable business model. Unlike other destination bike resort facilities around Tucson, I don't see the market to support the scale they are proposing. Full development of the entire parcel is the final goal of this plan. It has to use economy of scale in order to sustain the commercial aspects of this project.

It is my fear that if the first phase were to be approved and built, it would not survive. Our summer heat precludes riding a bike in the day. The project will need to be repurposed and rezoned to create something that is profitable for 12 months a year. This unknown must be considered. It would be a tragedy for this area if this property were to become derelict, or even worse if it were to go bankrupt and we would have to suffer the consequences of the resultant blight. It is not in anyone's interest to allow any zoning changes on this parcel.

*Dave*

Frank and Kirsten Walker  
11835 E. Calle Aurora  
Tucson, AZ 85748  
520-722-7961

To:  
The Pima County Board of Supervisors  
The Pima County Zoning Board  
Mr. Ray Carroll, Representative District 4

May 20<sup>th</sup>, 2014

We are writing you in regards to our opposition to the request to have a commercial rezoning of the area of parcel 205-62-159G with regards to the zoning conditional use change requested by Bike Ranch, LLC (3700 S. Old Spanish Trail, Tucson, AZ 85730).

We want to express several reasons for our opposition, and to emphatically request that Pima County Zoning and The Board of Supervisors defend our Single Ranch (SR) zoning codes and thereby continue to protect and ensure that the 'Buffer Zone' of the Twin Hills Area remain intact in both design and nature.

- Approval of the zoning request sets a precedence to allow other commercial zoning variances in a specific region known as 'The Buffer Zone'; this area is termed as such to safeguard Saguaro National Monument from the negative impacts of commercial and large scale ranching operations.
- The proposed Bike Ranch will in actuality be a minimum of five distinct businesses operating out of the same locale: resort lodging, restaurant and dining, fitness and gymnasium, sports related clothing and apparel retail store, and bicycle sales/rental and repair. In actuality, there will be additional services that make the enterprise larger than suggested by the simple business summary provided (grounds keepers, instructors and trainers, mechanics and sales personnel), and all these business operations will further increase the impact on Twin Hills and the Monument.
- Once zoned commercial, what safeguards the surrounding residential community and Monument from the business expanding their activities as commercial opportunity arises (increase size of facilities, alcoholic bar, merge with Saguaro Corners, etc.). Or, if there are negative business conditions, the owners alter their business model to sustain their business investment. What assurances will there be that they will not pursue a liquor license as part of enhancing their resort atmosphere.
- Traffic impact will greatly increase in an area that is already experiencing negative impact from the growth in Vail, leading to congestion and safety concerns for both commercial, residential, and bicycle travelers. The traffic impact from the Bike Ranch business will certainly be greater than if residential homes (zoned SR) were developed in the same area. Instead of a transitory load that has an unknown impact, including an unknown seasonal demand, that a resort would present, the alternative traffic from additional residential SR housing would present a known traffic addition within an almost constant impact throughout the year. Combine this with the commercial traffic necessary to support the commercial resort enterprise (delivery to stock and supply, shuttles and taxi cab, rental cars, trash and maintenance, and employee) and the volume

of traffic will only exacerbate an already overburdened section of Old Spanish Trail and two intersections (Freeman Road and Escalante). Further, all this future impact is located directly across from the entrance to Saguaro National Monument and can only negatively impact their traffic conditions.

- The proposed drawings of the Bike Ranch resort show one main parking lot that encompasses multiple SR zoned parcels (each one can be up to 3.5 acres), this is in conjunction with additional parking for the existing eight rental buildings, and employee and related parking not part of the direct resort experience. It also directs the majority of traffic to Old Spanish Trail, where as if there were SR lots developed with the same land, the traffic would be primarily associated to Escalante, which surely is preferred by the Monument and the main traffic flow on Old Spanish Trail.

With the above issues not even addressed by their proposal, nor factored into the consideration of the Twin Hills community and Saguaro National Monument, we ask that The Pima County Board of Supervisors and the Pima County Zoning board continue to abide by, and enforce, the current SR zoning status of the parcels represented by Bike Ranch LLC, and to deny their 'conditional usage change' zoning request.

Cordially,

Frank and Kirsten Walker