

Ysaura Rodriguez

From: COB\_mail  
Subject: Quail Canyon Support Letter

From: Briana Rader <Briana.Rader@mattamycorp.com>  
Sent: Thursday, July 6, 2023 12:20 PM  
To: DSD Planning <DSDPlanning@pima.gov>  
Subject: Quail Canyon Support Letter

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Dear Board of Supervisor Members:

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

• **Addresses Current Water Crisis & Public Safety**

- 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.
- The Project will include homes and apartments with increased density and smaller yards, which are more energy and water efficient.
- At full build out, the Project will use approximately half the water as the golf course (including both single family homes and apartment units) and therefore, represents a significant improvement in water efficiency for this land and its future use.
- It also prevents the old golf course from becoming a public safety risk from trespassing and encampments.

• **Addresses Housing Crisis**

- The situation continues to worsen due to rapidly increasing home prices and rental costs, and addressing this crisis demands the creation of more housing options across all strata.
- The Quail Canyon rezoning proposal offers a viable solution to this crisis by providing over 300 housing units on an infill site.
- In the current state, there is very limited housing supply with higher demand than supply causing land and house prices to continue to increase; the addition of these housing units is simple economics – more supply allows for housing prices to potentially press downward.

• **Staff & P&Z Supported Development**

- 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.
- Furthermore, the Planning and Zoning Commission recently cast a 7-2 vote in favor of the project.

• **Appropriate Transitional Development** - It makes sense to place the higher intensity uses along/within very close proximity to one of our most major thoroughfares in the region (Oracle Road).

• **Sustainable, Environmentally Friendly Development**

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- Smart development alongside/within areas of existing infrastructure (roadways, water lines, etc.) vs. urban sprawl is good for our community.
- This project aligns with Pima Prosper's guidelines and promises to provide sustainable growth by utilizing existing urban areas.
- By approving this rezoning proposal, you will be affirming your support for promoting economic growth and sustainable urban development in our community.
- 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 space - and prioritizes sustainability.
- The Project will be developed fully outside of the Pima Wash; in fact, the Project will revegetate at least 6.5 of the Wash's riparian area that were disturbed by the former Golf Course thereby improving the natural riparian habitat.

I urge you to please vote in favor of the Quail Canyon rezoning proposal and help our community continue to grow and thrive.

Sincerely,



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