June 7, 2023

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

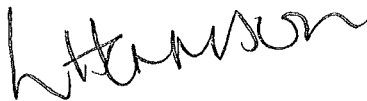Re: Support for Quail Canyon Rezoning (P22SP00003)

Dear Commissioners:

I am the Executive Director of Chasse Tucson, a local contractor, and our offices are at 5115 N Oracle Road, just south of the Quail Canyon Golf Course. This letter is to express my support for the rezoning of Quail Canyon. Converting the former golf course into a residential use is the most reasonable alternative use for the property, and it will add housing to meet our regional need. Most of the Project traffic will enter onto Oracle, as does our office. While Oracle is a busy State highway, it has capacity for this additional traffic.

Most importantly, this rezoning will show support for infill development within Pima County. The area around the Oracle and River intersection is one of the busiest in the County, and placing new homes and apartments in an area with existing roads, utilities, and businesses is responsible growth. As a community, we should – in fact we must – support and promote infill development to make the most of our existing infrastructure. The project team has also made clear that it will preserve and revegetate the Wash, which is good for the project and the surrounding areas. All of these are very good things that should be supported.

We chose this area for Chasse's office because it is a great area to work, and I think it will be a great area for housing and more people to live. Thank you for approving this rezoning.

Sincerely,

Leigh Anne Harrison
Executive Director
Chasse Tucson
5115 N Oracle Road
Tucson, Arizona 85704

SOUTHWEST FAIR HOUSING COUNCIL

S W F H C

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

June 18, 2023

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

Re: Quail Canyon Rezoning Support (P22SP00003)

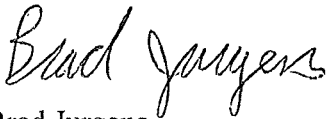Dear Chairperson Grijalva and Board Members:

I live in the Shadow Hills neighborhood, not far from the rezoning site at the former Quail Canyon Golf Course. I am writing to encourage you to recommend approval for the rezoning.

As a nearby neighbor, I support the rezoning of this property, which has been vacant for years. This site is clearly infill development, is near two major roads, and is already served by utilities. The site sits low and is barely noticeable from Oracle Rd. and Rudasill Rd. Building homes and apartments on this site is an ideal transitional use between Oracle Rd. and the one-acre lot homes to the east.

Based on everything that I hear, the Tucson region needs more housing. Placing that housing closer to where people work (e.g., Downtown, the University of Arizona) makes sense and is the responsible thing to do. I know that many in the area are uncomfortable with new development because it is change, and people do not like change. But the change associated with placing new homes in our area is a net positive. It brings in new neighbors and new customers for the nearby businesses. And it allows these new residents to use existing roads, existing utilities, and existing commercial businesses, thus maximizing the use of that infrastructure. These are all positive things that should be encouraged.

I cannot think of a better use for this property. Because of this I hope that you vote for this rezoning. Thank you for your time.

Sincerely,

Brad Jurgens
841 E. Placita de Arnoldo
Tucson, AZ 85718-2734

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

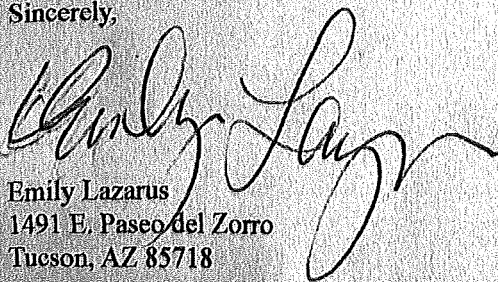Re: Support for Quail Canyon Rezoning, Case No. P22SP00003

Dear Board Members:

I am writing in support of the rezoning of the Quail Canyon golf course. Our family lives in the Shadow Hills neighborhood, and my family and I frequently use 1st Ave. After seeing additional information about this proposed development, I am not concerned that it will have any negative impacts on our neighborhood. The traffic from the new apartments and homes looks like it will mostly enter onto Oracle Rd., and not add significant traffic to 1st Ave. Otherwise, the project is 1.5 miles from our home so it should not impact us at all.

I grew up in Tucson, so I am familiar with Quail Canyon. It is unfortunate that the golf course closed, and since it has been closed for six years it obviously is not going to reopen. The question really then becomes what types of uses should go there. This is a very active and developed part of Tucson, and we live here because it really is centrally located. We can get to the University, or downtown, or even the east side relatively easily. Placing more homes in this area makes a lot of sense, especially since the project will be next to Oracle Rd. I know we need more homes and apartments in Tucson and putting them in the former golf course is very reasonable re-use of the property.

Thank you for allowing me to provide my support for this rezoning, and I encourage you to vote to approve this rezoning.

Sincerely,

Emily Lazarus
1491 E. Paseo del Zorro
Tucson, AZ 85718

From:	Rob Martin <
Sent:	Wednesday, June 21, 2023 10:47 AM
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 and street criminals.
- ➢ The developers plan presented is well thought out & adequately mitigates impact to surrounding neighborhoods.
- ➢ It's residents access will be primarily via Oracle Rd, which allows for more than adequate safe ingress & egress to the area.

Tucson has a well-documented history of small neighborhoods (with vocal minorities) negatively impacting much needed in-fill development plans. Now is the time for the Board of Supervisors to change this selfish NIMBY trajectory and approve this plan.

Thank you,

Rob Martin