



July 11, 2023

The Honorable Adelita S. Grijalva
Chair
Pima County Board of Supervisors
130 W. Congress St.
Tucson, AZ 85701

Re: Quail Canyon Rezoning

Dear Chair Grijalva:

The Tucson Metro Chamber represents 1,500 businesses, collectively employing more than 160,000 employees in Tucson and Pima County. The Chamber is committed to fostering connectivity among community leaders, stimulating business growth, and advocating for a stronger community. Among the Chamber’s key priorities are economic development, land use, and workforce development, all of which play a key role in facilitating Tucson/Pima County’s ability to attract and retain businesses. In due manner, the Chamber would like to express its support for the agenda item scheduled for July 11th, which considers the rezoning of the 53-acre parcel of land formerly known as the Quail Canyon Golf Course.

The proposed project includes the rezoning of the unoccupied Quail Canyon Golf Course to accommodate the construction of 310 housing units, consisting of both multi-family and single-family residences. The Chamber views this project as an excellent opportunity for the county to make responsible use of existing land and to embrace infill development. By utilizing this site, surrounded by existing infrastructure, in an area currently with major roads below capacity, this project will also support economic vitality and employment opportunity. Moreover, it will avoid the need for costly expansions into lesser developed areas, thereby conserving public resources while promoting further economic growth. The Chamber further emphasizes the importance of the Pima County Board of Supervisors implementing simplified rezoning and entitlement processes that encourage infill development, company relocations, and expansions.

Furthermore, the proposed rezoning will allow more residents to live within a reasonable distance from work, school, and shopping centers. With access to roads such as Oracle Rd., the site will support increased density that is adjacent to or nearby employment centers, reducing the need for extensive transportation networks, and promoting sustainable practices and models. Alternatively, the higher density that the project will bring could attract more businesses and industries to the surrounding area. This would support efforts effectively highlighting the career opportunities in the region and attract high-level talent in critical industries. The increase in economic activity created by the project will foster a more diverse and vibrant economy, providing a wider range of job opportunities.

This is all crucial in our region’s ability to attract, retain and develop high quality employers. While there are many tools necessary in the 21st century to develop and promote a well-prepared workforce, the current housing shortage serves as a barrier to both employees and employers. The Chamber advocates for initiatives, such as this rezoning proposal, which support the production and preservation of affordable housing as community infrastructure. The units available by this project will thus benefit both economic and workforce development by providing more housing opportunities in the area while encouraging infill.

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The proposed rezoning of the North and South parcel of the Quail Canyon Golf Course will not only revitalize a deteriorating site but also provide an opportunity to support the objectives that are outlined in the Pima Prospers Comprehensive Plan. Thus, the Chamber urges the board to consider the project's alignment with the county's policies 3.1.1.2, 3.1.1.4, and 3.1.1.6 within the *Use of Land* Chapter of the Comprehensive plan.

- Policy 3.1.1.2:
 - Integrated/efficient use of services and infrastructure
 - Appropriate mix of land uses that support a balance of housing, employment, shopping, recreation, civic use, and expansion of economic development goals
- Policy 3.1.1.4:
 - Support land uses, densities/intensities that are suitable for the urban, suburban, and rural unincorporated Pima County
- Policy 3.1.1.6:
 - Promotion of compact forms of development in urban/suburban areas where infrastructure is planned or already in place

In conclusion, the Chamber encourages the Pima County Board of Supervisors to approve the proposed rezoning of the Quail Canyon Golf Course and use this opportunity to support a thriving community that benefits current and future residents.

Sincerely,

A handwritten signature in cursive script that reads "Michael Guymon".

Michael Guymon
President & CEO

Cc: The Honorable Rex Scott, Vice Chair, District 1
The Honorable Dr. Matt Heinz, Supervisor, District 2
The Honorable Sharon Bronson, Supervisor, District 3
The Honorable Steve Christy, Supervisor, District 4
Ms. Jan Leshner, County Administrator