

From: COB_mail
Subject: FW: Catalina Foothills Lodge CO7-14-03

From: BiBroyles [REDACTED]
Sent: Thursday, October 16, 2014 10:19 PM
To: Robin Brigode
Subject: Re: Catalina Foothills Lodge CO7-14-03

16 October 2014

Pima County Board of Supervisors
Robin Brigode, Clerk of the Board
Administration Division
130 West Congress St., 5th Floor
Tucson, AZ 85701

Re: Catalina Foothills Lodge CO7-14-03

Dear Board of Supervisors:

I've lived in Pima County for more than 60 years with 25 of those in Oracle Foothills Estates, the neighborhood east of the current Lodge owned by the group that wants to amend the comprehensive plan. Residents of the Lodge have been good neighbors over the years. They are quiet working people with a quick smile and a wave when we meet walking or driving through, and the grounds are tidy.

Our foothills neighborhood has a rural feel. We like living in the county. We are well-served by the sheriff's department and county road crews. We sit on our patios by evening to enjoy the sunsets, howls of coyotes, and flights of bats. We sleep with windows open in spring and fall. We walk our streets safely and ride our bikes for exercise. We stop our cars so quail and snakes can cross the street. We know many of our neighbors, and together we hold an annual picnic.

When I moved into my home, I assumed that someday the Lodge would be rebuilt and the vacant land around it would become a residential neighborhood like my own. The zoning allows it, so it's not unexpected.

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Now Mr. Jim Portner has brought news of a new plan, one which raises questions and concerns, for it seems to go far above and beyond what reasonable residents should expect from a neighbor. The point of P&Z ordinances is to give predictability to neighborhoods and to protect the interests of all parties.

If the Lodge owners simply proposed to rebuild the Lodge and to add one home per acre on the open land, I would not bother writing you, but the new plan, from Jess S. Morgan & Company, an investment and development firm on Wilshire Boulevard in Los Angeles, brings unpredictability and threatens the quality of life for the neighborhood.

I don't mind them making a profit, but not at the expense of my neighborhood. My neighbors should not be robbed of their scenic views by tall condos or townhomes. My neighbors should not be disadvantaged by new noise and light pollution from late-night commercial businesses or a walkable main street or dense apartments.

The developer's traffic should not become our traffic. All traffic to the development should be off Oracle Road, not from Genematas Drive. The proposed development could increase traffic on Genematas many times over.

The developer notes that Pima County has a growing-smart plan for making Oracle Road into a strip of malls and offices, as if anything goes. But a quick look at the road map shows square miles of CR-1 homes east of this proposed development, north of this development, and west of this development. **The predominant land use is residential homes on open lots, featuring old-growth native vegetation and a wide variety of wildlife.** It's like living at the Desert Museum.

Pima County has done an admirable job of obtaining open space in order to preserve scenery, wildlife, and lifestyles. The country touts its conservation plan, slope ordinance, wildlife crossings, and parks. And recently Pima County fulfilled a long-time dream: it finally obtained Painted Hills as key parcel on a tourism corridor, and a parcel crucial to scenery, wildlife, and lifestyle values.

Even though we live at Oracle and Rudasill and you may think of us as urbanites, we embrace those values, too. We love our open spaces. We regularly see javelinas and wildcat kittens, desert tortoises and Gila monsters. We have reliable reports of occasional deer and coati mundi. **We value wildlife in our neighborhood, our native plants, quiet nights, and starry skies.**

Those are not just values for folks living 20 miles from town. Those are my neighborhood's values too.

The Lodge property can become a premier destination, and with restrictions on noise, traffic, and light, it can continue to be a good neighbor.

The vacant land – the eastern 27 acres -- should retain its current zoning as LIU, which is compatible with the existing neighborhood. To summarize an argument given by the Lodge representative arguing another case before the commission (case Co7-14-02 on August 27, 2014), **new residential development should “fit in” with existing neighborhood homes.** Infill, he said, should mimic what’s around the property – and in this case, that is **one house per acre, LIU. This is what my neighbors and I prefer, too, and it requires no change to the comprehensive plan.**

The proposed Catalina Foothills Center plan asks for a blank check on its commercial uses, creates traffic problems, proposes to greatly raise residential density, and threatens the values of my neighborhood.

Therefore, I request that you retain the property’s current Comprehensive Plan designation.

Thank you for considering my comments. With regret, I will be out of town during your hearing.

Truly,

Bill Broyles
5501 North Maria Drive
Tucson, Arizona 85704

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