

Melissa Whitney

From: Julieann Sanders [REDACTED]
Sent: Tuesday, July 11, 2023 8:37 AM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rutasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

- Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.
- Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.
- Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

PLANNING DEPARTMENT
mm

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Julieann Sanders



1435 S. 10th St

Tucson, Arizona 85713

Melissa Whitney

From: William Kroger [REDACTED]
Sent: Tuesday, July 11, 2023 8:38 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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MMA

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Thank you!

William Kroger



1435 S 10th St

Tucson, Arizona 85713

Melissa Whitney

From: Michal Tuszynski <[REDACTED]>
Sent: Tuesday, July 11, 2023 8:57 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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MM


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Thank you!

Michal Tuszynski


1810 e blacklidge dr
, 85719

Melissa Whitney

From: Brayton Brandis [REDACTED]
Sent: Tuesday, July 11, 2023 9:03 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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BRAYTON BRANDIS
m.w.


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Thank you!

Brayton Brandis


7351 E Speedway Blvd, Apt 8C

Tucson, Arizona 85710

Melissa Whitney

From: Andrew Quarles <[REDACTED]>
Sent: Tuesday, July 11, 2023 9:08 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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DATE 07/11/2023 BY [REDACTED]

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Thank you!

Andrew Quarles

[REDACTED]

2227 East Hawthorne Street, B

Tucson, Arizona 85719

Melissa Whitney

From: Catherine Mullaugh <[REDACTED]>
Sent: Tuesday, July 11, 2023 9:12 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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ALL INFORMATION IS FOR YOUR EYES ONLY
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Thank you!

Catherine Mullaugh



2818 EAST DRACHMAN ST, B

Tucson, Arizona 85716

Melissa Whitney

From: Serena Tang <[REDACTED]>
Sent: Tuesday, July 11, 2023 9:20 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Thank you!

Serena Tang


1222 W Ontario St

Tucson, Arizona 85745

Melissa Whitney

From: Grox Vega <[REDACTED]>
Sent: Tuesday, July 11, 2023 10:11 AM
To: COB_mail
Subject: Quail Canyon Rezoning!

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RECEIVED
JUL 11 2023
MELISSA MANRIQUEZ

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Thank you!

Grox Vega

[REDACTED]

975 N silverbell rd

Tucson , Arizona 85754

Melissa Whitney

From: Alex Cataudella <[REDACTED]>
Sent: Tuesday, July 11, 2023 10:15 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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JUL 11 2023
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Thank you!

Alex Cataudella



118 North Campbell Avenue

Tucson, Arizona 85719

Melissa Whitney

From: Andrew Agnew [REDACTED]
Sent: Tuesday, July 11, 2023 11:18 AM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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11/11/2023 11:18 AM
AMW

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Thank you!

Andrew Agnew



5232 E 3RD ST

Tucson, Arizona 85711

Melissa Whitney

From: Martha Swartz <[REDACTED]>
Sent: Tuesday, July 11, 2023 12:10 PM
To: COB_mail
Subject: Save Pima Wash

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.

Good morning.

I live in Tucson city limits. Thank God for our surrounding natural habitat.

We're on our way to building and paving everywhere. I oppose that.

Keep the desert natural. SAVE PIMA WASH.

JUL 11 12:10 PM COB_MAIL
ms

Melissa Whitney

From: Rachel Gildersleeve [REDACTED]
Sent: Tuesday, July 11, 2023 12:11 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Clerk of the Board Melissa Manriquez,

I support the proposed Quail Canyon project at Oracle and Rudasill (under consideration at the July 11th Pima County Board of Supervisors meeting), which would convert an unused golf course into over 200 apartments and 100 residences.

Economic self-sufficiency and housing affordability are two major issues facing Tucsonians. This project would create much-needed affordable housing options in an area where most of Tucson's workforce cannot afford to live. The higher density of this project (and other sustainability features included through collaboration with the Coalition for Sonoran Desert Protection) reduces overall costs and helps conserve our natural resources.

The impact of the proposed project has been studied extensively, and the Pima County Planning and Zoning Commission approved this project 7-2, saying that this is a model of sustainable development for the future.

Thank you for your consideration!

Rachel Gildersleeve
[REDACTED]

2227 E Hawthorne St , B
Tucson, Arizona 85719

JUL 11 12:11 PM 2023
Y.M.W.

Melissa Whitney

From: Sophia Hudson [REDACTED]
Sent: Tuesday, July 11, 2023 12:23 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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DATE 11/25/2023 BY SP8/MLW

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Thank you!

Sophia Hudson


131 S Bella Vista Dr

Tucson, Arizona 85745

Melissa Whitney

From: Michael Polletta [REDACTED]
Sent: Tuesday, July 11, 2023 12:30 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

ALL INFORMATION IS PUBLIC
MHW

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Michael Polletta



1950 W. Lucero Road
Oro Valley, Arizona 85737

Melissa Whitney

From: Karima Walker - [REDACTED]
Sent: Tuesday, July 11, 2023 12:44 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

I recently learned of this proposal, to turn an abandoned golf course into attainable housing.

Over the past few years, I've observed and followed the housing crisis here in our city, and I've also observed the ways our city is prevented from offering certain protections to tenants (like rent increase protections etc.). Even folks working full time are struggling to maintain shelter.

I grew up in Tucson, and remember the conflicting concerns and interests in Tucson: our tenuous water dependency on the Colorado, while also cultivating and welcoming golf courses.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

- Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.

- Density is more sustainable. The Developer has worked with the Coalition for Sonoran

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12:44 PM
MAY

Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that "[w]hile there will be an increase in traffic along Rutasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Karima Walker



1607 S Via Hondo

Tucson, Arizona 85713

Melissa Whitney

From: Lauren Garlovsky <[REDACTED]>
Sent: Tuesday, July 11, 2023 2:53 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

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- Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.
- Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

JUL 11 2023 2:53 PM
Mia

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Lauren Garlovsky



1795 W Elm St

Tucson , Arizona 85745

Melissa Whitney

From: Sarah Evins [REDACTED]
Sent: Tuesday, July 11, 2023 3:30 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 11/22/2006 BY [REDACTED] M.W.

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Sarah Evins



48 W 4th St

Tucson, Arizona 85705

Melissa Whitney

From: Jonathan Fletcher <[REDACTED]>
Sent: Monday, July 10, 2023 3:48 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and RudaSill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

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-Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

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JUL 11 2023
MELISSA MANRIQUEZ


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Thank you!

Jonathan Fletcher


6245 N Carapan Pl

Tucson, Arizona 85741

Melissa Whitney

From: Carolina Silva <[REDACTED]>
Sent: Tuesday, July 11, 2023 9:15 AM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing. Since I moved to Tucson in June of 2020, my rent had doubled and it concerning to see so many working families struggle to afford housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rutasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

-Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.

-Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project

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in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that "[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Carolina Silva



1080 E Blacklidge Dr

Tucson, Arizona 85719

Melissa Whitney

From: Maxine Dunkelman <[REDACTED]>
Sent: Monday, July 10, 2023 4:01 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Compact housing is such a great environmental way to house people. I live in a townhouse near this project and our heating and cooling bills are very low. One can't get more insulation than have a building on either side!

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

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AL:12345678901234567890
M

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that "[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Maxine Dunkelman


618 E Cmo Alteza
Tucson, AZ, Arizona 85704

Melissa Whitney

From: Larry Blankenship [REDACTED]
Sent: Monday, July 10, 2023 9:25 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Keeping this as concise as possible, the Tucson area (and the United States in general) is suffering from an affordable housing shortage. As older neighborhoods are being gentrified out of the price range of the people who have traditionally lived in them, there has to be someplace for those people to live. Low cost apartments on a former golf course are a much better solution than tents in the Santa Cruz and Rillito riverbeds.

Larry Blankenship
[REDACTED]
3028 W. Camino Camelia
Tucson, Arizona 85745

JUL 11 2023 11:42 PM CLK OF TO
MW

Melissa Whitney

From: Lew Crane <[REDACTED]>
Sent: Monday, July 10, 2023 3:57 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

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-Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.

-Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

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MMA

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Lew Crane



5645 E Burns St

Tucson, Arizona 85711

Melissa Whitney

From: Laura Tabili [REDACTED]
Sent: Monday, July 10, 2023 3:59 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

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ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 07/10/2023 BY SP4/MLW

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Thank you!

Laura Tabili



116 N. Mountain Avenue
Tucson, Arizona 85719

Melissa Whitney

From: Lisa Bowers [REDACTED]
Sent: Monday, July 10, 2023 3:48 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

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COB_MAIL
M.W.


"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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Thank you!

Lisa Bowers


11421 N MOON RANCH PL
MARANA, Arizona 85658

Melissa Whitney

From: MarleyMae Webster <[REDACTED]>
Sent: Monday, July 10, 2023 3:52 PM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. Even individuals working full time are struggling to afford basic housing.

This is why I support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

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COB MAIL
MM

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Thank you!

MarleyMae Webster



221 n vine Ave

Tucson , Arizona 85719

Melissa Whitney

From: Danielle Hunt <[REDACTED]>
Sent: Tuesday, July 11, 2023 8:56 AM
To: COB_mail
Subject: Support for Quail Canyon 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.

Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

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Handwritten vertical text: *COB Mail*

"[w]hile there will be an increase in traffic along Rudasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

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This housing development project could be the difference between living and surviving for many families. I hope you will thoroughly consider this proposal and take steps to provide more housing for those who need it most here in Pima County.

Thank you!

Danielle Hunt


503 E Adams St

Tucson, Arizona 85705

Melissa Whitney

From: Erik Schmahl <[REDACTED]>
Sent: Monday, July 10, 2023 5:26 PM
To: COB_mail
Subject: Support for Quail Canyon Rezoning

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Clerk of the Board Melissa Manriquez,

Homelessness is a persistent issue in our county. When we look at Tucson, we are worried to see that individuals working full time are struggling to afford basic housing.

This is why I am joining Tucson for Everyone in support of the proposed Quail Canyon project at Oracle and Rudasill that will be under consideration at the July 11th Pima County Board of Supervisors meeting. The project would convert an unused golf course into over 200 apartments and 100 residences, and use less than half of the water that the golf course used.

Some of the project's many highlights include:

- Increasing home ownership attainability: Smaller single family homes on smaller lots will provide badly needed attainable housing to the community for workforce and starter-home families. Most homes in this area are 2,000 square foot homes on an acre lots that cost \$750K+.
- Density is more sustainable. The Developer has worked with the Coalition for Sonoran Desert Protection on clustering the homes to have less of a footprint and to have sustainable features. Apartments with shared walls are more energy efficient.
- Traffic and flood concerns have been rebutted with extensive facts, studies, and reports. Both the Regional Flood Control District (RFCD) and the Pima County Department of Transportation (PCDOT) have issued memos that review the potential impacts of this project in detail. They note that "Quail Canyon will develop in a way that exceeds current standards and would there be protected from events larger than a 100-year flood in the future," and that

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"[w]hile there will be an increase in traffic along Rutasill Road, the traffic volume is expected to stay well below the roadway's 10,360 average daily traffic (ADT) capacity and below similar two-lane roadways without paved shoulders."

Additionally, Pima County Planning and Zoning Commission approved this project 7-2 and said this is a model of sustainable development for the future.

At the end of the day, please remember as you make your decision that the nature of this process is one-sided: you are hearing only from the community members of today, and not hearing from the hundreds of families who may be members of this community soon if the housing is able to be built. The vision our group has for the Tucson region is a city with abundant housing to meet the diverse needs of the community.

Thank you!

Erik Schmahl



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