

Katrina Martinez

From: Susan Simon
Sent: Sunday, June 23, 2013 1:47 PM
To: COB_mail; Angie Rangel; District1; DIST2; District3; District4; District5
Subject: Co9-12-05 and Co7-13-01 resident concerns about developments

D. Boyd Pomeroy

Susan Simon

7710 E Calle Los Arboles

Tucson, AZ 85750

June 23, 2013

Dear Pima County:

To Whom It May Concern:

Case Co9-12-05

Case Co7-13-01

I am writing to express my concerns about both the proposed developments at River Road and Sabino Canyon, and even more so at Sabino Canyon and Cloud Road. My husband and I live south of Cloud Road near Fruchthendler School.

Our neighborhood has a very quiet character. It is very safe for children. There is no traffic congestion. It's the kind of place where you know your neighbors and people help each other out. That's not a cliché actually. That's really how it is. It's a truly close knit and genuine community.

My husband is a professor at the University of Arizona so he has a lengthy commute to work. But we bought our house in this particular neighborhood exactly because of its quiet character. It's a real neighborhood and we treasure that quality above all in where we live. It's a wonderful place for people to socialize while they're walking their dogs. It's a wonderful place for children to explore and learn about the natural world. There's a lot of wildlife here--exactly because of its proximity to empty spaces and its lack of traffic so children here grow up with a genuinely specially informed sense of the environment and their place in it.

CLERK'S NOTE:

COPY TO SUPERVISORS

COUNTY ADMINISTRATOR

CC: Develop
Service

DATE

6/24/13 (KW)

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Finally the neighborhood feels very safe. It's very low crime. And that is definitely at least in part because it's quiet and everyone knows each other. The top of my street (Calle Suerte [that becomes Calle Los Arboles] is used by parents to park when they're picking up their children at Fruchthendler. Everyone in the neighborhood expects those mothers in the afternoon and drives at a crawl. We are well beyond the crossing guard point but we just do it. It's the spirit of the place--of really supporting each another. At night when I go out the back of my house I can hear coyotes and owls and horses on the ranches behind my house. I know who lives here--my neighbors and also often the wildlife that take up residence around me season by season. It really feels like home.

If big developments come in here they will bring a great deal more traffic which will disrupt our whole way of life. If those developments are of rental apartments, the residents will be transient and the whole character of our neighborhood will change. It's not a little thing. My husband and I have put so much of our resources into our house at this point; exactly because we love the character of this quiet neighborhood. That was the thing we were purchasing when we put down our money.

Please don't overturn the ruling already made by the Planning and Zoning Commission. Please.

Very sincerely,

D Boyd Pomeroy
Susan Simon



TUCSON
METRO
CHAMBER

AGENDA MATERIAL

DATE 6/27/13 ITEM NO. 25

465 W. St. Mary's Rd.

P 520-792-1212

PO Box 991

F 520-882-5704

Tucson, AZ 85702

TucsonChamber.org

June 27, 2013

The Honorable Ramon Valadez
Chairman
Pima County Board of Supervisors
130 West Congress, 10th Floor
Tucson, AZ 85701

RE: Co9-12-05; Rezoning at Sabino Canyon Road & River Road

Dear Chairman Valadez,

The Tucson Metro Chamber, representing 1,400 business and over 110,000 employees, strongly supports smart and sensible growth within our region. As a proponent of Imagine Greater Tucson, we were pleased with its outcome that showed infill, densification and reasonable future growth areas. In line with these beliefs, we support the Aerie Development at Sabino Canyon Road between River and Cloud Roads.

Aerie Development's site is 5.9 acres located on the corner of two major roadways in unincorporated Pima County. Infill projects, such as this one, reduce the need of infrastructure expansion and decrease the urban footprint into our surrounding desert and mountains. The developers have done extensive outreach to the adjacent neighbors, accommodating the vast majority of their concerns. The few voices that remain in opposition are individuals whom are likely to never support *any* development on this adjacent empty property.

The project will result in 53 single story, detached high-end residences. The quality of the design, both interior and exterior, will be attractive to many. In the aftermath of the housing crisis, these types of residences are in increasing demand and will fill a deficit in our community's current portfolio. The neighborhood will be finished with covered parking, xeriscaped landscaping and either a concrete or asphalt path along the property for public use. As a young married couple, this is a type of residence my wife and I would strongly consider as we look to grow our family.

I thank you for your consideration of this issue.

Sincerely,

Robert Medler
VP Government Affairs

Cc: Members, Board of Supervisors
C.H. Huckleberry, County Administrator
C. Poirier, Development Services

JUN 27 13 PM 04:35 POC CLK E

June 28, 2013

To: Pima County Board of Supervisors

From: Ms. Leslie Schaefer
4921 N Boyd Lane
Tucson, AZ 85750

RE: Co9-12-05 Sabino Canyon Gateway LLC – Sabino Canyon Road Rezoning

To Whom It May Concern:

I am writing this letter to you with my support of the proposed rezoning and development at Sabino Canyon and River Road.

I no longer live in the immediate area of this proposed development, but it will have a direct impact on my daily commute to and from work. I, like so many others in our community and in our nation, have been impacted by our economic downturn. I have owned my homes in the past and do not have the opportunity to be a homeowner today. Instead, I am forced to be a renter. How many others no longer qualify for the "American Dream" of home-ownership? How many former homeowners live in a rental property now? How many live with their parents, or their parents with them?

Being a renter does not mean that my children do not deserve the best education available to them. As a renter, it does not mean that I bring crime to a neighborhood in which I live. My family's need to rent does not make us any less friendly, less liked, less respectful or any less of a contributing member of the community. Whether I am a homeowner or a renter, it does not change or impact the traffic in an area which I already travel, nor does it impact the natural resources or utility services that my family and I use.

What this project brings in my opinion is a viable, beautifully designed, comfortable living floor plan with a yard, and all the comforts which my family and I can live in as a HOME. This proposed COMMUNITY is no different from the new subdivision with 180+ lots being developed just north of this site. It just simply allows a renter the pride of living in a home under rental conditions.

Development happens. It allows impact fees to help maintain and improve roadways, provides funding for schools and emergency services. This proposed development is not a multi-story apartment complex. This is not a QT or Circle K. This is a housing community for those that rent rather than buy.

Please consider the positive impacts this proposed development will bring to the community in your final decision.

Respectfully yours,

Leslie Schaefer

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