

Robin Brigode

From: COB_mail
Subject: FW: CCRC and Zoning - Sisters of the Immaculate Heart of Mary - restricting height of buildings to 1- and 2-stories only

From: Gary Slovikosky
Sent: Monday, February 16, 2015 4:31 PM
To: Ally Miller; Mark Holden; DIST2; District3; District4; District5
Cc: Mary Hanna
Subject: Re: CCRC and Zoning - Sisters of the Immaculate Heart of Mary - restricting height of buildings to 1- and 2-stories only

Dear Supervisors,

I have to work tomorrow and deeply regret that again I won't be able to attend the public hearing.

May I kindly ask you to reconsider restricting the height of the buildings to no more than two-story-buildings. I personally do not know of any three-story-buildings in the area. They are totally out of character here and do not match the area even if placed against the mountain. Otherwise, I really appreciate the compromises that the builder has made.

Thank you for your thoughtful consideration.

Very Respectfully,

Sonja Slovikosky

Sent: Tuesday, January 27, 2015 11:59 AM
Subject: Re: CCRC and Zoning - Sisters of the Immaculate Heart of Mary

Dear Supervisors,

I already expressed my concerns via email. Unfortunately, I will not be able to attend the Public Hearing tomorrow.

If the rezoning and building plans still move forward, I recommend restricting the height of the buildings to 1- and 2-story buildings only. I appreciate the fact that the units bordering the existing neighborhoods are only single story. I am of the opinion that the development should not exceed an overall height of two stories. 3-story buildings, even if built towards the center of the development and against the mountain, are not a good fit. They simply do not match the character of the area.

Thank you also for taking into consideration the wildlife situation and their habitat.

We highly appreciate your efforts in working with the builder and neighborhoods.

Very Respectfully,

Sonja Slovikosky

Subject: CCRC and Zoning - Sisters of the Immaculate Heart of Mary

Dear Supervisor Miller,

My husband and I attended the meeting at the convent last Thursday. Thank you so much for your efforts and for working so hard to find a good "fit" for the area in discussion. Here are some of my thoughts:

My biggest concern with the retirement home is still the congestion of the area (not just speaking of cars) and the resulting destruction of habitat for our wildlife - the last bigger piece left in the area. Also, I wonder what the purpose of zoning an area is, if it is later rezoned anyway - depending on which investor buys the land and what HIS intentions are. What's then the purpose of zoning the land in the first place? Also, is the city not able - when planning the city layout - to designate more land to remain natural (not just parks outside the city)? It would keep Tucson more attractive in the long run. It is not true that Tucson is landlocked! How come so many people bite into this misconception! There is a lot of land surrounding Tucson that can be built on. Not every side bordering Tucson faces closely the mountains or is protected area. There are directions into which Tucson can grow. Tucson would just have to stretch out further. Anybody who wants to know what "landlocked" means, needs to go to Europe! That will change the perspective. Further, the argument that current developments all used to be natural area at one point and that we just have to get used to empty pieces of land left being developed one day is not rational. With this argument any opposition can be suffocated before it even begins. With this argument any building plans can be justified. It is not an objective argument. Why, otherwise, zone Tucson in the first place?

It may be interesting to note that, as soon as the builder of "Avilla" fenced in the construction site on our side of the road (Sabino Creek), the javelinas started coming through our neighborhood knocking over multiple trash cans. This is now happening on a regular basis. Before, it also happened, but was just a RARE incident. The javelinas have been taken away a big chunk of their habitat and are simple not finding enough food any more. They are hungry! And some of them will probably starve. Also, the javelinas are now eating plants in the front and the back of our yard which they never touched before. These are just the signs we notice. What about the foxes, raccoons, owls, bob cats and other animals which we have seen and are known to live in our neighborhood and the surrounding areas? What if the last bigger open piece of habitat which is left in the north - the land that is now in discussion for rezoning - will also fall victim to construction? Is the existing wildlife in our area of no importance?

In general, I think a retirement home is not a bad idea for the area in discussion. However, because of the previous decisions made (on Sabino Canyon Road) and all the higher density construction that has already been approved ("Avilla"), I have serious concerns. Honestly, given the choice, I would much rather have approved the retirement home instead of the "Avilla" development; but I guess that's a mute point now.

I appreciate the fact that the units bordering the existing neighborhoods are single story. There should be a nice buffer between the existing subdivisions and the new development. The Spanish style looks nice. I also appreciate that the mountain remains undisturbed. I am a little concerned that this piece of land could be sold (much later of course) to a third party and then rezoned and still be built on. I hope it is a strong point in the contract that cannot be changed that the mountain area has to remain undisturbed (comprehensive plan and zoning).

On the other hand, I am of the opinion that the development should not exceed a height of two stories. 3-story buildings, even if built towards the center of the development and against the mountain, are not a good fit. They simply do not match the character of the area. The buildings should be no higher than two stories.

Sabino Canyon Road is already - in my mind - above its capacity. The road condition has considerably deteriorated since construction of "Avilla" has started. The city patched some of the road holes, but not enough. It seems there are added more holed almost weekly which can be damaging to our tires. In my mind, Sabino Canyon Road needs to be completely repaved. If that will only be done after the

construction, the appearing holes need to be filled on a regular basis during the construction phase, not just "once".

Sabino Canyon Road is already suffocating in traffic. Also Tanque Verde Road. In the morning when I take my daughter to school, the traffic backup on Tanque Verde (between Sabino Canyon and Kolb) is very heavy and it is difficult to switch lanes without risking an accident. I believe to remember a traffic study - before the rezoning of the "AVilla" properties - that stated that the traffic volume on Sabino Canyon Road is already at or above its capacity. With such a huge retirement community, traffic would significantly increase, even WITHOUT most of the elderly residents driving.

Further, could you please let me know what ACTUAL DENSITY NUMBER the community corresponds to (such as MIU 9)? CCRC by itsself does not mean anything to me. I would like a number that I can relate to.

I would consider Snyder Road to be continued all the way through to alleviate Sabino Canyon/Tanque Verde from some of its congestion.

I appreciate the fact the builder wants to leave the white cross on the mountain. It looks so pretty there.

I have some concerns regarding the water consumption which will already increase tremendously with the previously approved developments. Also, water prices have recently gone up so much! We keep receiving notices to restrict water usage. But what does that practically look like? For our part, we already decided not to put in a lawn, for that very purpose to save water. We have, for most part, plants that have "low-water" usage; however, if we reduce the water in the garden any more, it will not look nice any more. Just look at the crape myrtles that line some of the streets in "Sabino Creek". Ever since the water was turned off, they barely bloom any more. They never look lush and green, always somewhat wilting - and some of them have died. To keep an area attractive and green, some water is necessary. Or are the only plants we should plant cacti and mesquite? Tucson would not be the same. Builders often choose low-water plants with the pretext to conserve water; but the truth is that they choose them because they want to keep their OWN water bill low! Even though I understand the need to preserve water in the desert - Tucson would look quite unattractive if low-water plants were all we did see. Adding more development to the area will complicate the water situation even more (even if only low-water plants were used).

The small wash that runs through the property of the Sisters continues into our subdivision "Sabino Creek" and passes in front of our living room window. When it rains heavily, any trash collected upstream flows down to our house and pretty much ends up there - since it is being blocked by grass growing in that area. We hope there will be a regulation in effect that makes the retirement community responsible for keeping the wash clean on their grounds.

There is one more concern I would like to bring to your attention. It seemed, during the last meeting, that the Sister body was not comfortable with the current solution about their personal situation. There were many unanswered questions concerning their future (living situation). As one of the Sisters mentioned she wanted to live until the age of "105". According to the builder, the Sisters will be allowed to live in their convent during the construction phase - about 12 years. However, where will they go after that? Who will take care of them? Sister Mary Alice got very defensive towards the end of the meeting. I had the feeling that some mismanagement on her (their) part concerning their property and the future care of the Sisters made her uncomfortable. She did not want her bad decisions to get "exposed". However, I also felt sorry for the rest of the Sisters. Obviously, no clear plan has been put in place by the leadership of the convent, and the Sisters are the ones that are going to suffer. They are completely left in the dark. I understand this is not my business. However, I feel it would be a nice gesture from the builder - even though I am totally aware that this is not his obligation nor responsibility - to work out an agreement with the Sisters that will also assure them a secure future. Maybe, he could make a special, affordable offer to the Sisters that would give them the option to continue living in the retirement community.

Please feel free to share my thoughts and concerns with anyone you feel should here them. Please let me know if you have any questions.

Very respectfully,

Sonja Slovikosky
3605 N Sabino Creek Place
(Sabino Creek Subdivision)

P.S. May I voice one concern I have right now with the construction of "AVilla" on the side that borders the "Sabino Creek subdivision". When the shrubs and trees were removed and the land was graded, the traffic noise from Sabino Canyon Road became so much louder, almost unbearable! From our patio, we clearly hear the constant stream of cars going up and down that road. My question is: Will the buildings and wall be high enough to block the traffic noise from Sabino Canyon Road to our subdivision? I truly hope so...