

29 September 2014

Sharon Bronson, Chair, District 3
Richard Elías, Vice Chair, District 5
Ramón Valadez, Acting Chair, District 2
Ally Miller, Member, District 1
Ray Carroll, Member, District 4
Pima County Board of Supervisors
c/o Mark Holden
Senior Planner
Planning Division
Pima County Development Services
201 North Stone Avenue
Second Floor
Tucson, AZ 85701

Re: Co7-14-03 Catalina Foothills Center General Partnership
- North Oracle Road, Catalina Foothills, District 1 and
Co7-14-05 T.Read Holdings, LLC - North Oracle Road (#2)
Catalina Foothills

Dear Pima County Board Members:

My name is Diana Ossana. I moved to Tucson, Arizona from St. Louis, Missouri in 1977. I am a novelist and screenwriter by trade, and I have resided at 5550 North Genematas Drive in the Oracle Foothills neighborhood since 1985--for nearly thirty years. Oracle Foothills was established in 1949, the year of my birth. I am one of several Neighborhood Watch Block Captains. When I first began looking to purchase a place to live, I visited a total of 65 properties in and around Tucson before deciding to make a home in the Oracle Foothills neighborhood for me and my young daughter.

This was my first home purchase and the place where I envisioned spending the rest of my adult life. The area appealed to me for several important reasons: the abundant wildlife supported by the area, including birds (falcons, hawks, dove, quail, owls and cactus wrens among others), gila monsters and other native lizards, a wide variety of snakes, bats, coyotes, bobcats, and a vast amount of vegetation, including saguaros and other cacti, agave, palo verde, and numerous desert flowers; the large home lots; the privacy afforded by the rural terrain; and the respect the residents demonstrate towards both their neighbors and their respective yards and homes. And now that my daughter has her own family, she wants to live in this home with my grandchildren once I'm gone.

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It was clear then and now that the homes and large lots are situated and maintained in a manner that accommodates both the native plants and the resident animals. It was a place where I felt confident that my child would be safe and able to walk our dogs, ride her bike, play with friends and not have to worry about traffic or a surplus of strangers frequenting our neighborhood. The majority of our residents have lived here for ten years or more because Oracle Foothills is a gem of a neighborhood: it's well established, stable, quiet and private, with a comforting rural feel, and yet located within minutes of urban amenities.

I understand that the above rezoning requests have been made regarding (1) the Tea Room property where North Genematas Drive meets North Oracle Road; and (2) the 27 acres of undeveloped property adjacent to the Catalina Foothills Lodge.

The Tea Room property - I have no objections to the Comprehensive Plan designation change; however, I strongly oppose any changes to its current zoning. I also oppose any parking being allowed on both sides of Genematas Drive. The overabundance of traffic traveling both north and south on North Oracle Road at any time of day or evening between Rudasill and River Road already prohibits a safe exit from Genematas Drive. **Allowing parking and additional traffic on Genematas would only serve to make a challenging traffic situation at this intersection much worse than it is now.**

Concerning the requested land use change from LIU 1.2 to LIU 3.0 on the currently undeveloped 27-acre portion of the Catalina Foothills Lodge property - I strongly oppose this change as well for all the reasons listed in the beginning paragraphs of this letter. The positive aspects of our neighborhood would all be compromised should the higher density zoning request be granted. It would negatively impact the safety, the peace, the quiet, the amount of native wildlife and the integrity of our native landscape as well. The two entrances planned into this proposed 27-acre development off Genematas Drive would inevitably funnel more and more cars up Genematas Drive and all through the rest of our neighborhood, because exiting from Genematas onto Oracle Road would then become nearly impossible.

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I understand and sympathize with the owners' desire to develop this property to afford them profit. They can even keep the current LIU 1.2 and zoning to build lovely single-family homes on the acreage. If only 12-14 homes were built on those 27 acres at an average purchase price of between \$300,000.00 and \$600,000.00 per home, the owners would realize monies totaling four million to seven million dollars, well above what they originally paid for the land in question.

I respectfully submit all the above for your consideration and thank you in advance for your time and attention to these matters. Should you have any questions, please contact me at the address, phone number and/or e-mail address listed below.

Regards,



Diana Ossana
5550 North Genematas Drive
Tucson AZ 85704