

Pima County Board of Supervisors
c/o Ms. Terri Tillman

Re: Support of the Endeavor Specific Plan

Delivery via: Terri.Tillman@pima.gov

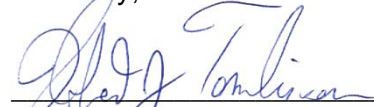
July 12, 2022

Dear Supervisors,

My name is Rob Tomlinson and I reside at 3681 N River Hills Dr in unincorporated Pima County. I live 6,930 feet from the proposed project site. I drive by the site daily on the way to and from work and for other trips. I enjoy the Loop trail system 4-5 times per week and my starting/parking point is always the Craycroft Trailhead. The Craycroft Trailhead is my "home base" for running, walking my dog, and for bicycling throughout the region. I sincerely appreciate the value of the Loop Trail and this trailhead that is so close to my house. I am absolutely a vested "stakeholder" on any new development and land use change in the vicinity of this exceptional park amenity that I use and love.

The purpose of my letter today is to speak out strongly in support of the proposed Endeavor project and its associated residential development. This is exactly the type of development that we need in precisely this kind of location. This project will take advantage of existing infrastructure and land that is already defoliated that is within our urban boundaries. When land such as this is used, the need to reach out to the outskirts of town is mitigated. Not only do we not compromise valuable untouched land on our urban fringe, we also provide living space and services closer to the people that need them. This lessens commute times, pollution, and infrastructure costs. The proposed project will also enhance my/our use of the Craycroft Trailhead by offering more park amenities and more vehicular parking. I am 100% in support of this development and I ask that you approve the application. I am available if you would like to discuss this matter further.

Sincerely,



Robert Tomlinson
3681 N River Hills Dr
Tucson AZ 85750
Ph: (520) 240-4299
Email: rtomlinson@picor.com

07.14.2022

Below this addendum is our original letter regarding Case P20SP00002. We are currently working on a negotiation with Mr. Lopez and Envisage that may alleviate many of our initial concerns with this project. At this time, our protest stands, however at a later date we may revoke our objection if a mutual agreement, in writing, is met.

Further concerns that have been raised, or continue to be a concern, include the water runoff and drinking safety for neighbors like ourselves, and others, who drink our water from a well on our property. We, and our neighbors who share a well, would appreciate a guarantee that our well water will remain safe to consume despite the construction disrupting the soil, etc. Advice from the EPA website has instilled some concerns, including that this massive construction project, only a 50 feet or so away, may cause potential contamination via multiple avenues to our drinking water. The EPA website states that water should be tested and monitored in the case of:

- “Conditions near your well have changed significantly (i.e. flooding, land disturbances, and *new construction or industrial activity*)” and “In addition, well owners should also determine if the ground water you rely on for household use is under direct influence from surface water. Ground water under the direct influence of surface water is susceptible to contamination from activities on the surface.”

https://www.epa.gov/privatewells/protect-your-homes-water#com_contam

In addition, regarding safety concerns for the nearby neighborhoods, surrounding homes, and users of The Loop, we have concerns about the significant amount of dust that will be in the air, the metals being cut on site, gasses from equipment being used, and off gassing from construction materials, etc. We hope Pima County considers how it will ensure the project operates in a way that protects the citizens around this 18-month, significant construction project. What policies will be in place to protect citizens from toxic fumes, noise, off gassing, etc?

Thank you.

Erika and Cody Coleman

ORIGINAL LETTER FOLLOWS ON NEXT PAGE

Case P20SP00002, River House Trust, Et Al - N. Craycroft Road Specific Plan and Comprehensive Plan Amendment

As part of the neighborhood to the North of parcels A and B, I am writing to express my opposition to the proposed rezoning and development of the property at Craycroft Road, "The Loop", and the adjoining Camino Blanco neighborhood. Current proposed rezoning of Parcel A invokes a radically inconsistent use of land within this residential and recreational area and will threaten the safety of drivers, residents, and the environment. An active adult community and numerous tightly set multi-family housing units do not fit into this CR 1 and SR single family neighborhood.

[Recommendations and Concessions follow below.]

My opposition to the currently proposed site plans is based on the following:

RE: CAMINO BLANCO ROAD

A. Camino Blanco Road is a poorly paved, curving, narrow 15-25 mph residential neighborhood street with no sidewalks or bike paths and is lined with houses. The Staff Report states:

"The capacity of River Road is approximately 12,390 ADT and is currently operating over capacity."

"There are no available traffic counts for Camino Blanco nor for River House Road, but the approximate capacity of a two-lane roadway is 12,390 ADT. The development intensity in the vicinity of the site indicates that these roadways should be functioning well below capacity."

It's questionable to consider River Road, described by the City of Tucson and ADOT as a "Scenic Arterial Street" and a "Minor Arterial Road" cushioned with bike paths and sidewalks, equal to, in safety and capacity, Camino Blanco Road or River House Road. Based on the engineers assertion, traffic on Camino Blanco Road will increase by only 4% when accounting for additional trips due to Parcel A emergency vehicles and Parcel B residents. As a percentage of an extremely unrealistic 12,390 ADT capacity on this tiny side street, that may be true.

However, a more reasonable traffic analysis for Camino Blanco Road, South of Unity Church, would predict an increase of the existing traffic burden by around 70%*.**

According to the traffic report, 19 new units will generate 179 additional daily trips on Camino Blanco. At the rate of 9.42 trips per unit, the existing neighborhood south of my location (3610 N Camino Blanco) generates 245 daily trips (26 existing homes x 9.42 ADT). As a percentage, the new units will impose a 73% increase in neighborhood traffic on Camino Blanco Road. This calculation excludes the Unity Church (3617 N*

Camino Blanco) intermittent event traffic that would dilute traffic numbers when collected at the intersection of River Road and Camino Blanco Road, as church visitors do not drive South past the church and into the neighborhood. Camino Blanco Road between River and Unity Church is straight, wide, and flat. South of Unity Church is where the road becomes narrow, windy, and steep with poor visibility.

B. Traffic safety: The provision of access for emergency vehicles shall include appropriate methods to minimize the endangerment of passing vehicles. Camino Blanco is a narrow, winding street in a neighborhood with no roadway amenities. There are blind corners where run-ins with delivery drivers, waste disposal trucks, and other homeowners occur daily and one must swerve or brake abruptly to avoid collision.

1) It's impossible to say how many accidents occur yearly on a road when most of the accidents only affect the swerving driver, and thus, are not reported to officials. On 2 occasions, my spouse and I have come to the aid of drivers who had avoided a head-on collision with oncoming traffic by driving off the East side of Camino Blanco Road, their vehicles subsequently becoming wedged in the embankment atop a steep drop off down a hill. Those vehicles were towed out later. We have seen countless tire tread marks leaving the road and heading for the hillside on our evening walks with our dogs.

RE: PARCEL A

A. Residents of our neighborhood have been informed that Parcel A will include an “emergency access” on the west side of the compound.

1) If the zoning and plans are approved, we would like a guarantee that ONLY emergency vehicles will utilize Camino Blanco Road to access Parcel A, and ONLY if and when the main entrance to Parcel A is completely blocked. Our prediction is that this good faith promise of using our residential road when absolutely necessary for emergencies will shortly morph into landscapers, food delivery semi-trucks, Endeavor employees, construction workers and equipment, and other maintenance workers utilizing Camino Blanco for their benefit to access Parcel A.

B. There are several homes in this neighborhood that draw 100% of their potable water from a well on the property. There is a concern that the diversion of water pertaining to both Parcels A and B may affect the water table levels and accessibility or the safety of drinking water for those nearby residences. ***There is no mention of the current-use neighborhood wells in the Specific Plan Report nor the Staff Report.***

RE: PARCEL B

A. The arbitrary Spot Zoning of Parcel B from CR-1 and SR to the “Specific Plan” zone should be **DENIED**. Parcel B is entirely encircled by SR and CR-1 single family residences averaging 3,286 square feet in size and with a median value of \$755,000 (+/-, via Zillow ‘Sold for’ and ‘Zestimates’). Adding 19 tightly packed mini residences on

lots as small as 0.17 acres, that may be either sold or rented, is a threat to the safety and value of this serene community.

Without plans regarding the future building structures or intentions on Parcel B, it is difficult not to assume the worst case scenario - that we may be bridled with multiple short term rental units next door. This would certainly cause a decrease in the surrounding property values of this proposed multi-family housing rental unit.

1) On Camino Blanco Road, there exists a VRBO (Vacation Rental By Owner) rental home that frequently generates noise complaints and causes traffic issues with parking and unfamiliar drivers utilizing Camino Blanco Road. We can only presume that Parcel B will take advantage of lucrative short term rental opportunities such as Airbnb and VRBO. 19 possible short term rental units would carry with them dozens+ of renters each month who will be unfamiliar with this area and the intricacies of navigating Camino Blanco. Again, this would raise concerns regarding the safety of cyclists, pedestrians, and other drivers who utilize Camino Blanco Road daily.

a) Crime increases often coincide with short term rentals and unrented empty buildings. We have witnessed customers of the existing VRBO property on Camino Blanco Road trespassing and entering into empty homes and pools while owners are away. There are police reports concerning several properties to back this up. If the owner of Parcel B is permitted to employ a possible 19 short term rentals, that would essentially create a commercial motel within this residential neighborhood.

B. Building 19 units within this neighborhood on lots as small as 0.17 acres creates a system for overcrowding and loss of nearby property values due to the down-zoning that would result. The Parcel B proposal indicates the new units are designed with an allotment of 2 parking spaces per unit, which suggests the landowners believe these dwellings will house couples and, potentially, their families. This brings up concerns of overcrowding both within the new units and on Camino Blanco Road and River House Road.

C. There are several homes in this neighborhood that draw 100% of their potable water from a well on the property. There is a concern that the diversion of water pertaining to both Parcels A and B may affect the water table levels and accessibility or the safety of drinking water for those nearby residences. ***There is no mention of the current-use neighborhood wells in the Specific Plan Report nor the Staff Report.***

RECOMMENDATIONS AND CONCESSIONS

- Recommend that the currently coupled rezoning request for Parcels A and B be **DENIED**
- Recommend that Parcel A be dislodged from Parcel B

- Recommend that the proposed Spot Zoning of Parcel B be **DENIED**
- Recommend Parcel B remains or rezones to a CR 1 classification with the option to add 4 additional income units. This will adhere to an overall rate of 1 single family residence per 0.83 acres, totaling 16 rental units (including the current 12 rentals.) This alteration would retain the open space inherent to this neighborhood, greatly reduce the impact on Camino Blanco Road and River House Road traffic, and result in a continued and enlarged income stream for the landowner.
- Recommend the developers investigate water diversion effects on existing wells in the area before Pima County approves the development
- Recommend an easement remain on Parcel B to provide access to the Emergency Exit on Parcel A
- Recommend Parcel A developers study the layout of Camino Blanco Road, have the road widened and straightened at its blind curves, and put into place future regular roadside vegetative maintenance to improve visibility along the route and enhance safety for emergency vehicles and residents
- Recommend Pima County Transportation Department impose a substantial fee on Endeavor Spirited Living and any future and subsequent owner of Parcel A each time Camino Blanco Road is used for its benefit outside of a documented emergency in perpetuity

Signed,

Erika and Cody Coleman
3610 N Camino Blanco

SIGNED COPY FOLLOWS

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Thank you.

 Erika Coleman

ORIGINAL LETTER FOLLOWS

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RE: PARCEL A

A. Residents of our neighborhood have been informed that Parcel A will include an “emergency access” on the west side of the compound.

1) If the zoning and plans are approved, we would like a guarantee that ONLY emergency vehicles will utilize Camino Blanco Road to access Parcel A, and ONLY if and when the main entrance to Parcel A is completely blocked. Our prediction is that this good faith promise of using our residential road when absolutely necessary for emergencies will shortly morph into landscapers, food delivery semi-trucks, Endeavor employees, construction workers and equipment, and other maintenance workers utilizing Camino Blanco for their benefit to access Parcel A.

B. There are several homes in this neighborhood that draw 100% of their potable water from a well on the property. There is a concern that the diversion of water pertaining to both Parcels A and B may affect the water table levels and accessibility or the safety of drinking water for those nearby residences. ***There is no mention of the current-use neighborhood wells in the Specific Plan Report nor the Staff Report.***

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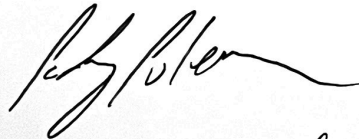
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Signed,

Erika and Cody Coleman
3610 N Camino Blanco

A handwritten signature in black ink, appearing to read 'Erika Coleman', written in a cursive style.

Erika Coleman