

AGENDA MATERIAL

DATE 10-19-21 ITEM NO. EA 21

Mark Holden

From: Bill Boyd [REDACTED]
Sent: Monday, August 9, 2021 3:42 PM
To: Mark Holden
Cc: Bill Boyd
Subject: Re: Aug 25 Planning & Zoning Commission agenda link

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Mark,

Thank you for providing a link to materials pertinent to the Comprehensive Plan Amendment application. There is quite a bit to digest, but my initial reaction is that the applicant makes multiple claims that are simply declarations. In particular, the application asserts that the development and proposed entry and exit will be safer than the existing drive entry to Joesler Plaza and will promote bicycle and pedestrian traffic and reduce carbon emissions. I am not aware that there have been numerous accidents resulting from vehicles exiting the plaza despite the drive being labeled entry only. Exiting vehicles are an annoyance but in my experience not a hazard. A more prominent one-way sign would reduce the number of exiting vehicles. The new entry/exit onto Campbell could result in increased traffic, including drivers making unsafe left turns onto Campbell, a narrow, curving road (designated as a Scenic Highway). As for reduced carbon emissions, this assertion is counter-intuitive. The "Office Building" will increase vehicle traffic. Bicycling on Campbell is an adventure because of the incline north and traffic speeding around blind curves.

I may be directing these initial reactions to the wrong party, but maybe you can see that they become part of the record. Thanks again.

Bill

Sent from my iPad

On Aug 9, 2021, at 2:38 PM, Mark Holden <Mark.Holden@pima.gov> wrote:

Planning and Zoning Commission Information - Pima County

Mark S. Holden, AICP

Principal Planner,
Planning Division
Pima County Development Services Dept.
(520) 724-6619

OCT 18 21 09:54 PM CLK OF DD

OK

Mark Holden

From: Howard Toff [REDACTED]
Sent: Sunday, August 15, 2021 3:24 PM
To: Mark Holden; Chris Poirier
Cc: District1; DIST2; District3; District4; District5; Chuck Huckelberry
Subject: Re: P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA

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OCT 18 21 AM 05:54 FC CLK/PSD
ML

Re: P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA

Gentlemen:

I am very concerned and disturbed about the prospect of a new building north of Campbell, across the wash from the Greenberg building.

Having visited the site several times, attended a neighborhood meeting about this and reviewed the staff report to amend the Comprehensive Plan, I have the following comments:

- 1) The area does not need additional commercial development. The parking lot at Joesler Village is always filled and Campbell is quite often congested. Adding another building and limited additional parking further congests an already overloaded system. Extra traffic from the new hotel complex on the east side of Campbell is also a factor.
- 2) Additional development will negatively impact the Campbell Scenic Corridor.
- 3) I am concerned that northbound traffic turning left into the proposed new ingress, and traffic exiting the egress turning left will be quite dangerous. Additionally, the visibility north of the proposed entrance/exit is filled with multiple trees and the hill blocks the view. The area designated for the road is not wide enough for two lanes, new parking spaces and the building entrance.
- 4) If this building is approved, the additional truck traffic hauling away the mountain will be very disruptive to commuters and others.

My office is located just east of the River and Campbell intersection.

Please carefully consider my concerns.

Sincerely,

Howard D. Toff, MD

Mark Holden

From: Kay Richter [REDACTED]
Sent: Monday, August 16, 2021 9:38 AM
To: Chris Poirier; Mark Holden; Chuck Huckelberry; District1
Subject: Postpone hearing

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As a 40 year resident of the Catalina Foothills I ask you to postpone the August 25 meeting as the neighborhoods affected are not able to respond in the summer and do not have adequate notice.

Second please oppose the comprehensive plan amendment.

It is imperative to keep intact the Joesler village area and the transition to the residential area and the scenic highway.

The delineation of the two areas is important. We are overloaded with unused office space. Residential areas are needed. Infill should not be changed.

Thank you for assisting in a fair process.

Sincerely

Kay Richter

Sent from my iPhone

08/16/21 09:55 PM KUR
MK

Mark Holden

From: Tom Pew [REDACTED]
Sent: Monday, August 16, 2021 11:41 AM
To: Chuck Huckelberry; Mark Holden; Chris Poirier; District1
Subject: I am opposed to the Proposed Amendment to Pima Co. Comprehensive plan before the Planning and Zoning Commission August 25; P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA PLAN AMENDMENT

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Dear Sirs,

As a long term resident of the Catalina Foothills I have had the opportunity to meet with you on other occasions. I have appreciated and respected the professional Pima County staff's attentive considerations of my previous concerns, so I come to you today confident that you will give a fair hearing to my strong opposition to the proposed amendment noted in the subject line above.

My points of opposition and request for a Continuance are resolved by answers to some straightforward questions:

- 1) Do we have a Pima County Comprehensive Plan or do we not?
- 2) Is North Campbell Avenue a designated Scenic Corridor or is it not?
- 3) Is the area under consideration in a historic zone—appropriately designated residential--or it is not?
- 4) Do elected representatives and Pima County officials support the plans and ordinances that govern our county or do they do not?

These are not complex questions.

I know the answer to question 4 above—that you do indeed support proper governance in Pima County. The evidence is that Pima County is the best managed county in the state of Arizona.

I am also aware that many of the positive aspects of the governance of this area have actually been pioneered and championed by our enlightened Pima County Government.

This makes the answers to my first three questions above self evident and straightforward.

I am indeed confident that you will do the right thing.

This property is the perfect place to hold the line residential as the Comprehensive Plan shows; as the historical designation and Scenic Corridor call for; and to clearly exercise your resolve to enforce the appropriate enlightened rules we residents of the Foothills expect and anticipate you to enforce.

OCT 16 21 09 55 PM C/DK/BD *sk*

Once we get the Continuance—to give residents like me equal time to prepare and an equal-standing to that granted the would-be developers--we will request that the the plan and property be left as it is.

My questions 1-4 will receive a resounding answer YES because there is zero reason, based on the facts, to grant a variance, change the zoning, or make any alterations whatsoever.

Thank you for your attention to my request, and please know that I am ready and willing to meet with anyone in county government at any time - personally, on the phone, or through electronic meetings - for further consideration of this concern.

Respectfully,

Tom Pew

5445 N. Camino Escuela
Tucson, AZ 85718

[REDACTED]

Mark Holden

From: Fred Fiastro [REDACTED]
Sent: Monday, August 16, 2021 5:03 PM
To: Mark Holden
Cc: Chris Poirier; Chuck Huckelberry
Subject: Pima Co. Comprehensive Plan Amendment Proposal
Attachments: C-H Huckelberry ltr 2019 re RiverCampbellHistory.pdf

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August 15, 2021

To: Mark Holden; Pima Co. Planner
cc. Chris Poirier; Pima Co. Planner
cc. Chuck Huckelberry; Pima County Manager

From: Fred Fiastro M.D.
6580 N Altos Tercero
Tucson, Az 85718

Subject: P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA PLAN AMENDMENT; Proposed Amendment to Pima Co. Comprehensive plan before the Planning and Zoning Commission August 25

Dear Mr Holden,

I am writing as a member of the Campbell Corridor Coalition to voice opposition to this amendment and to question the process by which County officials have handled the matter of this request for amendment to the Pima Co. Comprehensive Plan.

The area in question northwest of the Campbell/River Rd. intersection is part of an historic transition zone between commercial and residential development in the Catalina Mountain Foothills and was the subject of an effort by this same applicant to annex into the City of Tucson in 2019 and to effectively up-zone this and other parcels east of Campbell.

That 2019 proposal thankfully failed.

Now we have an effort to convert a residential parcel into a retail and office development with a NAC usage pattern.

OCT 16 2 14M0955PC CLK OF M

What is the evidence for a need for such development that causes the area of commercial development to further extend up the designated Scenic Corridor of Campbell Ave.?

Beyond this, County Staff have gone a step further and considered granting a Community Activity Center (CAC) designation that allows more intensive commercial development than the Neighborhood Activity Center (NAC) designation the applicant even desires.

In a written communication to neighbors about a previous 2019 plan to develop this same area (see attached), County Administrator Chuck Huckelberry wisely noted that "Pima Co. has long recognized the importance of the area as the entry to the Catalina Mountain Foothills where urban Tucson transitions to low density residential areas." Mr. Huckelberry also pointed out the deep commitment Pima County has had to the preservation of the historic Joesler Village area and architecture including expending taxpayer resources to the movement of the historic Joesler office building during the reconfiguration of the Campbell/River Rd. intersection some years ago.

Also Mr. Huckelberry noted in 2019 that there was a design covenant placed on vacant parcels adjacent to Murphey/ Joesler development west of Campbell Ave. This Covenant required the area to adhere to specific architectural guidelines defined by John Murphey years earlier to maintain a 'Mexican Village' design style in this area.

Staff makes no mention of or regard for the importance of this Covenant and long maintained Historic preservation of the area that should govern the parcel in question.

I believe that the proposed County Plan amendment should be denied for the following reasons:

1. I agree wholeheartedly with Mr. Huckelberry's 2019 thoughts of the importance of preservation of the historic area in question. I believe the preservation of this sensitive area is not consistent with extending office and commercial development up Campbell Ave.
2. The long honored preservation of the geographic delineation between the Joesler Village and related nearby commercial development and adjacent residential areas in the area plan should be maintained.
3. 'Infill': County Staff suggest this amendment allows for appropriate infill. We strongly disagree and suggest that proper infill on this parcel should be limited to residential use. We have a current housing shortage in our area and the applicant would surely be successful with residential development just as he was staying within the development standards for the hotel parcel to the east.
4. The planned development will neither enhance nor protect the Scenic Corridor designation of Campbell Avenue.
5. I strongly object to the County Staff recommendation to grant the CAC designation that even the applicant does not desire. I see no purpose in this position.

Respect the Foothills Community and Delay this Hearing: Similar to the current Comprehensive Plan amendment effort, the attempted annexation/upzoning in 2019 was made with required public hearings scheduled in August when a large portion of neighbors would likely be out of town or otherwise inattentive. This same pattern of 'summer surprise' is evident in a matter pending before the

District 1 Board of Adjustment this year on another matter. It is not plausible that this timing or County Staff's allowance of this was coincidental. This repeated pattern in the Foothills of posing these hearings during summer Tucson months is disrespectful to the Foothills Community.

This applicant held a small poorly publicized community meeting while the Catalina Foothills Association board and many other Foothills neighbor organizations were on summer hiatus. In addition this was an in-person meeting during a worsening pandemic.

The Foothills residential community and its representatives in the Catalina Foothills Assn. and multiple other established homeowner groups have long been active partners with County Staff and the commercial community in matters of development. These groups bring professional, cooperative, capable and, foremost, respectful people to the process who work within the system toward fair outcomes.

Delaying a public hearing on this matter until October would give area neighbor groups an opportunity to properly consider this proposal and all of its ramifications.

Thank you for your attention to this matter and I look forward to hearing from you.

Best regards,

Fred Fiastro



COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER
130 W. CONGRESS, FLOOR 10, TUCSON, AZ 85701-1317
(520) 724-8661 FAX (520) 724-8171

C.H. HUCKELBERRY
County Administrator

September 6, 2019

Tom Stout
1620 E. Entrada Once
PO Box 65556
Tucson, Arizona 85728-5556

Re: Proposed City of Tucson Annexation near St. Philip's In the Hills Episcopal Church

Dear Mr. Stout:

Thank you for your letter in which you expressed concern regarding the proposed annexation of property comprised of 26.5 acres near the St. Philip's In the Hills Episcopal Church at River Road and Campbell Avenue and on both the east and west sides of Campbell Wash. The County is also concerned about this annexation for a variety of reasons and is interested in determining if the proposed development is consistent with our natural and cultural resource conservation goals as outlined in the Sonoran Desert Conservation Plan and our historic preservation goals for the Catalina Foothills Planning Area.

Pima County has long recognized the importance of the area as an entry to the Catalina Mountain foothills where urban Tucson transitions to low density residential areas. The anchor of this gateway is the 1930s village core area at the intersection of River Road and Campbell Avenue, which although affected by roadway expansion and nearby later development, retains much of the original vision designed and developed by John Murphey and Josias Joesler. Key historic properties at the core of the area include:

- St. Philip's In the Hills Episcopal Church (1936)
- Murphey-Keith Office Building and Catalina Foothills Estate Sales Office (1937)
- Joesler Studio (1937)
- Hutton Webster Studio and Residence (1939)
- El Merendero Tea Room and Gift Shop (1937)
- St. Philip's Plaza and Park (1936)
- Catalina Foothills School (1931)
- Catalina Foothills Estates - North of River Road east and west of Campbell Avenue

Moreover, Pima County has lived up to its commitments to historic preservation of these buildings. A few decades ago, when the County realigned the split T intersection of River Road and Campbell Avenue to its present four-way configuration, the County paid to relocate the historic Joesler office building, then occupied by Murphey Trust, to a new site to the north in order to allow River Road to be straightened. In doing so, the County also fulfilled the directives of John Murphey who required that any new future development approved by

Mr. Stout

Re: **Proposed City of Tucson Annexation near St. Philip's In the Hills Episcopal Church**

September 6, 2019

Page 2

the County at the River/Campbell intersection be compatible with the design characteristics of the three Murphey/Joesler designed buildings to the west of Campbell. Recognizing the importance of maintaining the original design qualities of the Mexican village, Murphey placed a design covenant on the adjacent vacant parcels to guide later developments exemplified by the Bank One building and the Tucson Realty Office.

St. Philip's in the Hills Church and the existing office buildings at 4419-4445 North Campbell Avenue, Tucson, Arizona shall be the standard against which all designs shall be considered. That is, all improvements on the property shall be compatible with and compliment such above referenced existing improvements as to architectural style and quality of improvements. This language is not intended to require that the proposed improvements to be identical to the existing buildings in terms of architectural style, building materials, size and mass.

These restrictions resulted in new construction at each of the corners to be designed in a compatible architectural style. Pima County also holds covenants on two buildings south of the relocated office building that are now part of Joesler Village complex. These buildings, together with St. Philip's In the Hills Episcopal Church listed in the National Register of Historic Places, remain historically significant due to their age, village design and the vision of the architect and builder who designed and built them, Josias Joesler and John Murphey.

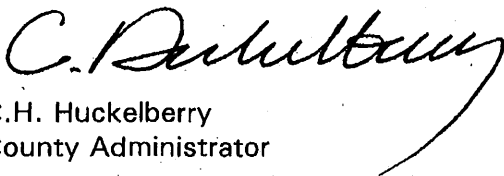
We are also concerned about the environmental impact of intense development adjacent to the Campbell Wash riparian area that remains an important wildlife corridor from the Catalina foothills south to the Rillito River.

For these reasons, we have asked to participate in any discussions regarding development of the property with the developer who has proposed annexation into the City of Tucson. We understand that the present annexation was rejected by the Tucson City Council with the developer's representative stating they would work with the neighbors before submitting any new request for annexation.

I have asked Pima County Director of Sustainability and Conservation, Linda Mayro, to actively participate in discussions with the developer proposes to have with area residents.

Thank you for your input on this project. We very much share your concerns.

Sincerely,



C.H. Huckelberry
County Administrator

c: The Honorable Chairman and Members, Pima County Board of Supervisors
Linda Mayro, Director, Office of Sustainability and Conservation

Mark Holden

From: Debra Cunningham [REDACTED]
Sent: Tuesday, August 17, 2021 10:07 AM
To: Chris Poirier; Mark Holden; Chuck Huckelberry; District1
Cc: [REDACTED]
Subject: Campbell River area zoning issue

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My husband and I oppose the **Proposed Amendment to Pima Co. Comprehensive plan before the Planning and Zoning Commission August 25**

P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA PLAN AMENDMENT;

This needs to be postponed to allow time for careful review by impacted neighbors.

Debra Cunningham, Ph.D.
Everett Griffin
2000 E Campbell Terrace
Tucson, AZ 85718

Sent from my iPhone

Get [Outlook for iOS](#)

OCT 18 21 AM 09:55 POC CLK (F M) *SK*

Mark Holden

From: Cheryl Toff [REDACTED]
Sent: Tuesday, August 17, 2021 10:31 PM
To: Mark Holden
Cc: Chris Poirier; District1; DIST2; District3; District4; District5; Chuck Huckelberry
Subject: Opposition to P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA PLAN AMENDMENT

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Mr. Mark Holden
Principal Planner
Pima County Development Services

Re:
P21CA00005 FOOTHILLS LOT 2 LLC - N. CALLE CENIZA PLAN AMENDMENT

Dear Mr. Holden:

Thank you for your time and attention on the telephone last week. I would like to express my respect and admiration for the work that you and your staff do on behalf of our vast and diverse area residents.

I have reviewed the Staff Report carefully and would like to oppose many points of the Comprehensive Plan Amendment request with you in another forum.

For the moment, however, I want to state my objections to this development proposal for traffic and safety concerns. The River and Campbell intersection already operates well over safe levels. When questioned at a recent neighborhood meeting, the developer's attorney stated that traffic would only increase 1% from this development.

I'm uncertain how the developer can make that estimate, given that the proposed building size ranges from 6,500 to 9,000 square feet, and plans have mentioned different kinds of tenants including a bank and a bakery.

When the same developer proposed a hotel complex on the east side of this same intersection in 2019, the developer's traffic projections were "1% to 2% of the total volume on the already over-capacity segments." Independent analyses by neighborhood groups and engineers indicated traffic increases exceeding 40% over the three-year period when the development was completed.

The developer's proposal to add an ingress/egress on Campbell, just north of the channel, is unsafe. There is no visibility from this location. Shearing off the hill poses other problems. There are over 20 curves on Campbell between Skyline and River, and adding another layer of complexity to this already overburdened roadway further endangers drivers.

Rather than continue to provide reasons why this development proposal is unwise, I would like to write on behalf of people who may not reach out to you about the traffic along this important corridor.

I want to ask you to consider my friends who live north of Skyline and must drive down Campbell to get to work at the University. I want you to think about my friends who live on the south side of Tucson, but drive up Campbell to get to work at AJ's, and my girlfriend who operates a seasonal small business from her home northeast of this intersection and uses Campbell to drive to the post office on River Road to mail her goods to customers.

I want to tell the story of my friend who lives just east of River and Campbell and commutes to his office on Skyline. Recently a speeding driver cut him off near his home and crashed his two-week-old Tesla into a ravine. To the immense relief of his family and friends he was unharmed, but his new car was totaled.

I want to share with you the response I received from my plumber today, when I told him about this proposed development, and he held his hands over his face and lamented how plumbing supply prices have risen sharply and additional commute times will cut even deeper into his livelihood.

0011021AM0955PC1K0F00
SK

I want you to think about my friend who works at the bank at River and Campbell, who used to "go courting" with her future husband at the top of Campbell, and can no longer reach that spot because of development.

And for my own traffic story, I want to report that I was rear-ended at River and Campbell in early 2020. Almost a year-and-a-half later I am still undergoing medical treatments because of the accident. I want to spare anyone else from being injured at this dangerous intersection.

Your consideration of my letter and the overarching concerns of our community are deeply appreciated.

Sincerely,
Cheryl Toff



Mark Holden

From: [REDACTED]
Sent: Wednesday, August 18, 2021 3:33 AM
To: Chris Poirier; Mark Holden; Chuck Huckelberry; District1
Cc: [REDACTED]
Subject: Proposed Amendment to Comprehensive Plan P21CA00005 Foothills Lot 2 LLC - N Calle Ceniza Plan Amendment

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Dear Messrs Poirier and Holden, Administrator Huckelberry and Supervisor Scott,

Here we go again: Another August, another attempt by a developer to sneak in a Comprehensive Plan Amendment while he/it hopes that all the residents are in San Diego on holiday. (I reference the attempt in 2019 to annex the subject area into the City of Tucson, also with public hearings scheduled in August.)

My husband and I reside in the Catalina Foothills (Camino Escuela), having made a deliberate choice to move here after having lived a number of places in the US and abroad. We did so because we love the natural desert setting--so different from the Phoenix area, where I lived for several years--and because we love the way that Tucson and Pima County have ensured that most of the buildings and developments here are sympathetic with their surroundings. We know that this harmony between the natural and built environments has been the work of generations of Tucson and Pima County planners, developers and architects, who have created and preserved homes, businesses, public facilities, and infrastructure that enhance rather than diminish the extraordinary beauty of our natural world.

It is in this spirit that I write to voice my opposition to the referenced attempt for commercial development. **At the very least this matter should be postponed until September or thereafter, allowing time for the return of residents from vacations and for notification to be made to area neighborhood organizations.** What is the hurry? The only reason for the developer's haste is to pull a fast one on the residents and present them with a fait accompli, a 'done deal,' when they return home. Do not allow this developer to treat Pima County and the Foothills like a banana republic it can use to its own purposes.

To turn to the substance of the matter, not just the scheduling, I would make the following points:

1. The Proposed Amendment allows for further 'mission creep' of commercial development up the beautiful Campbell corridor, which we have so proudly designated a Scenic Byway. No office complex is going to be an *asset* to a scenic byway!
2. Thirty minutes' worth of driving around the Tucson area, city and county, make it clear that there is no need for additional retail or office space. It would be a folly to despoil a protected area, with scenic and historic importance, just to put up another commercial development while literally dozens of nearby strip malls have empty buildings, as has been the case since the recession of 2008.

I hope that after studying this proposed amendment you will either deny it outright or at least postpone the hearing so that we residents can be heard. All of us in the Foothills will be waiting anxiously for your decision.

Sincerely yours,

Susan McFadden
PO Box 65507
Tucson 85728

Mark Holden

From: William Nathe [REDACTED]
Sent: Wednesday, August 18, 2021 9:26 AM
To: Chris Poirier; Mark Holden
Subject: Proposed Office complex north of Joesler Village

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001152190555F001K0F00
dk

I live just north of Joesler Village and I oppose this development for a variety of reasons

1. **Residential, not commercial:** This parcel is zoned for residential use, not commercial. There is no reason for more office/commercial buildings in Tucson at this time. Residential is needed much more. The attorney for the developer at a recent community meeting stated that this land was not suitable for residential building, "no one would want to build their residence there!" Yet, just two years ago, the developer planned to put two residences in almost exactly the same place as they now propose to build the office complex.
2. **Simply an expansion of The Village:** Many of us in the area use Joesler Village for a variety of reasons but the community is ours, not TownWest which owns both the Village and the parcel in question. This development is simply an expansion of Joesler Village which is not really needed in the community which is exactly what the present zoning was designed to prevent.
3. **The present ENTRANCE off Campbell:** The attorney representing the developer, has repeatedly stated that one of the main reasons for the development (and its expanded entrance/exit just north of the Campbell Wash on Campbell, is to eliminate the "dangerous" entrance to the Village near River and Campbell. This statement is clearly wrong. It may be a consequence of the development if it goes forward but it certainly is not the purpose of the development. There are several other steps the TownWest could take to prevent that entrance from being used as an exit.
4. **Traffic:** The proposed new entrance and exit will complicate and enhance the already burdensome traffic congestion on this portion of Campbell, particularly in light of the new hotel being constructed just north and east of this project.
5. **Environmental Impact:** The construction of this office building on Campbell Wash is a serious problem. This problem was recognized by County Administrator, Chuck Huckleberry, who wrote the following in letter to a member of the community on September 6, 2019 when this same developer was proposing building on this property:
: "We are concerned about the environmental impact of intense development adjacent to the Campbell Wash riparian area . . ."
6. **Scenic Byway:** Campbell Ave is designated a Scenic Byway by the county. This proposed construction defies that designation - it certainly is not scenic!
7. **Continuance:** Finally, this being August, many families in the community and the HOAs are not able to participate at this time. (I suspect that the timing is not by accident). This hearing should be continued until an appropriate time in October.

Thank you and I know you will do what is right for our community.

Bill Nathe
1996 E. Campbell Terrace
Tucson, AZ 85718



Mark Holden

From: Robert Ward [REDACTED] >
Sent: Wednesday, August 18, 2021 2:57 PM
To: [REDACTED]; District1; Chuck Huckelberry; Mark Holden; Chris Poirier
Subject: P21CA00005 Foothills Lot 2 LLC-N. Calle Ceniza Plan Amendment.

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10/18/21 10:55 PM CLK OF PD

To All;

The historic "Mexican Village" concept originally initiated by John Murphey and Josias Joesler as an entry point from urban Tucson into the residential foothills makes this immediate area truly unique! Where else will you find this? Unfortunately encroachments were allowed in subsequent years, yet there is still a "feeling" that must be preserved, enhanced, and maintained. This careful "transition" has become critically important to the residents of the foothills as well as Tucsonans and visitors from afar. If this is gradually torn apart, the "feeling" is lost and we have become just another suburb that could be found almost anywhere else. We must encourage the preservation of the historic structures and the land conservation to maintain the historic concept that has made this scenic byway area so unique all along!

1. I agree with The Campbell Corridor Coalition that this meeting MUST be delayed as the residents of the foothills must be involved. Pushing this thru in the summer months is not an act of good faith with the community. I feel that the residents are reasonable in that we only want to preserve as much of the unique residential quality of this area as possible. Many foothills residents are not present for the entire summer and this matter needs to be addressed in the fall and winter months as it affects them and their properties the most.
2. I am very concerned about the change in the land in order to build an office building with more concrete parking and roads as well as the wash area.
3. The traffic and safety related issues are a huge concern especially with the new hotel being built just up the road.

Until more information is given especially to the residents of the foothills regarding this proposed amendment, I am asking that this amendment be denied.

The is NOT your typical development issue.

This is OUR beautiful heritage!
Thank you,

William Robert Ward
4141 North Pontatoc Road
Tucson AZ 85718

Sent from Mail for Windows

Mark Holden

From: Chris Poirier
Sent: Friday, August 20, 2021 8:49 AM
To: Mark Holden
Subject: FW: Opposition to Campbell Corridor Proposal

OCT 18 21 AM 09:55 POC/KCF/BD

From: Deborah BOnjouklian [REDACTED]
Sent: Thursday, August 19, 2021 2:27 PM
To: Chris Poirier <Chris.Poirier@pima.gov>
Subject: Opposition to Campbell Corridor Proposal

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.

Please consider these seven points when making the decision about this parcel.

Thank you, Deborah Bonjouklian,
2531 E Calle sin Controversia, 85718

1. Delay this decision pending more community awareness and input. Similar to the current Comprehensive Plan amendment effort, an annexation/upzoning in 2019 in this same area was attempted requiring public hearings scheduled in August when a large portion of neighbors would likely be out of town or otherwise inattentive. This same pattern of 'summer surprise' is evident in a matter pending before the District 1 Board of Adjustment this year on another matter. It is not plausible that this timing or County Staff's allowance of this was coincidental. This repeated pattern in the Foothills of posing

these hearings during summer Tucson months is disrespectful to the Foothills Community. The Foothills residential community and its representatives in the Catalina Foothills Assn. and multiple other established homeowner groups have long been active partners with County Staff and the commercial community in matters of development. These groups bring professional, cooperative, capable and, foremost, respectful people to the process who work within the system toward fair outcomes. When such important changes to our community are pending, is a phone call or email to these established organizations too much to expect? In the absence of such communication to established neighbor groups, only a handful of adjacent residents are notified, and these people are often away, only to learn on return to Tucson.

2. We believe that the historic management of the area surrounding the Campbell Avenue and River Rd. intersection is not consistent with converting this current residential land into commercial uses.
3. The long-honored preservation of the geographic delineation between the Joesler Village and adjacent residential areas in the area plan must be maintained.

4. 'Infill': County Staff suggest this amendment allows for appropriate infill. We strongly disagree and suggest that proper infill on this parcel should be limited to residential use as currently zoned. We have a current housing shortage in our area and the applicant would surely be successful with residential development just as he was staying within the development standards for the hotel parcel to the east.
5. The planned development will neither enhance nor protect the Scenic Byway designation of the Campbell Corridor.
6. We strongly object to the County Staff recommendation to grant the CAC designation that even the applicant does not desire. We see no purpose in this position.
7. Traffic, water management and safety: We are not convinced that the traffic impacts of this project will result in a safer Campbell Avenue. We also remain concerned about flooding and erosion likely from the proposed cut/fill handling of the terrain.
- 8.

From: Chris Poirier
To: Mark Holden; Terri Tillman
Subject: FW: Campbell Ruver Intersection
Date: Wednesday, August 25, 2021 7:59:13 AM

From: Mr. Fletcher Strickler [REDACTED]
Sent: Tuesday, August 24, 2021 2:59 PM
To: Chris Poirier <Chris.Poirier@pima.gov>
Subject: Campbell Ruver Intersection

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.

Chris,

The proposed rezoning of the lot northwest of Campbell/River is ridiculous.

There is no need for such a development that the rezoning would permit.

The Campbell corridor is sacrosanct, in my opinion.

Sincerely,

Fletcher Strickler
4731 N. Camino Ocotillo
Tucson, AZ 85718

Tel: [REDACTED]
[REDACTED]

CAT 2

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