

AGENDA MATERIAL

DATE 10/17/23 ITEM NO. RASS

Tatiana Struthers, Esq.,
Brett Caywood,
North Ranch residents
9860 N Stageline trial,
Tucson, AZ, 85742

To: Pima county Board of Supervisors
Meeting 10/17/23, Agenda Item #55
Re: Residents objection to Thornydale-Sumter Apartment complex
case number P23SP00001

Thank you for taking time and reviewing this letter. Im the resident of the North Ranch community and my property in within 300 – 1000 feet notification area on 9860 N Stageline trial, where I reside with my partner, Brett Caywood, a small business owner, who also supports this notice. We're right outside 300 zone as our next-door neighbor is within 300 zone. We're a part of "Northwest Citizens Coalition" and have signed the Petition against the project. With this letter, we would like to vocalize our objections to the proposed construction project on Thornydale/Sumter for the following reasons:

- **Lack of notice**

What is the most upsetting about the project is lack of time. Last year, our community stood united against the project and collected over 300 signatures in the protects. As the result, the builder decided not to put the project to the BOS. This time around, the builder had a required meeting with the community on 8/7/23 and informed us that the Committee will be discussing the project on 8/30/23. This barely gives us enough time to gear up, start a new petition, and get enough people to sign it. This is unsettling as it appears that the builder is trying to rash through the process and undermining our efforts, based on the last year experience.

- **Traffic problems**

Issues with the traffic report

During the meeting with the developer, they informed us that they used the same traffic report that they used last year. It was surprising as they have the whole year to redo it and collect more accurate data, but chose not to do it. Last time we provided some valid criticism regarding the accuracy and completeness of the data as it was conducted at the end of March of 2022. Traffic report didn't take several factors into account, as follows: 1) new Sumpter housing development was still under construction, was about 1/3 completed, when the collected data; 2) Traffic report did not take data from Thornydale & Cactus Canyon road, from our NR community with 800 houses with about 2 cars per house, 3) Proposed project did not include in the data from a business aspect for the available space in the "office building" of the proposed Complex to include a possible "mixed-use" retail, a coffee shop, barber shop/salon, massage studio, etc.; 4) data was taken around the time when the snowbirds started to leave Tucson.

Road cannot sustain more traffic

Thornydale is a Major Street, a Scenic Route, but also is a forgotten street. It already heavily trafficked with 2-lines only, with current NR community, high school, and La Mirage Apartments, North

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Star Estates/Community, Ironwood Meadows Community, Kachina Meadows Community, Linda Lista Ridge Community. The traffic is heavy and often we have to take Shannon Rd, as waiting times can be easily over 10 min to make left turn to Thornydale. When we moved into the NR community, there was no New Development on Sumpter, however, soon after a new huge housing development arose that added more traffic. Last year Marana approved another community & complex on Thornydale and Tangerine that will add more traffic. Proposed apartment on Sumpter will add hundreds of additional cars.

Increased accidents and danger to the residents

I personally observed several accidents on Linda Vista and Thornydale, so did other residents. As a part of my job, I see how accidents and reckless driving affect people's life, how they ruin them. I see it from the court perspective, victims' perspective, and hear it from nurses & doctors that work at ER/hospitals when treating people from these accidents. Having a densely populated area will create more accidents. I don't want to be placed in a situation where a reckless driver collides with another that can ram mine or Brett's vehicle. Months of recovery won't be enough. Safety for the residence should be the most priority when making decision regarding rezoning.

Lack of access for emergency personnel

Our community has handful of retirees and people with physical disabilities. As such, handful have medical emergencies and require either Fire Fighter brigade, emergency vehicles, ER to assist them. However, with additional traffic and lack of transportation development, it may slow down the emergency access during life & death events. I'm particularly concerned as my partner has a medical condition that requires hospitalizations. Luckily, we have not faced a situation when we have to wait for the traffic to get to an ER. Hopefully, it won't occur; the other families may not be as lucky, which leading to tragic results, and possible law suits against county for poor road conditions.

- **Our area is a ranch-style architecture**

North Ranch and surrounding areas are limited to two stories and 24' in high that establishes the similar style. Even La Mirage apartment complex is a 2-story, which fitted better within our community. Equestrian Homes Apartment complex that is about a mile away on Linda Vista also is a 2-story. 3-story complex and 36' doesn't fit our area and will be an eye sore. There is no need for 3 story complex here. Even new and large development on Thornydale & Tangerine got turned down on their request for 3 story, reducing their proposal to 2 story and 24 feet. Importantly, re-zoning the area will create a precedence for other developers to do the same, to build 3 stories, and to push an envelope even further by asking for even taller buildings. Soon after, our area won't be much different from the city landscape, which defeats the purpose of residing here.

- **Decreased quality of life**

We are both working professionals; we chose this property away from Tucson area as the way of recharging after long work days. I'm a Criminal Defense Attorney and often work 50 hours work-weeks; Brett is an electrician with his own company working long hours and often on weekends. We both value our free time and are in real need of serenity when coming home. While house hunting we looked for a while and considered other options, like Rita Ranch, Vail, Dove Mountains, Sahuarita, Valencia, etc. but

found a house in North Ranch that is away from city noise with a reasonable commute time. There will be noise from residents and their guests, from their cars (arriving, parking, alarm), additional deliveries. Plus, it will add to the light pollution, as the complex cannot banned the tenant from turning on the lights that will be directing to our houses. With new housing market prices, it will be a tall order to relocate to another area without losing capital/equity, getting a lesser house for the same price. Therefore, not only quality of life would be diminished, but the project will be affecting the community financially.

- **Additional burden for Utilities and Water restrictions**

Having additional apartment complex, in addition to another Thornydale & Tangerine development can impart Tucson Water and Pima County water distribution. We're glad to hear that Tucson water has implemented plan for water supply & has sufficient water stored underground for the next 5 years for need of the current population. With the rate of new development, these 5 years can be shortened. Other Arizona counties have faced water shortages already. The Colorado River continues to deplete, and nobody can stop it. Federal government announced in August of this year water cuts to Arizona from the Colorado River to 18% this year and it is projected to 21% for 2023. City of Phoenix already declared a Stage 1 Water Alert and activated its Drought Management Plan. City of Tucson is considering new water ordinance, like draining pools into the sewer system for its reclamation and others.

With new apartment, TPD will need to provide more energy to the area. However, due nation-wide need for maintenance issues, there is a higher possibility for shortages and blackouts. We all experience the electric shortages especially during monsoon storms. This year also knocked out power in NR several times already. Unfortunately, it appears that the number of electrical shortages increase from year to year. It is possible that shortages correspond with increased density of the population. There is a reason why other cities (for example in CA) requires and/or recommend residence use less power during hours of pick, reduced air conditioner usage by setting higher temp, doing laundry at night. Adding apartment complex will put more stress on the electrical grid, which all of us will feel

- **Conclusion**

In sum, having another apartment complex will negatively impact traffic on Thornydale and will increase the accidents on this tight area. It will affect water consumption in a few years and it will put additional burden on electrical grid. Even though developer met with use and took some of our suggestions in consideration, they refused to reducing all building from 3-story to 2-story. Therefore, I would request you to follow Mirana example from last year and strike developer request for 3-stories and 36 feet to a more reasonable 2-stories and 24 feet.

Sincerely,

-e-signed-

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