

## Barnes, Jeff

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**From:** FRANK/GLORIA VITELLI <glowfrank@comcast.net>  
**Sent:** Friday, April 12, 2024 2:06 PM  
**To:** Barnes, Jeff  
**Subject:** City Case File number (Pre-Application number 76-PA-3024)

**⚠ External Email: Please use caution if opening links or attachments!**

Dear Mr. Barnes:

This letter is in response to the development proposal on NWC of Earll Drive & Civic Center Plaza. To start out I am totally against this development for the following reasons:

(1) it will be an over development for this area. there is already a three story complex next to the proposed site which was recently completed and fully occupied. Adding a four story complex with 124 units will bring total congestion to the area. The diagram indicates sufficient parking in the interior. That's not totally correct. Some tenants will utilize additional parking on Earll and Civic Center. During the Spring Giants games these two streets have been totally used by the attendees. What a mess it will be! The traffic and walking in this area would be dangerous. Majority of us living in the 7474 E. Earll complex are senior citizens and this would leave a safety issue for us. I also have a condo there.

( 2 ) there will be a loss of privacy for our 7474 and 7494 Earll complexes not to mention the new condo complex on Earll off of Civic Center. Also, the road will be quite narrow . The noise and dust would be awful.

( 3 ) the proposal is for four stories. Please note the emergency helicopters fly low to land on Honor Health hospital. At three above condo complexes mentioned, the helicopters need to fly low enough to land safely on its roof. They fly extremely close to our complex. What happens when there is a four story complex to fly over?

( 4 ) Lastly, there will be another rat problem. When the existing condo complex off of Earll was under construction, our complex had at 7474 Earll had an infestation of rats coming from this construction site . It took months and at an enormous expense to finally get rid of the problem. This will happen again.

There is a better use of this property. Since there are so many senior citizens in the area, why not investigate a close medical facility for walk-in patients?

I have been in the 7474 Earll complex for thirteen years being on its Board as well as its Treasurer. I have seen all the positive improvements and new construction not only in Scottsdale but in the suburbs. However, I would not see this proposal as a positive addition to the area.

Very Truly Yours,  
Frank Vitelli