

**Case Name: Sundown Commons Case Number: 2-GP-2023 & 6-ZN-2023**

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To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>

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Katie,

Thank you for returning my call yesterday. As mentioned, I live in a townhome close by the proposed mixed use project at N. 70<sup>th</sup> Street and E. Sahuaro Drive.

I am opposed to this project because of residential density in the area. This will increase with the new mixed use project at Gold Dust and Scottsdale Road.

Here are a few reasons why I do not believe this project will be good for the neighborhood.

- The neighborhood experiences frequent residential Internet outages from Cox Communications. When the neighborhood has an outage, it usually lasts for several hours. With more residential users, I worry it could get worse.
- There was/is some kind of sewer problem at the CVS store on Scottsdale Road and Shea. For months, the bad smell was noticeable when you walk in the store. It is better, but you can still faintly smell it.
- With more residential units, response time for essential services (Police, ambulance, fire) will be longer.
- There have been many bad wrecks in the neighborhood. With more people living in the area around Scottsdale Road and Shea, it will only get worse. Earlier this year, a student from Chaparral High School was hit by a car crossing Shea at 70<sup>th</sup> Street. Also, there was a bad car wreck at Gold Dust and Scottsdale Road (fatalities). On 70<sup>th</sup> Street from Shea to Scottsdale Road there are numerous "no U turn" signs which people ignore. These signs are important because of the traffic on the side streets attempting to turn onto 70<sup>th</sup> Street. Chaparral High School is a block away. Students are walking on 70<sup>th</sup> Street at various times of day; so people ignoring the "no U turn" are putting themselves, traffic turning onto 70<sup>th</sup> Street and students walking in a dangerous situation. Additionally, more people will be turning onto Mescal Street from southbound Scottsdale Road. Mescal is narrow, so drivers have to slow down quite a bit to make the turn. Therefore, the chance of getting rear ended by fast drivers on Scottsdale Road is high.

Thank you for allowing me to express my thoughts about the Sundown Commons project, Case Number: 2-GP-2023 & 6-ZN-2023.

Sincerely,

**Rebecca Harrell**  
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