

3/8/2012

• • •

Kenneth & Jeanette Anders
Palisades Point – Lot 51 / Steam Pump Apartment Concerns
11430 N Charoleau Drive
Oro Valley, AZ 85737

Town of Oro Valley
Planning and Zoning Commission

Re: Steam Pump – Apartment Complex Proposal Issues

Dear Commission Staff

Because neither Jeanette nor I will be available to attend the public meeting scheduled for Tuesday March 13th, per the advice of your department, we are drafting this letter to voice our concerns surrounding the proposed residential development planned for Steam Pump Village by HSL properties.

We are the property owners of the home directly west (see attached images) of the proposed Steam Pump apartment proposal. We are extremely disappointed and protesting that the town of Oro Valley has decided to re-zone a previously commercial area to residential area without voter approval. We believe this decision and subsequent project will have a direct and negative impact on our current property value for the following reasons;

1. Low-cost (\$1.00/ft sq.) rentals will reduce our potential resale value due to perceived changes to local income levels and the proximity of the apartments to our private gated community. We have a \$1M plus custom home built in a neighborhood specifically positioned away from multi-tenant construction to insure higher property value. The addition of over 200 apartments changes that equation and perception.
2. A significant reduction in view and aesthetics from our property by placing multi-level apartments directly in our line-of-site, reducing the aesthetic appeal of our particular lot.
3. Increased residential noise caused by the large numbers of renters (cars, children, parties, etc.) that is expected to impact us after normal business hours. Note that the recent Basis School construction has significantly increased human caused noise levels as well. However, since they shut down at 5PM daily and do not operate on weekends, this is not an issue. Apartment tenants are away during business hours and "home" after hours which will significantly increase human caused noise levels after hours and weekends.
4. Significant reduction in neighborhood security as there is no planned method to keep the proposed residents from entering the wash area separating the

Palisades Point # 1 of 11 - Security and Apartment Concerns

• • •

apartments from the Palisades Point development or my property. Note: that this appears to be encouraged by designing access to the wash and the connecting bridge into the adjoining shopping center.

5. A reduction in personal privacy for our property and family. It is presumed the proposed apartments will have windows directly facing West. This will allow for tenants to see my property, my backyard and potentially, into my home as I have large picture windows directly facing East. Since my home was built with the presumption that there would not be any residential housing opposite, I do not have fencing to block that line of site and it would be a significant impact both financially and aesthetically for me to rectify. We purchased knowing there was a possibility of commercial construction. However, commercial construction would not likely have windows facing the wash area giving full visibility to my home and property.

These conditions will place an unfair burden and potential financial hardship specifically to our property as no other Palisades Point lot is impacted as dramatically by the proposed construction. When we originally purchased our home, the Steam Pump development was not planned to have any residential construction. There were plans for a hotel, additional restaurants and shops but nothing documented regarding low-cost apartments or even a school. Had these been proposed, we would have thought more carefully about the purchase and the impact to future property values. As long-term Oro Valley residents, this decision unfairly damages our long-term financial objectives as well as our trust in Oro Valley's civic leadership.

We would like to respectfully request additional consideration be made before granting permits or authorizing construction of these apartments. To aid in that process and aside from the obvious solution of "**Not Building These Apartments**", we have some proposed concepts that could potentially mitigate the expected impact and damage to our investment.

Privacy and sound

- 1 – Erect a sound and privacy barrier between the apartments and the wash area that is at least as high as the highest window level in the proposed structures closest to the wash area.
- 2 – Modify the proposed construction to lower the ground level of all buildings such that the highest window placement is below line-of-site to view our property

Security

- 1 – Post "No Trespassing" warning signs on all access points from the proposed construction into the adjoining wash and provide proactive enforcement.

PALISADES POINT - 10/11/2011 - STAFF COMMENTS

• • •

2 – Construct fencing with “No Trespassing” warnings on the opposite side of the wash adjacent to the property lines of Palisades Point residential lots and provide proactive enforcement.

Reduction in Property Values

1 – Because property values can be very subjective, it is difficult to determine how much our property will suffer as a result of this proposed construction. To mitigate this I would suggest engaging the services of an unbiased qualified real estate appraiser (chosen by the AZ Board of Appraisal) to assess the value impact at three points during the proposed development; before construction, completion of construction prior to occupation and, one year following the opening of the development. Should the assessments show a devaluation in our property value as a result of the proposed residential construction and subsequent history following tenant occupation, the builder agrees to provide compensation keeping us financially whole. Such compensation to be determined by arbitration process.

Both Jeanette and I can be reached for further comment or interview should the Town of Oro Valley or the Builder wish to have additional discussions. We can be reached by mail, email or telephone;

11430 N Charoleau Dr., Oro Valley, AZ 85737

kanders@transperfect.com

520-544-3199, 520-271-1386



Kenneth & Jeanette Anders

