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NEXT COPP MEMBER MEETING

May 14, 2001 at 7:00 pm

Legend Trail
Community Center
(see directions on page 3)

On the Agenda:

A proposal for the southeast corner of FLW and Scottsdale Road

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Los Arcos – Time To Move On

The Scottsdale City Council gave The Ellman Companies more than ample opportunity to present a workable plan for Los Arcos. The plan couldn't be done because the site was inappropriate for the size project that was needed to make it financially attractive to potential investors and acceptable to the city.

A comparison of the two sites tells it all. The Los Arcos proposal called for 1.75 million square feet of construction to be squeezed into a 62-acre site – a site that is not only adjacent to an established residential neighborhood, but also located at one of the city's busiest intersections. The Glendale proposal calls for 3 million square feet of construction to be spread out over 200 acres on a site that is adjacent to a freeway and that doesn't intrude on a residential area.

Whether one agrees or disagrees with the city's handling of this issue, it is clear that the Mayor and those Council members who supported the Stadium District time extensions did so because they wanted to give the project every opportunity to

succeed. They obviously felt that allowing The Ellman Companies more time to present a workable site plan was better than starting over.

It is also clear that those Council members who did not support the time extensions did so because they didn't believe the project could ever be viable and felt it was time to move on. In either case, they all did what they were elected to do – represent the citizens of Scottsdale. Collectively, they did their due diligence and asked the questions that needed to be asked.

It is important to remember that while Scottsdale residents voted twice in favor of stadium district financing for Los Arcos, it was the City Council's responsibility to make sure the proposal was feasible and financially sound. The fact is that The Ellman Companies, after many broken promises, delays and extensions, couldn't come to the table with a proposal that made sense financially and was acceptable to the city. Indeed, the city never received a serious proposal, even though the

(see "Los Arcos" on page 3)

Calendar of Events

- | | |
|--------|--|
| May 9 | Planning Commission acts on Big Box Ordinance |
| May 14 | COPP Member Meeting |
| May 15 | City Council considers amendments to the Environmentally Sensitive Lands Ordinance |

COPP's mission is to educate the public and hold government officials accountable to the public on any issue that poses a threat to neighborhoods, the environment, and fiscal responsibility.

Environmental Awareness Day

By Phyllis Strupp

On Monday, February 19, 2001, the Sierra Club sponsored its first Environmental Awareness Day, which was attended by a diverse group of individuals and organizations. The Sierra Club developed a strong network of environmentally friendly parties during its campaign for Proposition 202, and wanted to forge a closer working relationship with them for the various bills affecting the environment that come before the Arizona legislature.

This was my first visit to the Arizona State Capitol, and it was very enlightening. I learned many interesting tidbits, including:

- My representatives are difficult to pin down for a meeting, and one never even showed up for a scheduled meeting with me! He left an apologetic voicemail after his secretary told him I was annoyed, and asked me to call back to re-schedule. I called back, and have never heard from him since.
- Such appalling behavior can in part be attributed to the reality that not too many "real people" are floating around down at the legislature. "Real people" is the term they use down there for citizens who are not paid lobbyists. Our representatives seem to spend a lot of time meeting with various lobbyists.
- The focus of the legislature is bills and legislation. The atmosphere seems to be transaction-oriented and fluid, with various sides lining up on each piece of legislation and negotiating their positions during hastily called meetings.
- As you might suspect, many of the bills are environmentally unfriendly, and are introduced by the powerful friends of the real estate industrial complex.
- There are many organizations that you probably have heard of, such as the American Lung Association, that spend a lot of time and effort lobbying on environment-friendly issues.

When we were at the legislature, the politicians who were supposed to speak to us became unavailable due to ad hoc meetings regarding the state's budget, so we heard from several groups about their particular interests in the pending legislation.

I was surprised to learn of the large number of bills that are pending at any one time that pertain to the environment. For instance, in February there was a bill pending that would have introduced limits on the use of leaf blowers, which kick up a lot of dust and contribute to the particulate pollution in the valley. This bill was eventually defeated, as those who make a living with leaf blowers vehemently opposed any restrictions.

So, my time at the Capitol was well spent, and certainly helped me to become more politically aware!

As we have learned at the city level, working together with others and becoming a louder voice on various issues can lead to success in affecting the political process. This is the Sierra Club's objective at the state level.

For the last several months, I have been on the Sierra Club's e-mail list for weekly updates on pending legislation related to environmental issues. This has been very helpful in learning more about what our elected representatives are up to, and when to write and voice concerns about their positions on certain bills.

I highly recommend that you get on this list to stay informed about matters that have a tremendous impact on the quality of life in Arizona. Contact Sandy Bahr at slbahr@aol.com to get added to the Sierra Club's distribution list for weekly legislative updates.

Phyllis Strupp
(480) 488-8827

Cookout at the Ranch VI Set for Saturday, June 2nd

The haywagons and good times will roll Saturday evening, June 2nd from 6-9:30 p.m. at the sixth annual Cookout at the Ranch sponsored by Outback Steakhouse and MacDonald's Ranch. Located on 1300 acres of prime Sonoran Desert, MacDonald's Ranch will be the setting for an enjoyable Arizona evening that should not be missed. This year's event will feature food, drink, hayrides, live country music, raffles, a silent auction, and wildlife and community exhibits. The event benefits desert preservation and the Desert Foothills Scenic Drive and is being organized by the Black Mountain Conservancy, Greater Pinnacle Peak Association, Friends of the Scenic Drive, and the McDowell Sonoran Land Trust.

Advance purchase ticket prices are \$28 for adults and \$12 for children. Cookout pamphlets including ticket order forms are available at all City of Scottsdale Service Centers, the General Store at Pinnacle Peak and Pima, Mac Donald's Ranch, and many local businesses in north Scottsdale, Cave Creek and Carefree. For additional information, call Les Conklin at 585-0630.

Mac Donald's Ranch is located at 26540 North Scottsdale Road (west side of Scottsdale Road, 2 miles north of Pinnacle Peak Road, just south of Jomax Road) in North Scottsdale.

Los Arcos *(continued from page 1)*

majority of the City Council granted The Ellman Companies numerous time extensions.

It is time to move on. It is time to focus our efforts and resources on finding an appropriate plan for the area. It is time for the City Council to take charge of the Los Arcos redevelopment with a plan that is supported by residents and business interests. One with no hockey arena, but with a mix of residential, retail, office and civic facilities that will restore the character, pride and vitality of the neighborhood.

This should begin immediately. Remember it was said that there was no way out for the Galleria and a Smithsonian museum or The Canals plan was the only way it could be saved. Shortly after these unworkable plans were discarded, the Galleria was sold to a high tech employer, and is now being refurbished as a state of the art fiber optic "hotel".

The lesson to be learned is that there are other ways to develop Los Arcos. The sooner we get to them, the sooner we can bring a sensible end to this unfortunate saga that has divided the community for the past two and a half years. The only way that can happen is to stop the rhetoric of polarization and for all interests to work together for the common good. A blue ribbon citizen's committee should immediately be formed for this purpose, with a high sense of urgency, so that the job of restoring this vital area of Scottsdale can begin anew.

The Board of Directors

Legend Trail Community Center directions:

North on Pima Road past Lone Mountain (1.5 miles)

To Legend Trail Parkway on right – then 1.5 miles on right to Community Center.

FAA Update

On April 9th the Federal Aviation Administration (FAA) released its draft Environmental Assessment (EA) of the FAA Northwest 2000 Plan. The draft discussed in detail the proposed changes to the arrival and departure flight paths for Sky Harbor Airport traffic in the North Valley.

In that report, the FAA concluded that the alternatives to the FAA Plan previously submitted by the City of Scottsdale were "not reasonable". The principle reasons given for this conclusion were: an increased potential for traffic conflicts; a reduction in the number of available outbound routes restricting capacity; the disruption of the "flight idle" descent profiles and lowered arrival altitudes.

At its April 16 meeting, the Scottsdale City Council heard a staff update on the Environmental Assessment process and took public testimony. Those providing public testimony stressed the need for the city to retain outside legal counsel with expertise in aviation matters to help the city evaluate potential legal remedies, the need to investigate the potential that some of the Special Use airspace in the southeast valley could be relinquished by the military as not needed following the closure of Williams Air Force Base, and the need to lobby our Federal Delegation for assistance with the FAA.

Following public testimony, the Council directed staff to continue working with its airspace consultant in an effort to develop alternate routes, to instruct the city's Washington lobbyists to develop a lobbying effort with our Federal Delegation, and to have the City Attorney's office seek outside legal counsel with expertise in these matters to develop a legal strategy to pursue.

The City needs our help in their lobbying effort. We need to write members of our Federal Delegation and urge them to support the city's efforts with the FAA. A sample letter appears on page 5 of this newsletter. Letters should be addressed as follows:

Senator John McCain
2400 E. Arizona Biltmore Cr., #1150
Phoenix, Arizona 85016
Fax: (602) 952-2410
E-mail:
Senator_mccain@mccain.senate.gov

Senator Jon Kyl
2200 E. Camelback #120
Phoenix, Arizona 85016
Fax: (602) 957-6838
E-mail:
info@kyl.senate.gov

Representative J.D. Hayworth
1017 W. Gilbert Rd., #203
Mesa, Arizona 85204
Fax: (480) 926-3998
E-mail:
jdhayworth@mail.house.gov

Representative John Shadegg
301 E. Bethany Home Rd., #C178
Phoenix, Arizona 85012
Fax: (602) 248-7733
E-mail:
jshadegg@mail.house.gov

A Coalition of community representative and homeowners' groups has been formed to organize opposition to the FAA's proposed routes and to support moving those routes over unpopulated areas. COPP Board Member Wayne Ecton will be a director of this organization which is called CAAN – Coalition Against Aircraft Noise.

Development Updates

A Proposal For The Former Home Depot Site

At the April 9 COPP Member Meeting, Greg Tryhus, President of Grayhawk Development, told COPP members he is negotiating with State Farm to obtain an option on the parcel of land previously sought by Home Depot. If that effort is successful, he wants to create a land use plan for the area that will help solve existing road and land use problems and will be more compatible with the surrounding properties.

The existing zoning is a combination of C-2 (the former Home Depot parcel), I-1 (along the northeast quadrant of the C-2 parcel), R1-70 (adjacent to the Empie property) and R1-43. The properties included in his plan form a semi-circle around the north, east and south borders of the Summit Shopping Center. Greg said they wanted to create a “village” concept that would include amenities that this area now lacks.

He said they are committed to setting aside 15 acres of land for some type of park, and that the city would

like to build a library there. The remainder of that 15 acres would be developed with input from the surrounding neighbors as to what type of park they would like to have there. In addition, many northeast valley residents want their own Cultural Center or Center for the Arts, and Greg said they will donate a 5 acre site where the Carefree Studio used to be for this purpose. The I-1 zoned parcel would become patio homes. The C-2 zoned parcel would be developed as retail, but a type of retail that would be compatible with its surroundings.

In the question and answer period that followed Mr. Tryhus’ presentation, a majority of questions dealt with concerns about building heights, lighting and traffic. Mr. Tryhus acknowledged that those issues would need to be dealt with appropriately if the project is to receive community support.

“Big Box” Ordinance Progresses

There have been two public meetings held on the proposed “Big Box” Ordinance – one before the Planning Commission and one before

the City Council. Both bodies are generally receptive to the plan submitted by the Big Box Ideas Team on which COPP members Bob Vairo, Wayne Ecton and Paul Scharr served. That plan defines a “Big Box” as a building having a footprint of 75,000 sq. ft. or larger, and would exclude Big Box type structures in the area of the city covered by the Environmentally Sensitive Land Ordinance.

The ordinance is scheduled to be acted upon by the Planning Commission on May 9 and by the City Council on June 19.

Code Enforcement Hotline

If you witness a violation of city codes relative to zoning, property maintenance, unauthorized signs or an improper use of signs, you can report that violation using the city’s Code Enforcement Hotline, (480) 312-7619. You can also file a report over the Internet. Just log onto the city’s website, click on zoning, then code enforcement, then Code Enforcement Violation Form.

COPP Needs You!

COPP has been successful in slowing development, limiting rezonings and getting more neighborhood-friendly plans approved. On an ongoing basis we track many issues that need to be researched, reviewed and clarified for our membership. This requires keeping up to date on projects through attendance at public meetings, review of news stories and liaison with City officials and staff. It’s a daunting task for our limited number of volunteers.

COPP needs dedicated individuals to step forward and take on the responsibility of tracking various issues

and providing information back to COPP for distribution to other members. We promise to respect your time constraints and commitments, and to value your contribution. Your participation in COPP is important, and your commitment of time is critical to the continued success of our organization..

Please help COPP and your community by calling Linda Whitehead at 480-488-7093 or Bob Vairo at 480-585-4463 to volunteer today!

FAA – Sample Letter to Legislators

Dear _____:

I have just learned that the FAA has rejected an alternative plan from the City of Scottsdale that would provide a more acceptable routing of flight paths over our area. While the City has 45 days to submit another alternative, it appears that the FAA has already made up its mind and is intent on pushing its plan through in spite of any objections or suggestions from city officials or residents.

When the FAA's plan was first announced earlier this year, the residents were told that there would be enough time to evaluate the plan and to make comments. Instead, the FAA has rushed their plan through a process that did not give the city and its residents sufficient time to thoroughly study and understand the effects of the new flight paths. Looking back, it now is clear that the FAA officials had no intention of adopting anything else but their Northwest 2000 plan right from the beginning.

The plan crisscrosses the northern part of Scottsdale which is rural and the site of a future preserve covering more than 36,000 acres. Where no airline noise was previously heard, there will now be a steady stream of incoming and outgoing flights over the area.

Please help us to put a stop to this bureaucratic juggernaut by slowing the process to allow the city and residents enough time to seek alternative flight routes or a modification of the FAA's proposal.

Sincerely,

City Meeting Replays Changed to Assist Viewers

Replays of Scottsdale City Council and Planning Commission meetings are being changed to make it easier for citizens to view them. The meeting replays take place on CityCable Channel 11, Scottsdale's municipal television station. The new schedule is:

- Monday's regular City Council meetings (first and third Mondays of the month) will be replayed the following Friday at 5:00 p.m.
- Tuesday's regular Council meeting (first and third Tuesday's of the month) will be replayed the following Saturday at 5:00 p.m.
- City Council Study Sessions (second and fourth Tuesdays of the month) will be replayed the following Friday at 5:00 p.m.
- Planning Commission meetings (second and fourth Wednesdays of the month) will be replayed the following Saturday at 5:00 p.m.



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Join COPP today! Your support will help COPP continue its mission as a volunteer organization serving the Northeast Valley. If you cannot join COPP right now, please consider making a donation.

COPP's mission is to educate the public and hold government officials accountable to the public on any issue that poses a threat to neighborhoods, the environment, and fiscal responsibility.

I support COPP's mission and would like to join COPP. Your membership and/or donation is greatly appreciated.

Annual Membership \$50 per household Donation of \$ _____ I would like to volunteer

Name _____
 Address _____
 City _____ State _____ Zip _____
 Phone (_____) _____
 Work (_____) _____
 Fax (_____) _____
 E-mail _____

Alternate Address

Address _____
 City _____ State _____ Zip _____
 Phone (_____) _____
 Fax (_____) _____
 Start Date _____ End Date _____

In what neighborhood/HOA do you live? _____

In which city do you vote? _____

Comments/Suggestions _____

Office Use Only

Have a question? Call the COPP Hotline at: 602.230.5233 or E-mail us at: COPPeak@coppeak.org
 Make your check payable to COPP. Please return this form and your check to:
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