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One Scottsdale – On Its Way!

The vision for an upscale retail, residential, office and recreational community for north Scottsdale is finally on its way to becoming a reality. At a recent meeting with the principals of the DMB Associates who will develop One Scottsdale, they announced that grading for underground parking and other infrastructure requirements is planned to go forward in a few weeks.

The mixed use project over 160 acres of land on the east side of Scottsdale Road between route 101 and Thompson Peak Parkway has been long in the planning. With a small army of architects, designers and engineers striving to find the right blend of architecture and land use, DMB has attracted very high end retailers and other tenants to this premier piece of north Scottsdale to start the project.

While DMB has not announced the

names of tenants that have committed to One Scottsdale, they are confident that the list will grow exponentially during the next few years that it will take to complete the first phase of the project. DMB management is convinced that the moment has arrived to create the upscale mixed use community that will make its vision a reality.

Initially, the first phase will concentrate on the commercial development north of 101 and roughly half way up to Thompson Peak to a planned east/west Center Drive that bisects the 160 acres from north to south. North of Center Drive will be mostly dwelling units with one hotel occupancy. At the southernmost border of the property, Dial's headquarters adjacent to 101 on the north and Lund Cadillac to the immediate south of 101 are underway.

(see "One Scottsdale" on page 2)

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Calendar of Events

- July 1 Heard Museum North officially opens to the public, 10:00 am-5:30 pm daily, Noon-5:30 pm on Sundays. This branch replaces the El Pedregal location and is now located at The Summit on the northeast corner of Scottsdale Road and Ashler Hills Drive.
- July 1 Photo Enforcement Speed Cameras will be activated Pima Road in both directions, south of Hualapai Drive and north of Downing Olsen Drive to enforce the 45 miles per hour speed limit.
- July 11- August 20 City Council Summer Break

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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.

One Scottsdale

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One Scottsdale will be an outstanding and distinctive blend of urban design that will conjure up visions of Old World design, Fifth Avenue, Rodeo Drive and the best of local images. It will be a place to live, work, shop or to simply enjoy its restaurants and cafes. If it all comes together as planned, it will unquestionably be the most unique mixed use high end community in Arizona.

While we opposed DMB's earlier efforts to increase the height of buildings at One Scottsdale and its request for a subsidy from the City of Scottsdale, we were pleased to hear that these issues are no longer on the table and the project is on its way to fruition as approved by the city and supported by the Coalition in 2002.

The Board of Directors

Calendar of Events

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August 29 –

West World General Plan Amendment (1-GP-2007), Remote Location Hearing of the Planning Commission, Via Linda Senior Center, 10440 E. Via Linda. 5:00 pm. Scottsdale request to double West World acreage in order to reinforce the regional, recreational aspect of this site. This General Plan amendment will be heard again and voted upon by the Planning Commission on September 26 and by City Council on October 31 or November 1.

The next edition of the *COPP News* will be published at the end of August. *COPP Alerts* will be sent to members with newsworthy and essential updates. Enjoy a safe and relaxing summer.

Design Planning Underway: Appaloosa Library and Pinnacle Peak Road

Planning is moving forward for Silverstone, the 160 -acre mixed use project at the southeast intersection of Scottsdale Road and Pinnacle Peak Road. Under the development agreement, City Council approved a four-acre site ceded by the developer for the 20,000 square-foot Appaloosa Library.

With the appointments of an architect and an artist, the city team of engineers and contractors is working together to create a space that is functional as well as aesthetically pleasing. At a public meeting on June 28, the city presented the current status of the library design phase and answered residents' questions.

The library will be built first, and will be open when construction begins on the widening of Pinnacle Peak Road. Both projects are scheduled to begin during 2008.

Culverts will be built to help control flooding along the washes and the road. In addition, the road will be elevated about four feet to help minimize erosion. Rubberized asphalt, a recycled material, will mitigate the impact of traffic noise. Crosswalks will be built north-south to allow for safe pedestrian crossing, and multi-use paths will permit access for bikers, hikers and equestrians. Desert plantings and materials will enhance the medians and road setbacks. The planners will adhere to the energy and environmental standards of the city as well as the Environmentally Sensitive Lands Ordinance.

The library architects, Jeremy Jones and Douglas Sydnor, both long time local residents, unveiled their plans to use glass to bring in natural light and molded insulated concrete to promote energy efficiency.

Brad Goldberg, the city's commissioned artist for the Appaloosa Library and the Pinnacle Peak Road improvements, is coordinating the aesthetics of the project. Rather than creating distinct works of art, the artist will provide an environment which reflects the desert landscape and mountain vistas. Working with natural materials, boulders, native desert vegetation, and natural colors he plans to "blend aesthetics into the landscape."

The artist, a trained landscape architect, has studied the city's Environmentally *(see "Appaloosa" on page 3)*

Dan Basinger: In Tribute

With much sadness, we share the news of the passing of Dan Basinger. Over the years, Dan contributed much to the Coalition. With his computer expertise and skills in data processing, Dan created our membership program and contributed his talents in many diverse areas. He was a board member from 2000 until 2003 when he was appointed to the city's Environmental Quality Advisory Board. At that time, Dan resigned from the board, but continued his enthusiastic support of COPP. His presence will be missed by all whose lives he touched.

On behalf of the membership, we extend our sincere sympathies to Dan's family and his loving wife, Nancy.

The Board of Directors

Development Updates

Windstar Pro (4-GP-2006)

During the past five years there have been ongoing efforts to develop an office complex on the south side of McDowell Mountain Ranch Road, west of Thompson Peak Parkway. A great deal of contentiousness has surrounded several proposals that have been rejected by neighbors in the surrounding area.

Those involved with the proposed development invited COPP to participate in discussions of a recent, updated proposal. Details of the Horseman's Park Area Plan, which were negotiated by COPP and multiple property owners in the area and resulted in the Horseman's Park Zoning Overlay, were reviewed.

The office complex appears to be consistent with the uses and heights allowed according to the Area Plan and Zoning Overlay, which allows two story buildings with maximum heights of 28-32 feet, and multiple family dwellings with heights of 36 feet.

At COPP's suggestion, the development planners will conduct additional public outreach meetings, focusing on the residents of the housing development immediately across Thompson Peak Parkway from their property. Further discussion on the future plans will ensue following the result of these outreach meetings.

Appaloosa (continued from page 2)

Sensitive Lands Ordinance, and is incorporating all aspects to "bring the sense of the mountain into the projects to create an environmentally sensitive roadway."

There will be ongoing meetings as the projects continue to develop. As the city is interested in residents' ideas and comments, please contact Linda Butson, Project Manager at either lbutson@scottsdaleaz.gov or (480) 312-2563. Judith Patrylak, Public Art Project Manager can be reached at judithp@scottsdalepublicart.org or (480)874-4670.

We will keep you apprised of future neighborhood meetings and city progress as the designs are approved and the construction phase begins.

Code Enforcement: Exterior Lighting Regulations

We are pleased that the city is promoting more effective enforcement of the city's codes and ordinances. The regulation of exterior lighting is an aspect of the Environmentally Sensitive Land Ordinance that protects the dark skies and enhances our rural and desert lifestyle. Recently, this area has become a focus of enhanced enforcement.

"Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint."

The city, in its recent updates and guidelines, approved a zoning interpretation that clarifies what type of light bulbs and fixtures meet city regulations.

With attention more focused on this area, the city has begun to issue zoning enforcement notices to homeowners who are in non-compliance.

To inform and help residents understand the specifics of the lighting regulations, the city is distributing additional information on the website.

Please refer to: <http://www.scottsdaleaz.gov/design/Lighting/SFRinESL.asp>.

Message from the Scottsdale Police Department

Water Safety

Drowning is one of the leading causes of death for children under the age of four in Arizona. It is important to never leave a child unattended in the water or pool area for any reason at any time. Do not be distracted by doorbells, phone calls, chores, or conversations. If you must leave the pool area take the child with you. Insure the pool gate latches securely when you leave the pool area.

Know and enforce safety rules, and learn to administer Cardiac Pulmonary Resuscitation (CPR). Keep a phone by the pool to call 911 in case of an emergency.

For further questions about water safety or vacation safety tips, please contact the Scottsdale Police Department.

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jglenn@scottsdaleaz.gov
Phone: (480) 312-8802

Commander William Wilton
District 3 Commander
wwilton@scottsdaleaz.gov
Phone: (480) 312-7318



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 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.

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In what neighborhood/HOA do you live? _____
 Comments/Suggestions _____

In which city do you vote? _____

Office Use Only

6/07

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