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One Scottsdale

The ongoing saga of One Scottsdale is taking up much of the newspaper headlines and editorials. Your board has weighed in to oppose DMB's request for taller buildings because it would set an unacceptable precedent that would change the character of north Scottsdale that we have successfully protected since COPP was founded ten years ago. Design is not the issue.

The issues before the city council have to do with the major policy decision of whether or not developers, on a case by case basis, should be granted approval to substantially increase the height of buildings in areas of Scottsdale where low scale buildings have always been the norm.

In the One Scottsdale case, buildings would be allowed to reach 89 feet, plus rooftop appurtenances that could bring

them to 100 feet or more. In the 2002 case the habitable portion of buildings was increased to 60 feet after going through public hearings to decide if that increased height from 36 feet was appropriate for the area. It was decided that it was and the entire project was approved.

The height question rests on fundamental issues that are the crucial responsibility of the city council to decide: (1) how does the request benefit Scottsdale citizens? (2) Does it create a precedent? (3) Once granted, does such a policy decision invalidate height requirements throughout Scottsdale?

How does it benefit Scottsdale citizens? DMB failed to satisfy this question. The only one that benefits is DMB by being able to market better views for office or

(see "One Scottsdale" on page 2)

Calendar of Events

- December 9 Electronics Recycling Day, 7:30 am-2:00 pm. Bring your unwanted electronics to the city's Corporation Yard, 9191 E. San Salvador. Items accepted include computers, office and entertainment equipment. For a complete list of acceptable items refer to: www.scottsdaleaz.gov/recycle or phone (480) 312-5602.
- December 9 Friends of the Scenic Drive clean-up begins at 8:00 am. For details, refer to www.scenicdrive.org.
- December 10 Preserve Connections, 8:00 am. Join a free guided four-mile hike in the McDowell Sonoran Preserve. Meeting point is the Granite Reef Senior Center. For details, please phone (480) 312-1700.
- December 14 Stormwater Impact Mitigation Analysis Open House. 5:30 pm-7:00pm, Scottsdale Water Campus, 8787 E. Hualapai, The meeting will highlight a new review process for implementing a third party review of stormwater impacts. Staff will introduce the draft policy and seek input and feedback. RSVP: (480) 312-2647 or rmeinhardt@scottsdaleaz.gov.

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

(continued from page 1)

residential buildings. It will not bring greater sales tax revenue to Scottsdale because retail stores occupy the lowest levels – generally the first floor. Negatively, it creates a new skyline that is highly visible from the surrounding area of low scale construction in north Scottsdale.

Does granting taller buildings create a precedent? A recent editorial states that “Precedent is a false issue.” An argument is made that the council’s votes are not precedent setting. In the same editorial, the 90 foot WestWorld tent is cited as a precedent for allowing the 89 foot buildings. The editorial can’t have it both ways – it either is or isn’t precedent setting.

The truth is that in the political world, once a zoning regulation is breached, all developers that follow will want the same treatment. So, precedent setting decisions should not be made lightly nor considered a one time event that can be easily contained in the future – City Councils do change and not always for the better.

Does granting an 89 foot height amendment add up to a de facto policy decision? Of course it does. Not only for the hundreds of still unimproved acres in the immediate area of One Scottsdale, but importantly for everywhere else in Scottsdale – north or south.

Council members Drake, Lane, Littlefield and Nelssen had it right when they expressed concerns and voted to defer the request for taller buildings. These are not simple issues to be decided because of one developer’s need to satisfy a perceived market and increase profitability for its project. It is a seminal policy decision that will have reverberations for years to come and change the very nature of Scottsdale’s character and neighborhoods.

If DMB cannot make a case to satisfy these far reaching questions, it should get on with its project as planned and approved in 2002.

The Board of Directors

Note: With very few exceptions, commercial and residential buildings are limited to 36 feet or less in height throughout the city. If you agree that taller skylines will change the character of north Scottsdale and other parts of the city, please email your opinion to the City Council at citycouncil@scottsdaleaz.gov or fax at 312-2738.

Scottsdale Fire Department Update

New Fire Station Planned

At the COPP Monthly Meeting on November 13, Fire Department Chief Willie McDonald spoke about the progress of the Scottsdale Fire Department since it began providing all firefighting, safety, and fire prevention activities within the city’s boundaries.

About two-thirds of all emergency calls regard medical assistance. As such, it is essential to provide response to these life threatening emergencies within four minutes, 80 percent of the time.

Information relating to emergency response time and its relationship to fire station locations was studied. Resulting recommendations were reported to City Council in October.

Specific to the underserved areas in the north, a permanent fire station will be constructed near Jomax and Miller Roads. There will be meetings in early January 2007 to determine an appropriate two-acre site for the facility. Chief McDonald acknowledged neighborhood concerns of noise, lighting, and traffic. The department will work with the neighbors to diminish these impacts in residential areas.

Residents are welcome to provide input during the process of locating and planning this new station. With any comments, please email fire@scottsdaleaz.gov or call (480) 312-FIRE.

Monthly Member Meetings

The COPP Board has decided to discontinue regularly scheduled monthly meetings. In recent months the fee for use of the room has doubled. The board does not believe it is prudent to incur the expense for a relatively small fraction of the membership who attend the meetings.

Special meetings, as needed, will be announced for candidate forums and other future events of special interest to members. We will continue to inform our members of important and vital information through the monthly *COPP News*, COPP alerts, and other mailings on an as needed basis.

In recent years, as more members have acquired email capability, it has made it possible to communicate quickly and efficiently on matters of interest. If you haven’t provided us with your email address, please send it along – see below.

The response to our query in last month’s *COPP News* indicated that the membership supports this decision.

Please continue to email your comments to COPPPeak@COPPPeak.org, by mail to the Coalition of Pinnacle Peak, 8912 East Pinnacle Peak Road, PMB 275, Scottsdale 85255, or leave a message on our hotline, 602-230-5233.

Land Preservation Efforts Will Continue

Although Proposition 106, Conserving Arizona's Future, the citizen initiative to provide State Trust Land Reform, was approved by Scottsdale voters by an overwhelming majority, it was defeated by 3.2 percent of the voters statewide.

With this in mind, the state's preservation movement will continue. We are hopeful that the governor will, as promised, work with the legislature to give priority to State Land Trust Land reform during her second term.

When the McDowell Sonoran Preserve Commission meets in early December, we expect to hear ideas as to how Scottsdale can begin to move forward in order to complete the preserve acquisition and to accomplish the long range goal of State Trust Land Reform.

We thank our members for enthusiastic and earnest support in signing petitions, collecting signatures, making donations, and voting "Yes" on Proposition 106. As effective strategies develop for the future, we will alert you.

Light Rail Opposition

Should a high capacity transit system be considered for Scottsdale Road? Currently the city is deciding how to improve traffic and transportation for the foreseeable future.

Light rail is one of the systems being considered. It is estimated that the cost of such a system would be approximately \$65 million per mile and will have a profound impact on the character of Scottsdale Road and the surrounding area.

With this in mind, COPP is supporting a petition to ask City Council to put the question to the voters, if in the future, it decides to build a light rail system along Scottsdale Road.

Recently, via a COPP Alert, we sent a member petition request online to determine interest in support of this idea. The response was favorable.

As we continue to gather information and determine the direction the city is headed, we will keep members apprised via emails, direct mailings, and notices within the *COPP News* of developments as they transpire.

We appreciate your interest and input. Please email your opinions and ideas at coppeak@coppeak.org or write us at 8912 E. Pinnacle Peak Road 85255. Thank you.

Development Updates

Successful Denial: Lone Mountain and Scottsdale Road General Plan Amendment

As recommended by the Coalition, City Council on October 31 voted unanimously against the proposed General Plan Amendment and related changes in zoning to build a bank at the SW corner of Lone Mountain and Scottsdale Road.

This project would have required a change in land use from residential to Commercial and zoning to Service-Residential. COPP supports and believes it is in the best interests of the neighbors and the residents of the surrounding area to maintain the residential character of this 2.5-acre site. At the present time the owner, Land Development Services has not submitted to the city any further applications for an alternative project.

We thank the members who attended meetings and emailed or wrote members of the Planning Commission and City Council in support of this successful outcome.

Message from SPD

Holiday Safety Tips

When Shopping:

- If you will be out at dusk or at night, park your vehicle under lights.
- Don't leave packages within view. Either place them in the trunk or hide them with a blanket or towel.
- If there are people hanging around your car as you approach, go back to the store and ask the manager or staff to help. If no one is available, call the police.
- Look at and around your vehicle before getting in. If your doors or windows have any damage, don't get in the car.

Officer Jason Glenn, District 3 Crime Prevention Officer
jglenn@scottsdaleaz.gov
Phone: 480-312-8802

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



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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 (Make check payable to COPP, Inc.) **COPP Political Committee Donation** of \$ _____ (Make check payable to COPP Political Committee)

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 Start Date _____ End Date _____

In what neighborhood/HOA do you live? _____ In which city do you vote? _____

Comments/Suggestions _____

Office Use Only

11/06

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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