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## One Scottsdale on Steroids

In our last issue, we told you that DMB had asked the city to increase the height of buildings in the southern part of their project to as much as 120 feet. Since then, DMB has toned it down so now it's some fifteen buildings and not more than 92 feet tall. Of course, that doesn't include rooftop equipment or artistic additions that will surely exceed 100 feet when built.

That's the latest demand on the building heights. However, after we mailed you the last issue, DMB added another request: a subsidy of \$50 Million so that the project

can be made more appealing to potential tenants, particularly retailers that will rival Rodeo Drive, Worth Avenue, Fifth Avenue and even Milan. That's what they told the city to rationalize the request for taller buildings and the subsidy.

As you might suspect, the subsidy will be borne by us taxpayers. Of the \$50 Million, \$17 Million will be a combination of waiving city permit fees and the city paying for road and infrastructure improvements. In both instances, DMB

*(see "One Scottsdale" on page 2)*

## NEXT COPP MEMBER MEETING

**Monday  
October 9, 2006 at 7:00 pm**

**Legend Trail  
Community Center**  
(see directions on page 3)

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## Calendar of Events

- October 4 Proposed plans for increased building heights of One Scottsdale will be unveiled for viewing and comments at the city Open House, Scottsdale Water Campus, 8787 Hualapai Drive, 4:00 pm. Refer to Editorial, p1.
- October 9 COPP Monthly Meeting - 7:00 pm. On the Agenda: Jim Peterson, candidate for U.S. Senate will be our guest speaker.
- October 11 Planning Commission to hear the amended development agreement request by DMB for increased heights for One Scottsdale Scottsdale City Hall, 3939 North Drinkwater Blvd., 5:00 pm.
- October 14 Electronics Recycling Collection Day, Gather your unwanted electronic items for drop off at the city's Corporation Yard, 9191 San Salvador Drive, 7:30 am - 2:00 pm, call 480-312-5600 for details.
- October 28 The Art of the Preserve, Paintings of the McDowell Sonoran Preserve by Larry Cremeens. Join the city, the McDowell Sonoran Conservancy, Preserve Stewards and volunteers for refreshments, music, and conversation. Scottsdale Civic Center Library Community Room, 6:30 pm - 9:00 pm.
- October 1-31 October marks the 12th anniversary of the establishment of the McDowell Sonoran Preserve. A variety of activities are planned. For details, refer to: [www.mcdowellsonoran.org](http://www.mcdowellsonoran.org) or call 480-312-7013.
- October 31 City Council to hear General Plan Amendment Requests including Lone Mountain and Scottsdale Road reclassification to build a bank. Scottsdale City Hall, 5:00 pm, through November 2, if necessary. Refer to article, page 3.

*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)

had previously agreed to fund these costs when the city approved the project in 2002.

The remaining \$33 Million will come from sharing the city's sales tax revenue over the next twenty years to pay off the \$50 Million debt that will be created through a Community Financial District instrument.

And how do they justify this taxpayer generosity, you ask? Well, the very upscale project approved in 2002 is just not upscale enough. Buildings need to be taller and better designed to attract the kind of tenants that will boost sales tax revenue to the city at least six fold according to DMB's presentation. And, one must assume that DMB needs the \$50 Million to build the project.

None of DMB's presentations to the city have documented how this significant increase in revenue will materialize.

Density (square footage) will not increase according to DMB. The taller buildings may increase profit margins for DMB, but only retail sales will be boost sales tax revenue for the city. DMB has not demonstrated how taller buildings and the subsidy will benefit the city to support its demands.

DMB has unquestionably been a quality developer in Scottsdale – witness DC Ranch. But the request for taller buildings and the subsidy are excessive demands and policy issues that can only be decided by the City Council. If the Council approves the request, then future developers will be waiting in line to get the same treatment.

Your Board has told DMB representatives that we will oppose its request for taller buildings and any form of subsidy. North Scottsdale should not be urbanized with tall buildings nor should taxpayers subsidize developers. If you agree, please let the Mayor and City Council know by emailing them at [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov).

The Board of Directors

# Conserving Arizona's Future: Vote YES on Proposition 106

The highest priority for the November 7 General Election is state trust land reform. To complete the McDowell Sonoran Preserve:

**VOTE:**

- **Yes** on Proposition 106.
- **No** on Proposition 105.

After working for more than a year, volunteers throughout the state have collected 280,000 valid signatures in support of placing Proposition 106 on the November 7 ballot.

We extend our appreciation to COPP members who gathered more than 4,000 petition signatures and to Inge Vairo for obtaining the second highest number of signatures state-wide.

The effort is to allow the State Land Department to set aside more than 700,000 acres of land for preservation throughout Arizona. To confuse voters,

dissenting interests serving only the needs of home builders and cattlemen, are promoting the passage of Proposition 105.

Please refer to the insert within the *COPP News* that provides a comparison of *How do state trust land reform measures compare?*

We can make it happen. When you vote on November 7, remember:

**“Prop 105 is a sham; Prop106 saves land”**... Carla, executive director, McDowell Sonoran Conservancy.

More information can be found at [www.106yes.com](http://www.106yes.com).

If you would like to volunteer or make a donation to insure the success of Conserving Arizona's Future, please call the COPP Hotline at: 602-230-5233 or email us at: [COPPeak@coppeak.org](mailto:COPPeak@coppeak.org).

## November 7, 2006: Voters' Deadlines

- October 9, Last date to register to Vote
- October 27, Last day to request an Early Ballot
- October 5-November 3, Early voting in person between 9:00 am - 4:00 pm. This option is available at Scottsdale City Hall, 3939 N. Drinkwater Blvd or at the Via Linda Senior Center, 10440 E. Via Linda
- November 7, Early Ballots must be received by Maricopa County Election Department before 7:00 pm. You may take your completed Ballot to any designated polling place prior to closing on Election Day.

Please check your polling place on the voting pamphlet mailed to all registered voters. Alternatively, refer to Maricopa County's website at [www.maricopa.gov](http://www.maricopa.gov) or phone (602) 506-1511.

## North Area Resource Center

With the opening of the North Area Resource Center at the Water Campus off Pima Road and Hualapai Drive, the city has acknowledged the rapid growth rate and unique character of the north. Staff is promoting cooperation between the city and residents to identify concerns and establish an on-going and open dialogue.

The first of regularly scheduled quarterly meetings was held at the Water Campus on September 6. Residents are invited to attend meetings and are encouraged to submit questions for discussion. The agenda items on the agenda included road improvements, traffic concerns, review of building heights, and code enforcement.

A citizen's Service Representative will be available during the week to assist residents with city services including notarization and passport

(see "North Area" on page 3)

# North Area

(continued from page 2)

applications. Please call ahead for appointments. It is the aim of the city to expand code enforcement and planning staff from their current part-time status.

The next meeting will be held at the Water Campus on Wednesday, December 6 at 4:00 pm. Neighborhood Resource Information can be obtained by contacting:

- Rob Millar  
Citizen Liaison and Resource Center Manager  
Phone: 480-312-7251  
[rmillar@scottsdaleaz.gov](mailto:rmillar@scottsdaleaz.gov)
- Rae Darden  
Neighborhood Resource Center Specialist  
Phone: 480-312-6280  
[rdarden@scottsdaleaz.gov](mailto:rdarden@scottsdaleaz.gov)
- Don Hadder  
Principal Planner  
Phone: 480-312-2352  
[dhadder@scottsdaleaz.gov](mailto:dhadder@scottsdaleaz.gov)

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## 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.

# Development Updates

## *General Plan Amendment Hearing Lone Mountain and Scottsdale Road*

Land Development Services, LLC, owner of the 2.5 acre-property at the SW corner of Lone Mountain and Scottsdale Road, has requested a General Plan Amendment (6-GP-2006) to build a bank.

The property, classified as Rural Neighborhoods is zoned single family residential (R-1-70). In order for the bank project to be approved, the General Plan Classification would need to be altered to Commercial and zoning to Service Residential (S-R) with an accompanying Conditional Use Permit.

These requested changes are not compatible with the surrounding residential character of the area. Please refer to the *COPP News* insert, page 4, for a thorough review of this application, reasons that the Coalition is strongly recommending denial, and how you can voice your opposition to the Mayor and the City Council.

City Council is scheduled to hear and act on this application on October 31, 5:00 pm, with dates scheduled through November 2, if necessary.

Email [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov) or write to Mayor Manross and Members of City Council, 3939 North Drinkwater Blvd, Scottsdale AZ 85251.

Refer to [www.scottsdaleaz.gov](http://www.scottsdaleaz.gov); Planning, Building and Zoning; Projects (Active and Proposed); Major General Plan Amendments.

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## Road Widening Along Pinnacle Peak Road

With agreements in hand from the city and the developers of Silverstone, the mixed use project located on the southeast corner of Pinnacle Peak and Scottsdale Roads, plans are moving forward to widen Pinnacle Peak Road to four lanes.

Recently, City Council approved an engineering contract to provide funding for design improvements between Miller and Pima Roads.

Silverstone's developer agreed to be responsible for the road widening to four lanes between Miller and Scottsdale Roads, while the city will fund Pinnacle Peak Road between Miller and Pima Roads. Included as part of Silverstone's responsibility will be an all-weather crossing of the Rawhide Wash. The city anticipates conclusion of these projects by the early part of 2009.

During negotiations between the developer and the city during the past year, COPP provided creative and thoughtful leadership in helping achieve this desired outcome. We will continue to provide input and cooperation as the project moves forward. A quality project worthy of the surrounding neighborhoods remains our goal.

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## Message from SPD

All-terrain and off-road vehicles are regulated by city and state laws. The Scottsdale Police, the Arizona Trail Riders Association, Preserve Manager Claire Miller, and Preserve Stewards conducted an educational detail in August which focused on the area northeast of Pima Road and Dynamite Boulevard. The session was successful and will be followed by enforcement details in the near future.

Maps and signs are available at all entry points that show various trails and the appropriate use and restriction for each.

Commander William Wilton – District 3 Commander  
[wwilton@scottsdaleaz.gov](mailto:wwilton@scottsdaleaz.gov) • Phone: 480-312-8803

Officer Jason Glenn – District 3 Crime Prevention Officer  
[jglenn@scottsdaleaz.gov](mailto:jglenn@scottsdaleaz.gov) • Phone: 480-312-8297



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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)

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

**Alternate Address**

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 Phone (\_\_\_\_\_) \_\_\_\_\_  
 Fax (\_\_\_\_\_) \_\_\_\_\_  
 Start Date \_\_\_\_\_ End Date \_\_\_\_\_

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

Comments/Suggestions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Office Use Only

  
  
  
  

9/06

Have a question? Call the **COPP Hotline** at: 602.230.5233 or E-mail us at: [COPPeak@coppeak.org](mailto:COPPeak@coppeak.org)  
 Make your check(s) payable as indicated above. Please return this form and your check(s) to:  
**COPP • 8912 East Pinnacle Peak Road, PMB 275 • Scottsdale, Arizona 85255-3649**

# How do state trust land reform measures compare?

Area Compared	Provision	Prop 106 Conserving Arizona's Future	Prop 105 Homebuilders Proposal
<b>Land Conservation</b>	Acres protected from development immediately with passage by voters	332,700	0
	Acres available for purchase for conservation ( <u>without</u> legislative approval)	361,000	*37,246
	Acres available for purchase for conservation ( <u>with</u> legislative approval)	0	470,552
	Provides reasonable public access	Yes	Yes
<b>Planning for Growth</b>	<u>Requires</u> State Land Department to follow local rules/regulations	Yes	No (Remains at discretion of department)
<b>Department Administration</b>	Creates citizen board of trustees for oversight of new Department duties approved by voters	Yes (Governor appoints, State confirms)	No
<b>Department Management</b>	Allows Department to keep small amount of earnings to better manage land	Yes	No

\*42,456 acres were re-classified as suitable for conservation as of January 1, 2005. Of this amount, 1,630 acres were conditionally re-classified in the McDowell Mountains, 2,332 acres have been sold for conservation and 1,248 acres in Fountain Hills are planned for sale for development.

Paid for by Conserving Arizona's Future in support of Prop 106 with major funding by the Arizona Conservation Campaign, AEA Education Improvement Fund, and The Nature Conservancy in Arizona and National Education Association, two national out of state contributors with almost 60,000 Arizona members.

# Letters Needed!

An application for a Major General Plan Amendment and related change in zoning has been submitted for the 2.5 acre parcel at the southwest corner of Lone Mountain and Scottsdale Roads. The request is to change the General Plan to Commercial and zoning to Service-Residential with an accompanying application for a Use Permit for a bank.

The current General Plan Land Use Element designates this property as Rural Neighborhoods. The zoning category is R1-70, or residential, 70,000 square foot (1.6 acre) lots.

The representative for the applicant has apparently convinced friends in the development community to come out strongly in favor of his application. The opposition point of view needs to be heard as well.

Please write or email members of the Planning Commission and City Council to register your opposition to the requested change. Reasons for denying the application include:

- The requested land use category is not supported by the Foothills Overlay Zone.
- The land use to the North, South and West of the property is designated Rural Neighborhoods.
- Scottsdale Road adjacent to the site is designated in the General Plan as a Scenic Corridor and Lone Mountain adjacent to the site is designated a Desert Scenic Roadway, designations that require substantial setbacks. The size of the site is inadequate to build the planned commercial building, provide adequate parking for its employees and customers and still accommodate the required setbacks.
- The proposed change in use would result in a significant increase in vehicle trips per day compared to the present land use.
- The proposed change in land use would insert a small area of a different character and intensity into a much larger area of rural residential neighborhood character.
- The proposed change in land use would erode the rural residential character of the west side of Scottsdale Road in the Foothills Overlay.
- Approving this proposed change in land use would mark the beginning of an undesirable change in character for the Desert Foothills Character Area.

Please email your comments in opposition to this proposed change in land use to: [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov) and [dmcclay@scottsdaleaz.gov](mailto:dmcclay@scottsdaleaz.gov), or mail your comments to Mayor and Members of the City Council, Members of the Planning Commission, 3939 North Drinkwater Blvd., Scottsdale, Arizona, 85251.

**Reference: 6-GP-2006, 7-ZN-2006 and 17-UP-2006**

Thank you,

The Board of Directors  
Coalition of Pinnacle Peak, Inc.