



# The Coalition of Greater Scottsdale

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## **Re: 5-TA-2015 Text Amendment Appurtenance Height/PBD Overlay District**

**Please deny this request to allow an additional six (6) feet of roof top height both on the appurtenances and the screening on Type 2 in the Planned Block Development Overlay District.**

1. The Downtown Task Force 2009-2011 recommendation (page 13 of 22) to establish a roof top with a specific maximum height was determined by considerable discussion and consensus as an important limit on Downtown buildings and the visual character of our Downtown Overlay.
2. More than 12 members of the 15 member task force were directly employed in the real estate and development professions and they supported this maximum height **inclusive of appurtenances**. (See the backside list of Task Force members).
3. The applicant's Project Narrative [page one Introduction] provides a ridiculous analogy that "...*an appurtenance as simple and as small as an antenna is treated identical to a full floor of a building...*"
4. It is unreasonable to believe that the pedestrian experience and area character is not negatively impacted if the height is increased another 6 feet for HVAC, partial elevator shaft or other roof top appurtenances. The screening to 20% roof top coverage and the request for only 15 foot setback from the building face further impact the very Downtown Character sought by the vision of Scottsdale residents and the city council appointed Downtown Task Force.
5. Volunteer Task Force members spent from 2009 to 2011 to carefully determine recommendations to include in their Final Report. *The Development Review Board is encouraged to value those recommendations and guidelines.*
6. Questions to ask as you deliberate this Text Amendment:  
Does this Text Amendment meet the tests of:  
(a) Provides additional public benefit? and/or  
(b) Enhances the Downtown Character Area Plan goals?  
**If not, it should be denied.**
7. Potential Impact: There are other Downtown projects such as WaterView/Solis who will seek the PBD within the next year and, by precedence, likely achieve approval of the additional 6 feet elevation.

Thank you for your careful deliberations.

Sonnie Kirtley, COGS Chair

## DOWNTOWN TASK FORCE 2009 to 2011

### Appointed by Council July 2009

(Yellow: developer/Realtor Profession)

Marilynn Atkinson

Gary Baker

Chris Camberlango

Michael D'Andrea

Sandy Diaza

Betty Drake

Kathy Duley

Ed Gawf

Tom Giller

Alan Larson

Jude Nau

Scott Nelson

John Packham

Jay Petkunas

Debbie Saba-Cooper

Rodger Saba, Sr.

Bret Sassenberg

Marshall Trimble

Fred Unger

Susan Wheeler

Janie White

R.Lamer Whitmer

### Completed Task Force work to Final Report:

Ed Gawf, Chairman

Betty Drake, Vice Chairman

Marilynn Atkinson

Gary Baker

Kathy Duley

Alan Larson

Jude Nau

Scott Nelson

Jay Petkunas

Rodger Saba, Sr.

Debbie Saba-Cooper

Bret Sassenberg

Fred Unger

Susan Wheeler

Janie White