



# The Coalition of Greater Scottsdale

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To: Commissioners, Development Review Board

Date: December 14, 2015

Re: Case 7-ZN-2015 Shoeman office and parking structure  
4419 North Scottsdale Road, Scottsdale 85251

**We respectfully request that you continue case 7-ZN-2015 to a date to be determined until the applicant modifies the current project proposal to address the following issues identified by the Development Review Commissioners, Vice Mayor Smith, city staff and public input:**

- 1. The building structure is too massive for the available site square footage**
  - Failure to meet development standard setbacks on Scottsdale Road with the placement of the proposed building and parking structure at the property line
  - Failure to meet development standard setbacks on Shoeman Lane without moving the existing curb and the proposed taking of public right-of-way
  
- 2. The architectural design does not meet the Character & Design standards of the Downtown Overlay or Downtown Character Area Plan.**
  - Failure to meet guidelines for step backs on vertical planes
  - Failure to place building upper floor stacking off Signature Scottsdale Road
  - Failure to avoid excessive exterior glass and to incorporate more coarse textures common to southwestern design
  - Failure to use architectural offset options to reduce the horizontal and vertical impact of the building face
  - Introduction of a contemporary-urban building of this intensity is not compatible with the Galleria or other immediate area buildings.
  
- 3. The exterior landscape plan does not use the private site property.**
  - Public right-of-way property is used for all exterior soft and hardscape features.
  
- 4. The proposed project reduces already scarce area public street parking.**
  - The proposal to convert existing angled parking on East Shoeman Lane to parallel parking spaces removes the minimum of 20 existing spaces needed for area business customers and their employees.
  
- 5. The Scottsdale Road sidewalk reduces the pedestrian experience with building overhang, building face to the property line and the lack of a buffer to Scottsdale traffic.**

Thank you for your consideration.

Respectfully,

For the COGS Board of Directors,

Sonnie Kirtley, Chair