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April 19, 2018

Members of the Town Council
Town of Paradise Valley, Arizona

Dear members of the Town Council:

The late Barry Berkus, AIA, one of our nation's most innovative and respected architects, once described one of our homes as *"an example of what site-sensitive architecture can and should look like"* when it won the Grand Award at the Gold Nugget Design Award ceremony which he chaired. I share this only to establish my credentials as an architect whose entire career has been focused on designing site-sensitive structures that are inspired by and in harmony with their natural surroundings.

Paradise Valley is a special place for me in so many ways, not the least of which is the beauty of the mountains within its boundary. I believe the mountains are a public treasure to be protected for all to enjoy. As an architect I take my greatest pride in the design work I have created, and my best work without question is in Paradise Valley. It is in this spirit that I hope to share my concerns with several of the proposed updates to the Hillside Ordinance.

Of the many proposed changes, most of them positive and well intentioned, I take issue with only two as I believe they will have a negative impact on the aesthetics of our hillsides rather than the positive effect they aspire to. These include:

- Driveway disturbance credit updates
- Cantilevers
 - Driveways
 - Structures

I understand the Town Council's desire to limit the visual disturbance of the hillside by reducing the amount of driveway surfaces that can be constructed on a hillside lot. The proposed language makes sense when applied to previously developed lots that have existing driveways that homeowners wish to expand. However, when applied to non-developed lots which already have a significantly smaller allowable disturbance area, this proposed ordinance will have a negative impact by forcing new homes to be placed closer to the road and forcing guest parking onto the public street in order to preserve enough allowable disturbed area to construct a modest size home. As example, I submit a recently approved design of a hillside home on Mummy Mountain that sensitively nestles into its natural undisturbed lot (see exhibits 1a and 1c). Had this lot been burdened with the updated language the design would have a far more intrusive impact

to the hillside and views from neighboring homes and public way (see exhibits 1b and 1d). Under the proposed updated language, this 6000 sf. home would need to move significantly closer to the street, up to the allowable setback, in order to reduce the driveway's impact on the disturbed area. This would require the removal of the natural rock outcropping that screens the home, causing the home to be more visible from the public way. Additionally, the guest parking area of the driveway would have to be eliminated to meet the disturbed area requirements thereby relocating any guest parking to the public street. With the current ordinance, the parking is tucked up against the house where it is screened by the rock outcropping and vegetation between it and the street.

Some of the greatest examples of hillside homes employ the sensitive use of cantilevered design to fit comfortably into their surroundings. Think of what Frank Lloyd Wright's Fallingwater residence (see exhibit 2) would look like if cantilevers were limited to 4' horizontally and 8' vertically. This home, considered by many to be America's greatest example of domestic architecture, employs cantilevered living spaces exceeding 20' horizontally and vertically. Why would the Town of Paradise Valley wish to put in place language that would limit creative, site-sensitive architects from aspiring to create designs that reduce the footprint where the home meets the earth? Cantilevers allow more natural land forms and vegetation to roll up underneath the structure, greatly softening the homes visual impact on its surroundings.

As another example of the potential negative impact the updated language for cantilevers will cause, I submit another recently approved hillside home on Camelback Mountain (see exhibits 3a and 3b). To minimize the physical and visual impact of the supporting structure and maximize visibility of the boulders and natural vegetation, we employed the use of cantilevers to the extent allowed by the current ordinance. Had this lot been burdened by the proposed ordinance, we would have been required to either bring the supporting wall forward (see exhibit 3b), or place columns 4' back from the edge of the deck. This would have the result of adding visual clutter to the design, reducing the amount of natural landscape, and making the appearance of this home more massive when viewed from neighboring properties and the public way.

So it is with a sincere concern for keeping our mountainsides as beautiful as possible and allowing creative and talented architects the ability to do their best work in the Town of Paradise Valley that I ask you to refrain from making the proposed changes to the Driveway Disturbance Allowance and Cantilever sections of the Hillside Ordinance.

Sincerely,

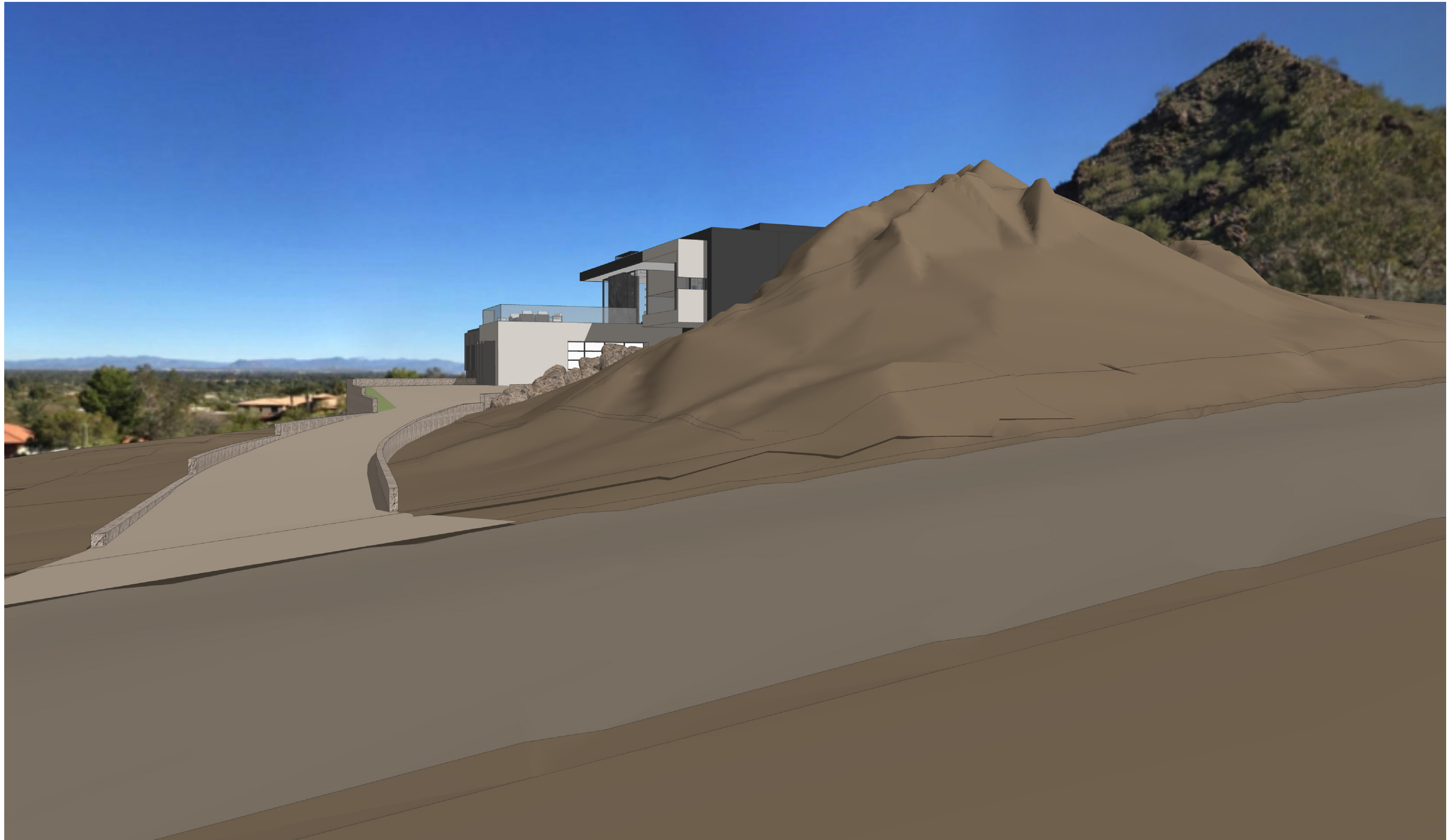
A handwritten signature in black ink, appearing to be 'Brent', followed by a long horizontal line that ends in a small loop.

Brent Kendle, AIA, LEED AP

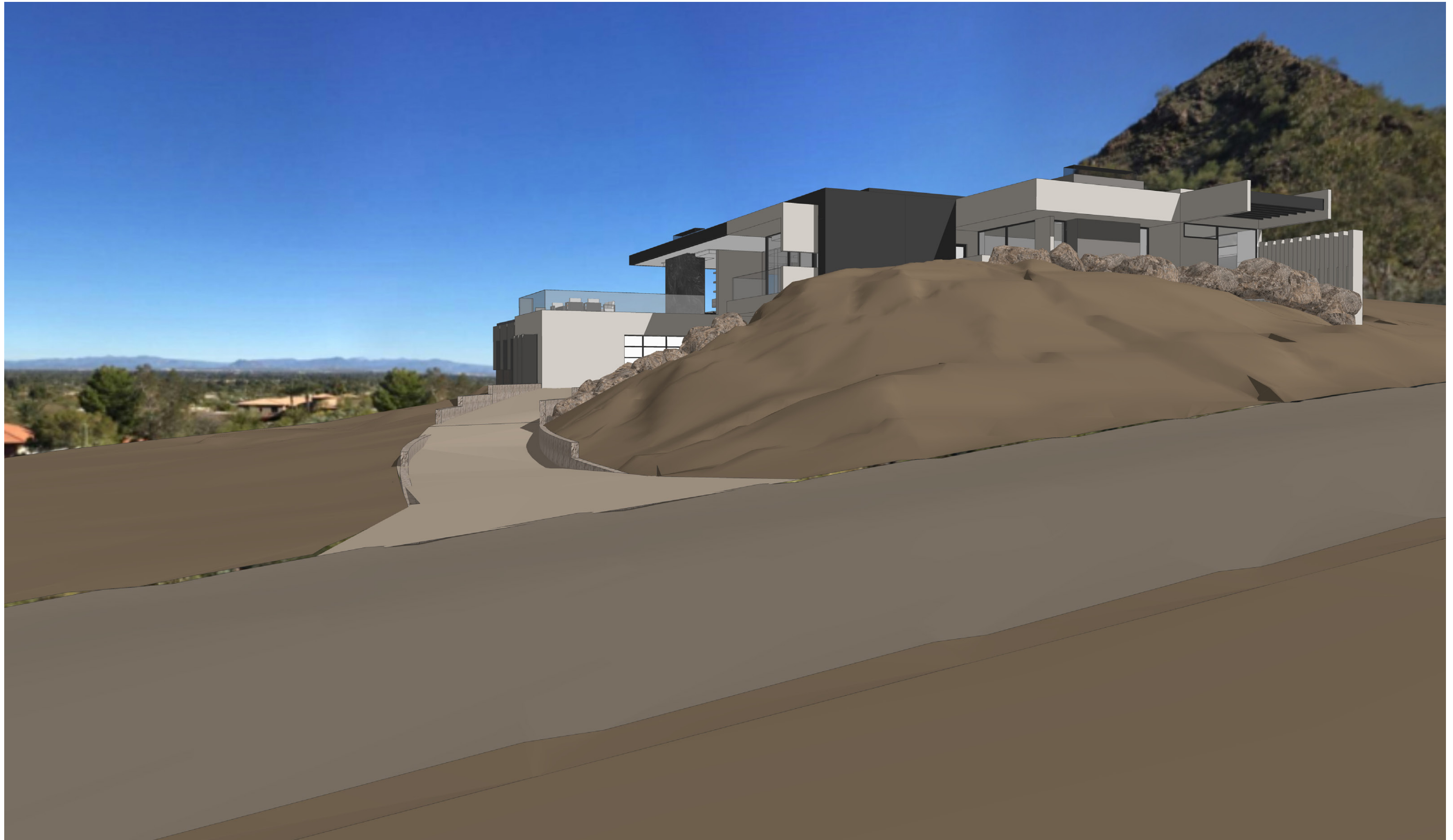


Driveway Disturbance Credit





Driveway Disturbance Credit





Frank Lloyd Wright's Fallingwater

Exhibit2



16' Cantilever Max Allowed

Exhibit3a
Current Ordinance



4' Cantilever Max Allowed

Exhibit3b
Updated Ordinance