

# Old Town Character Plan and Zoning Updates Aggregate In-Person Open House Report

## Introduction

On August 24th, 2021, City Council initiated:

- A non-major General Plan amendment to update the Old Town Scottsdale Character Area Plan (Case 5-GP-2021)
- A text amendment to the City's Zoning Ordinance for the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) zoning districts – and other affected sections of the ordinance – as well as the Downtown Infill Incentive District (Cases 1-TA-2021 and 1-II-2010#3)

Scottsdale City Council adopted the existing Old Town Scottsdale Character Area Plan (OTSCAP) in 2018. It serves as the long-range plan that guides growth and development in downtown Scottsdale, and incorporates community goals, policies, and an implementation program specific to this area of the community.

Downtown development is regulated by the Downtown (D), Downtown Overlay (DO), and Planned Block Development (PBD) sections of the Scottsdale Zoning Ordinance, the Downtown Infill Incentive District, in conjunction with the Old Town Scottsdale Urban Design & Architectural Guidelines.

## Summary of Open House Results

Open houses were advertised in the AZ Republic newspaper on 10/2/2021. Post cards mailed to Old Town property owners, business owners and interested parties, 2,528 in total. In addition, the open house information was sent through multiple eNewsletters (Scottsdale Update, Old Town/Tourism, Economic Development, P & Z Link) that collectively reach approximately 18,600 subscribers. The open house schedule was discussed during the 9/21/2021 City Council Study Session Meeting and the October 13, 2021 Planning Commission Meeting.

Nine (9) open house sessions were offered and six (6) were held. Three (3) sessions were canceled due to a lack of registrations for those specific time slots. A total of 117 people attended (102 Registered with 15 Walk-In) the six (6) open houses sessions, the mix of participants included Old Town property owners, business owners and residents (Attachment 1, 2021 Old Town CAP Update Outreach Map). Notably, a total of 167 stakeholders registered for these in-person events.

The following report includes the presentation, discussion questions, and summaries of the responses from the open house sessions.

### **Downtown Development Types Map:**

The facilitator presentation included the history of the Downtown Development Types map from 1984 – 2018. The history included some of the methodology for Type 1 to maintain the smaller buildings in the core, the expansion of Type 2 to take development pressure off Type 1 areas, and the formation of Type 2.5 and Type 3 to promote redevelopment in specific areas of the downtown identified by the community at that time. (Slides 1-8 of the Development Types Session Presentation, Attachment 1)

- **Should this development philosophy be continued? Why or why not?**
- **Where should height be guided by the Development Types in Old Town?**
- **What aspects of the Development Types do you agree with?**
  - **Types 1, 2, 2.5 and 3?**
  - **Locations/boundaries?**
  - **Adjacency to other Development Types?**
- **What aspects of the Development Types would you suggest changing?**

Participants supported continuing the philosophy of development types to guide height in Old Town. Themes in the outreach discussion suggested that Type 2.5 be removed because the creation of the Type 2.5 seemed arbitrary and benefits only one particular property owner interest. Historic Old Town was acknowledged to be an important area in this part of the community that should not be changed so as to preserve its character. Transitions in development types adjacent to Type 1 were considered important with additional suggestion that Type 2 be utilized as a transition between Types 1 and 3 specifically. Throughout the discussions, the desire for quality development was emphasized as important in all Development Types. Some participants expressed the desire to keep the Development Types as currently mapped. However, when suggestions were made to amend the Development Types map, there was a desire to: expand Type 1 to areas near 1<sup>st</sup> Avenue, to the peninsula of Type 3 along 5<sup>th</sup> Ave, and along 2<sup>nd</sup> Street and Marshall Avenue; expand Type 2 to areas north of Indian School Road currently designated as Type 1 for more density, flexibility and vibrancy throughout Old Town.

### **Base Maximum Heights:**

The presentation included factors that influence building heights including contemporary floor heights for various uses. The history of building height allowances was shared that included the evolution of additional height allowed for residential and hotel uses in 1984, then additional height in the Downtown Regional and Medical districts of Downtown in 2009 and how that influenced Type 3 in 2018. (Slides 9-15 of the Development Types Session Presentation, Attachment 1)

- **What are your thoughts on the current base maximum height standards within Old Town?**

Participants expressed support for the current base building height maximums as set forth by the Zoning Ordinance with a desire for the character of Old Town to be maintained. Additional comments emphasized the importance of transitions that provide building setbacks and stepbacks to maintain human-scale character and pedestrian environments; acknowledgment that building trends and economics require additional height to meet market demands; base maximum height standards should be evaluated to consider views of the natural environment (i.e. Camelback Mountain, Papago, and the McDowell Mountains). Finally, some participants stated that there was no purpose to allow for additional height expressing a preference for allowable heights that existed prior to the 2018 Zoning Ordinance amendment.

**Bonus Considerations for Public Benefits:**

The presentation communicated the expectations of high design standards such as visually breaking up larger building facades and the provision of greater open space amenities, public art and green building initiatives in a Planned Block Development (PBD) along with two case studies of completed PBD projects within Old Town. (Slides 16-19 of the Development Types Session Presentation, Attachment 1)

**Please rank the listed public improvements/benefits that may be exchanged for Bonus Provisions in order of importance to you within Old Town?**

**(1-8: 1= most important; 8= least important)**

<b>Weighted Average</b>	<b>Zoning Ordinance Special Public Improvements (ZO Sec. 7.1200)</b>
1	Public Open Spaces
2	Major Infrastructure Improvements
3	Pedestrian Amenities
4	Public Parking Area
5	Cultural Improvements Program Contribution
6	Enhanced Transit Amenities
7	Workforce Housing
8	Uncategorized improvements and/or other community benefits that are subject to City Council approval
Data tabulated from 102 submitted open house participant surveys	

*The above weighted average was calculated by taking the total sum of each submitted response specific to each public improvement and then dividing by the total number of responses.*

The most important improvements to participants were Public Open Spaces, Major Infrastructure Improvements, and Pedestrian Amenities. Least Important were Enhanced Transit Amenities, Workforce Housing, and Uncategorized.

Additional comments received concerning existing bonus provision considerations include:

- The public benefits need to be more specifically defined
- Mixed use buildings should be required to have ground floor retail to enhance pedestrian activity
- Workforce housing should be revised and better defined to consider Section 8 housing, retirement housing, and homelessness solution
- Increase the current public open space minimum of 18,000 sq. ft.
- Public benefits for bonuses should be physical improvements, not payments
- There should be no bonuses necessary, public benefits should required with each project
- Art contributions for bonuses should be removed
- The City should determine what public benefits are needed with individual development projects and not be the desire of the developer to choose which public benefit to propose

**Is there anything missing from the current list that you think should be included?**

- Ensuring the request for bonus provisions contribute to the provision of Public Safety for Old Town
- Providing additional Solar/Renewable Energy beyond current International Green Construction Code (IGCC) requirements.
- The request for Bonus considerations bring forward an elevated quality of design

**Bonus Height Maximums:**

The history of the bonus height maximums and the relationship to the developments land size was presented. (Slides 20-26 of the Development Types Session Presentation, Attachment 1)

- **What are your thoughts on the current bonus maximum height standards within Old Town?**

Some participants expressed support for existing bonus maximum building height standards – while others expressed that current bonus maximum building heights allowed are too tall for the community. Participants emphasized that when bonus maximum heights are requested open space at the street/pedestrian level should be an expected public benefit.

Some participants supported the current process which permits City Council discretionary review and approval of such bonus requests and public benefit provisions.

**Type and Building Transitions:**

The Zoning Ordinance required setbacks between Development Types were explained within the presentation. (Slides 27-31 of the Development Types Session Presentation, Attachment 1)

- **Should existing setbacks between more intense Development Types (Type 2/2.5/3) and Type 1 areas be maintained?**
- **Should transitions continue to be amendable – subject to City Council approval?**

Participants supported the existing setbacks and the use of transitions. Input regarding the ability for a project to request an amendment to transitions varied. Comments regarding amendments to the setback transitions included the desire to not allow for such; while others expressed the importance of quality design and context in reviewing proposed amendments on a case-by-case basis.

**Flexibility Policies:**

The Old Town Character Area Plan policies that relate to development flexibility were discussed (Slides 1-5 of the Development Flexibility Session Presentation, Attachment 2)

**Should the Old Town Plan continue to encourage development flexibility considerations?**

- **Which of the policies (shown right) do you support? Which do you not support?**

94% (90 out of 96) of respondents supported the below policy as presented.

**Policy LU 4.2 – Periodically review Downtown (D) and Planned Block Development (PBD) development standards to allow for the successful revitalization of smaller properties within the Downtown Core.**

85% (81 out of 95) of respondents supported the below policy as presented.

**Policy LU 4.3 – Periodically evaluate Downtown and Planned Block Development (PBD) development standards to accommodate new contemporary building typologies, green building practices, and enhanced architectural aesthetics.**

72% (67 out of 93) of respondents supported the below policy as presented.

**Policy LU 4.4 – To assist the community in achieving the Old Town vision as established by this plan, the provision of public amenities and benefits should be provided when development bonuses such as increased floor area, greater density, greater height, transfer of development rights, and/or street/alley abandonment, are being considered.**

- **Are there additional policies that should be considered?**

Flexibility at a policy standpoint was generally supported (all 3 policies discussed). Participants emphasized quality of materials and overall design of buildings as important to consider with flexibility.

## **Flexibility – Small-lot**

Small lot development was discussed and included the definition of a small lot as a property less than 20,000 gross square feet, where the current small lots are located (primarily Downtown Core), and the ways that the Zoning Ordinance can provide flexibility. (Slides 6-9 of the Development Flexibility Session Presentation, Attachment 2)

- **Should development flexibility (parking/setbacks/stepbacks) for small-lot parcels in Old Town be continued? If yes, where should it be continued?**
- **Are there areas of Old Town where development flexibility for small-lots should not be considered?**
- **Is it your vision to maintain the small-lot development character in the Downtown Core?**

Participants supported development flexibility for small lots throughout all of Old Town. Participants did however express that less flexibility within Historic Old Town may be appropriate to maintain the Western character of this area. Some expressed that continuity in project design through such things as covered walkways and streetscapes is important throughout Old Town. Some participants voiced concern about parking flexibility with the general perception that parking is a problem in Old Town.

## **Planned Block Development (PBD) Flexibility – Public Benefits and PBD Adjoining Parcels**

PBD development was discussed and where the PBD zones are located, case studies and the ways that the Zoning Ordinance can provide flexibility. (Slides 10-14 of the Development Flexibility Session Presentation, Attachment 2)

- **Should public benefits continue to be a consideration for development flexibility?**
- **Should the zoning ordinance continue to allow for flexibility for adjoining parcels under the PBD? For non-adjoining parcels?**

Participants supported the flexibility provided with the PBD, and that public benefits should continue to be a consideration associated with such. Some expressed that the public benefits should be reassessed to ensure the trade-off of development bonuses are equal to the public benefits received. Participants expressed that non-adjoining parcels should not be considered for a PBD request. Others stated that PBD could include a large portion/percentage of the parcels as adjoining, for the purpose of allowing continued development flexibility.

## **ATTACHMENTS TO OPEN HOUSE REPORT**

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1. Old Town Plan & Zoning Ordinance Update Development Types Session Presentation
2. Old Town Plan & Zoning Ordinance Update Development Flexibility Session Presentation
3. 2021 Old Town CAP Update Outreach Map
4. Public Comment Forms from Open Houses



# **Old Town Plan & Zoning Ordinance Update Development Types Session**

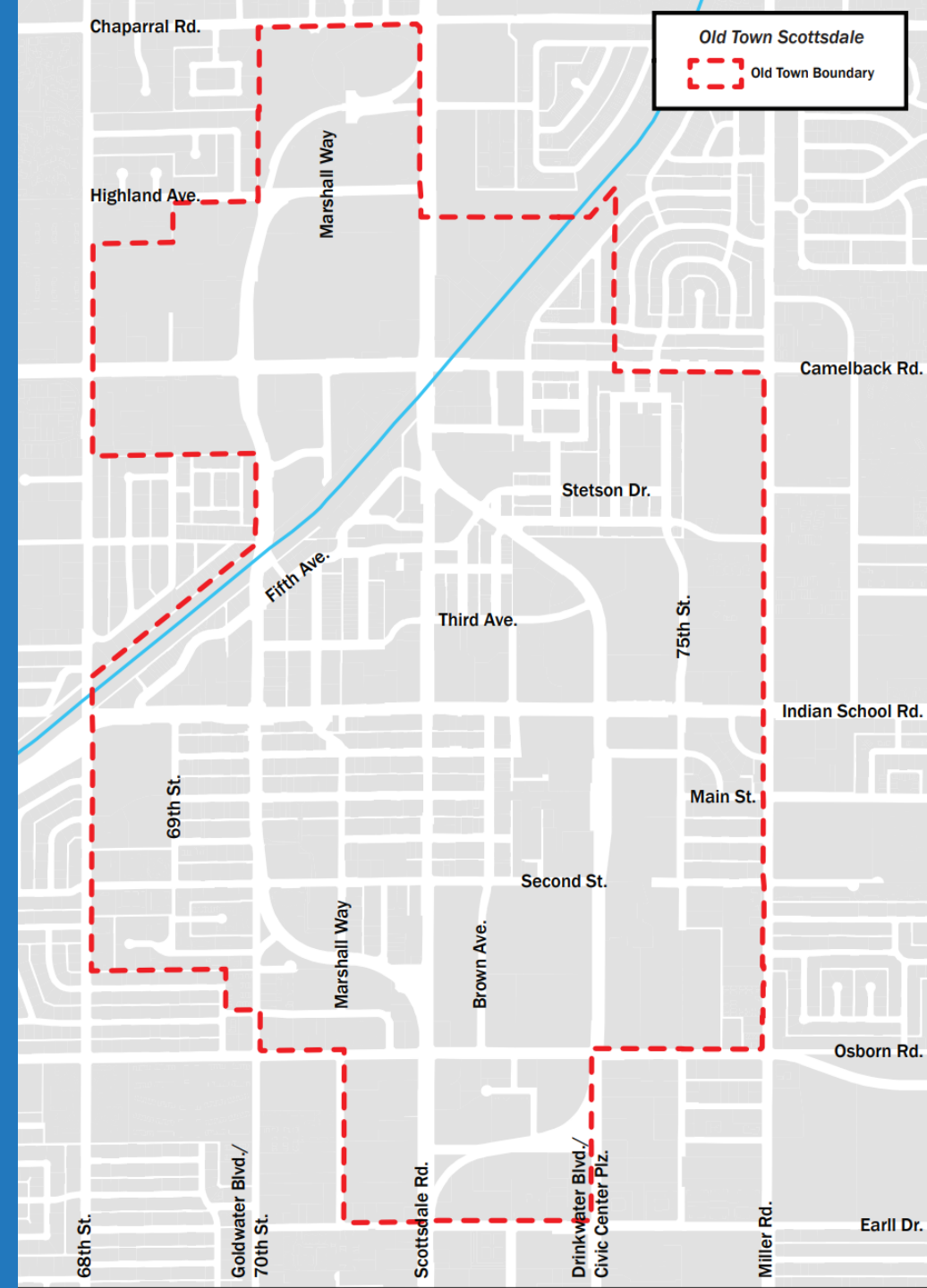
**Community Input Series**

**5-GP-2021 | 1-TA-2021 | 1-II-2010#3**

# Background

City Council direction to review, conduct public outreach and potentially update:

- The 2018 Old Town Scottsdale Character Area Plan
- The Scottsdale Zoning Ordinance sections related to Downtown and other affected sections, as applicable
- The Downtown Infill Incentive District





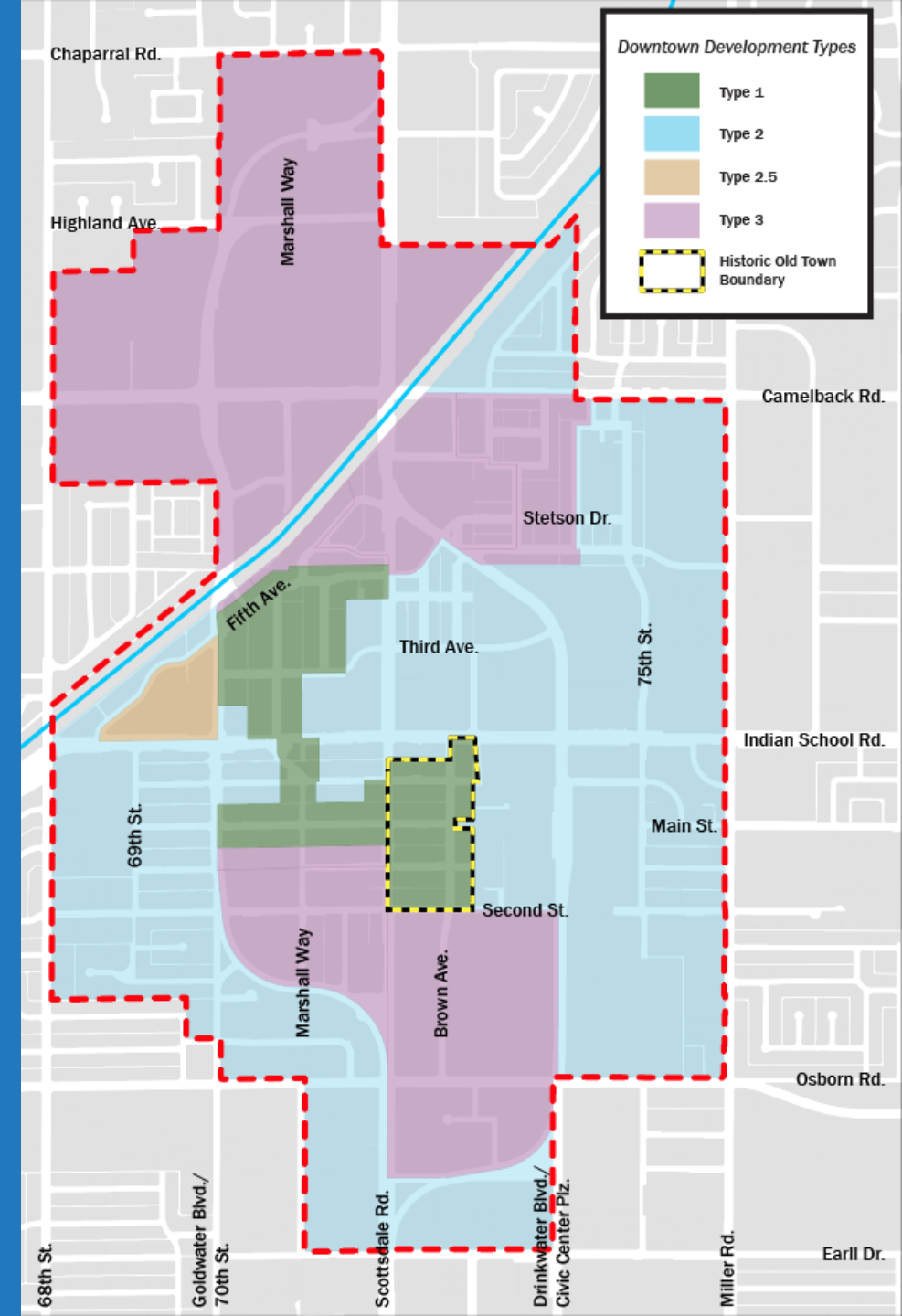
# 2018 Old Town Scottsdale Character Area Plan

- Establishes vision/values
- Shapes physical form
- Consists of 5 Chapters:
  - **Land Use – Development Types**
  - Character & Design
  - Mobility
  - Arts & Culture
  - Economic Vitality



# 2018 Old Town Scottsdale Character Area Plan

- Development Types Guide:
  - Location & Intensity of Development
  - Building Height
    - Base Height Maximums
    - Bonus Considerations
    - Bonus Height Maximums
  - Building Transitions



# 1984 Downtown Plan

## Purpose of Plan

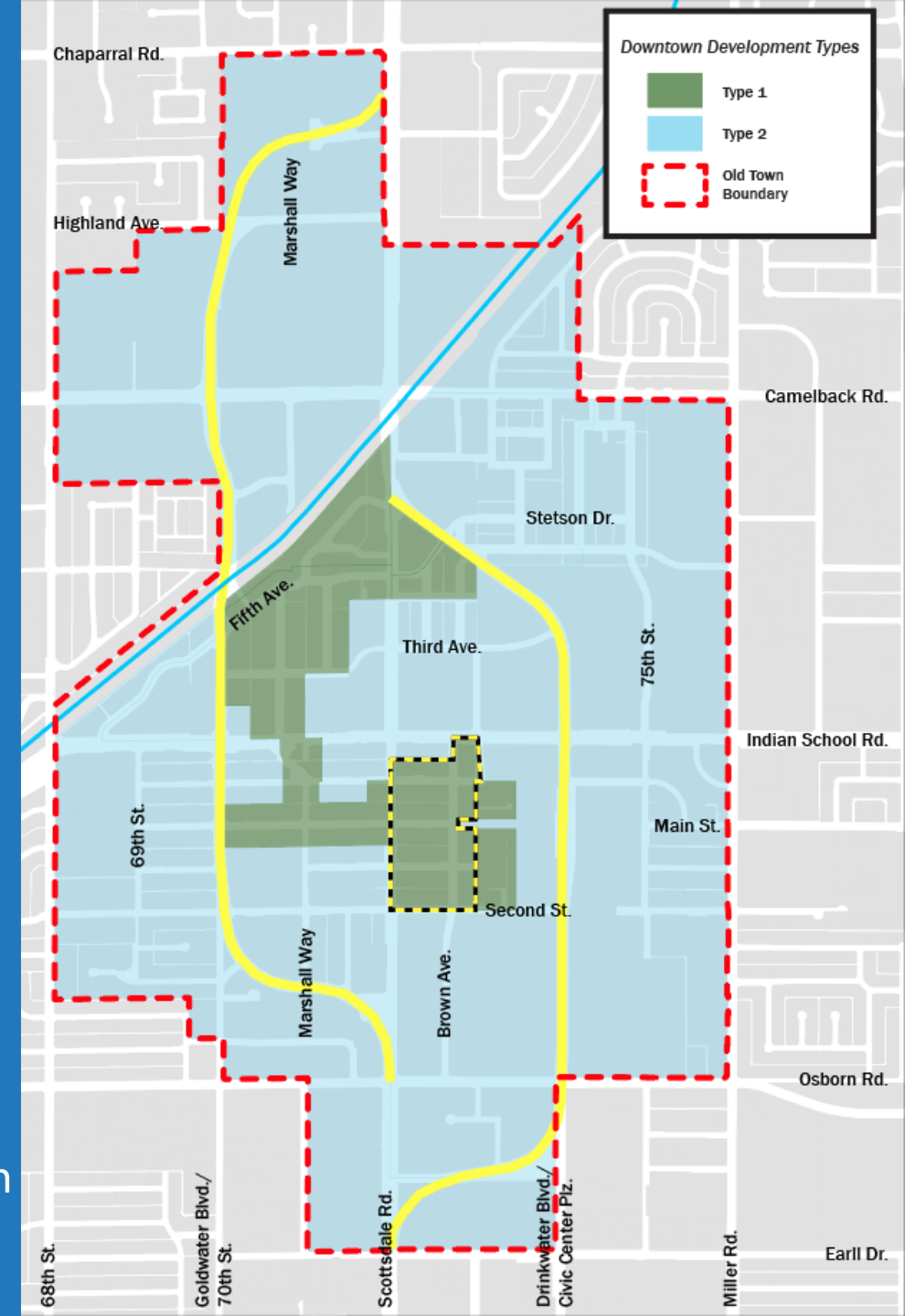
- Attract specific land uses
- Create Couplet for projected increased development/traffic
- Expect high quality design with a pedestrian focus

## Pattern of Development Types First Established

- Type 1 low scale development (doughnut hole)
- Type 2 medium to high-scale development (doughnut)

## Downtown (D) Zoning District First Established (1986)

- Public Improvements/Bonuses to attract land uses
  - Increased floor area ratio (FAR),
  - Increased Building Height
  - Planned Block Development (PBD) – land assembly/revitalization



# 2009 Downtown Plan Update

## Purpose of Plan Update

- Bring 25-year-old plan up to date
- 1984 Plan implementation items completed

## Pattern of Development Types

- Continued Type 1 and Type 2 – to guide development
- Type 2 Development expanded in certain areas

## Downtown (D) Zoning District Updated (2012)

- Ability to ask for 150' building heights only in:
  - Downtown Regional
  - Medical Campus
- Ability to ask for 150' – precursor to the Type 3



# 2018 Old Town Plan Update

## Purpose of Plan

- Align with Tourism branding/marketing
- Implement Downtown 2.0 Tourism Study

## Pattern of Development Types

- Continued Type 1 + Type 2 Development
- Introduced Type 2.5 to support revitalization in a specific area
- Acknowledged Medical/Regional areas as Type 3
- Expand Type 3 near public open spaces/key amenities/Couplet ★

## Zoning Ordinance Update (D, DO and PBD Districts)

- International Green Construction Code (IGCC) – base requirement in PBD
- Consolidated bonus development standards (height, FAR, density)
- Minor updates to the Cultural Improvements Program
- Allowed ability to ask for 150' in Type 3/PBD in expanded areas



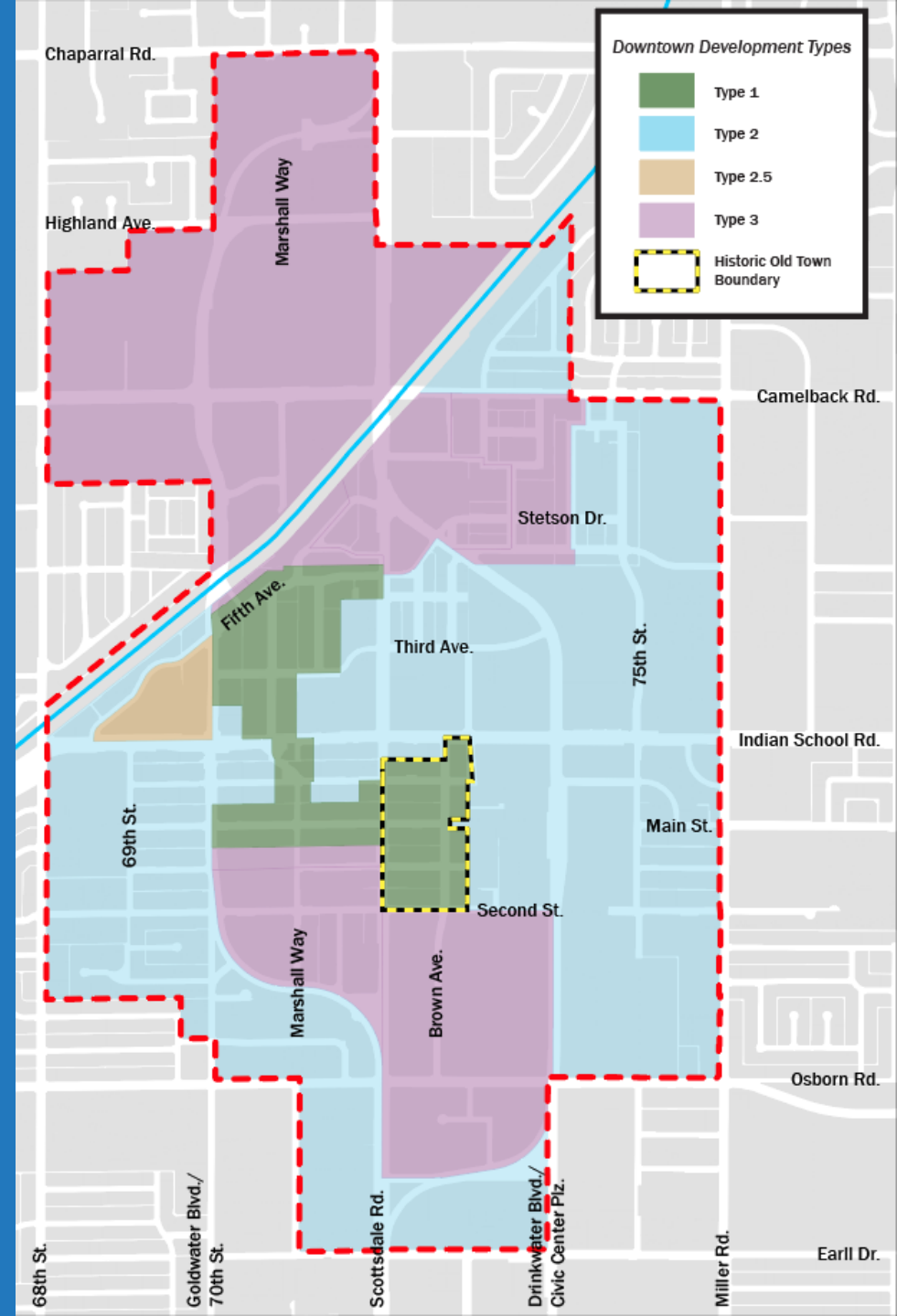
# Questions – Development Types

- Since 1984, the philosophy behind the Development Types is to maintain & protect the low intensity development at the center of Old Town (doughnut hole) from development pressures, by allowing for medium & higher intensity development to occur around the center (doughnut).
  - Should this development philosophy be continued? Why or why not?
  - Where should height be guided by the Development Types in Old Town?
- Since 1984, the Old Town Plan has used Development Types to show the community where low, medium, and higher intensity development will be located in Old Town.
  - What aspects of the Development Types do you agree with?
    - Types 1, 2, 2.5 and 3?
    - Locations/boundaries?
    - Adjacency to other Development Types?
  - What aspects of the Development Types would you suggest changing?



# 2018 Old Town Scottsdale Character Area Plan

- Development Types Guide:
  - Location & Intensity of Development
  - **Building Height**
    - Base Height Maximums
    - Bonus Considerations
    - Bonus Height Maximums
  - Building Transitions

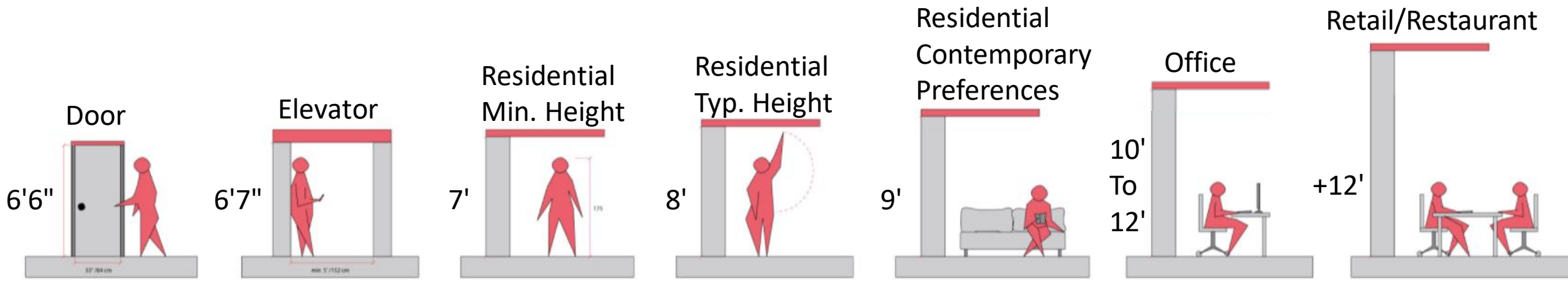


# Building Height

- Factors that influence building height include:
  - Building Purpose
  - Adaptability
  - Zoning Development Standards





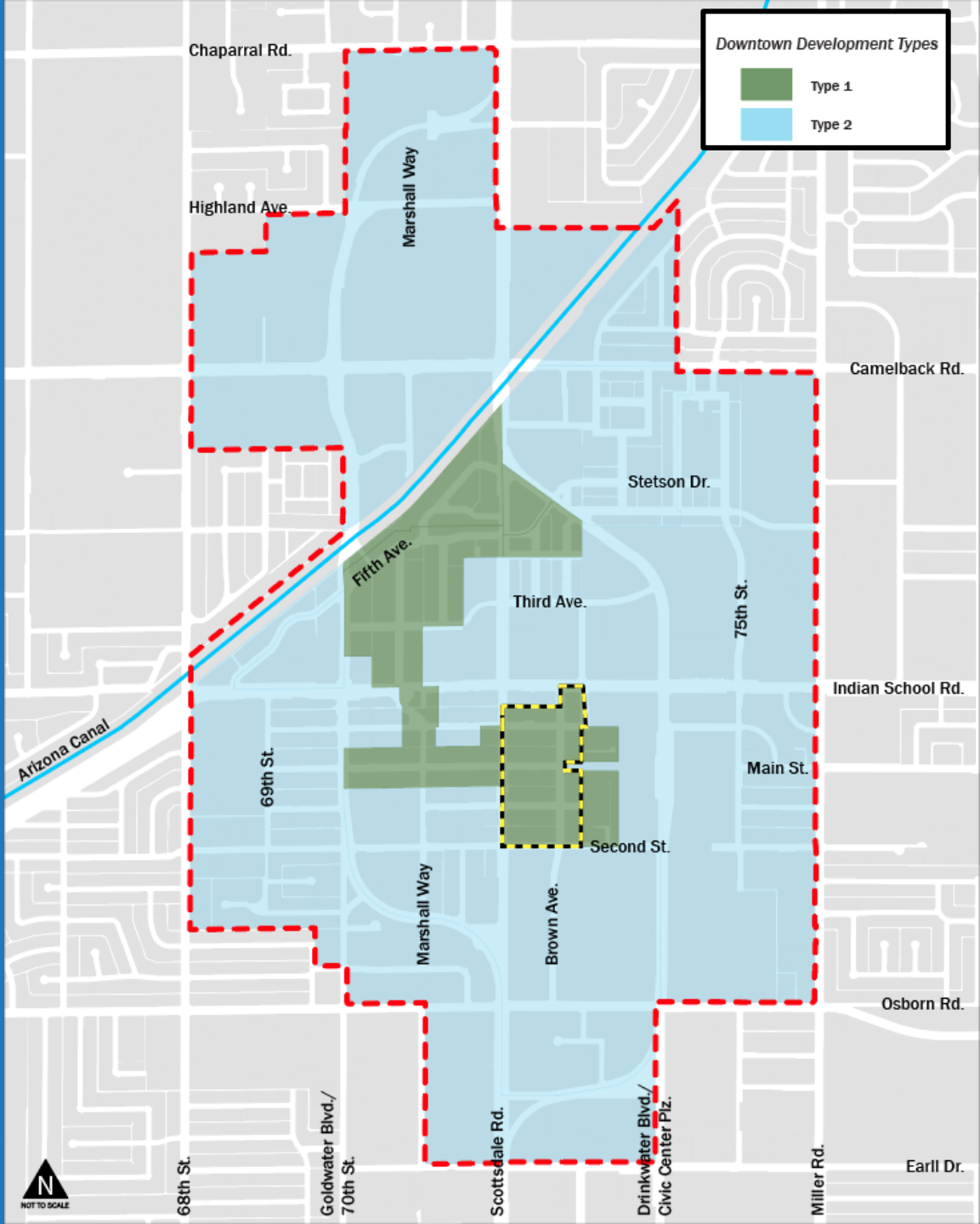
Commercial Uses = 20'







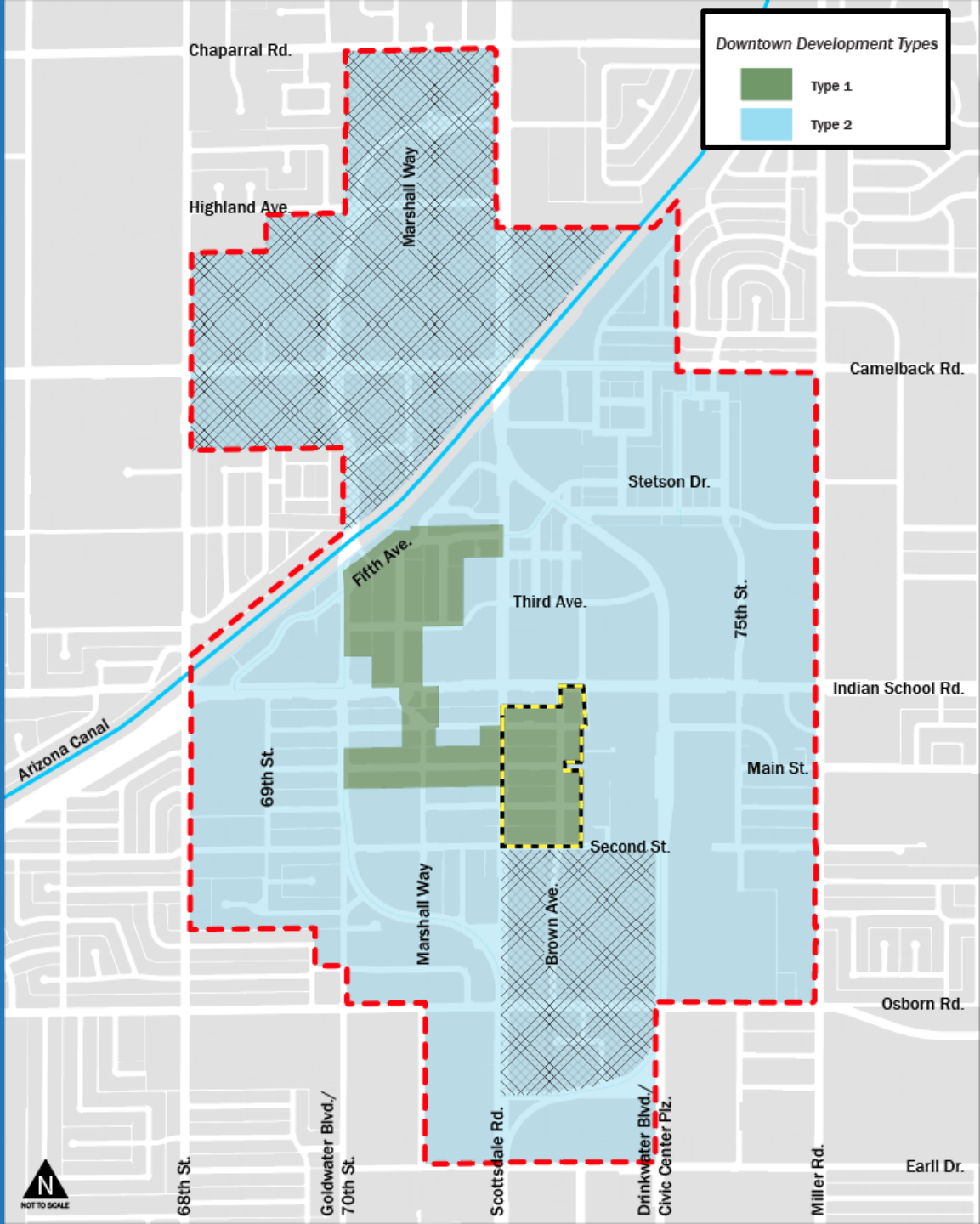
# 1984 Base Maximum Heights

		<i>Base Maximum</i>
	<b>Type 1</b>	<b>26' throughout Type 1</b> <b>36' throughout Type 1</b> <b>for Residential or Hotel Use</b>
	<b>Type 2</b>	<b>38' All Uses</b> <b>50' Residential Use</b> <b>72' Hotel Use</b>



# 2012 Base Maximum Heights

		<i>Base Maximum</i>
	<b>Type 1</b>	<b>40' in Historic Old Town</b> <b>48' in all other Type 1 areas</b>
	<b>Type 2</b>	<b>66' throughout Type 2</b> <b>84' in Type 2, Downtown Regional / Medical</b>







**Downtown Development Types**

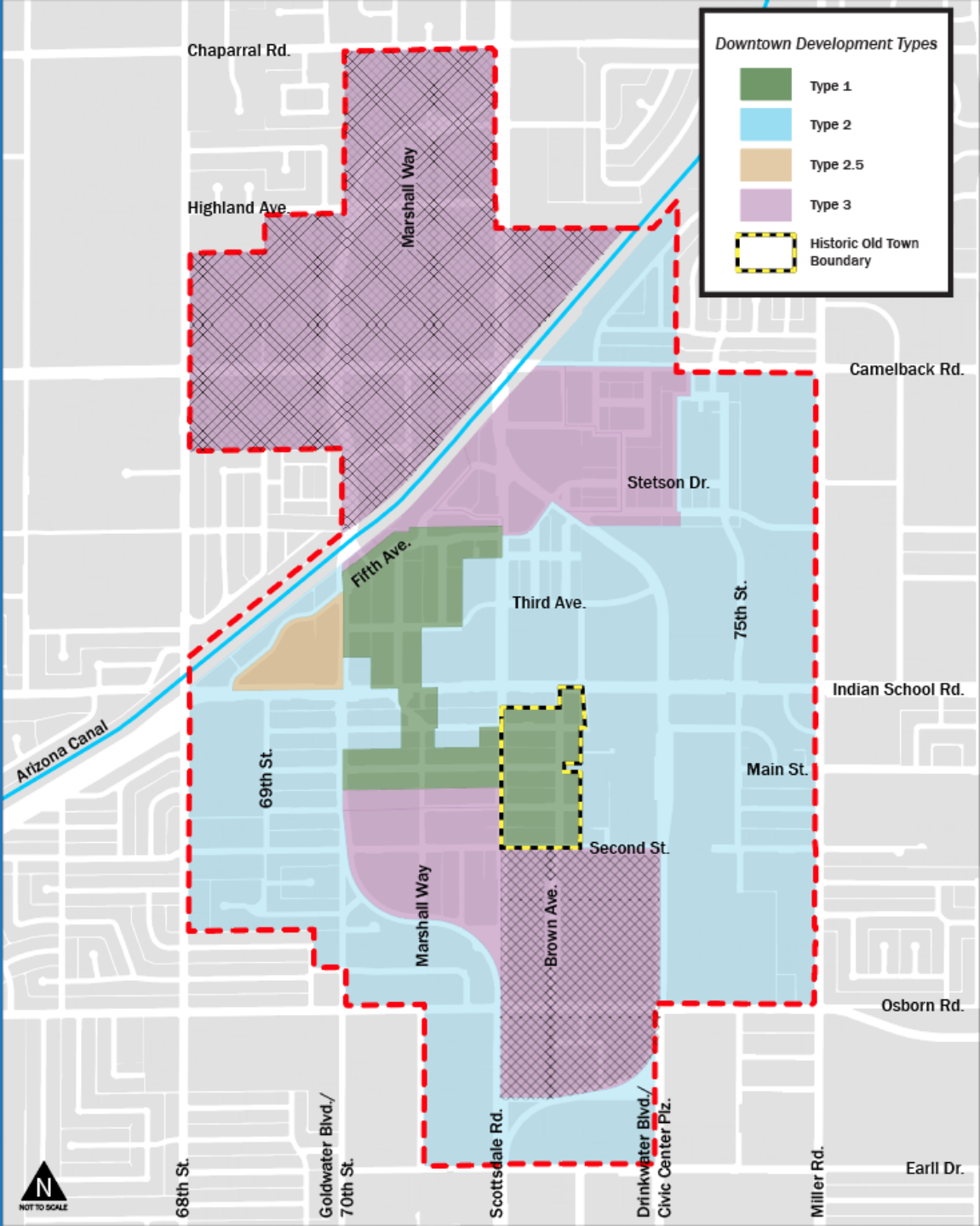
-  Type 1
-  Type 2



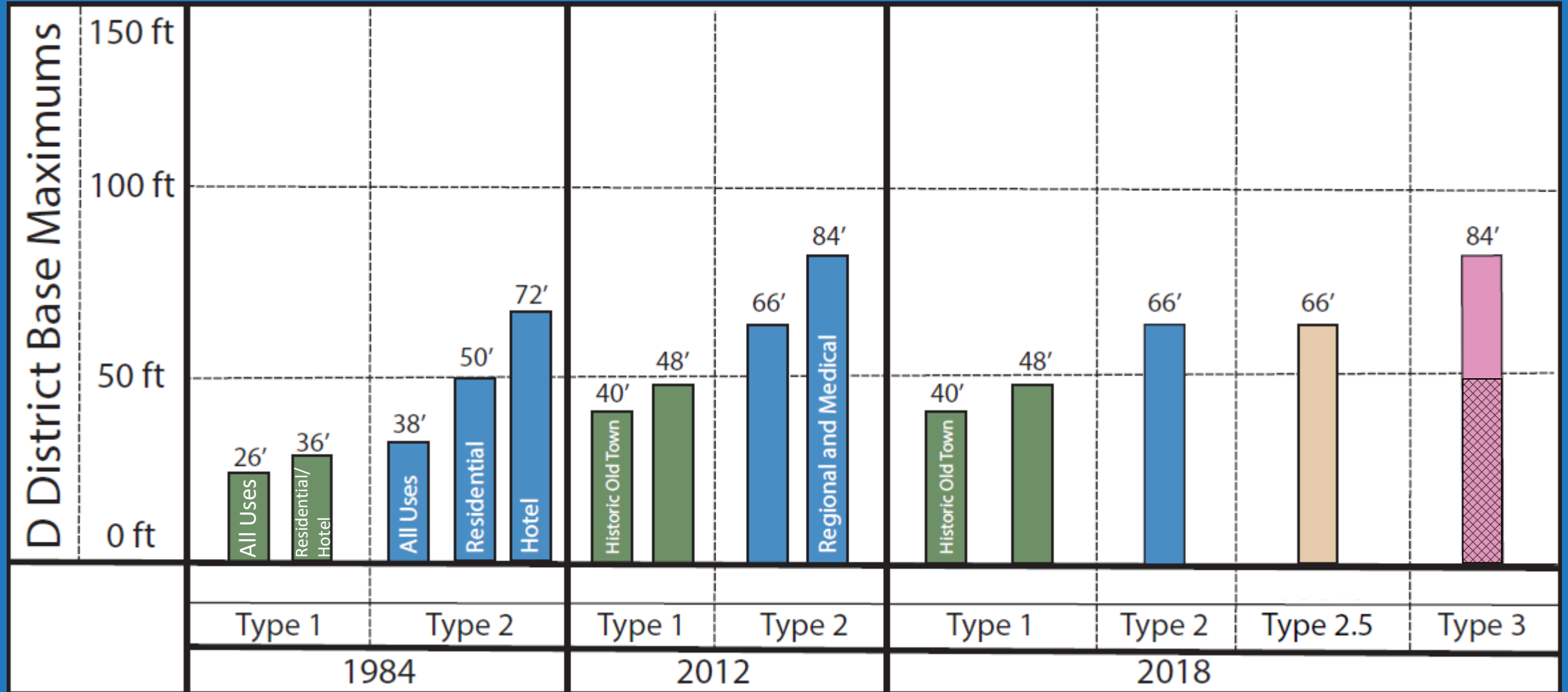
NOT TO SCALE

# 2018 Base Maximum Heights

		<i>Base Maximum</i>
	Type 1	40' in Historic Old Town 48' in all other Type 1
	Type 2	66'
	Type 2.5	66'
	Type 3	84'



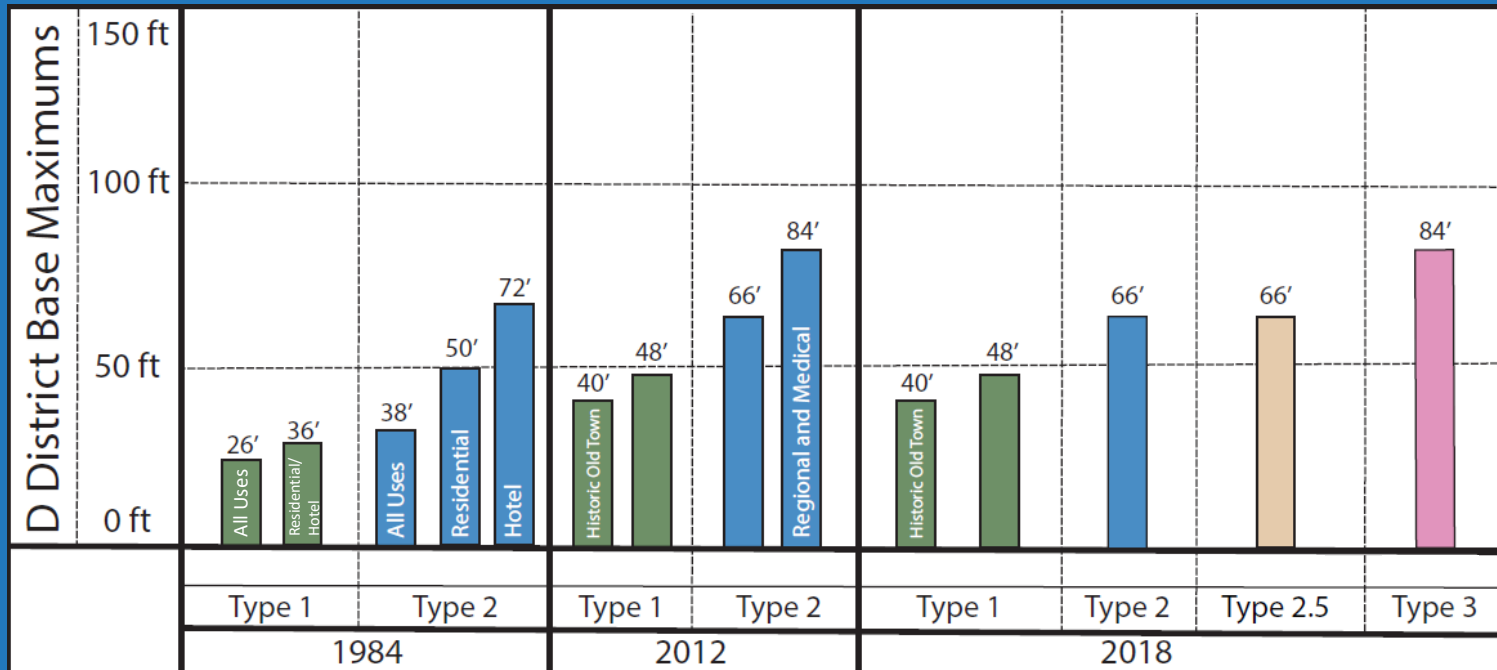
# Base Maximum Height Over Time



# Questions

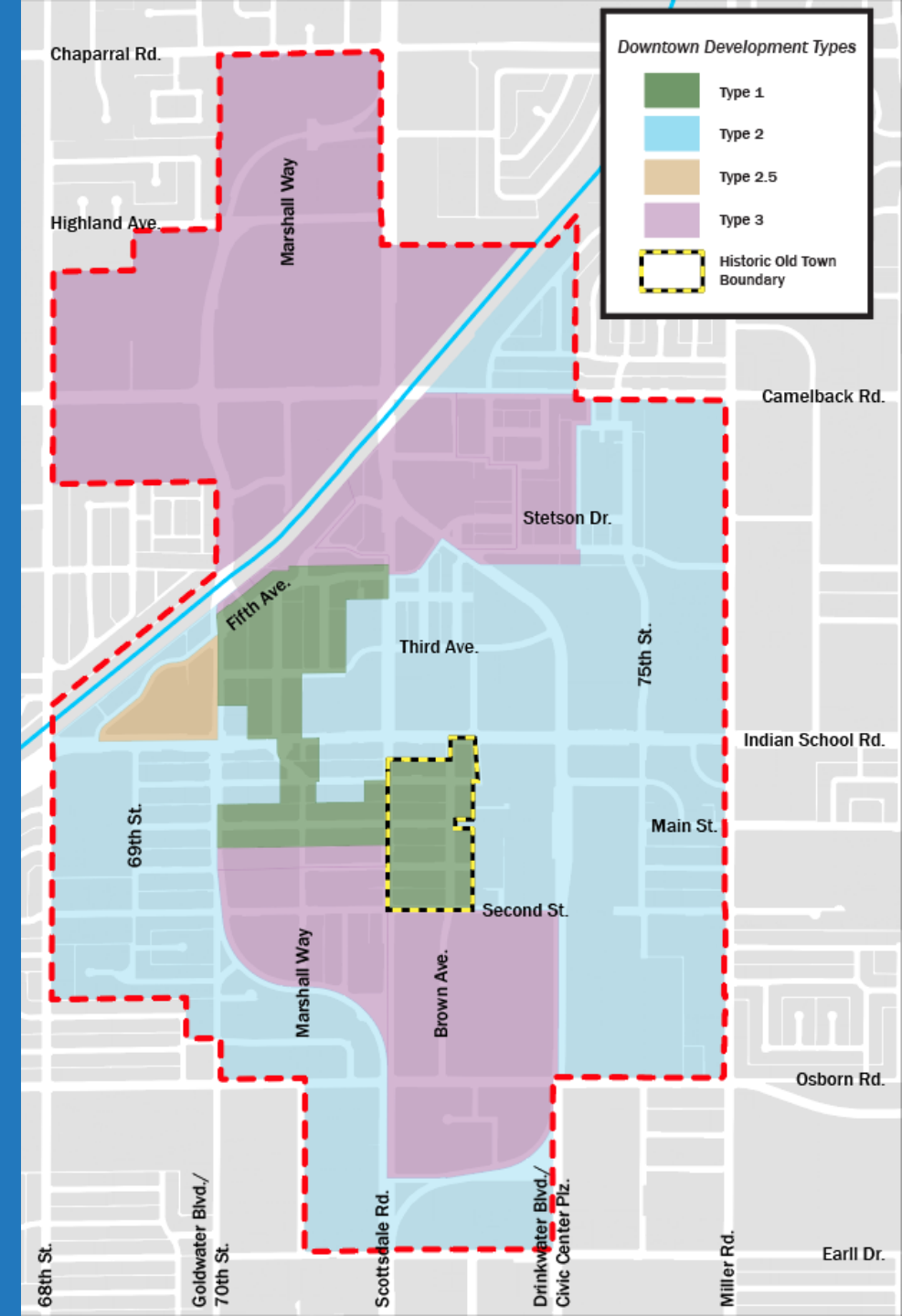
Development Types show the community where low, medium, and higher intensity development may be located in Old Town. The Zoning Ordinance notates base maximum height that can be achieved in those specific areas.

- What are your thoughts on the current base maximum height standards within Old Town?



# 2018 Old Town Scottsdale Character Area Plan

- Development Types Guide:
  - Location & Intensity of Development
  - **Building Height**
    - Base Height Maximums
    - **Bonus Considerations**
    - Bonus Height Maximums
  - Building Transitions



# Bonus Standard Requirements

- Bonus standards are development standards that exceed the base requirements outlined by the Zoning Ordinance.

## Planned Block Development Overlay (PBD) District

- Special public improvements/public benefits allow development bonus standards consideration:
  - Major Infrastructure Improvements
  - Public Parking Areas
  - Public Open Spaces (Minimum 18,000 Square Feet)
  - Cultural Improvements Program Contribution\*
  - Enhanced Transit Amenities
  - Pedestrian Amenities
  - Workforce Housing
  - Uncategorized improvements and/or other community benefits
    - Subject to City Council Approval
- \*Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.



# Old Town Zoning – PBD Flexibility Example

- Optima Sonoran Village
  - Sought bonus height, density & FAR
    - \$250,000 to Downtown improvements
      - Goldwater Blvd pedestrian improvements
      - Arizona Canal shared use path improvements
    - Undergrounding of overhead powerlines
    - Public Park/Plaza open space



- Alta Osborn / Griffin
  - Sought bonus density
    - \$388,000 to Downtown Cultural Trust Fund
    - Increased setback on Scottsdale Road
      - Street furniture
      - Scottsdale Road Streetscaping





# Questions

Bonus Considerations have historically been utilized to encourage specific uses (such as residential or hotel uses) or to promote redevelopment within Old Town. Public benefit contributions have been realized through infrastructure improvements, public art, and pedestrian improvements.

- Please rank the listed public improvements/benefits that may be exchanged for Bonus Provisions in order of importance to you within Old Town?

(1-8: 1= most important; 8= least important)

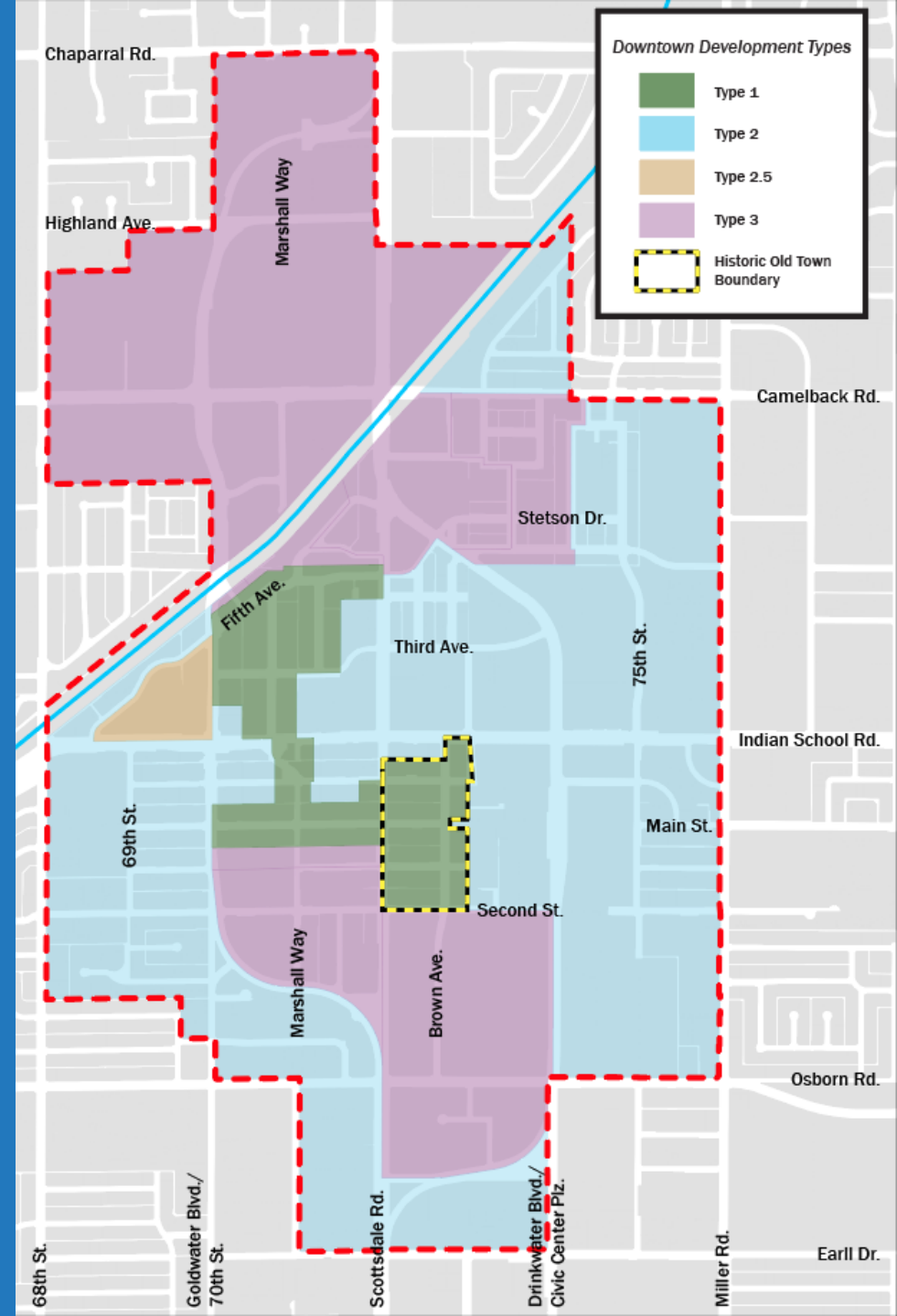
- Is there anything missing from the current list that you think should be included?

## Planned Block Development Overlay (PBD) District



- Special public improvements/public benefits allow development bonus standards consideration:
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  - Public Parking Areas
  - Public Open Spaces (Minimum 18,000 Square Feet)
  - Cultural Improvements Program Contribution\*
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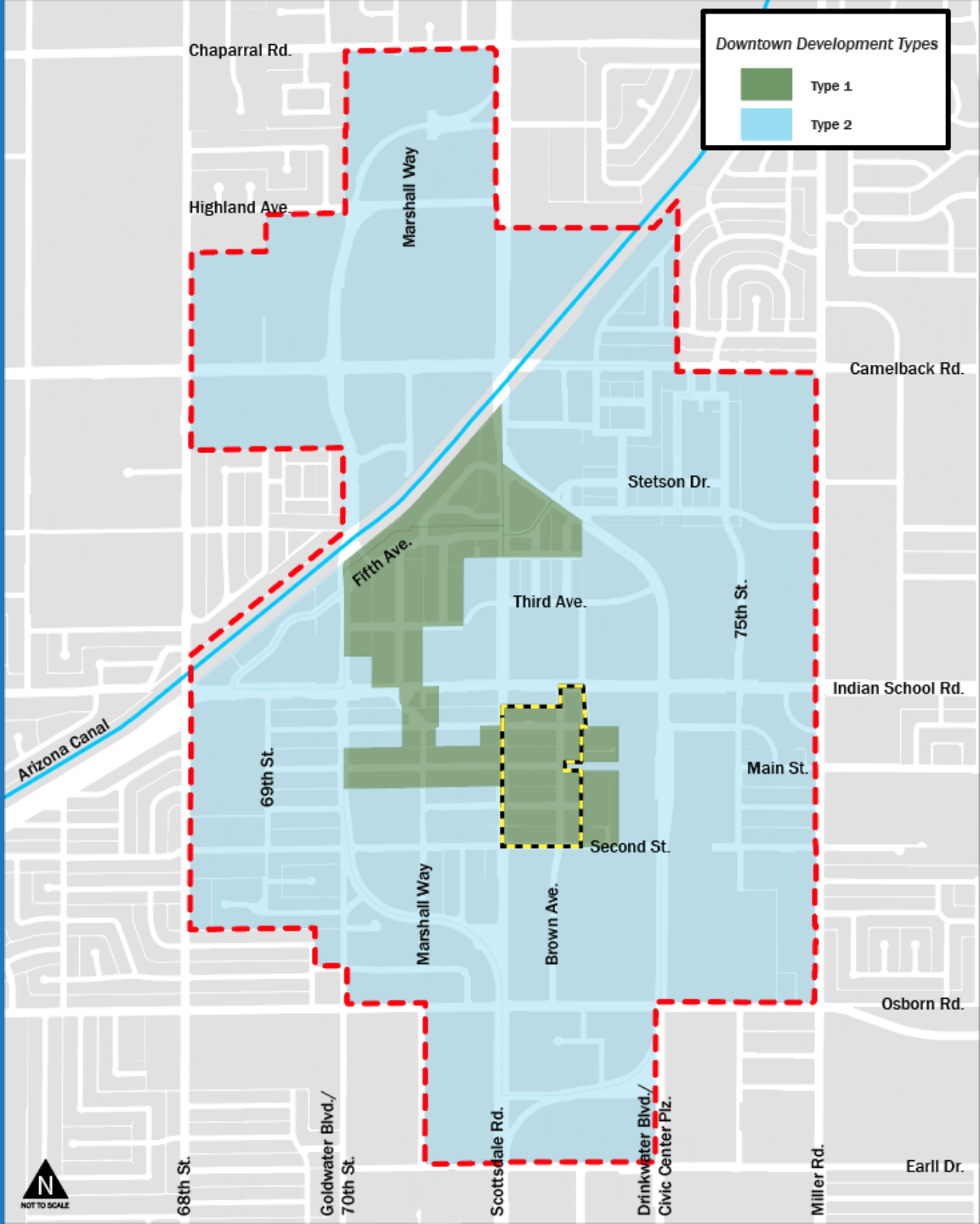
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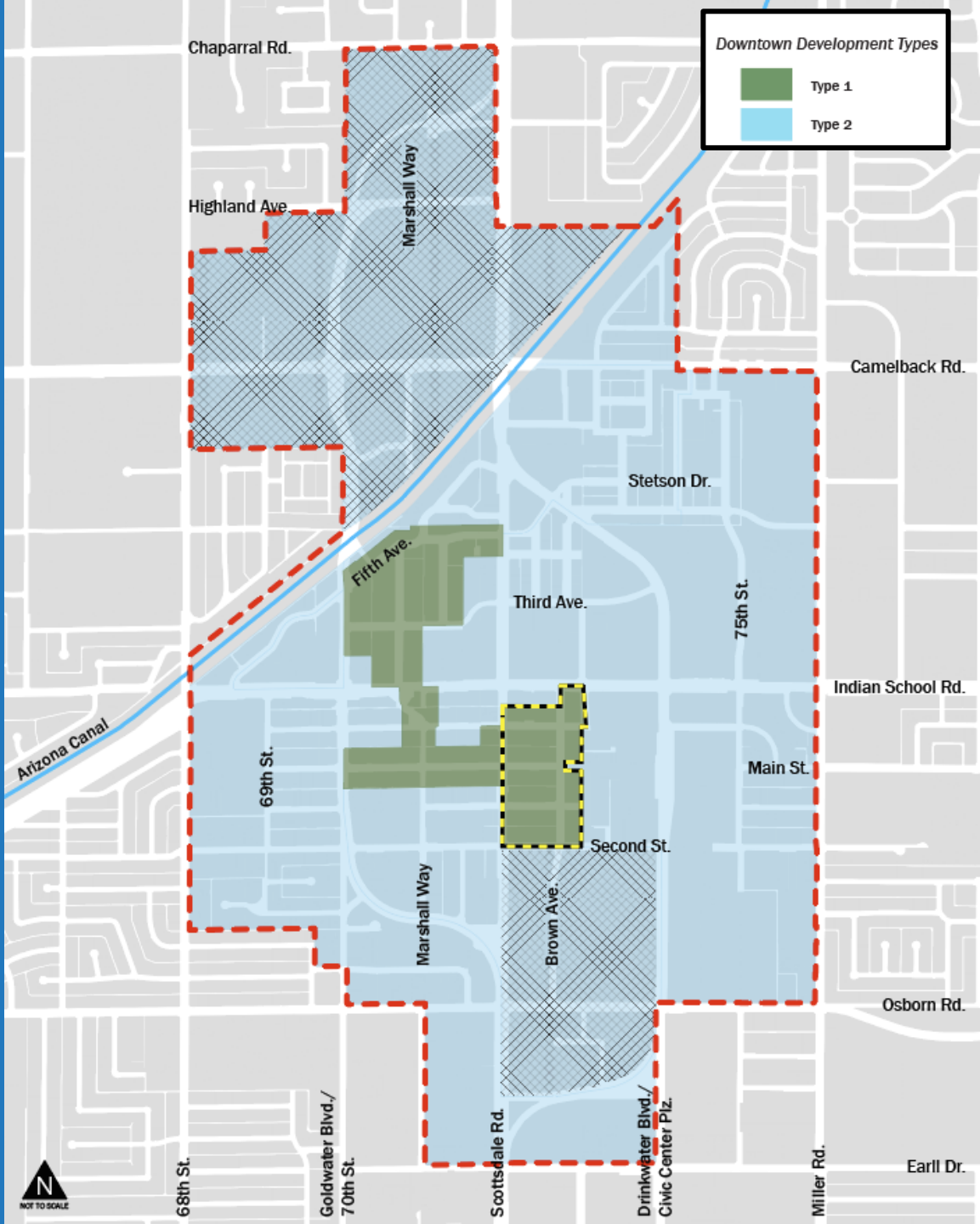
# 1984 Bonus Maximum Heights

		1984 Bonus Maximum
	Type 1	N/A
	Type 2	50' PBD ≥ 100,000 sq ft <hr/> 65' PBD ≥ 200,000 sq ft






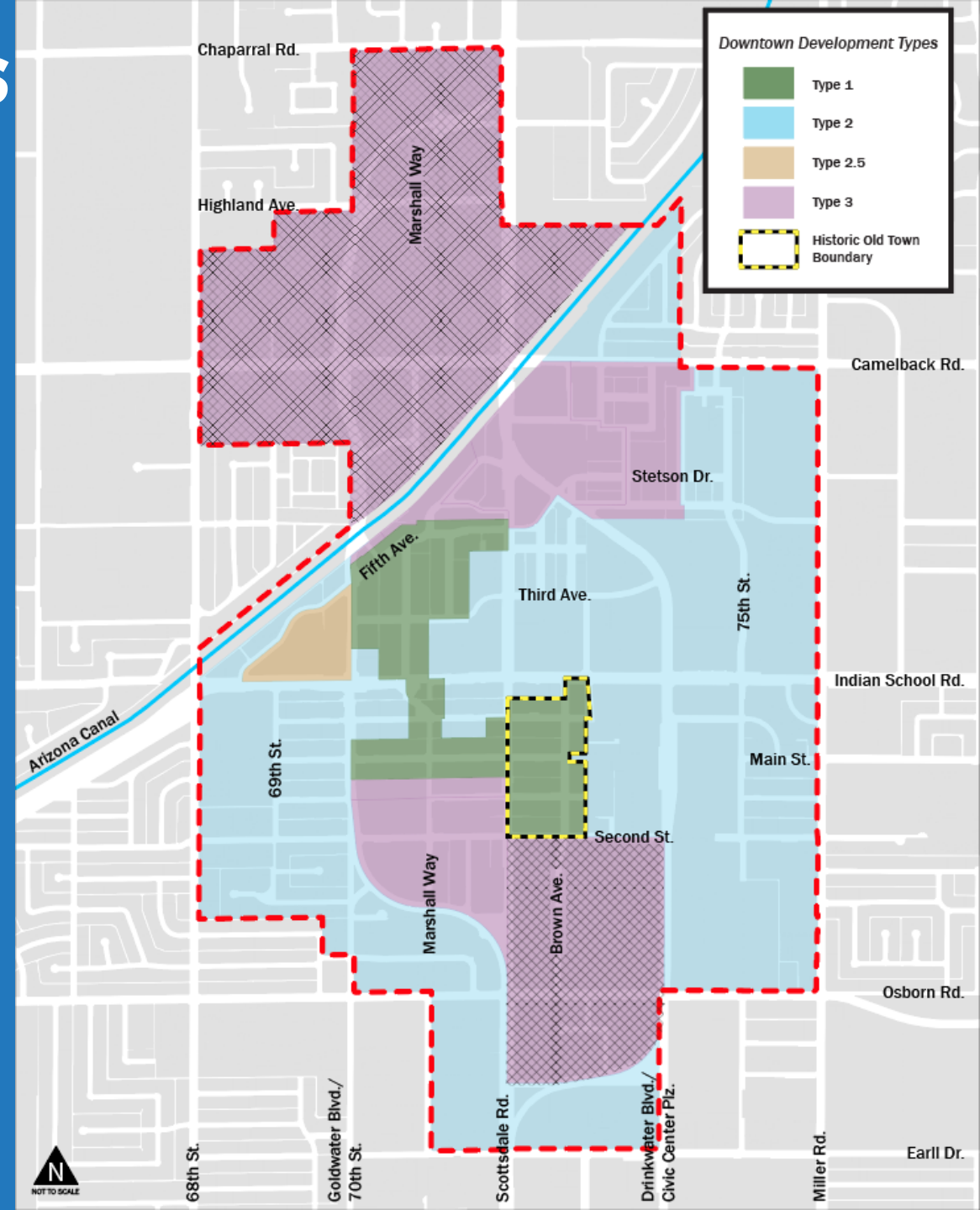
# 2012 Bonus Maximum Heights

		2012 Bonus Maximum
	Type 1	N/A
	Type 2	<p><i>Downtown Multiple/Civic</i></p> <p>78' PBD ≥ 20,000 sq ft</p> <hr/> <p>90' PBD ≥ 100,000 sq ft</p>
		<p><i>Downtown Regional/Medical</i></p> <p>90' PBD ≥ 20,000 sq ft</p> <hr/> <p>120' PBD ≥ 100,000 sq ft</p> <hr/> <p>150' PBD ≥ 200,000 sq ft</p>

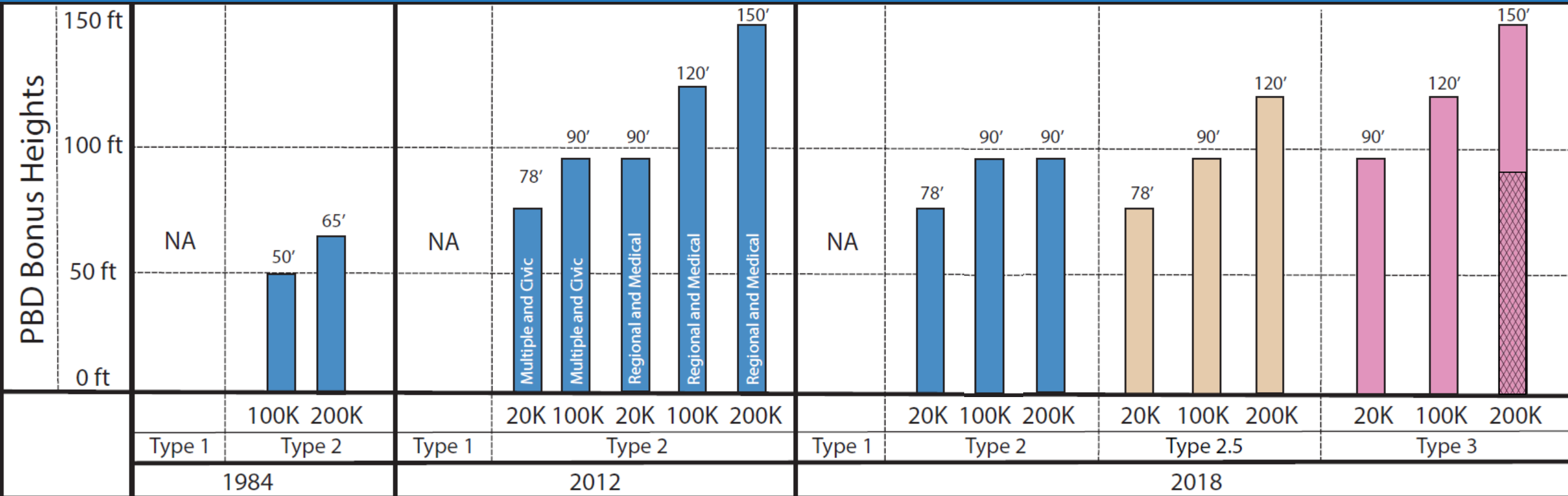


# 2018 Bonus Maximum Heights

		<i>Gross Lot Area to be <u>equal to or greater than:</u></i>		
		20,000 to 100,000 square feet	100,000 to 200,000 square feet	200,000 square feet or more
	Type 2	78'	90'	90'
	Type 2.5	78'	90'	120'
	Type 3	90'	120'	150'



# Bonus Maximum Height Over Time



# Old Town Land Ownership

## Land Ownership Composition

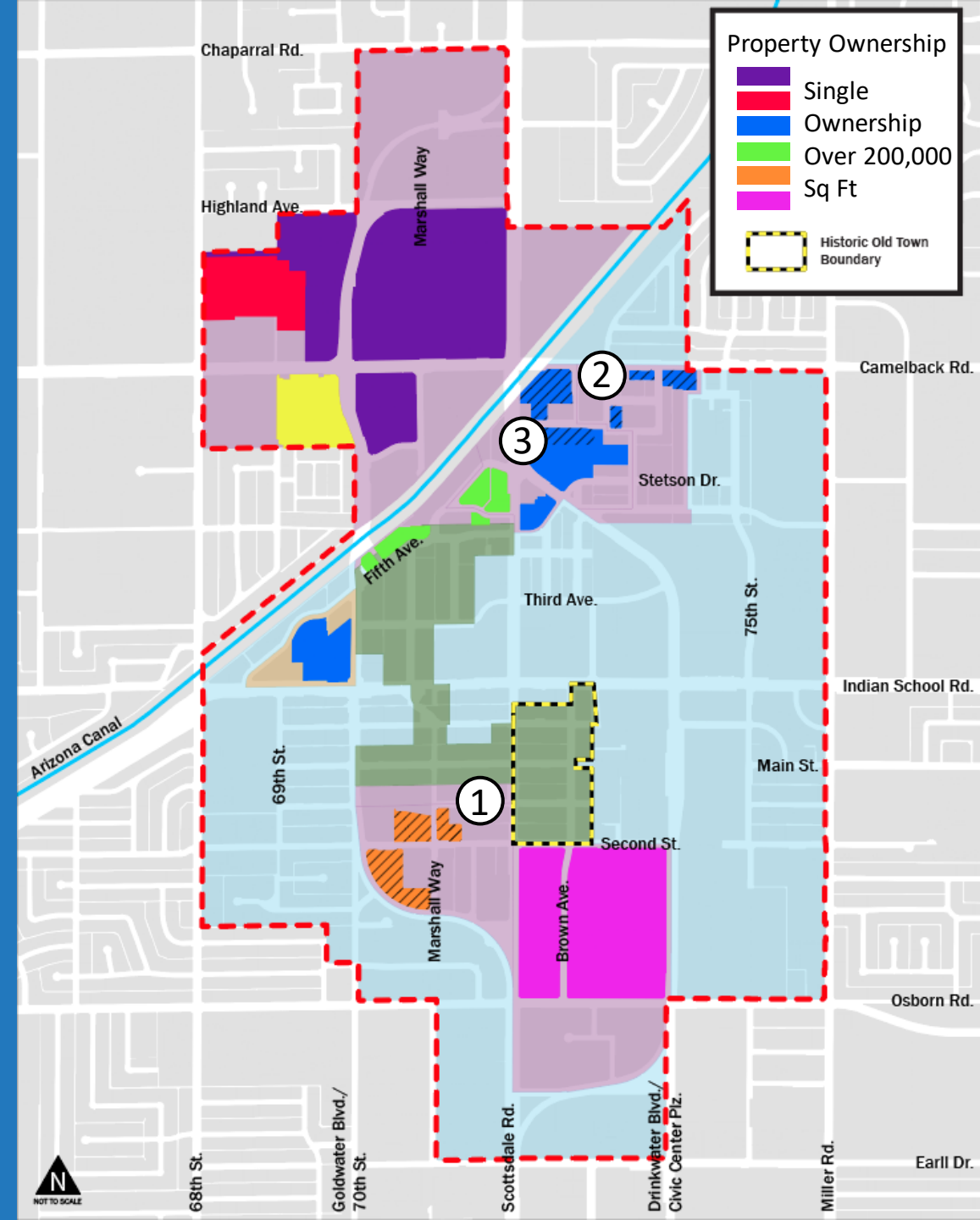
- Displays existing ownership patterns that allow the ability to request the maximum bonus allowances for PBD District (90', 120', 150')
  - Land Ownership = 200,000 square feet or more

## Since 2018

- 3 projects approved with PBD District and maximum bonus provisions
  - ① Museum Square
  - ② The Collection
  - ③ Marquee

## What does this all mean?

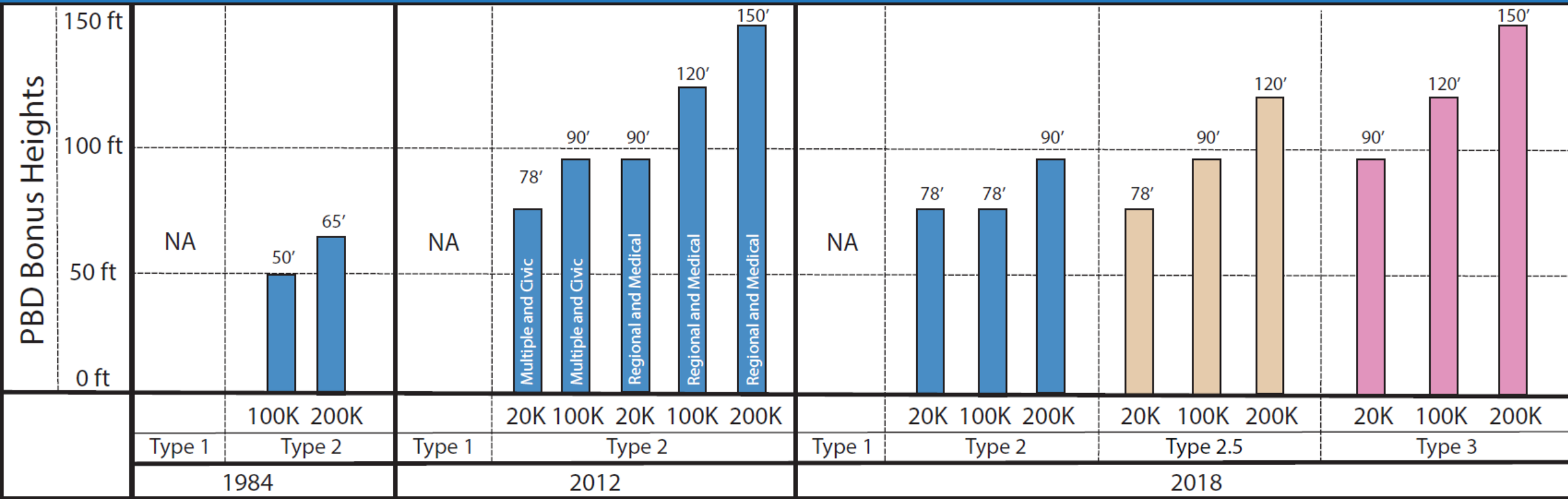
Not every property in Type 3 can ask for 150' – need minimum lot size of 200,000 to ask for 150' and Council approval – 150' is not allowed automatically



# Questions

Development Types show the community where low, medium, and higher intensity development may be located in Old Town. The Zoning Ordinance notates bonus maximum height that can be requested in specific areas.

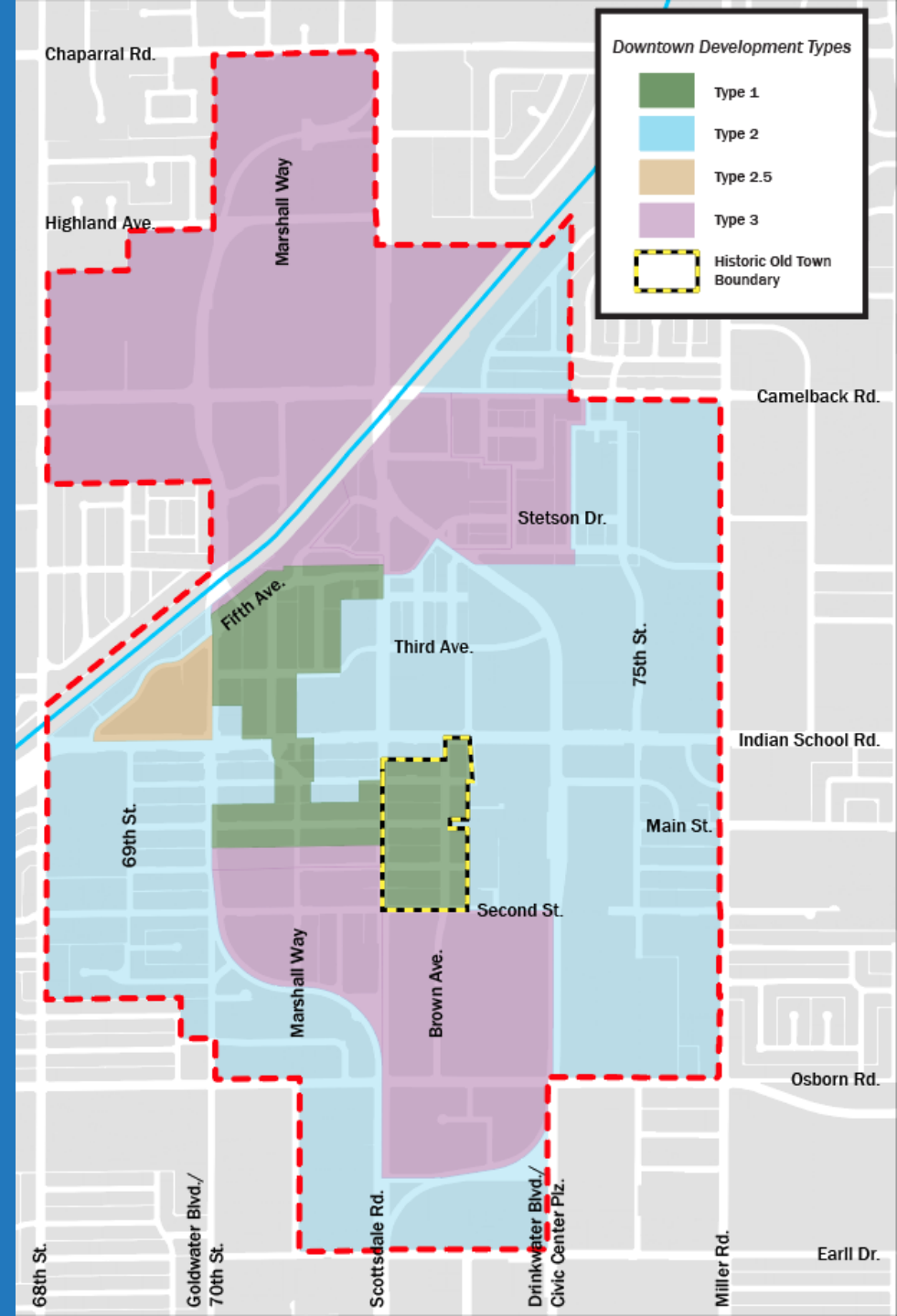
- What are your thoughts on the current bonus maximum height standards within Old Town?





# 2018 Old Town Scottsdale Character Area Plan

- Development Types Guide:
  - Location & Intensity of Development
  - Building Height
    - Base Height Maximums
    - Bonus Considerations
    - Bonus Height Maximums
  - Building Transitions



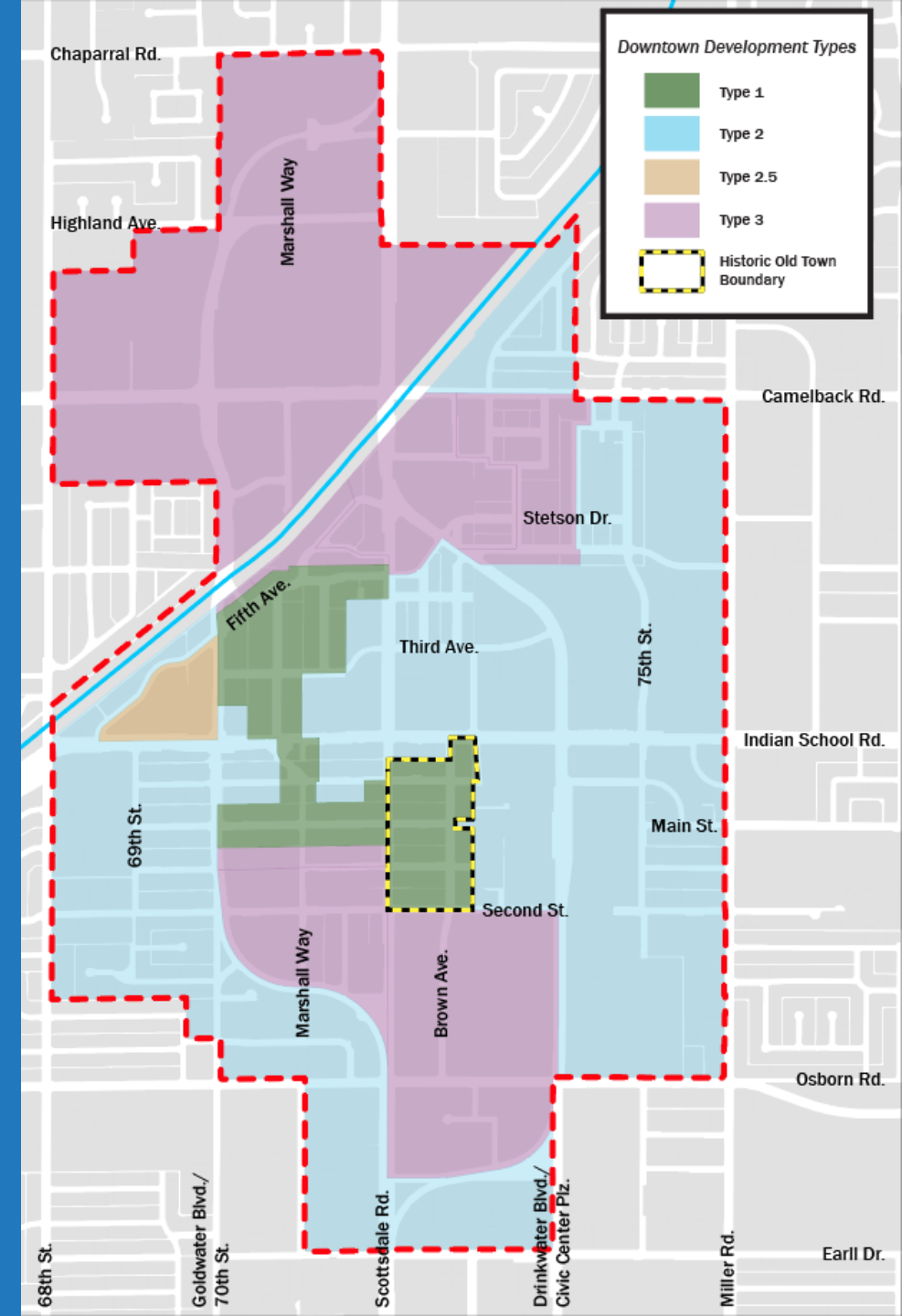
# Development Transition

## Old Town Scottsdale Character Area Plan

- Policy LU 2.1 – Development should transition in scale, height, and intensity from higher scale to lower scale Development Types
- Goal CD 2 – Development should transition in scale, height, and intensity at the Old Town Boundary

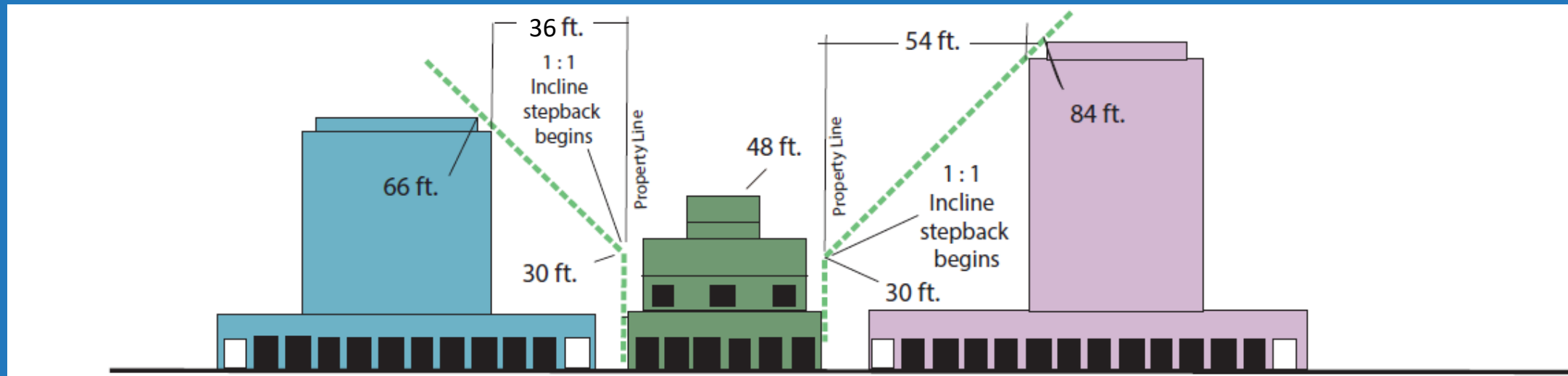
## Zoning Ordinance

- Downtown District (D) – Transitions to single-family residential, between Development Types, and at the Old Town Boundary
- Downtown Overlay (DO) – Transitions to single-family residential, between Development Types, and at the Old Town Boundary
- Planned Block Development (PBD) – Transitions to the Old Town Boundary



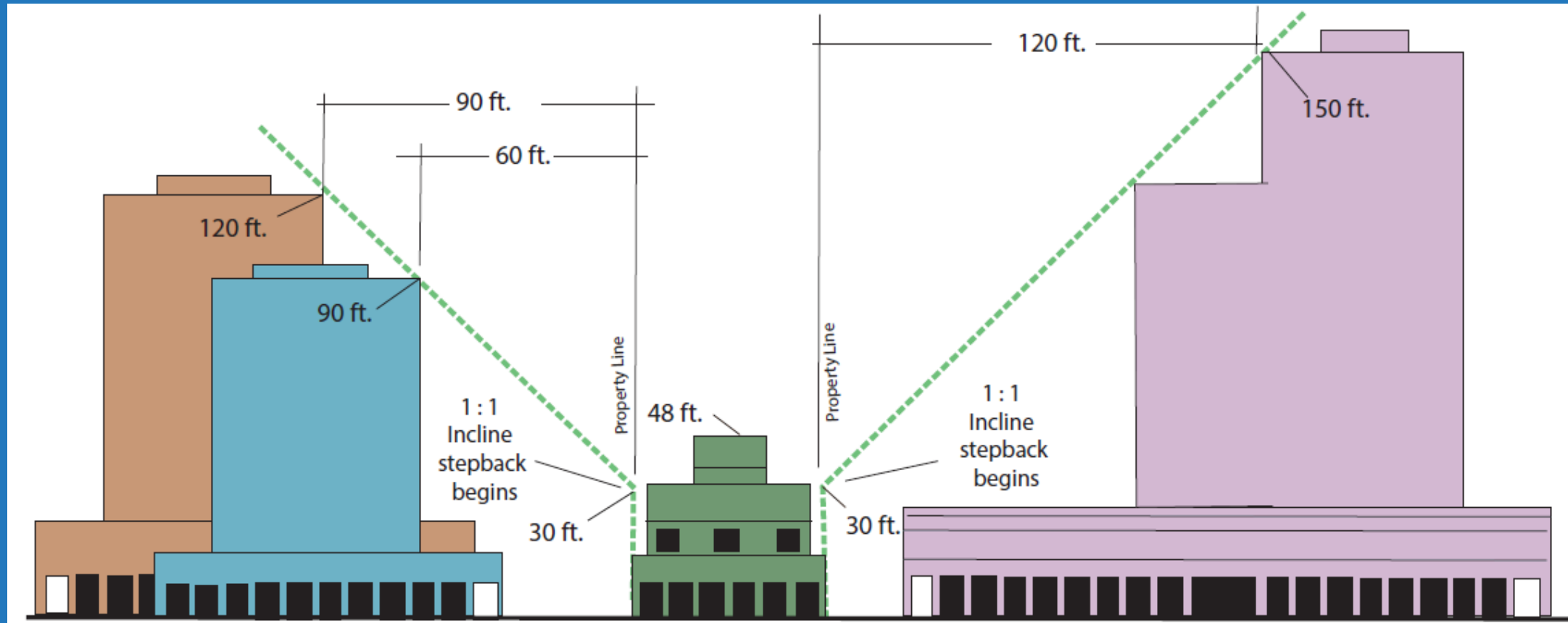
# Transitions – Type 1, Base Maximum Transitions

- Zoning Ordinance provides stepback standards for more intense Development Types (Type 2/2.5/3) when adjacent to Type 1



# Transitions – Type 1, Bonus Maximum Transitions

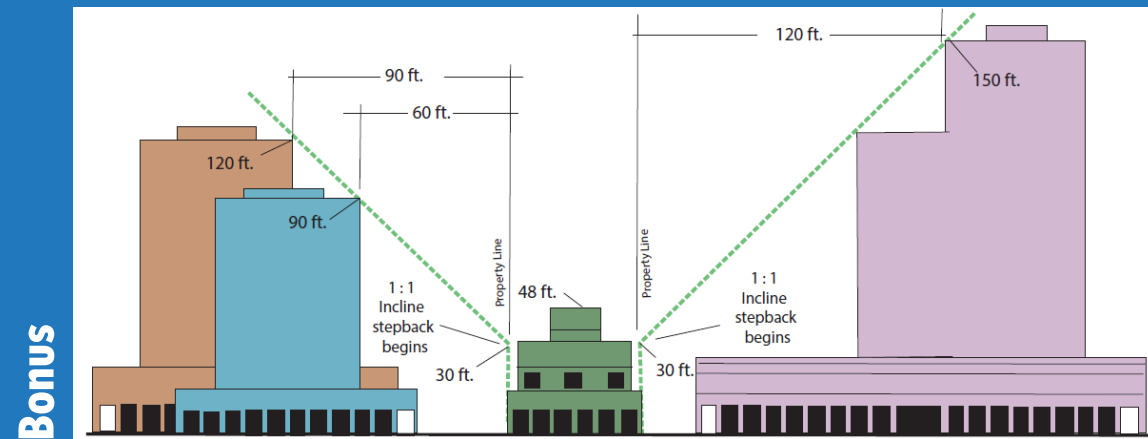
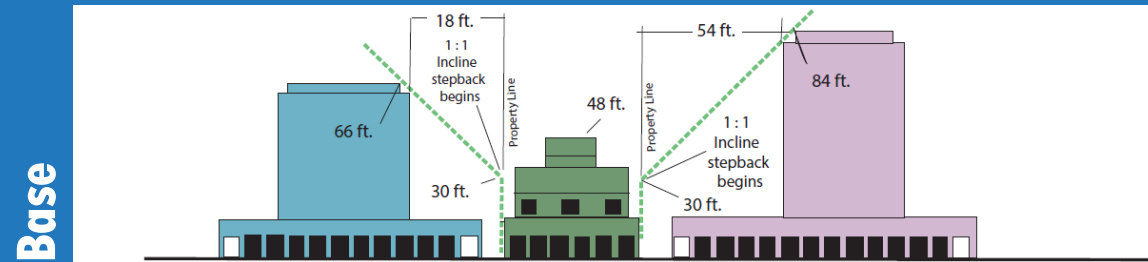
- Zoning Ordinance provides the same stepback standards for more intense Development Types (Type 2/2.5/3) when adjacent to Type 1



# Questions – Type 1 Transitions

The Zoning Ordinance provides transitions via specified stepbacks pertaining to more intense Development Types (Type 2/2.5/3) when adjacent to Type 1 areas.

- Should existing stepbacks between more intense Development Types (Type 2/2.5/3) and Type 1 areas be maintained?
- Should transitions continue to be amendable – subject to City Council approval?





# **Old Town Plan & Zoning Ordinance Update Development Flexibility Session**

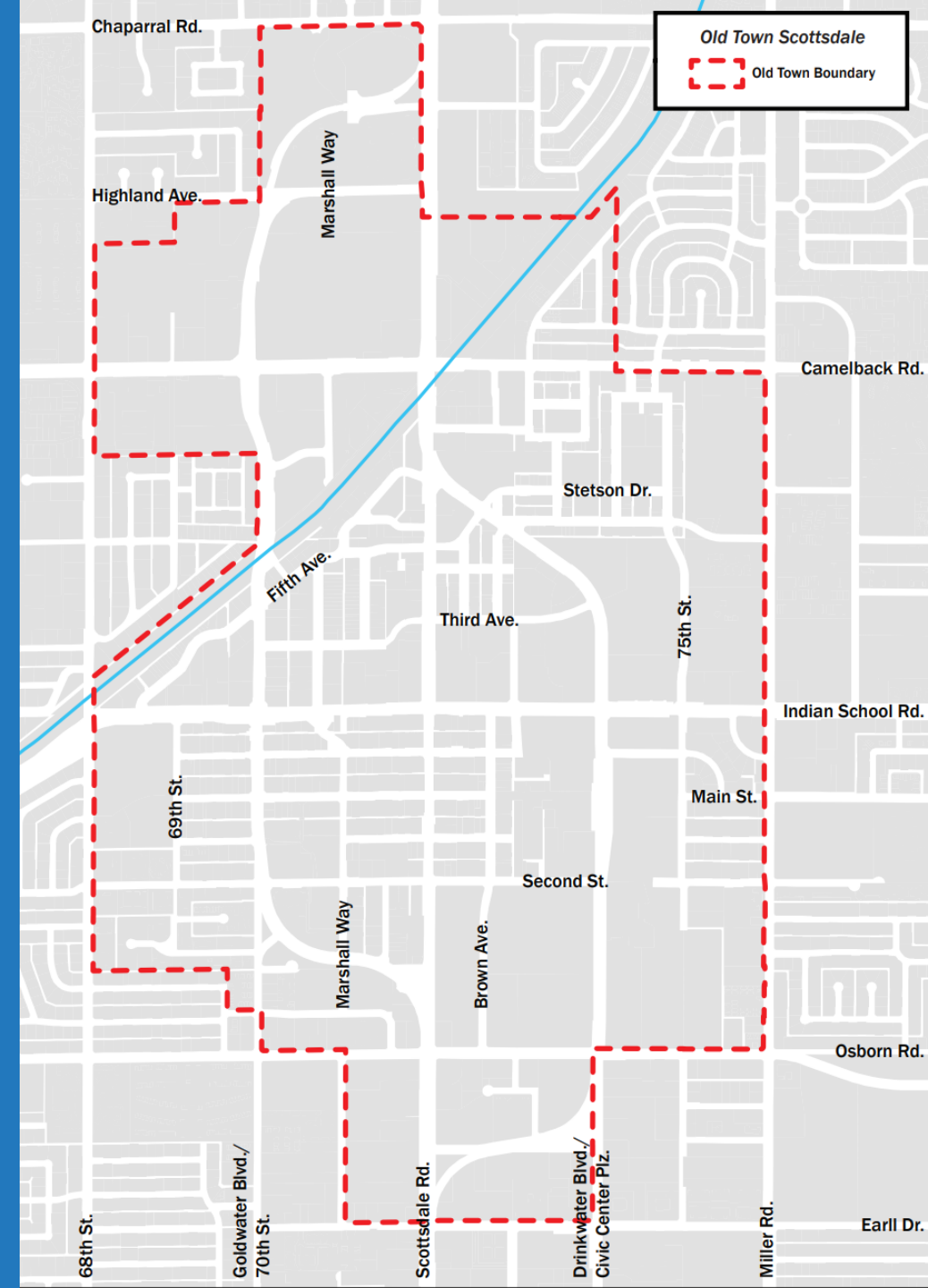
**Community Input Series**

**5-GP-2021 | 1-TA-2021 | 1-II-2010#3**

# Background

City Council direction to review, conduct public outreach and potentially update:

- The 2018 Old Town Scottsdale Character Area Plan
- The Scottsdale Zoning Ordinance sections related to Downtown and other affected sections, as applicable
- The Downtown Infill Incentive District



# 2018 Old Town Scottsdale Character Area Plan

- Establishes vision/values
- Shapes physical form
- Consists of 5 Chapters:
  - **Land Use**
  - Character & Design
  - Mobility
  - Arts & Culture
  - Economic Vitality





# Old Town CAP Flexibility

- Policy LU 4.2 – Review development standards to allow revitalization of smaller properties
- Policy LU 4.3 – Evaluate development standards to accommodate new contemporary building typologies
- Policy LU 4.4 – Provision of public amenities when development bonuses are being considered



# Questions

Old Town Flexibility has historically been exercised to achieve specific uses or public benefits in Old Town. The 2018 Old Town Plan continues the city's effort to promote redevelopment efforts in this area of the community to maintain a vibrant downtown.

- Should the Old Town Plan continue to encourage development flexibility considerations?
- Which of the policies (shown right) do you support? Which do you not support?
- Are there additional policies that should be considered?

- Policy LU 4.2 – Review development standards to allow revitalization of smaller properties
- Policy LU 4.3 – Evaluate development standards to accommodate new contemporary building typologies
- Policy LU 4.4 – Provision of public amenities when development bonuses are being considered

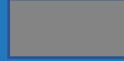
# Old Town Zoning – Flexibility

## Downtown (D) District



- Small Parcel flexibility (less than 20,000 sq ft - gross)
  - 10% or more Reduction in Setbacks/Stepbacks
- Bonus Floor Area for specified design features

## Downtown Overlay (DO)

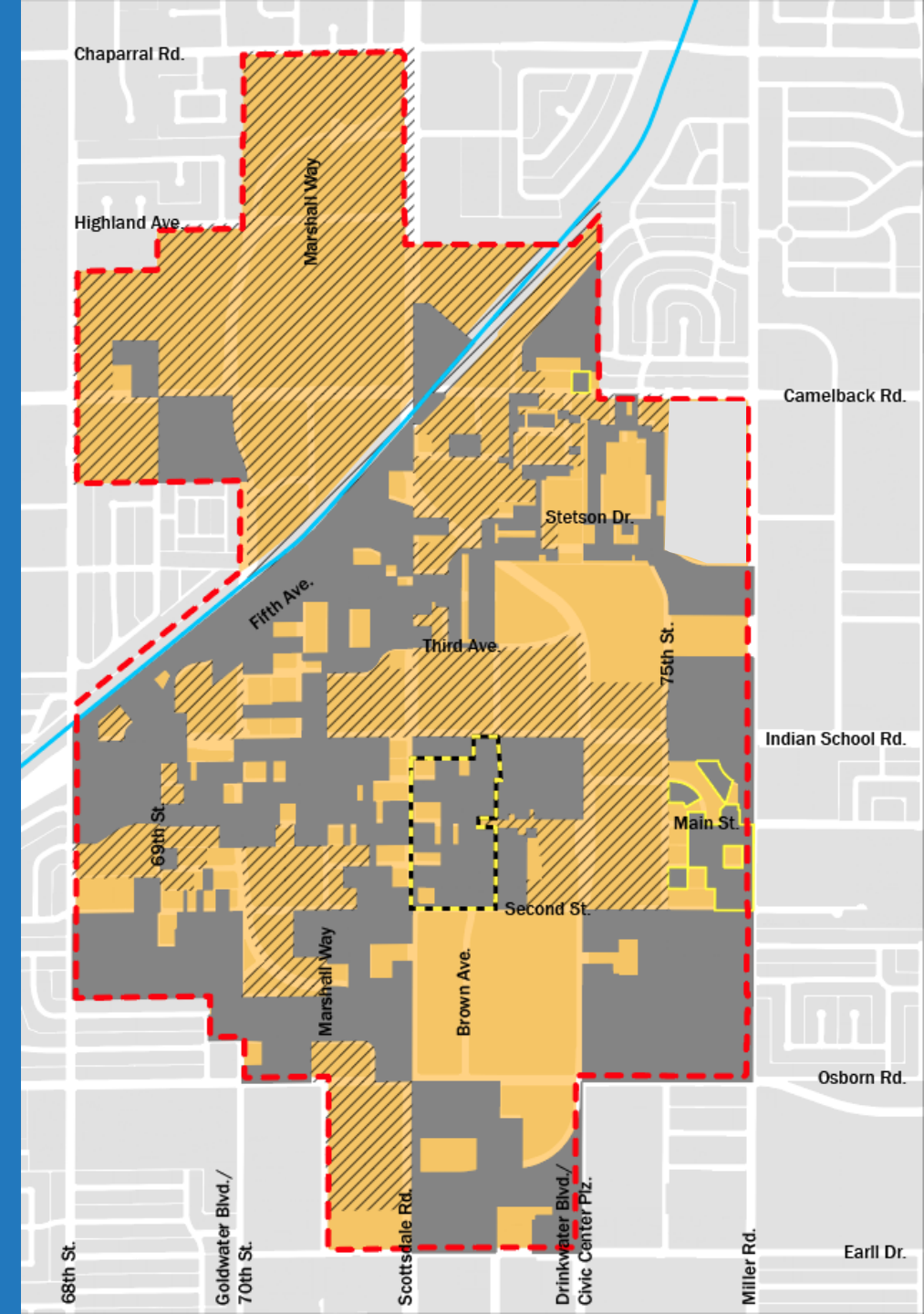


- Small Parcel flexibility (less than 20,000 sq ft - gross)
  - 10% or more Reduction in Setbacks/Stepbacks
- Parking flexibility

## Planned Block Development Overlay (PBD) District



- Development flexibility to implement Plan and achieve public benefit (more than 20,000 sq ft - gross)
  - Increased Height Maximum
  - Increased Gross Floor Area Ratio (GFAR)
  - Increased Density
  - Amend Setbacks/Stepbacks



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## Setback

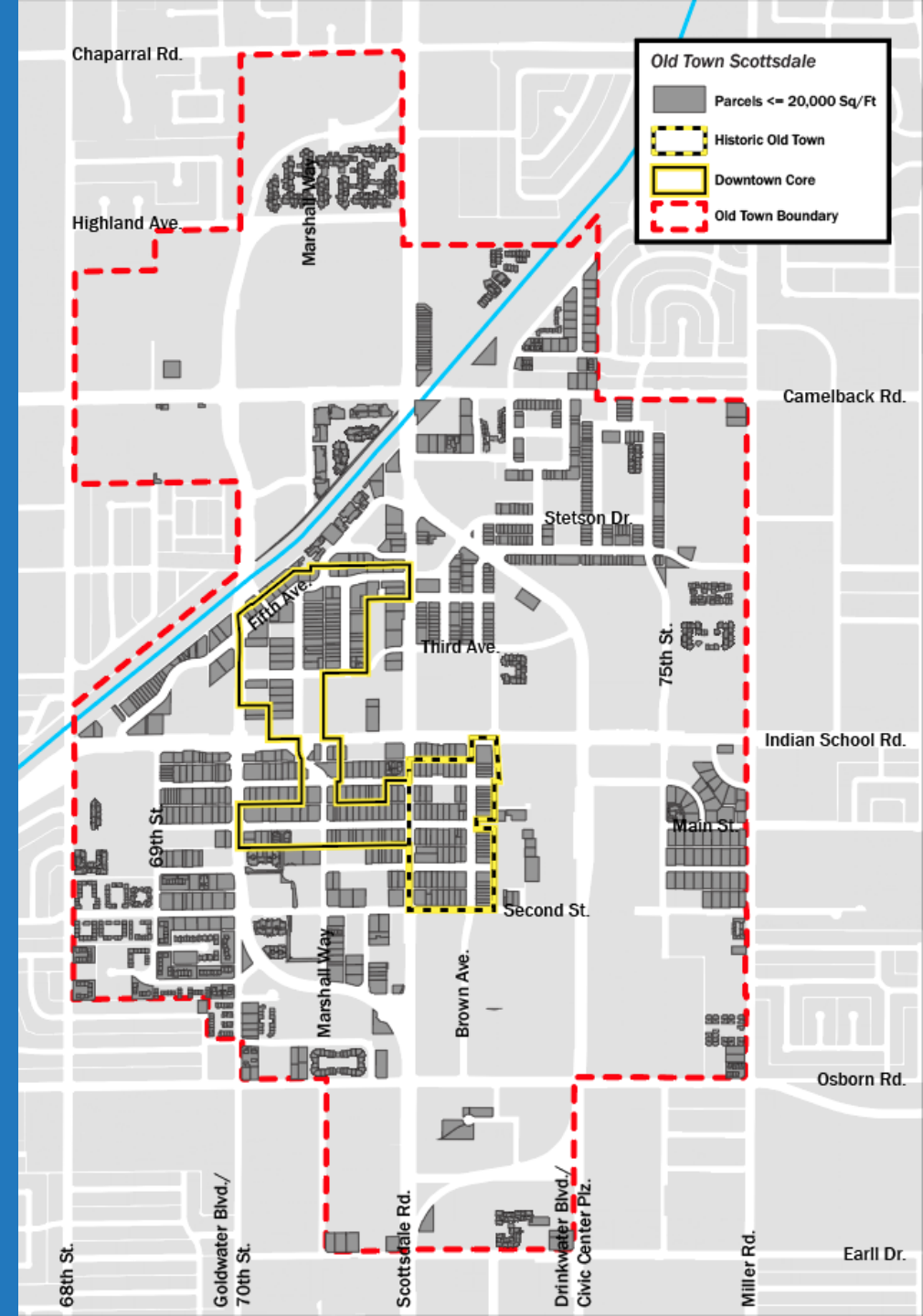


## Stepback



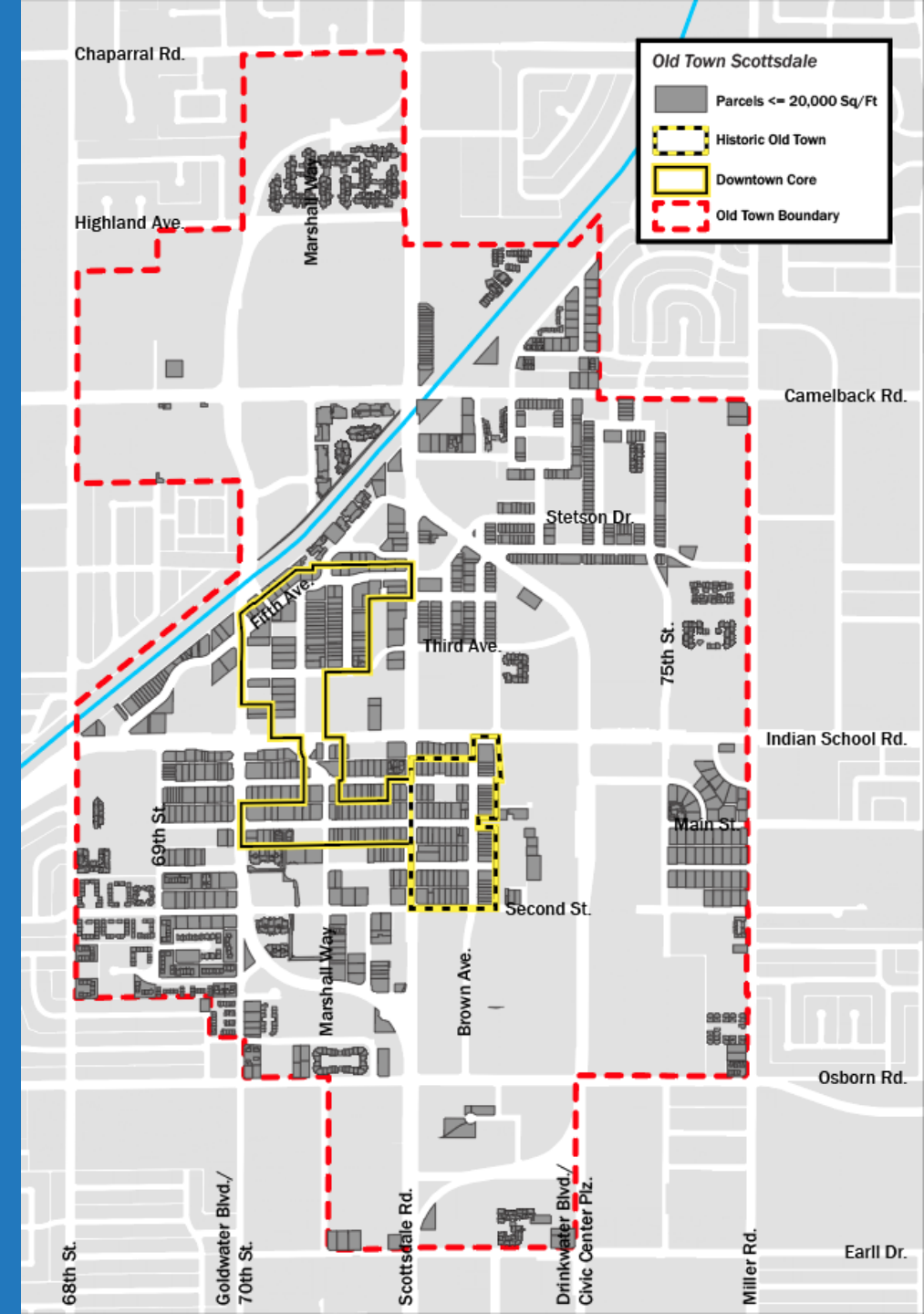
# Small Lot Flexibility

- On-site Parking
- On-site Refuse
- Existing site conditions
- Zoning Ordinance design requirements
  - Setbacks / Building Location
  - Stepbacks



# Questions

- The Zoning Ordinance provides flexibility for the redevelopment of small-lot parcels by allowing for a reduction of building setbacks, stepbacks, and the provision of on-site parking.
  - Should development flexibility (parking/setbacks/stepbacks) for small-lot parcels in Old Town be continued? If yes, where should it be continued?
  - Are there areas of Old Town where development flexibility for small-lots should not be considered?
  - Is it your vision to maintain the small-lot development character in the Downtown Core?



# Old Town Zoning – Flexibility

## Downtown (D) District



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## Downtown Overlay (DO)

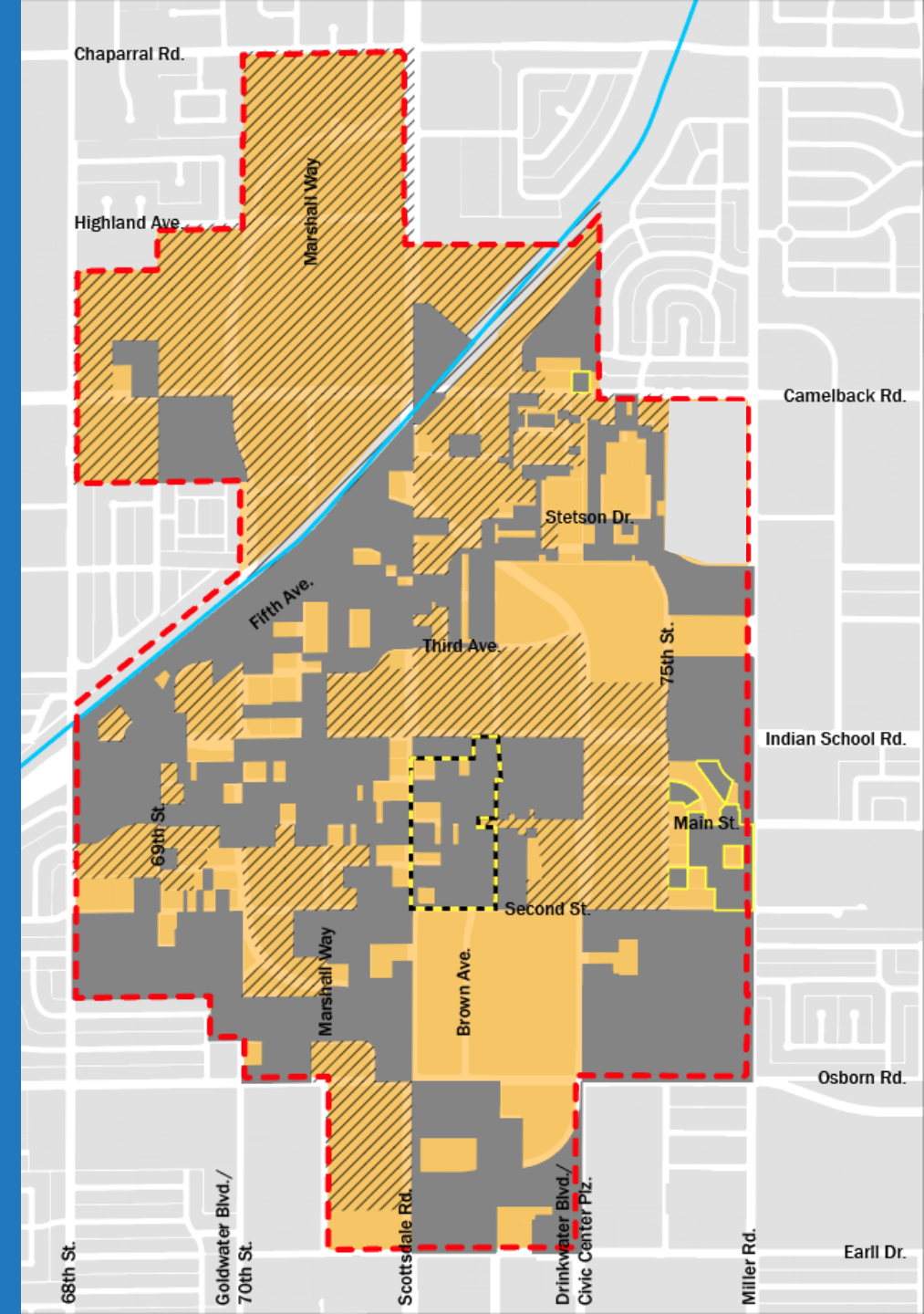


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  - Increased Height Maximum
  - Increased Gross Floor Area Ratio (GFAR)
  - Increased Density
  - Amend Setbacks/Stepbacks



# Old Town Zoning – PBD Flexibility Example

- Optima Sonoran Village
  - Sought bonus height, density & FAR
    - \$250,000 to Downtown improvements
      - Goldwater Blvd pedestrian improvements
      - Arizona Canal shared use path improvements
    - Undergrounding of overhead powerlines
    - Public Park/Plaza open space



- Alta Osborn / Griffin
  - Sought bonus density
    - \$388,000 to Downtown Cultural Trust Fund
    - Increased setback on Scottsdale Road
      - Street furniture
      - Scottsdale Road Streetscaping





# Old Town Land Ownership

## Land Ownership Composition

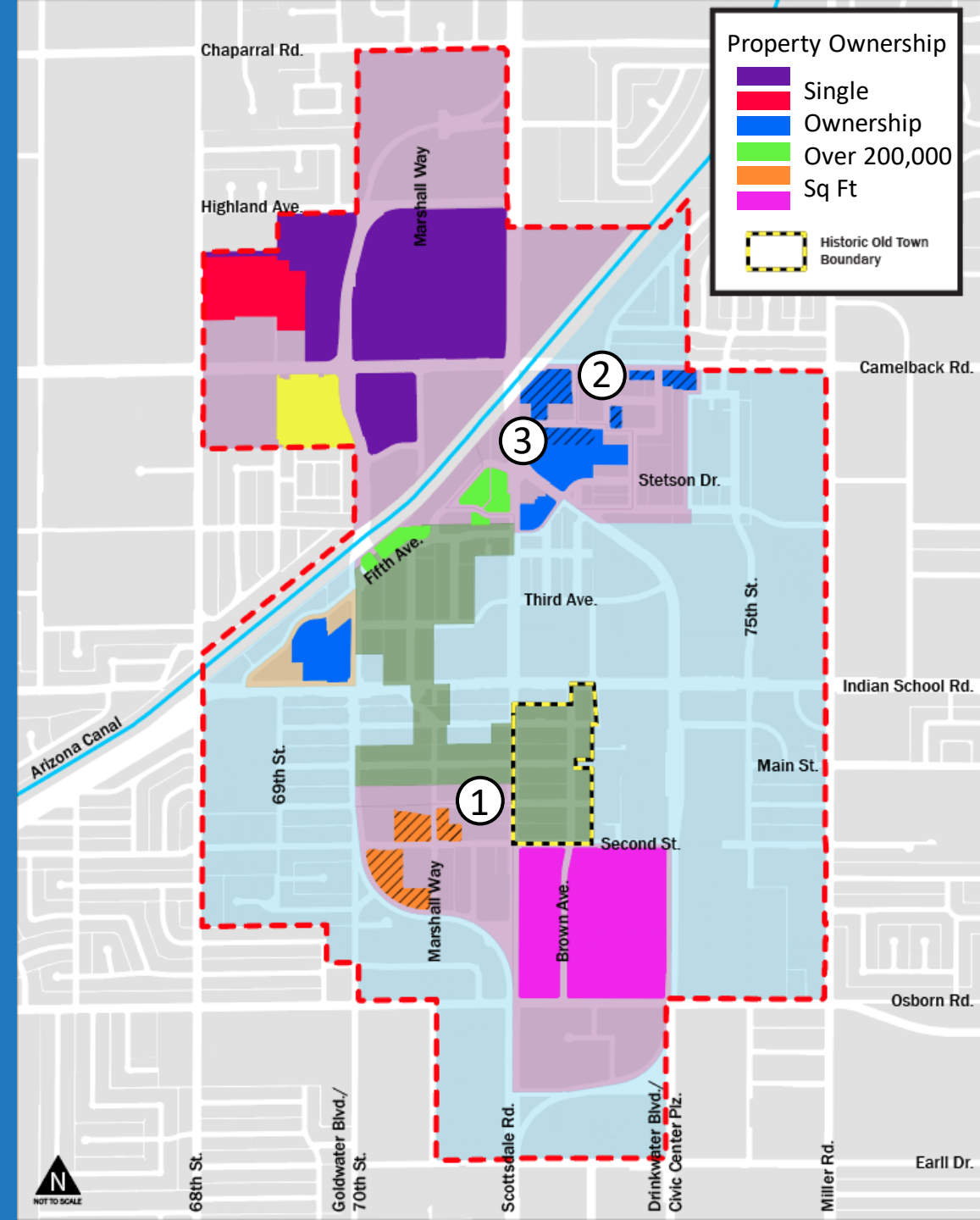
- Displays existing ownership patterns that allow the ability to request the maximum bonus allowances for PBD District (90', 120', 150')
  - Land Ownership = 200,000 square feet or more

## Since 2018

- 3 projects approved with PBD District and maximum bonus provisions
  - ① Museum Square
  - ② The Collection
  - ③ Marquee

## What does this all mean?

Not every property in Type 3 can ask for 150' – need minimum lot size of 200,000 to ask for 150' and Council approval – 150' is not allowed automatically

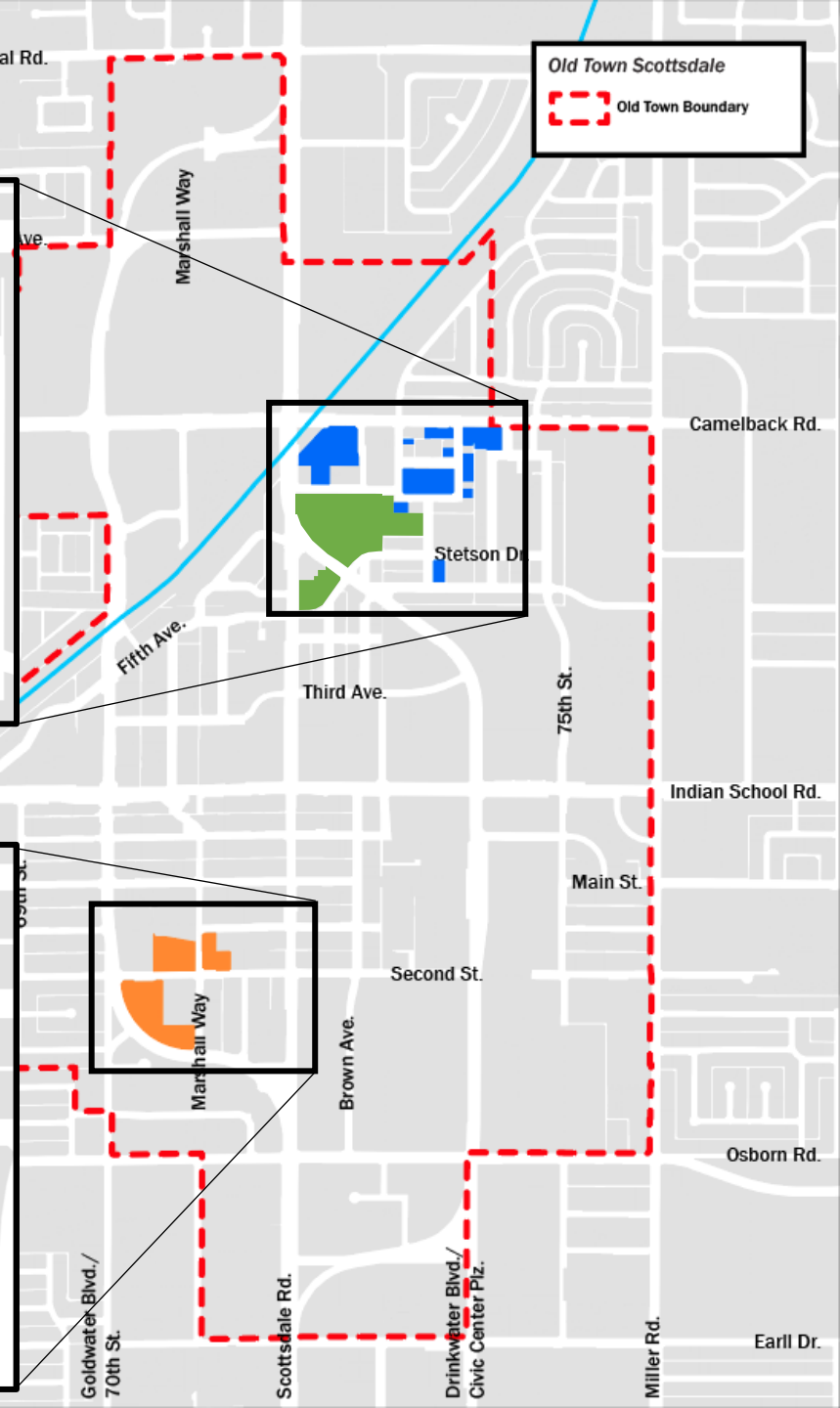
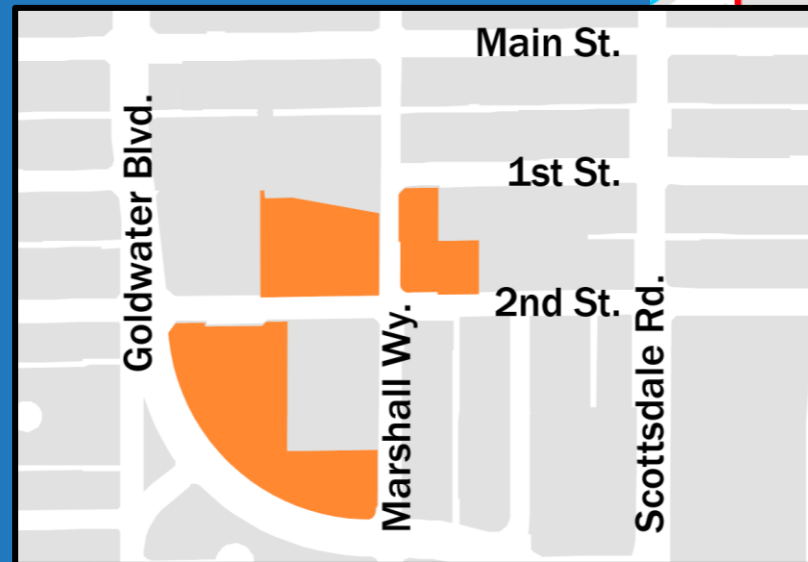
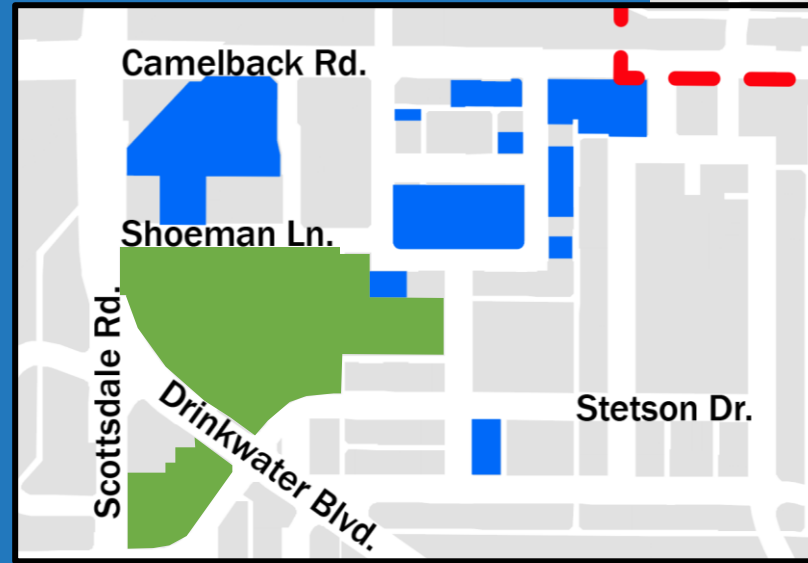


# Old Town Land Ownership

## Since 2018

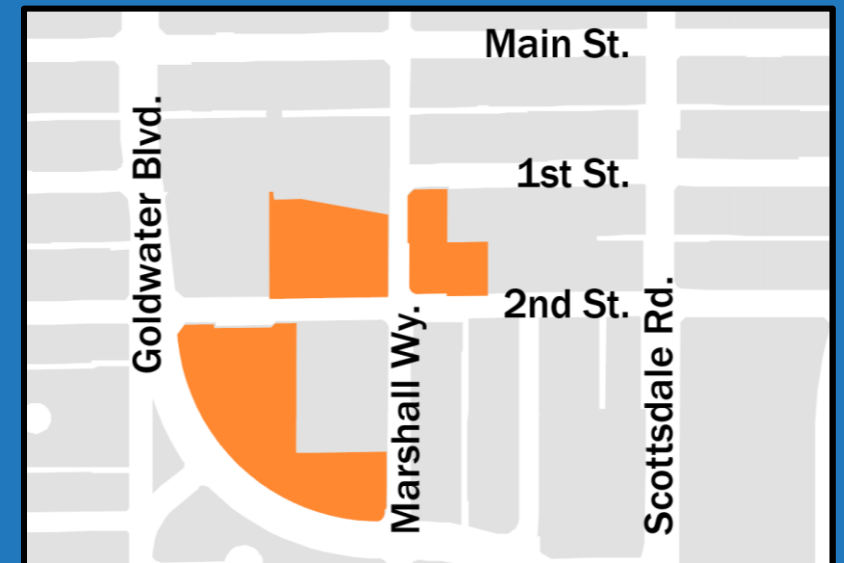
- 3 projects approved with PBD District and maximum bonus provisions

-  The Collection
-  Museum Square
-  Marquee



# Questions

- The Zoning Ordinance provides flexibility for redevelopment of larger parcels (i.e., PBD - larger than 20,000 sq ft) that provide public benefit.
  - Should public benefits continue to be a consideration for development flexibility?
- Prior to 2019, PBD flexibility was a consideration provided for larger, adjoining parcels; however, more recent approvals include flexibility for a single owner across multiple parcels that are not adjacent to one another.
  - Should the zoning ordinance continue to allow for flexibility for adjoining parcels under the PBD? For non-adjointing parcels?

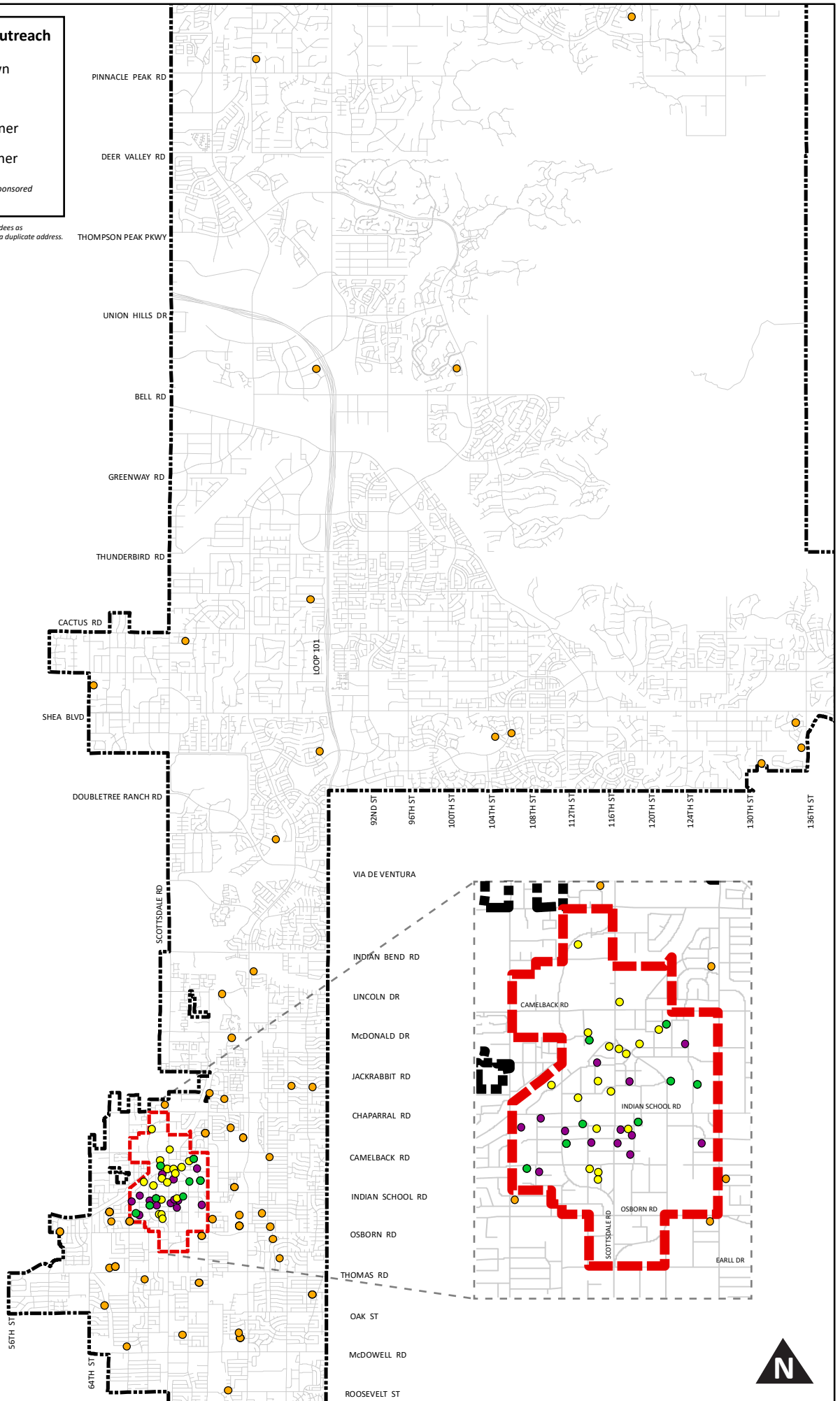


## 2021 Old Town CAP Update Outreach

- - Reside outside Old Town
- - Old Town Resident
- - Old Town Property Owner
- - Old Town Business Owner

Points showing 10/18, 10/25 & 11/15/21 City Sponsored Open House participation

*\*Data points shown may not reflect the actual accounting of attendees as registrant address given might be outside municipal boundary or a duplicate address.*



# Old Town Plan and Zoning Ordinance Update

## Open House Series

### Comment Form



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PLEASE PRINT NAME Bobbie Scopa

ADDRESS 6700 E Thomas Rd #53

E-MAIL brscopa@msn.com OPEN HOUSE ATTENDED 10-25-21 (1130)

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS \_\_\_\_\_

Process is flawed. You ask about heights and level 1,2#3. But the map is the issue. I don't mind the height but the type 1 area should be expanded. And type 3 should not be located right next to type 1. It will ruin the character of the type 1 area.

Some of the questions required more specific knowledge than you were able to provide during the meeting.

Questions assumed we agreed with the premise. I did not. Please look at the level 1, 2, 3 map.

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PLEASE PRINT NAME Pat Shalen

ADDRESS 25550 N 82nd St

E-MAIL pat.shalen@scottsdaleaz.gov OPEN HOUSE ATTENDED noon 25th

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS  
limit height to 2 stories  
- 30-40'  
Need more quality of life  
amenities  
- aquatic  
- pool for therapy  
at Senior Center etc.  
Stop pop. growth right now  
higher taxes OK for more  
quality

Please note that the city of Scottsdale receives requests from citizens to review comment cards and the city is obligated to release any information on the cards that is considered a public record.

# Old Town Plan and Zoning Ordinance Update

## Open House Series

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PLEASE PRINT NAME Peter Hosmer

ADDRESS \_\_\_\_\_

E-MAIL peter@hosmerarch.com OPEN HOUSE ATTENDED old town character plan  
11:30am

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Parking garages are too large of a burden to the scale  
of Oldtown. Any additional parking should be underground.  
No bonus should be allowed for any development within  
the Old Town area for height or area.

Heights within the Old Town area should be reduced to a  
maximum of no more than 60'. Put a freeze on existing heights  
Because of the tremendous value of development in Old Town  
developing over 1 acre should require contributions to several  
of those items:

Parkland, Schools, multi-use trails, Mass transit  
funding, Redevelopment funding, infrastructure  
projects not related to developers project, solar  
and other energy saving infrastructures.

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PLEASE PRINT NAME James Haxby

ADDRESS 7336 E Sunnyside Dr.

E-MAIL Chaxby OPEN HOUSE ATTENDED 10-25-11:30AM

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS Go back to pre 1984 standards.  
The City must consider the effects  
on entire character area. Stop just  
consider each case individually.

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# Old Town Plan and Zoning Ordinance Update

## Open House Series

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PLEASE PRINT NAME DAWN KRAVAGNA

ADDRESS 3600 N. HAYDEN RD, #3408, SCOTTSDALE, AZ 85251

E-MAIL CATTLECAPERS@PROTONMAIL.COM OPEN HOUSE ATTENDED 10-18-21, 5:30 PM

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS My main concern is that the Old West and unique character of Scottsdale be maintained. Scottsdale is a tourist destination. If it becomes less pedestrian friendly, traffic congested & more overly dense, the uniqueness of the area could be destroyed and the incentive for tourists to consider Old Town as a desirable destination could be greatly diminished. At this time there is also a lovely cultural feel - lovely sculptures, landscaping, art gallery spaces, small shop feel that makes Scottsdale a desirable place to live. I proudly showed my visiting friends around Old Town a week ago. I'd like to continue to be proud of my town. Thank you for your time and requesting my input. Dawn

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# Old Town Plan and Zoning Ordinance Update

## Open House Series

### Comment Form



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PLEASE PRINT NAME Martha West

ADDRESS 4843 E. Indianola Ave Phx AZ 85018

E-MAIL mmkwest@cox.net OPEN HOUSE ATTENDED 10/25/2021 8:30am

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

#### COMMENTS

Ⓢ the over riding question to address height, density + development density is as follows -- can the public infrastructure accomodate development build out in line with the existing OT Plan/zoning or any changes that are being proposed through this process?

Ⓢ Any proposed OT Plan/zoning changes need to be tested against the vision for OT -- do we still believe, as a community, that OT is the community center + does OT compete effectively with other Downtowns/Community centers throughout the region?

# Old Town Plan and Zoning Ordinance Update

## Open House Series

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PLEASE PRINT NAME Neil Sutton

ADDRESS 8508 E. SAN JACINTO DR, SCOTTSDALE, AZ

E-MAIL Neil.Sutton@PCMSET.com OPEN HOUSE ATTENDED 8:30, 10/28/21

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Change/Upgrade or Dispress -

① Space between building for base height is what will yield pedestrian space.

② Type I height limit need to go to foster success in our downtown development what we have done so far has been a ~~train~~ train wrecks.

③ we need max flexibility to allow an attractive environment for positive development and upgrades.

④ Yes. Continue maximum flexibility for small lots - To foster improvement.

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PLEASE PRINT NAME CATHY DAVIS

ADDRESS 6525 E SHERIDAN ST, Scottsdale 85257

E-MAIL cdavis5361@gmail.com OPEN HOUSE ATTENDED 10-25-21/8:30am

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS I want - pedestrian needs & comfort & safety - Considered  
Style of building to be interesting & not cookie-cutter glass

I want - bird protective glass if required for buildings

Need workforce housing - who will determine who qualifies as  
"workforce"

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PLEASE PRINT NAME Judith Kisselburg

ADDRESS 7950 E. Camelback Rd. Unit 302 85251

E-MAIL judy.kisselburg@gmail.com OPEN HOUSE ATTENDED 11:30

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS Bonus size is excessive in most places! The quality is the most important to also stay within heights under 48 ft in green areas. High rises along Camelback should never be allowed except in areas where they already exist except West of 5th Street because it will. No more highrise condos or office buildings should be approved any more in the old town area.

Scottsdale's original esthetic vision should be retained and heights should be held to minimum except in areas where high rise is <sup>now</sup> established. The high rises on Camelback across from Fashion Square are a mistake and set a standard that we do not want to encourage. They are too close to 5th Avenue and the Old Town Core.

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# Old Town Plan and Zoning Ordinance Update

## Open House Series

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PLEASE PRINT NAME DAN ISHAC

ADDRESS 13530 E ONYX CT 85259

E-MAIL DANISHAC2016@GMAIL.COM OPEN HOUSE ATTENDED 10/25/21 11:30-1:30

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS \_\_\_\_\_

THE EXISTING PLAN IS GENERALLY FINE  
- KEEP GUIDELINES  
- KEEP FLEXIBILITY  
- RECONSIDER SOME ZONE 2 TO BECOME ZONE 3

WE MUST HAVE MORE DEVELOPMENT. OUR LAND PRICES ~~AT~~ MAKE IT CRUCIAL TO ALLOW DEVELOPMENT TO INCREASE REVENUE I.E. MORE BUSINESSES, MORE RESIDENTS. OTHERWISE WE WILL HAVE TO RAISE TAXES FOR INFRASTRUCTURE AND NEW AMENITIES (~~THE~~ BIKE LANS, GREENSPACE, ETC)

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PLEASE PRINT NAME Julie Uryasz

ADDRESS 6540 E. 8<sup>th</sup> ST

E-MAIL LRYASZJulie@gmail.com OPEN HOUSE ATTENDED 10/25 5:30-7:30

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS • PDB 200,000<sup>sq</sup> ft.  
MUST BE CONTIGUOUS  
OR across STREET from  
parcels.  
• Allow flexibility for small  
parcels to support small  
business owners.  
• Large Residential multifamily  
complexes should pay more  
in bonus \$ 250,000 - 388,000  
is pennies for large developers.

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PLEASE PRINT NAME PAULA STURGEON

ADDRESS \_\_\_\_\_

E-MAIL paulasturgeon@me.com OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Very well done - Appreciate the quality of info and leadership from city staff

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PLEASE PRINT NAME Thomas Mayer

ADDRESS 2824 N. 69<sup>th</sup> Place. 85257.

E-MAIL tj-mayer@msn.com OPEN HOUSE ATTENDED 10/25 5:30 pm.

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Good conversation / presentation.  
Taylor & Joy did well. These are complex  
but not incomprehensible issues. I feel that  
staff & the city have emphasized "flexibility"  
in policy & practice. Thank you for inviting the  
public to this open house! Tom Tom 😊

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PLEASE PRINT NAME JOE CUSACK

ADDRESS 8603 E ASTOR DR 85260

E-MAIL JCUSACKAZ@GMAIL.COM OPEN HOUSE ATTENDED 10.25.21 EVENING

CASE NUMBER:            1-GP-2021            5-GP-2021            1-II-2010#3

COMMENTS

GREAT WORK BY STAFF AND EXCELLENT INPUT. LOTS OF DUB  
DIVE ON THE POLICY DETAILS, WHICH IS FINE, BUT OPPORTUNITY  
MISSED TO EXPLAIN WHY.

RECOMMEND AN INTRODUCTORY OVERVIEW OF WHAT SCOTTSDALE  
IS TRYING TO DO, PRESSURES IN THE COMMUNITY, AND WHY  
THIS PROCESS IS BEING UNDERTAKEN.

MY.02

PATRICIA BADENOCH

10/25 11:30 AM

## OLD TOWN PLAN & ZONING ORDINANCE UPDATE 2021

I am not in favor of the Infill Incentive District because it sets a precedence to suggest more of the same. I further object to its elimination being used as a main reason to vote for the 2035GP because it was never in the 2001GP in the first place. Focus needs to be placed on acknowledgement of the historic western character of Old Town. Anytime exceptions made lead to more and more of the same. What is the point of even having a Scottsdale Character Area Plan if it is constantly tweaked and ignored? Often the developers will use bonus incentives and insist that their profit margin for the height is necessary to make their project work for them. They often will have the height tall enough to show this need with an already built-in margin to lower slightly to show, "...we have listened to the community and here is our compromise." It's always still too tall! We need to tell them to go somewhere else!

The purpose of this particular community input series is disingenuous because it clearly is to direct outcome to see how much staff, council and the developers can further erode our "sense of place". The intent is to cram and jam the population and intentionally lose the tourist interest with the population increase. This is what is called, "live/work/play" mentality. The use of the phrase "Build-Out" is a misused term. First of all the city keeps moving the goal post on this. But more importantly it is the wrong formula when applied to Old Town. The use is applied to infrastructure, etc. and not about preservation of our historic character. The use, Flexibility Consideration is a tool used to justify change and incremental erosions. Get rid of it! And the last thing we want to see are "Contemporary Building Typologies"! Who made up that phrase?

Smaller parcels relative to improvements need to keep within the same western character and should not be held ransom to the same permit policies as larger corporate entities that have a greater ability to pay for these costs. That is a means to drive the smaller businesses out to make way for redevelopment. Setbacks/stepbacks need a much greater distance relative to smaller one story buildings. The obstructions of these taller buildings limiting view corridors is not what our citizens want to see happen. Again the Downtown Core that we wish to keep is ignored. Based on results numerous revisions are already in the works and/or have already been build! These so-called bonus provisions are not justified. Examples that you have sited, The Collection, Museum Square and the Marquee are all sell-outs!

In conclusion, it is my opinion, the purpose of this input session is to direct outcome to reflect how much further the city exploit our Old Town and not about preserving what we have left.

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PLEASE PRINT NAME Nancy Voorhees

ADDRESS ~~405~~ 17530 N. 100th Way

E-MAIL njvr50@gmail.com OPEN HOUSE ATTENDED 5:30-7:30 10/23/21

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

## COMMENTS

1. Get rid of all bonuses

- the trade-offs are not worth it

- MAYBE give a modest bonus

for public parking garage space  
(like they get an extra floor)

2. Maintain transition strategy

- NO 2.5 or 3 next to 1

3. Less is more

4. Worry about

- H2O supply w/ added density

- Sewage infrastructure

5. I do not believe that expanded population  
is importantly tied to Scottsdale's prosperity.

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It may in fact, be exactly the opposite

# Old Town Plan and Zoning Ordinance Update Open House Series Comment Form



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PLEASE PRINT NAME Dawn Stephens  
ADDRESS 4422 N 75<sup>th</sup> St. #8002 Scottsdale AZ 85251  
E-MAIL dstephens27@cox.net OPEN HOUSE ATTENDED Evening 10.25-21

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS Very informative. While many wanted to maintain Old Town's low height criterion, I see no growth in keeping Old Town stagnant. Baby Boomers are retiring and wish to reside in Old Town; however, there are few nice condos. I'm for Growth! Old Town needs to have a congruent architectural theme such as Taos + Santa Fe. All buildings in the historic center should have their facades repaired & remodeled in the Southwest architectural elements with colors conducive of the Southwest.

Due to AZ's weather, 5 mos of the year is too hot to walk around. So to bring in tourist, and attract residents to Old town, all streets need to be heavily tree lined with mist systems & numerous water features, Greenery, benches, etc...

The Canal should be lined w/ restaurants, shops & services, etc. Bridges to cross over, etc...



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PLEASE PRINT NAME Sonnie Kitley

ADDRESS 8507 E Highland Ave 85251

E-MAIL A3sonnie@gmail.com OPEN HOUSE ATTENDED 25 OCT Mon 5:30pm

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS  
Thank you  
Well organized.

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PLEASE PRINT NAME MARIANNA O'CARROLL

ADDRESS 8500 E INDIAN SCHOOL RD

E-MAIL mainn@rocketmail.com OPEN HOUSE ATTENDED OCT 25, 2021

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS THANK YOU FOR HOSTING THIS INFORMATIONAL  
SESSION.

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PLEASE PRINT NAME Lee Ann Witt

ADDRESS 12240 N. 86<sup>TH</sup> St. S/A 85260

E-MAIL leeann@scottsdaleleadership.org OPEN HOUSE ATTENDED 10/25 11:30 AM

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Thank you for the opportunity to learn and discuss.  
Very well done. Thank you for lunch!



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PLEASE PRINT NAME JEAN ANN LOPORTO

ADDRESS 7801 E CORONADO RD

E-MAIL jeananna@aol.com OPEN HOUSE ATTENDED 10/25/21 1130

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Overall appreciated learning about planning issues. Free to interaction w/o fees but sometimes hard to hear people at my own table.

The presenter was hard to understand at times. Our personal facilitator explained things much better.



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PLEASE PRINT NAME Ken Ash

ADDRESS 13587 E Estrella Ave Scottsdale AZ 85259

E-MAIL kenasha@cox.net OPEN HOUSE ATTENDED 10/25/21 @ 5:30

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Very interesting + informative  
Interactivity certainly aided in the  
enjoyment

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PLEASE PRINT NAME ANNA SEPIĆ

ADDRESS LEVRDSE -

E-MAIL ASEPIC@LEVRDSE.COM OPEN HOUSE ATTENDED 10/18 11:30

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS completely change density map.

density in case by case due to true  
availability of redevelopment  
to encourage high end development.

setbacks ? step backs for less urban -  
more urban less setbacks ? stepbacks.

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PLEASE PRINT NAME Marietta Strano

ADDRESS 6700 E. THOMAS #29 85251

E-MAIL stranoaz@yahoo.com OPEN HOUSE ATTENDED Old Town Plan

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS

- Informative
- Challenging
- Not enough time to make practical and serious considerations
- Who is A native of area and do they dominate change or no-change
- if economics is driving "a plan" how do diverse socio-ec populations remain in area
- work-force housing !! not just rental but ownership of property

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PLEASE PRINT NAME Penny Post

ADDRESS 4957 E Lafayette Blvd

E-MAIL penny@richardpenny.com OPEN HOUSE ATTENDED 18-Oct-21

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS \_\_\_\_\_

- Type 25 makes no sense

- The core for Old Town should only be that area south of Indian School. It makes no sense for the area north of Indian School to be the same type of development. There is no logical connection.



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PLEASE PRINT NAME Steve Dawson

ADDRESS 4242 N. Crayman Ct

E-MAIL SMJ4562@GMAIL OPEN HOUSE ATTENDED Session 2

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS: too many vague questions asking: 'should we  
continue as is...' it didnt offer options or  
suggestions or go into details to what exactly  
we were agreeing to.

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PLEASE PRINT NAME CARLA (CARLA)

ADDRESS 3420 N 78 ST, SCOTSDALE AZ 85251

E-MAIL N/A <sup>Please text or SNAIL MAIL</sup> 480-994-3195 OPEN HOUSE ATTENDED 10/18/21 @ 11:30AM

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS I really wish you had publicized that masks would not be required, that is why I had to leave.

ALSO I CANNOT BELIEVE COUNCILMAN MILHAVEN DID NOT WEAR A MASK.

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PLEASE PRINT NAME Jon ROSENBERG

ADDRESS ~~Rosenberg~~ 4414 N Civic Center Plaza #100

E-MAIL JROSENBERG@LEVROSE.COM OPEN HOUSE ATTENDED 10/18 11:30

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS Keep current character area plan !!

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PLEASE PRINT NAME Cynthia Simonson

ADDRESS 7520 E Angus Drive, Scottsdale

E-MAIL msimonson50@yahoo.com OPEN HOUSE ATTENDED 10/18/21 11:30

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Good opportunities for discussions in breakouts.

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PLEASE PRINT NAME ALEX McCLAREN

ADDRESS 7624 E OSBORN RD

E-MAIL alexmcclaren@gmail.com OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS great presentation

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PLEASE PRINT NAME Steven Paul Scholz - Steven Paul Salon

ADDRESS 7045 E. 3rd Ave, 85251

E-MAIL info@stevenpaulsalon.com OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS Loved it!  
&

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PLEASE PRINT NAME Scott Tasson.

ADDRESS 3707 N. MARSHAN #5 85251

E-MAIL Scott@AZARCHITECTURE.COM OPEN HOUSE ATTENDED 10/18/2021

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS I FEEL CAREFUL CONSIDERATION NEEDS  
TO BE PAID TO THE 2018 PLAN & ITS  
IN THE CITY & PUBLIC INTEREST TO  
~~REIGNITE~~ REIGN-IN HEIGHT WHICH WILL  
UNDERMINE THE OLD TOWN AREA IN  
SHORT ORDER -

THANK YOU FOR YOUR ATTENTION & EFFORTS  
IN THIS DESIGN -

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Open House Series  
Comment Form



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PLEASE PRINT NAME T. Suckart

ADDRESS \_\_\_\_\_

E-MAIL \_\_\_\_\_ OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER: 1-GP-2021 5-GP-2021 1-II-2010#3

COMMENTS  
~~1~~ MORE CRITERIA TO UNDOUBT  
DENSITY GOALS/PROCEEDING  
ARE NOTED BY COS  
OVERALL, MORE USE, MORE  
PEOPLE, MORE LIFE IS  
MANDATORY FOR A  
VIBRANT DOWNTOWN.

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PLEASE PRINT NAME MARSHA MINNISS

ADDRESS 8632 E. PLAZA AVE, SCHOOL, AZ 85250

E-MAIL mminniss@cox.net OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS THE CITY NEEDS TO HAVE A CITY MODEL BUILT BY AN

STUDENT ARCHITECT. ALL OF THESE DECISIONS EFFECT THE VISUAL ENVIRONMENT.

SO WE NEED A MODEL BUILT TO SCALE SO WE CAN MAKE  
VISUAL DECISIONS. THE GRAPHICS PROVIDED HELP A LITTLE, BUT NOT  
ENOUGH TO MAKE DECISIONS THAT IMPACT SCOTTSDALE AS MUCH AS  
THESE DECISIONS.

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PLEASE PRINT NAME Brent Graef

ADDRESS 6850 E Main St, Scottsdale

E-MAIL bgraef@hotelvalleyho.com OPEN HOUSE ATTENDED \_\_\_\_\_

CASE NUMBER:      1-GP-2021      5-GP-2021      1-II-2010#3

COMMENTS \* Educational open house  
\* Good planning from years past has lead to minimal changes  
needed today.