

Old Town Character Plan and Zoning Updates Spring 2022 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

A total of 117 people attended six (6) open house sessions held in Fall 2021. The mix of participants included Old Town property owners, business owners and residents. On December 7, 2021, staff provided an update to City Council about this outreach and Council requested staff to seek more citizen input regarding the topics specific to mixed-use, building height, bonus provisions, and open space.

Subsequently, a total of three (3) open houses and two (2) focus groups were held on March 7th, 9th and 11th of 2022. The same content was presented and discussed at each session – including the topics of mixed-use development, building height, bonus provisions, and open space. The open houses were offered to citizens at large on March 7th, while the March 9th Focus Group was composed of Old Town business and property owners, and the March 11th Focus Group was composed of individuals from the local development community. Public outreach was conducted to ensure a diversity of perspectives were gathered for Planning Commission and City Council consideration.

In terms of attendance, a total of 59 people attended the sessions; 37 people attended the three (3) open houses on March 7th, 14 people attended the Business/Property Owner Focus Group on March 9th, and eight (8) people attended the Development Community Focus Group on March 11th.

The following report includes the presentation, discussion questions, and summaries of the responses from the Spring 2022 public participation sessions. Notably, it was not mandatory for participants to contribute to the Participation Packets or verbal conversations that occurred; thus, participation fluctuates by topic.

Mixed Use:

The Fall 2021 open house series did not include discussion with the community regarding Mixed-Use Development. The facilitator presentation included the current General Plan 2035, Old Town Scottsdale Character Area Plan, and Zoning Ordinance definitions of Mixed-Use. Results from Valley Benchmark Cities were also shared to show how mixed-use is implemented valleywide. Finally, a map and discussion of where first floor dwelling units are limited and more active uses are encouraged within Old Town was included for discussion (Mixed-Use Presentation, Attachment 1).

Following the presentation, facilitators collected input from attendees regarding the Old Town Scottsdale Character Area Plan definition for Mixed-Use:

- **Do you agree with the Character Area Plan definition for Mixed-Use?**
- **If you do not agree with the current definition, how should the definition be amended?**

The March 7, 2022 open house participants agreed with the current definition of Mixed-Use within the Character Area Plan (Yes: 19, No: 7) with the reasoning that flexibility is important and a mix of land uses should be reviewed on a case-by-case basis. Pedestrian linkages and adequate parking were also mentioned as significant aspects of Mixed-Use.

Business and property owners from the March 9, 2022 focus group generally agreed with the current definition of Mixed-Use within the Character Area Plan (Yes: 9, No: 5) as it allows the market to determine the appropriate mix. Those who disagreed felt that the definition should be stronger and include a list of allowed uses along with percentages for residential versus non-residential uses.

Those from the Development Community Focus Group on March 11, 2022 unanimously agreed with the current definition of Mixed-Use within the Character Area Plan (Yes: 7, NO: 0) stating that flexibility should be kept in order to respond to the market.

Of all participants who submitted a participation packet to city staff, 35 indicated that they agreed with the current definition of Mixed-Use within the Old Town Scottsdale Character Area Plan, while 12 indicated that they did not.

Following the Character Area Plan Mixed-Use definition discussion, facilitators collected input from attendees regarding the Zoning Ordinance definition for Mixed-Use Development:

- **Do you agree with the Zoning Ordinance definition for Mixed-Use Development?**
- **If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?**

The March 7, 2022 open house participants generally agreed with the Zoning Ordinance definition of Mixed-Use Development (Yes: 17, No: 11) mentioning the need for continued development flexibility and the need for affordable housing. Some felt that the mix of land uses within a development should be market-driven and that dictating what constitutes such a mix does not always work in practice. Those who disagreed with the current Zoning Ordinance definition of Mixed Use were in support of specifying the various types of land uses (Qualify a mixture of land uses – Yes: 10, No: 2) as well as quantifying – by utilizing percentages – the amount of each land use associated with a mixed-use development (Quantify a mixture of land uses – Yes: 10, No: 2).

Business and property owners from the March 9, 2022 focus group generally agreed with the Zoning Ordinance definition of Mixed-Use Development (YES: 8, No: 6) supporting flexibility and allowing the market to drive the mix of land uses. Furthermore, it was suggested that the definition mirror the Old Town Scottsdale Character Area Plan definition. Those who disagreed with the current Zoning Ordinance definition of Mixed Use were in support of specifying the various types of land uses (Qualify a mixture of land uses – Yes: 4, No: 2) as well as quantifying – by utilizing percentages – the amount of each land use associated with a mixed-use development (Quantify a mixture of land uses – Yes: 5, No: 1).

Those from the Development Community Focus Group on March 11, 2022 generally agreed with the Zoning Ordinance definition of Mixed-Use Development (YES: 5, No: 2) supporting future development flexibility. Of the two who disagreed with the current definition, one was in support of specifying the various types of land uses as well as well as quantifying – by utilizing percentages – the amount of each land use associated with a mixed-use development.

Of all participants who submitted a participation packet to city staff, 30 indicated that they agreed with the current definition of Mixed-Use Development within the Zoning Ordinance, while 19 indicated that they did not. Those who disagreed with the current Zoning Ordinance definition of Mixed Use were in support of specifying the various types of land uses (Qualify a mixture of land uses – Yes: 15, No: 4) as well as quantifying – by utilizing percentages – the amount of each land use associated with a mixed-use development (Quantify a mixture of land uses – Yes: 16, No: 3).

Following the Zoning Ordinance discussion, facilitators collected input from attendees regarding “active” (non-residential) land uses at the ground level in Old Town:

- **Are there other areas of Old Town where active ground-level uses should be expected? If so, where?**

Participants across all open house and focus group sessions were nearly split (Yes: 20, No: 19) on the topic of the provision of active ground-level uses in Old Town. Input received regarding areas where active ground-level uses should be expected included Civic Center, along the Arizona Canal, along Marshall Way, and areas within the Goldwater/Drinkwater Couplet.

- **Is the current standard to limit residential land use (35%) at the ground-level appropriate? If not, what should it be?**

There was some consensus from the March 7, 2022 open house discussions for this standard to remain the same. While only 13 people agreed 35% was appropriate, the 14 people that would like to see it changed shared the need for more housing and development flexibility.

Business and property owners from the March 9, 2022 focus group agreed the current 35% standard is appropriate (Yes: 10, No: 4) and stated that the development standard should specify that the front of the building be where non-residential uses should be located.

Those from the Development Community Focus Group on March 11, 2022 were split regarding the current standard (Yes: 4, No: 3). They stated that there is a need for flexibility and that the mix of land uses should not be prescribed, but allow buildings to be used as the market conditions demand.

Of all participants who submitted a participation packet to city staff, 27 indicated that they agreed with the current standard to limit residential use (35%) at the ground-level, while 21 indicated that they did not.

Building Height:

During the Fall 2021 open house series, base maximum building heights were discussed, and 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. In terms of existing bonus maximum building heights, some participants expressed support while others expressed that current bonus maximum building heights are too tall for the community at 150 feet.

The Spring 2022 presentation regarding building height in Old Town included factors that influence overall building heights, including contemporary floor heights for various uses. The history of base building height allowances was shared, including 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 (Building Height Presentation, Attachment 2).

Following the presentation, facilitators collected input from attendees regarding base building height within Old Town:

- **Should base maximum building heights be maintained, or amended?**
- **If amending, what base maximum building heights would you suggest changing – and where?**

The March 7, 2022 open house participants generally indicated that the base maximum heights should be amended (Amend: 18, Maintain: 13) and expressed the need for a smooth architectural transition between Type 1 and other adjacent Types. Those who proposed changes in base building heights included heights that ranged from 36 feet or 48 feet for all Types, some proposed 66 feet or 72 feet for just Type 3, and some suggested increased height up to 150 feet along the canal. The general sentiment was that the base heights should be lower.

Business and property owners from the March 9, 2022 focus group generally were in agreement with the current base building heights (Amend: 6, Maintain: 8), emphasizing the importance of transitions or buffers from the Type 1, Downtown Core.

Those from the Development Community Focus Group on March 11, 2022 generally agreed with maintaining the existing base heights (Amend: 3, Maintain: 4) supporting the protection of private property rights. Those that supported amending the existing base heights cited that the city should consider tying them to the International Building Code (i.e., 75 feet is the maximum before a building is considered high-rise) as opposed to the existing heights which were considered to be arbitrary. Additional comments included the importance of the pedestrian experience at the street level in comparison to the overall height of the building.

Of all participants who submitted a participation packet to city staff, 25 indicated that they agreed with maintaining current base building heights, while 27 indicated that they would prefer it be amended in some way.

Following the Base Maximum Building Height discussion, facilitators collected input from attendees regarding Bonus Maximum Building Height in Old Town:

- **Should bonus maximum building heights be maintained, or amended?**
- **If amending, what bonus maximum building heights would you suggest changing – and where?**

The March 7, 2022 open house participants indicated that the existing bonus maximum heights should be amended (Amend: 21, Maintain: 7). Comments included the idea that bonuses should be limited and rare and reviewed on a case-by-case basis. Others felt that the heights should not exceed those allowed under base maximums. The general sentiment was that the bonus heights should be lower.

Business and property owners from the March 9, 2022 focus group had general consensus to amend the bonus heights (Amend: 12, Maintain: 2) indicating they be lowered or removed. It was also suggested that the maximum bonus height should be a percentage of base height (i.e. 20% increase only).

Those from the Development Community Focus Group on March 11, 2022 were generally in agreement to maintain the existing maximum bonus heights (Amend: 3, Maintain: 4) mentioning that the current bonus system is difficult and larger development sites are rare – making it so that only a few properties can qualify for the maximum heights.

Of all participants who submitted a participation packet to city staff, 13 indicated that they agreed with maintaining current bonus building heights, while 36 indicated that they would prefer it be amended in some way.

Bonus Considerations for Public Benefits:

Within the Fall 2021 open house series, participants stated that the most important public improvements as a means to consider bonus development standards were Public Open Spaces, Major Infrastructure Improvements, and Pedestrian Amenities. Least Important were Enhanced Transit Amenities, Workforce Housing, and Uncategorized.

The Spring 2022 presentation regarding the consideration of Bonus Development Standards included a discussion regarding areas of Old Town that have been zoned Planned Block Development (PBD). The current list of public benefits as defined by the Scottsdale Zoning Ordinance were presented, along with the associated contribution cost as determined by bonus development standards requested. Finally, some cost estimates were discussed and a couple of Old Town case studies were shared (Bonus Provisions Presentation, Attachment 3).

Following the presentation, facilitators collected input from attendees regarding the provision of public benefits as a tradeoff for the consideration of bonus development standards:

- **Do you support the provision of public benefits being a consideration of bonus development standard requests?**

March 7, 2022 open house participants (Yes: 19, No: 10), participants of the March 9, 2022 business and property owner focus group (Yes: 10, No: 4), and participants of the March 11, 2022 Development Community focus group (Yes: 7, No: 0) all agreed that public benefits should be a consideration of bonus development standard requests. Many expressed that the value should be reassessed to ensure that the public receives equal or greater value.

Following the public benefit discussion, facilitators collected input from attendees regarding the list of special public improvements that could be provided in consideration of bonus development standards in Old Town:

- **Do you agree with the existing list of public benefits?**
- **If not, what modifications or additions you would suggest?**

March 7, 2022 open house participants were split regarding the existing list of public benefits (Yes: 15, No: 12), while participants of the March 9, 2022 business and property owners focus group (Yes: 4, No: 9) and participants of the March 11, 2022 Development Community focus group (Yes: 3, No: 4) did not agree with the current list and offered some suggested changes.

Comments received concerning existing bonus provision considerations included:

- A fund that could pay for projects City-wide
- Consider quantifying what benefits the city is looking to accomplish in a specific sub-area of Old Town with a possible tie to the OTSCAP Implementation Items/list
- Maintenance fund could be added
- Bonus for encouraging small businesses
- Roadways are important
- The 18,000sq ft minimum Open Space size is too large
- Add green items (water reclamation, green roof, solar)
- Remove cultural improvements
- Remove Public art contribution

Open Space:

The Spring 2022 facilitator presentation included the Public Spaces and Connectivity Master Plan within the Old Town Scottsdale Character Area Plan, Zoning Ordinance requirements for Open Space within Old Town, and Open Space as a public benefit in association with Planned Block Development requests (Open Space Presentation, Attachment 1).

Following the presentation, facilitators collected input from attendees regarding the Public Spaces and Connectivity Master Plan:

- **Is the process of utilizing the Public Spaces and Connectivity Master Plan graphic to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?**

The March 7, 2022 open house participants agreed that the map is a useful tool (Yes: 18, No: 4). Technical comments were also shared as a means to make the map clearer, more useful, and easier to understand, including adding a legend, aligning with the Old Town Bike Master Plan, and emphasizing the connections to regional open space networks such as the Arizona Canal paths and to the Indian Bend Wash green belt.

Business and property owners from the March 9, 2022 focus group also agreed with using the map (Yes: 11, No: 2) adding that it should be clarified what is existing versus conceptual.

Those from the Development Community Focus Group on March 11, 2022 were split (Yes: 3, No: 3), but the general consensus was that they liked the map as a conceptual tool.

Of all participants who submitted a participation packet to city staff, 32 indicated that they supported the use of the Public Spaces and Connectivity Master Plan, while 9 indicated that they did not.

Following the Public Spaces and Connectivity Master Plan discussion, facilitators collected input from attendees regarding additional locations for open space or pedestrian connectivity that could be added to the Master Plan:

- **Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, where?**

The March 7, 2022 open house participants indicated that there are additional open space locations not captured on the graphic (Yes: 13, No: 3). Participants felt what was missing from the map included more open space around and adjacent to the Arizona Canal, additional open space as well as enhanced pedestrian areas in front of buildings, and more tree lined streets and pocket parks throughout Old Town.

Business and property owners from the March 9, 2022 focus group were split (Yes: 4, No: 4), however, there was a general consensus from this group that Old Town needs more pocket parks.

Attendees at the Development Community Focus Group on March 11, 2022 were also split on the need for additional open space locations (Yes: 3, No: 3).

Of all participants who submitted a participation packet to city staff, 20 indicated that they supported identifying additional open space locations within the Public Spaces and Connectivity Master Plan, while 10 indicated that no additional locations were necessary.

Following this discussion, facilitators collected input from attendees regarding open space as a requirement or as an option for the consideration of bonus development standards in Old Town:

- **Should open space be a requirement, or continue to be an option when considering bonus development standards requests?**

The March 7, 2022 open house participants responded that open space should be a requirement (Requirement: 16, Option: 8) adding that it might work best as a sliding scale depending on the development size.

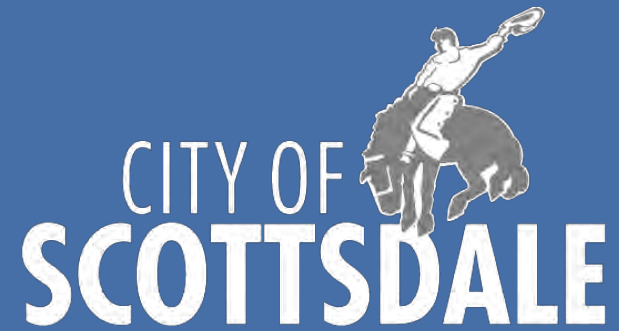
Business and property owners from the March 9, 2022 focus group generally agreed that open space should be a requirement when bonus development standards were requested (Requirement: 8, Option: 3), with general consensus that a sliding scale calculation may be a way to draft the requirement.

Those from the Development Community Focus Group on March 11, 2022 indicated that Open Space should remain as an option (Requirement: 0, Option: 7) emphasizing the need for development flexibility.

Of all participants who submitted a participation packet to city staff, 24 indicated that they supported open space as a requirement for bonus development standard consideration, while 18 indicated that open space should remain an option.

ATTACHMENTS TO OPEN HOUSE REPORT

1. [Old Town Plan & Zoning Ordinance Update Mixed-Use Presentation](#)
2. [Old Town Plan & Zoning Ordinance Update Building Height Presentation](#)
3. [Old Town Plan & Zoning Ordinance Update Bonus Provisions Presentation](#)
4. [Old Town Plan & Zoning Ordinance Update Open Space Presentation](#)
5. [Spring 2022 Old Town CAP Update Outreach Map](#)
6. [March 7, 2022 In-Person Public Participation Packets Collected – Citizens at Large](#)
7. [March 9, 2022 In-Person Public Participation Packets Collected – Business and Property Owners](#)
8. [March 11, 2022 In-Person Public Participation Packets Collected – Local Development Community](#)
9. [Public Comment Forms Collected](#)



Old Town Plan & Zoning Ordinance Update Mixed-Use Session

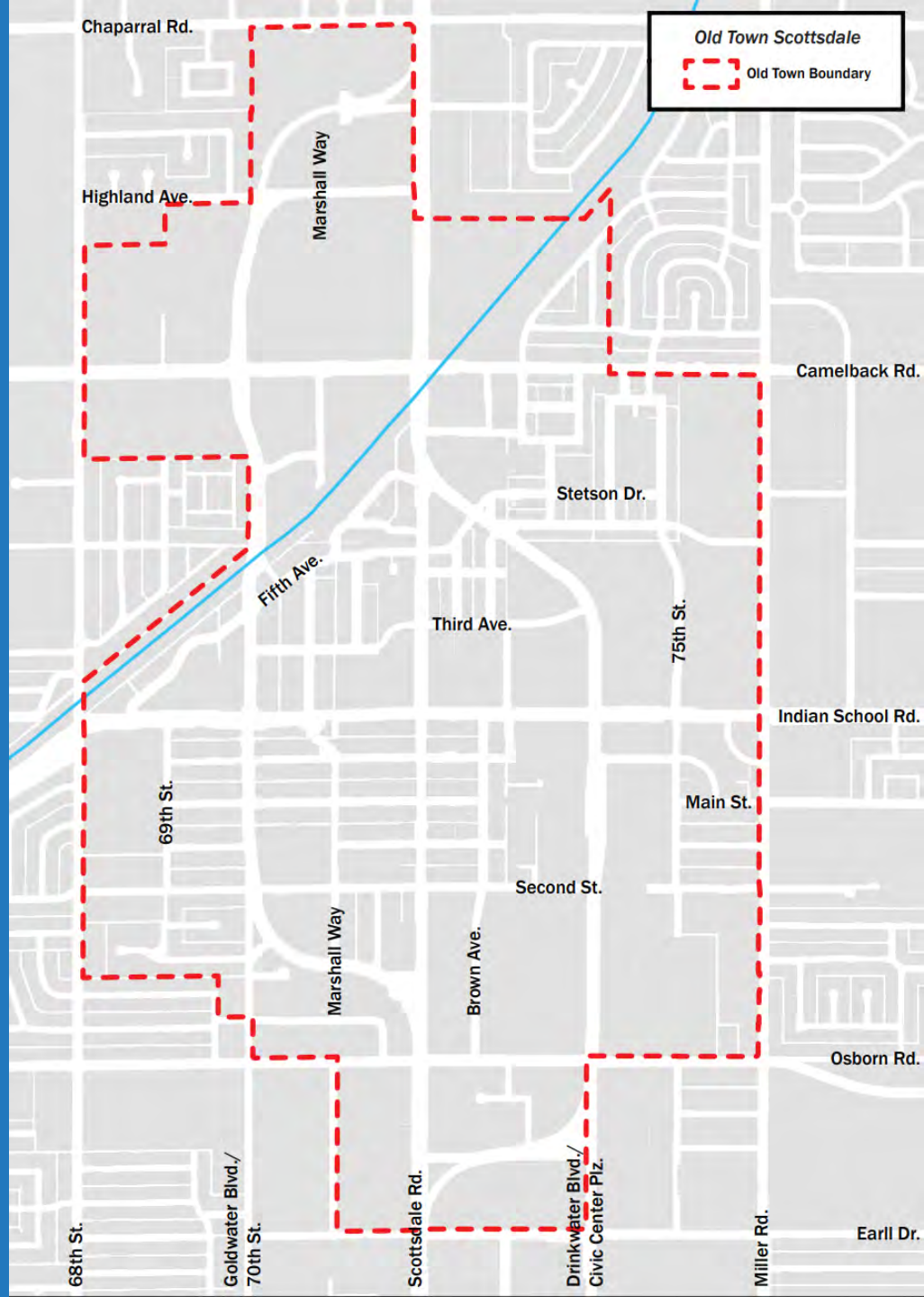
Community Input Series

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

Background

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

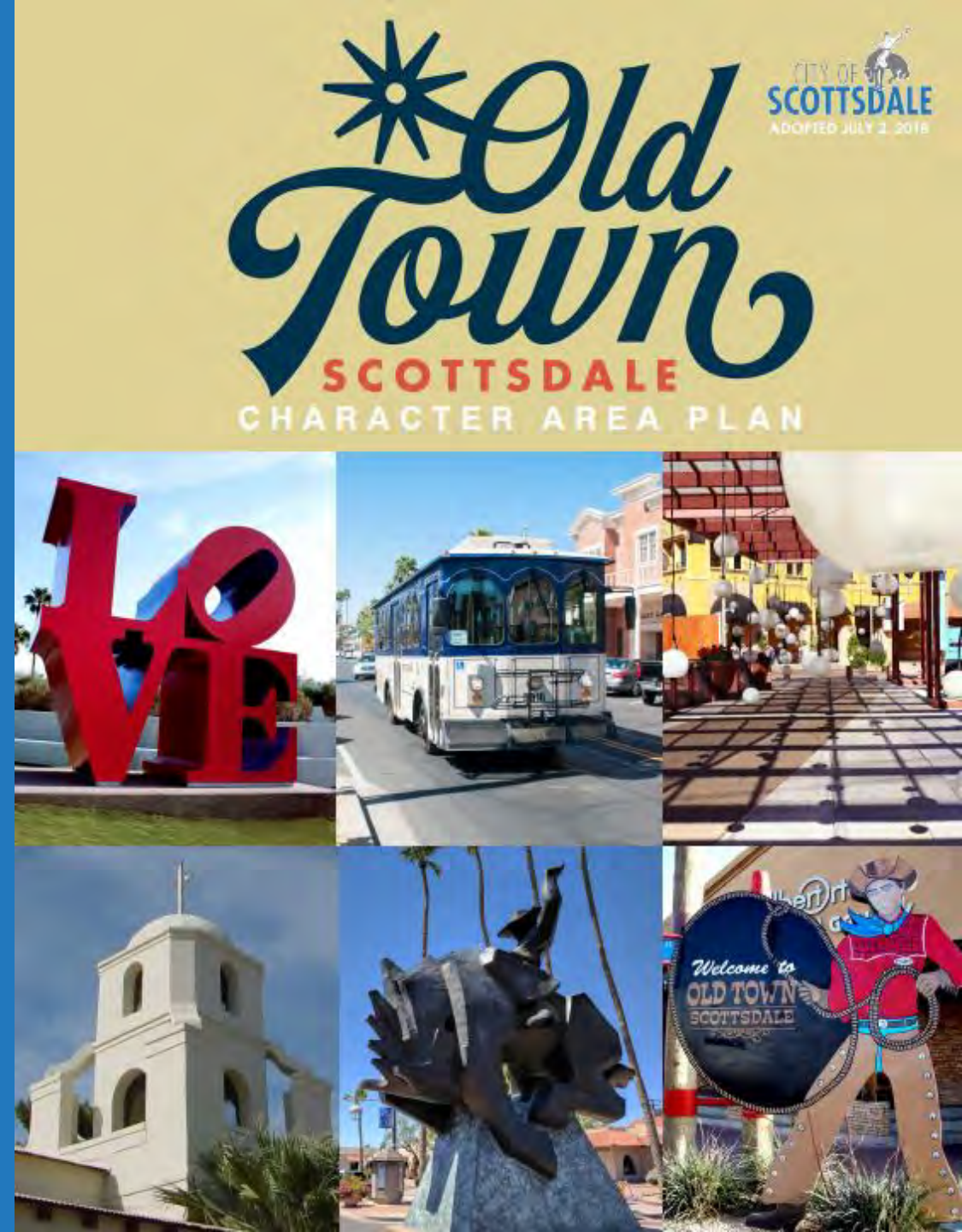
- The 2018 Old Town Scottsdale Character Area Plan
- The Scottsdale Zoning Ordinance sections related to Downtown and other affected sections, as applicable
- The Downtown Infill Incentive District



2018 Old Town Scottsdale Character Area Plan

Mixed-Use Definition:

- The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two



Scottsdale Zoning Ordinance

Mixed-Use Development Definition

- A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.



Benchmarking – Mixed-Use Valleywide

Mixed-Use Definition:

- Combination of two or more differing land uses within a parcel or structure
 - City of Phoenix – 50% of ground floor is a use that is different from use of floor above



Ordinance:

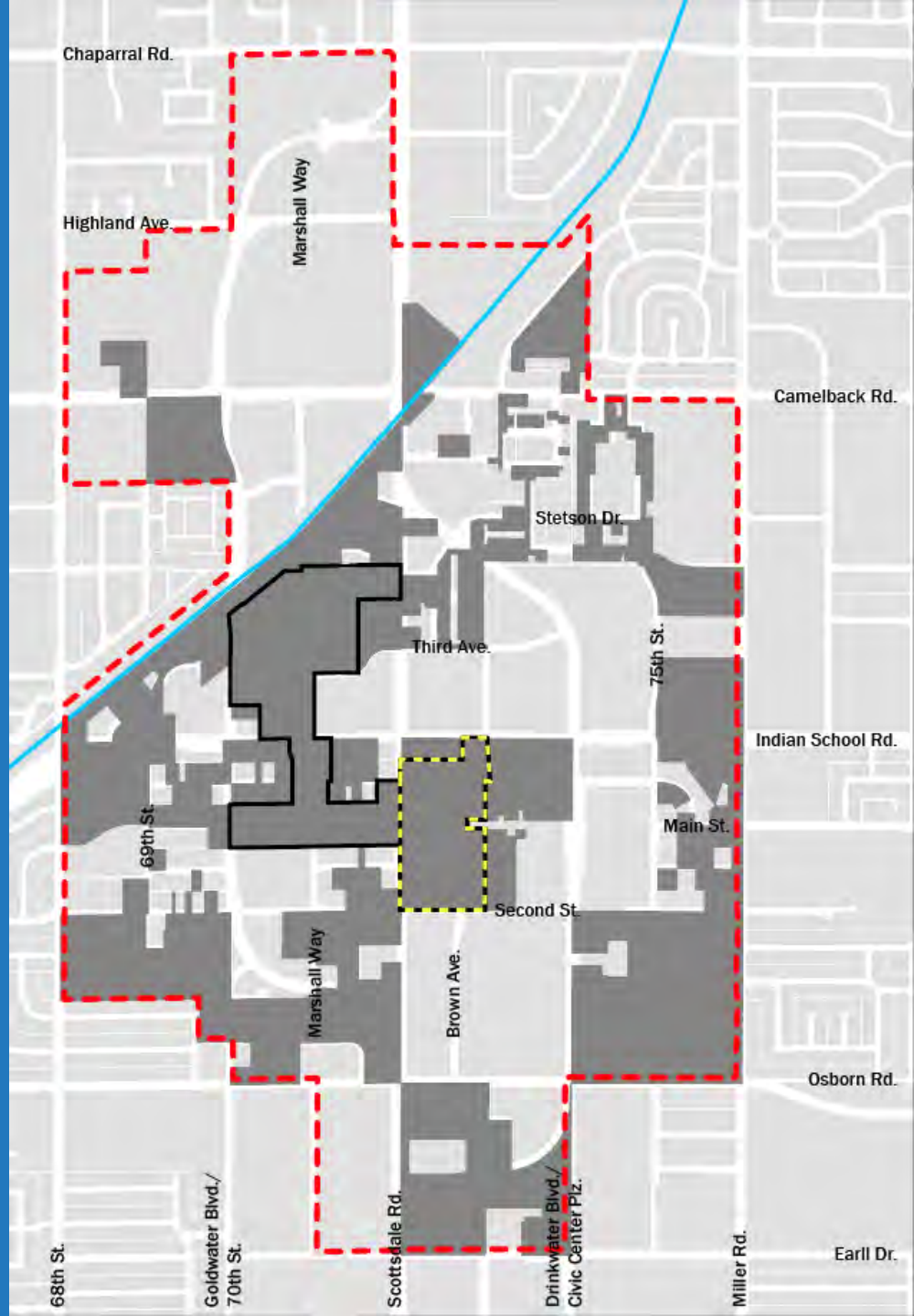
- Land Uses and development standards prescribed by approved Development Plan
- Residential limited to upper floors
- Percentage of ground floor dedicated to non-residential use
- Use Permit requirement for ground floor residential
- Incentivize non-residential – Ground floor non-residential use as a consideration of bonus development standards
- Residential use as a requirement to have non-residential use

- Avondale
- Buckeye
- Chandler
- Gilbert
- Glendale
- Goodyear
- Mesa
- Peoria
- Phoenix
- Queen Creek
- Surprise
- Tempe

Old Town Zoning – Residential

Old Town - First floor area limitation for dwelling units

- Maximum 35% of first floor area may be utilized for residential dwelling units
 - All areas of Old Town zoned as Downtown Overlay
 - The entire Downtown Core
- Currently, 333 acres, or 43% of Old Town currently restricts first floor area to such a maximum
 - 57 acres within the Downtown Core 
 - 276 acres outside of the Downtown Core 



Old Town Mixed-Use

What we heard:

City Council

- Interest in clarifying the definition of mixed-use:
 - Non-residential account for a minimum 20% of any Old Town development – focusing on ground floor uses

Community Open House Series

- Maintain character of the Downtown Core and Historic Old Town.
- Continued support for development flexibility.



20% Example + Market Conditions

- Stetson
 - 83,469 ground-floor Area – existing mix of uses
 - 96% Residential Space – 79,995 sq ft
 - 4% Non-Residential Space – 3,474 sq ft
 - Example ground-floor mix of uses
 - 80% Residential – 66,775 sq ft
 - 20% Non-Residential – 16,694 sq ft
- Market Conditions – Old Town
 - Commercial/Office Vacancy Rates
 - Retail 3.6% Vacancy
 - Office 16.5% Vacancy



Questions

The Old Town Scottsdale Character Area Plan provides a general definition of Mixed-Use development, allowing for a combination of a mix of uses, both vertically and horizontally.

- Do you agree with the Character Area Plan definition for Mixed-Use?
- If you do not agree with the current definition, how should the definition be amended?

Old Town Character Area Plan Mixed-Use Definition:

- The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two

Questions

The Scottsdale Zoning Ordinance aligns with the Old Town Character Area Plan definition of Mixed-Use, allowing for a combination of nonresidential and residential uses arranged vertically or horizontally.

- Do you agree with the Zoning Ordinance definition for Mixed-Use Development?
- If you do not agree with the current definition, should it be amended to qualify a mixture of land uses? If so, how?

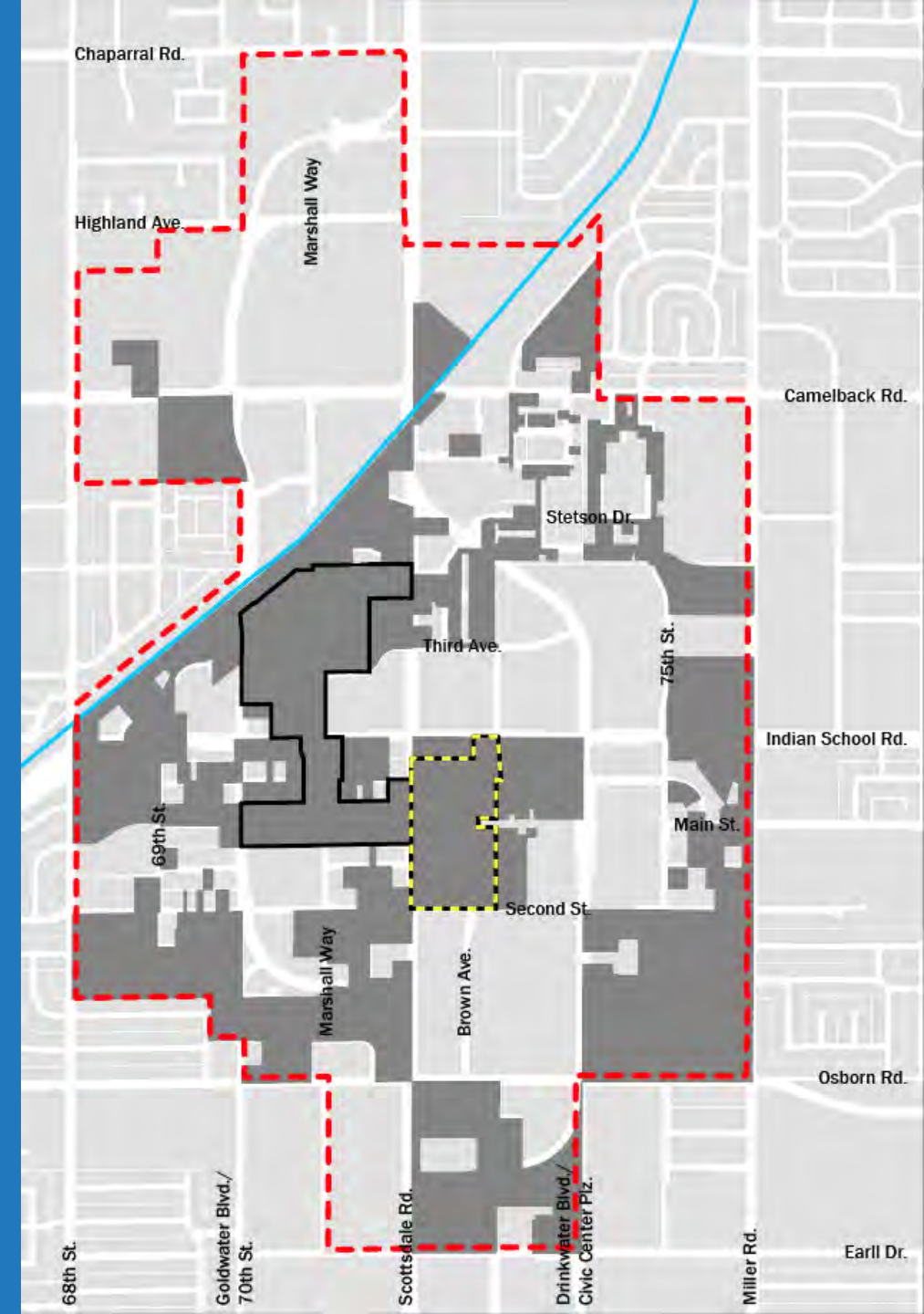
Scottsdale Zoning Ordinance Mixed-Use Development Definition:

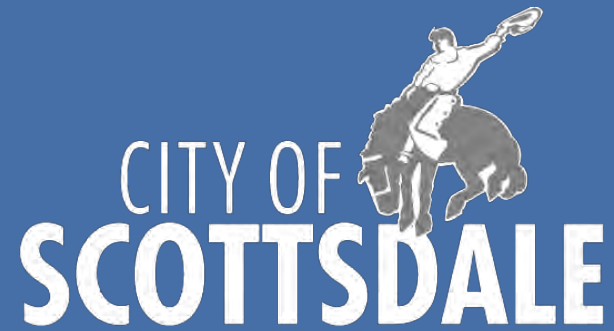
- A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Questions

According to the Scottsdale Zoning Ordinance, the areas noted in grey on the map limit the amount of ground floor space that can be utilized for residential dwelling units.

- Are there other areas of Old Town where active ground-level uses be expected? If so, where?
- Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?





Old Town Plan & Zoning Ordinance Update Building Height Session

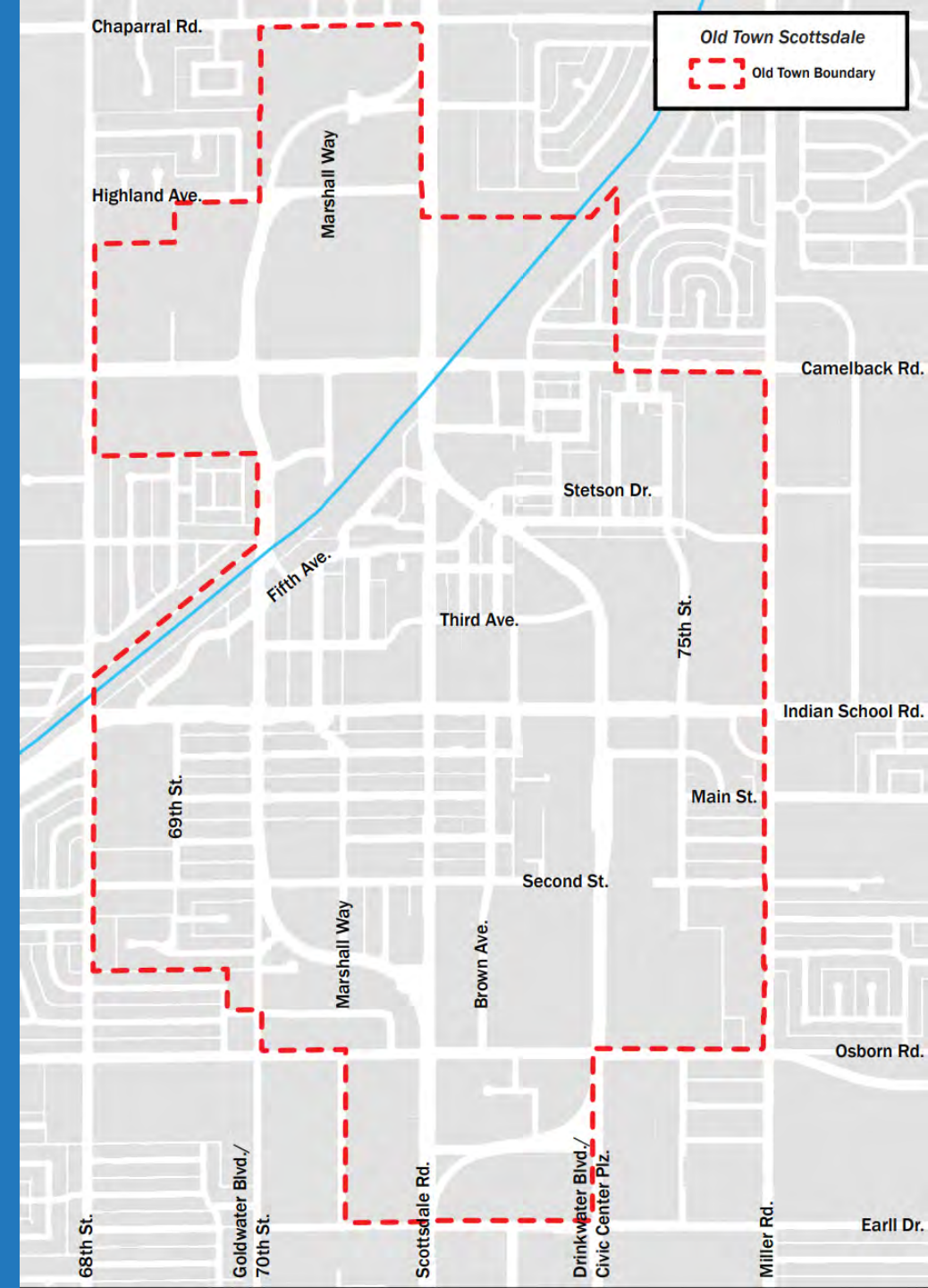
Community Input Series

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
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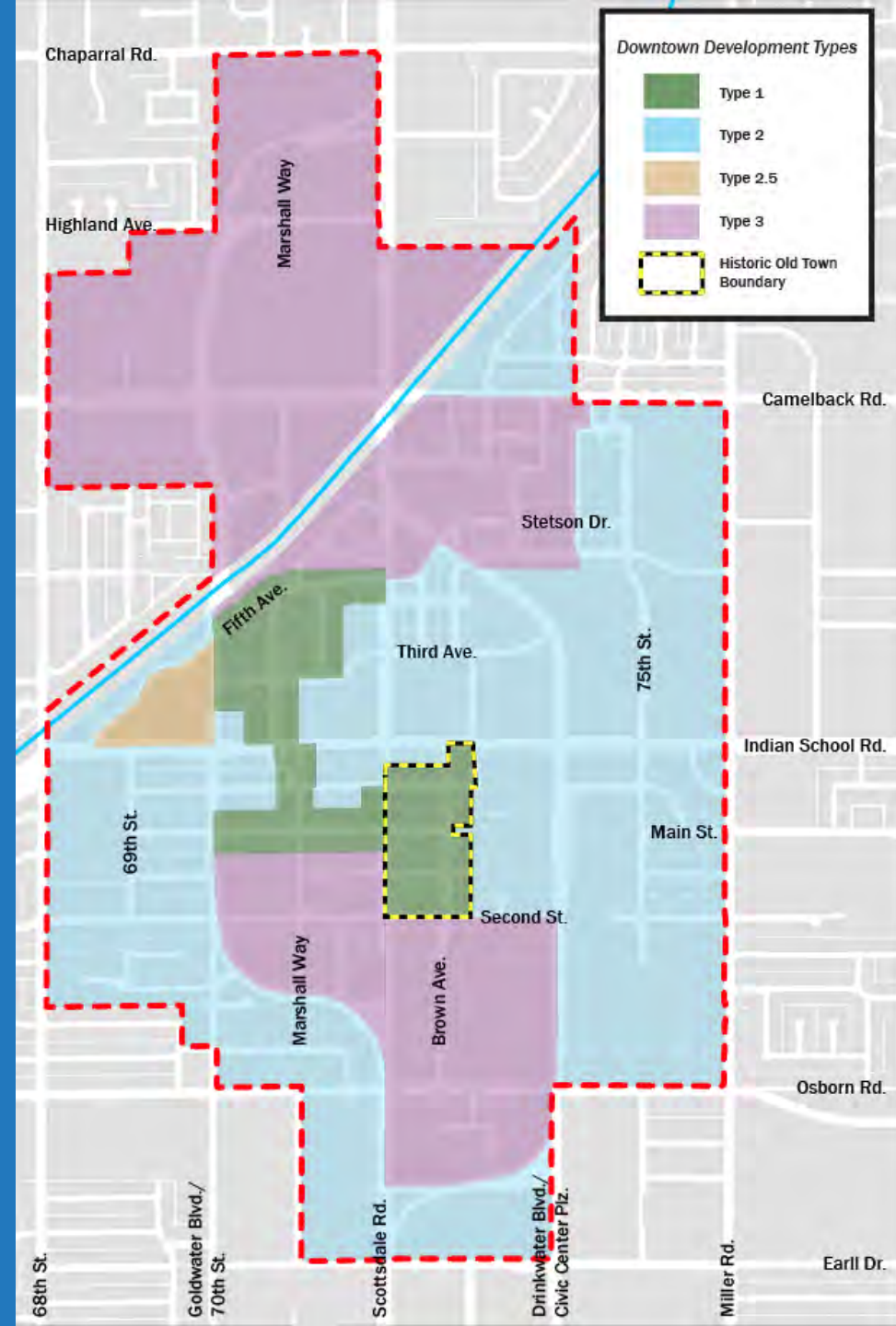
2018 Old Town Scottsdale Character Area Plan

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



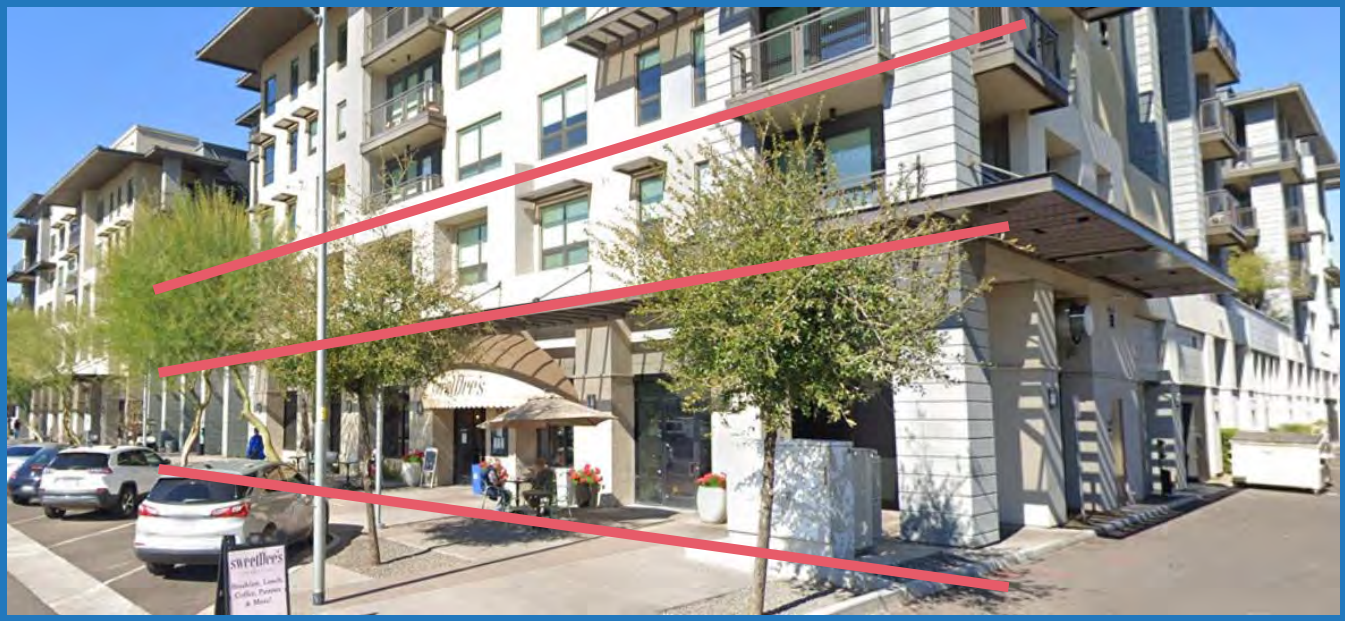
2018 Old Town Scottsdale Character Area Plan

- Development Types Guide:
 - Location & Intensity of Development
 - **Building Height**
 - Building Transitions

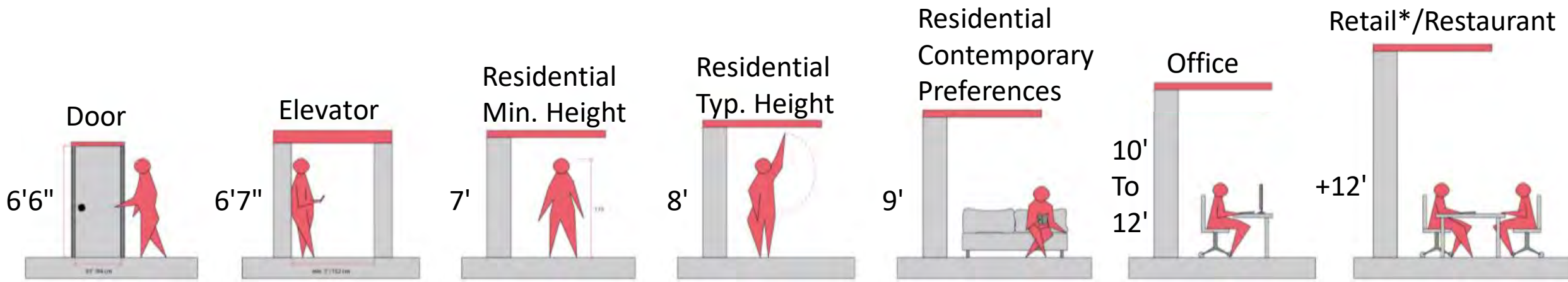


Building Height Considerations






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

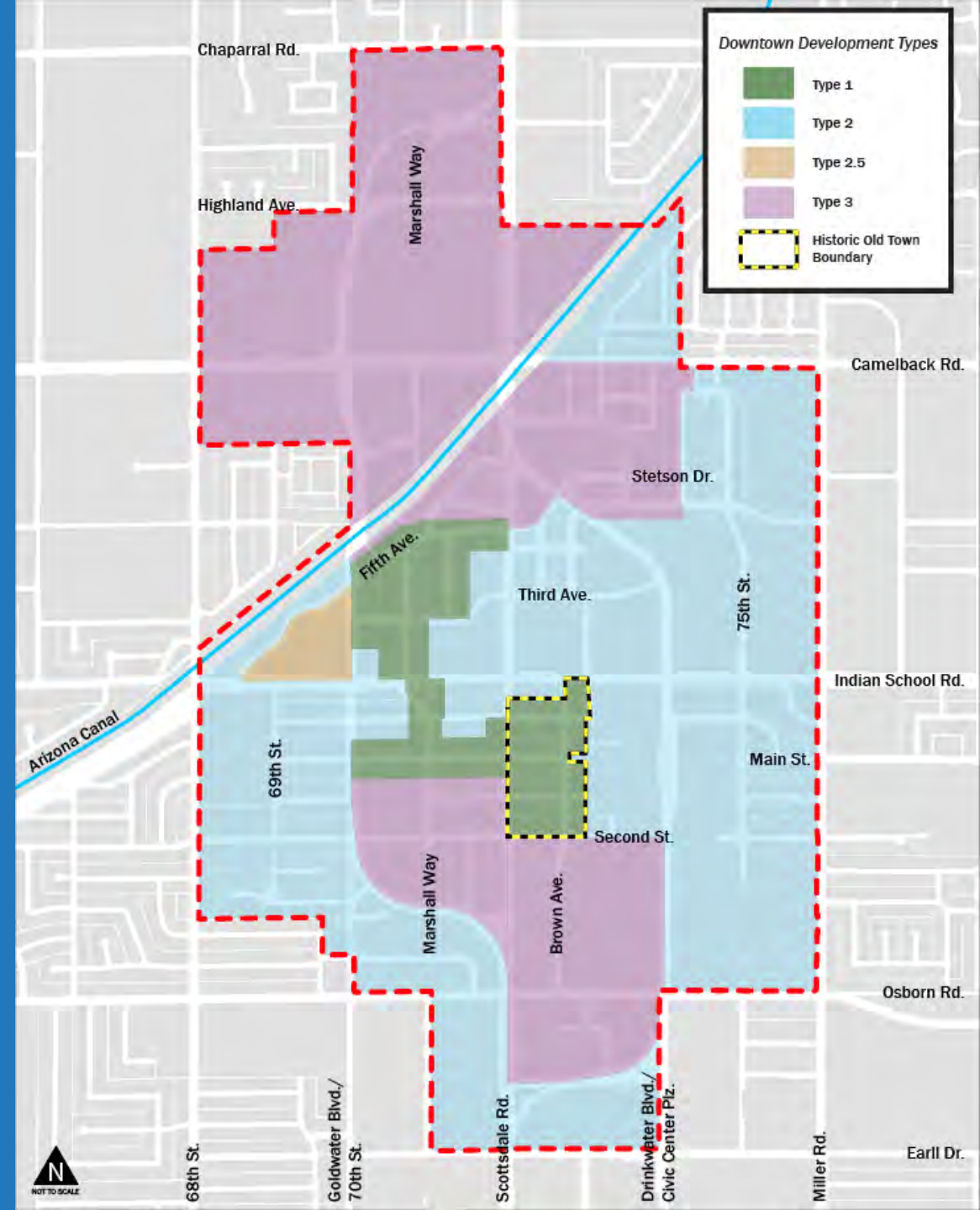


*Retail Uses = 20'








2018 Base Maximum Building 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'

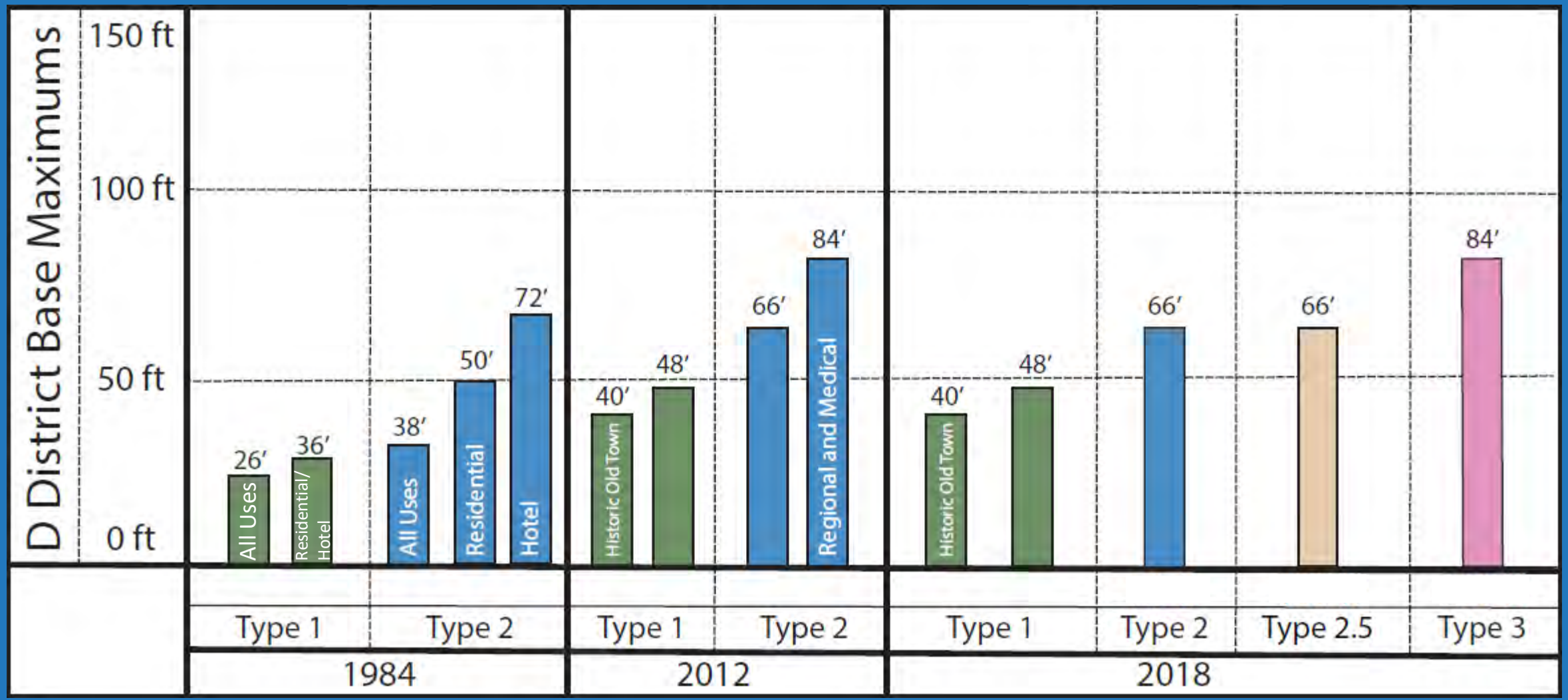


Downtown Development Types

-  Type 1
-  Type 2
-  Type 2.5
-  Type 3
-  Historic Old Town Boundary



Base Maximum Building Height Over Time



Base Maximum Building Height

What we heard:

City Council

- Expressed interest – as well as concern – to reduce base maximum building height

Community Open House Series




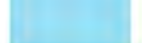
- Participants expressed support for the current base maximum building heights
 - Emphasis on the need and importance of such for redevelopment efforts
 - Adhering to transitions between Development Types is important
- Maintain building heights to preserve the character of the Downtown Core and Historic Old Town.



Questions

City Council has requested additional public input on current base maximum building height in Old Town.

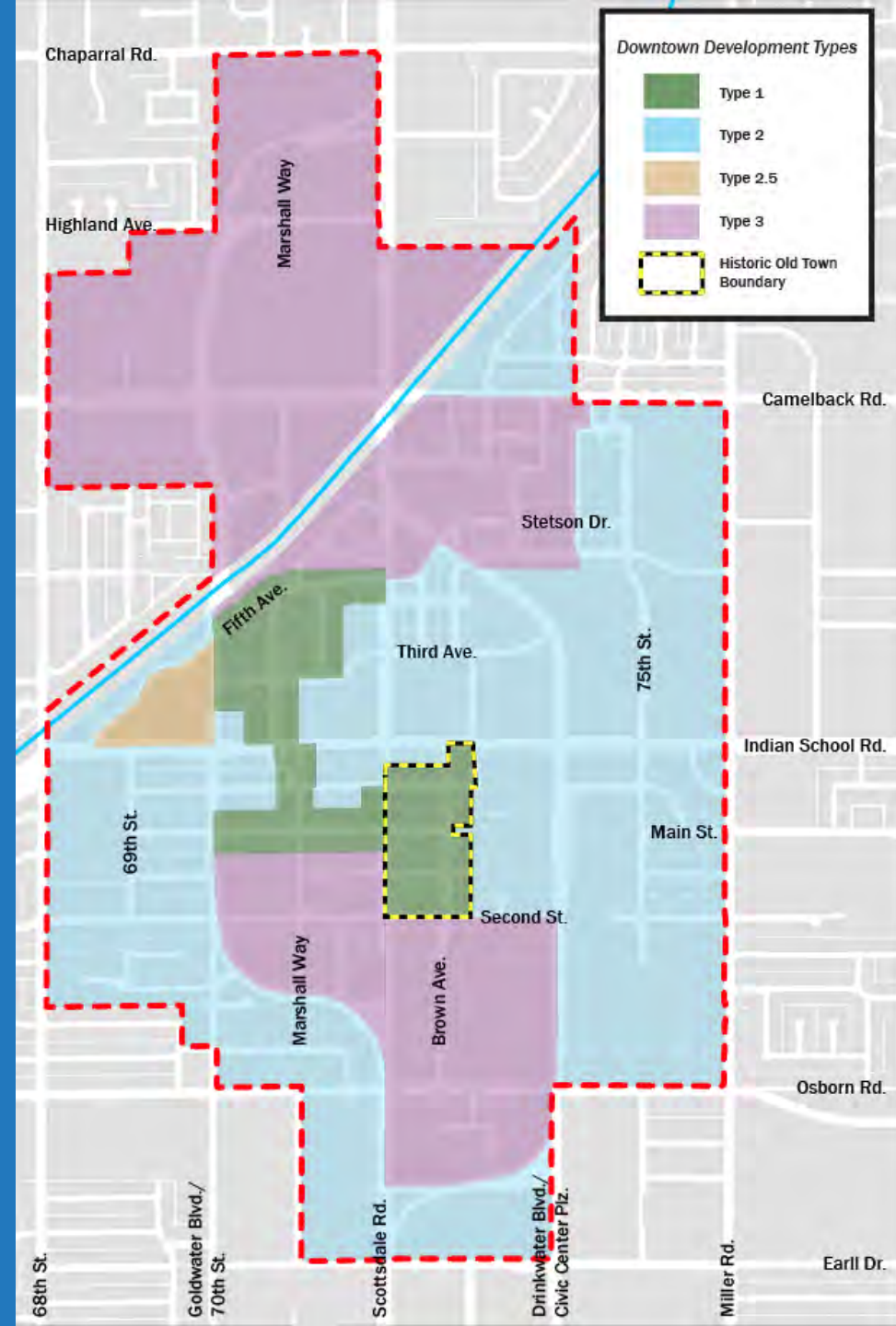
- Should base maximum building heights be maintained, or amended?
- If amending, what base maximum building heights would you suggest changing – and where?

		<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'






2018 Old Town Scottsdale Character Area Plan

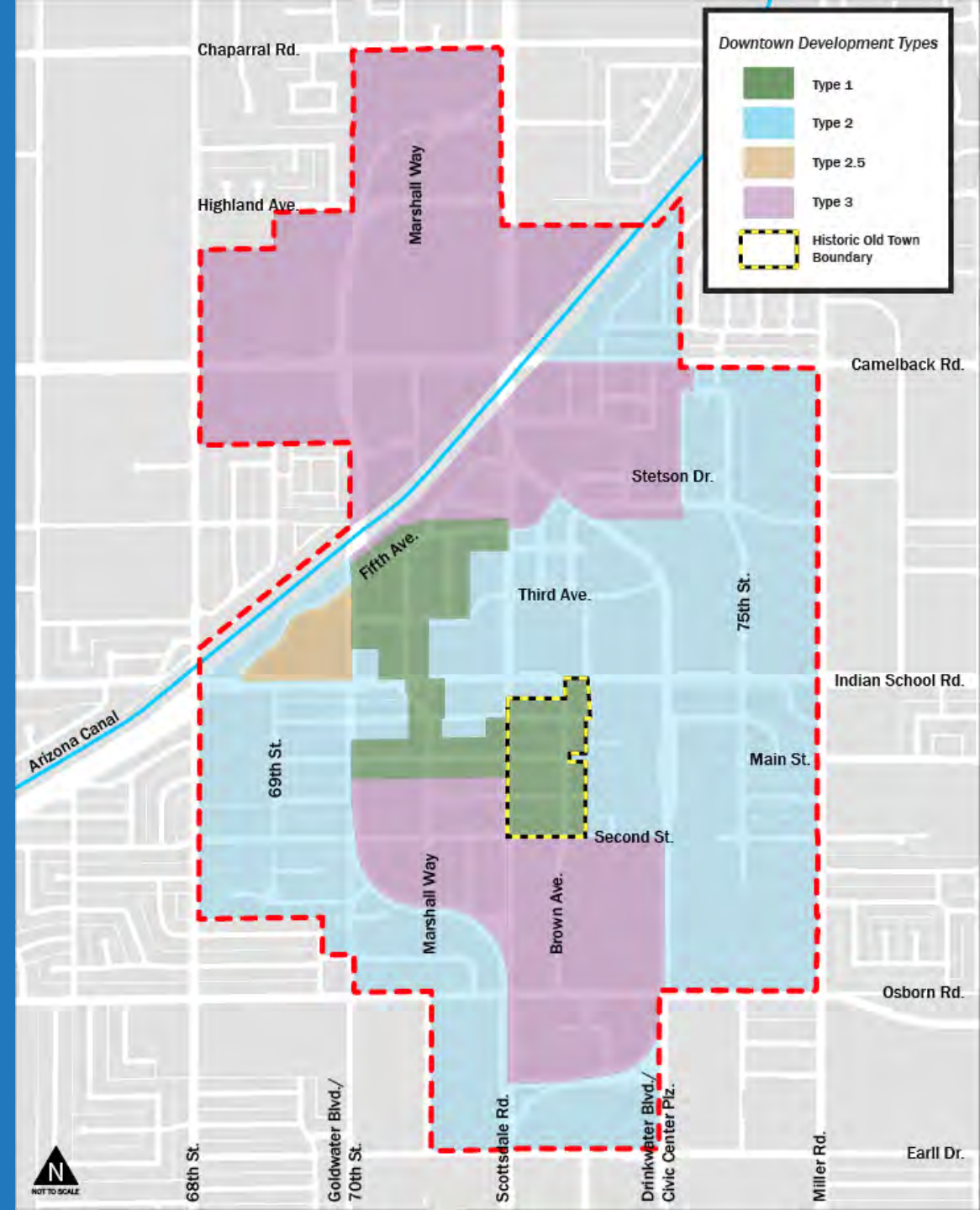
- Development Types Guide:
 - Location & Intensity of Development
 - **Building Height**
 - **Bonus Maximum Building Height**
 - Building Transitions



2018 Bonus Maximum Building 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'

- Not every property can request bonus height – limited number of properties can meet the **minimum lot area parameters** shown above



Old Town Land Ownership

Land Ownership Composition

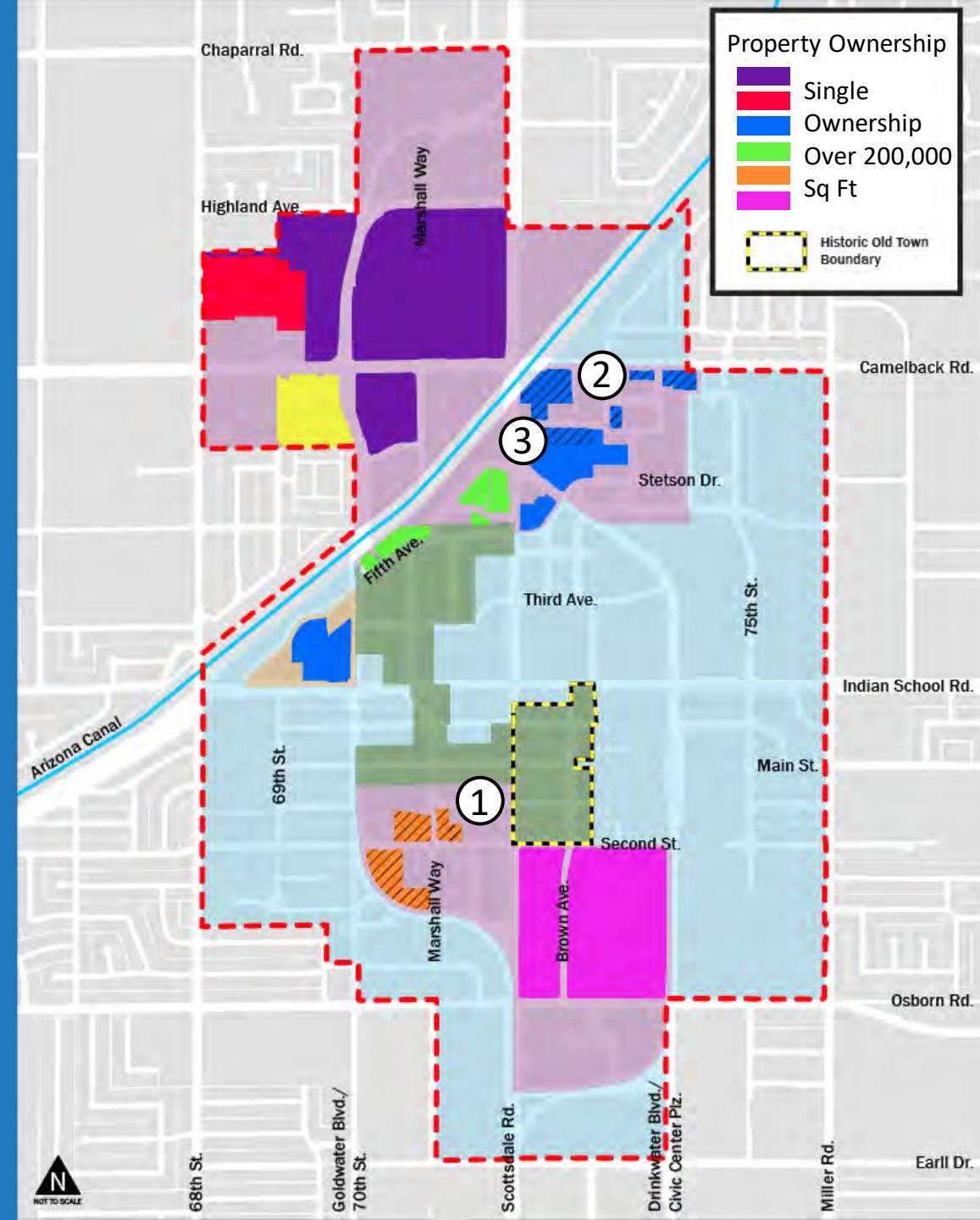
- Displays existing ownership patterns that allow the ability to request the maximum bonus allowances for PBD District (90', 120', 150')
 - Land Ownership = 200,000 square feet or more

Since 2018

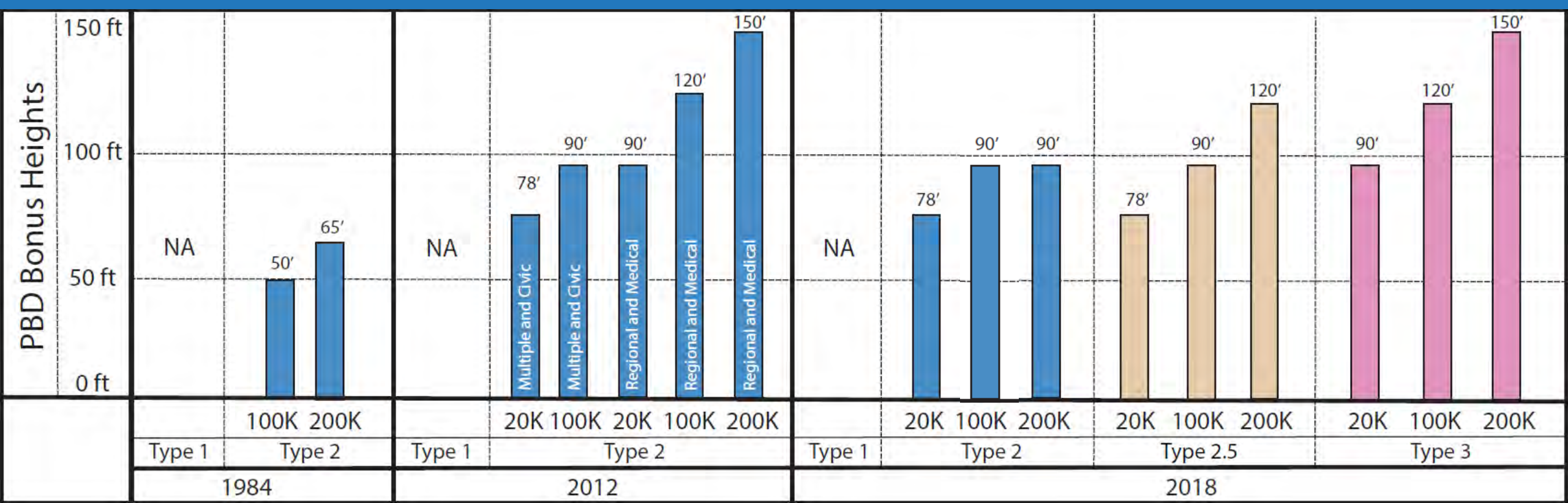
- 3 projects approved with PBD District and maximum bonus provisions
 - ① Museum Square
 - ② The Collection
 - ③ Marquee

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



Bonus Maximum Building Height Over Time



Bonus Standard Requirements

- Bonus standards are development standards that exceed the base maximum 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.



Bonus Maximum Building Height

What we heard:

City Council

- Expressed interest – as well as concern – to reduce, or remove, bonus maximum building height
 - Acknowledged importance of retaining bonus building height as a factor to redevelopment efforts, which can provide public benefit at a cost to the developer

Community Open House Series

- Some participants expressed support for existing bonus maximum building height standards
 - Open space at the street/pedestrian level should be an expected public benefit
- Some participants expressed that current bonus maximum building heights allowed are too tall
- Some participants supported the current process which permits City Council discretionary review and approval of such bonus requests and public benefit provisions






Questions

City Council has requested additional public input on current bonus maximum building height in Old Town.






- Should bonus maximum building heights be maintained, or amended?
- If amending, what bonus maximum building heights would you suggest changing – and where?

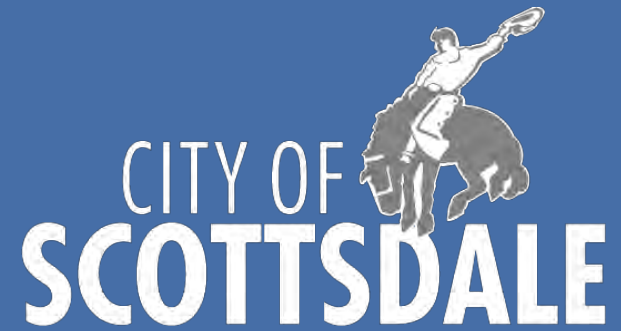
Gross Lot Area to be equal to or greater than:

		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'



Downtown Development Types

-  Type 1
-  Type 2
-  Type 2.5
-  Type 3
-  Historic Old Town Boundary



Old Town Plan & Zoning Ordinance Update Bonus Provisions Session

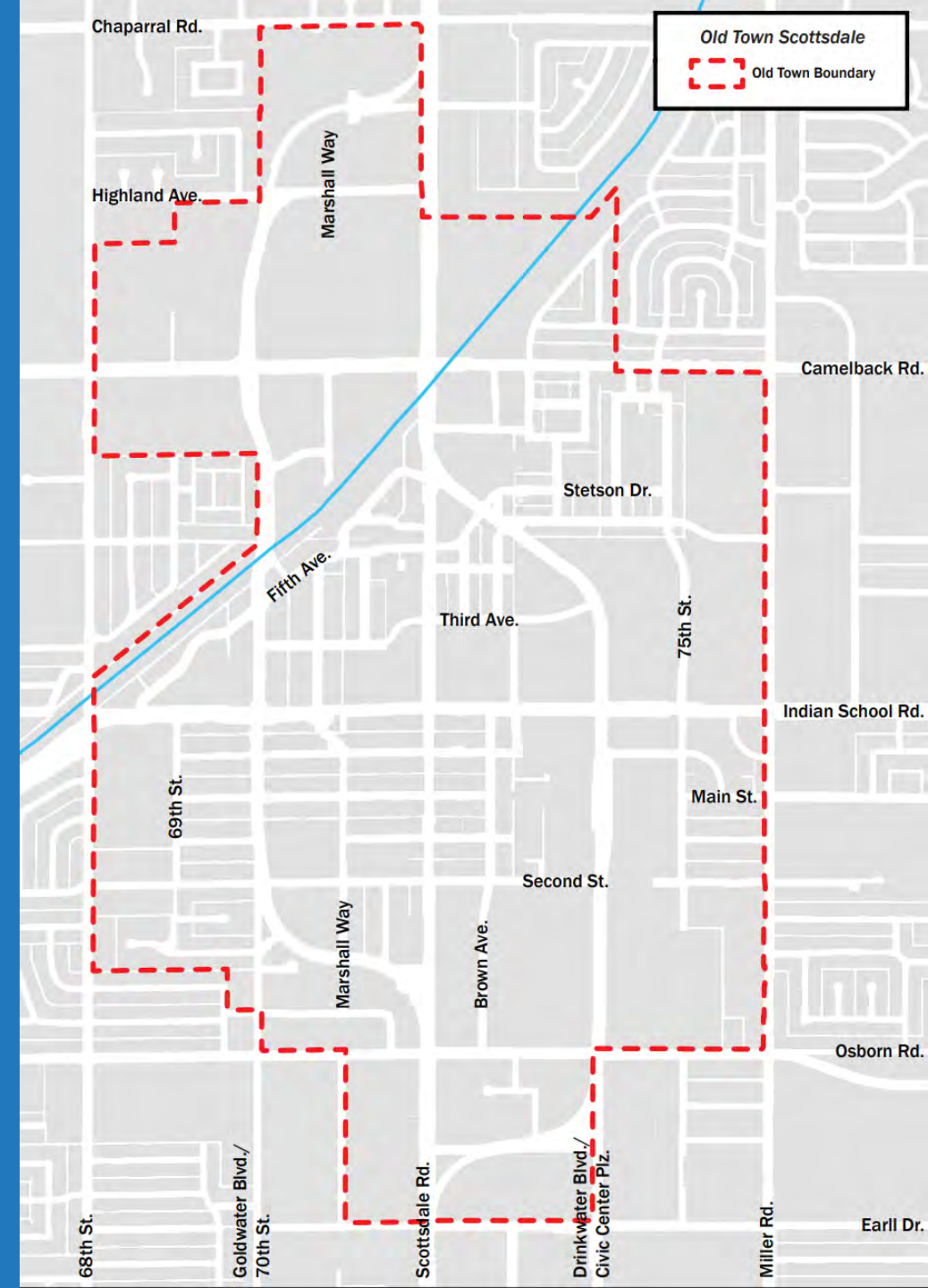
Community Input Series

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



Old Town Zoning - Bonus

Downtown (D) District

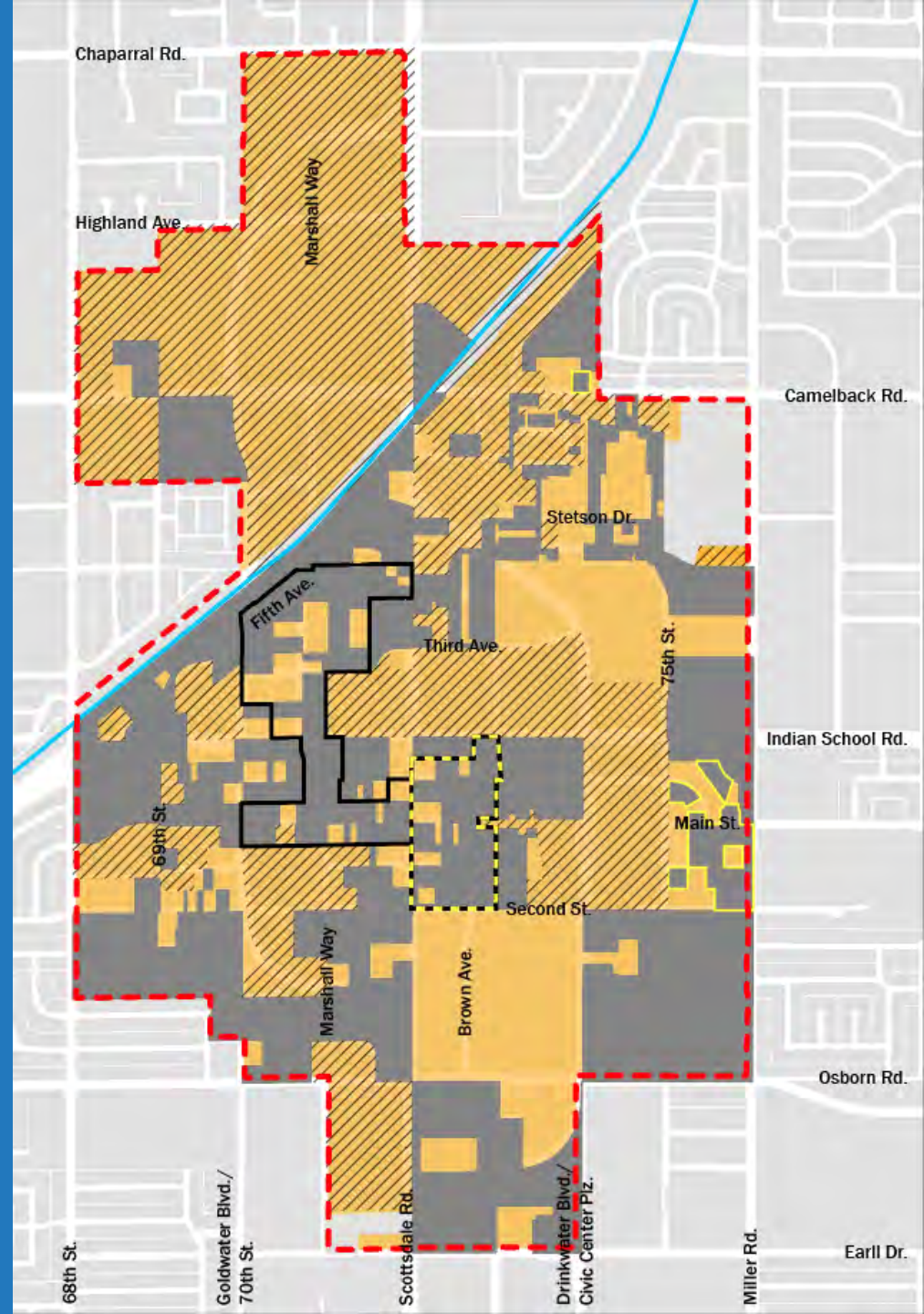
- Bonus Floor Area for specified design features
 - Above/Under-ground parking
 - Incorporation of Dwelling Units
 - Historic Preservation

Downtown Overlay (DO)

- No Bonus Provisions

Planned Block Development Overlay (PBD) District

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



Bonus Development Standard Requirements

- Bonus development standards exceed the base requirements outlined by the Zoning Ordinance, typically in height, density, or building floor area.
- Special public improvements/public benefits allow development bonus standards to be requested:
 - 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.



7 Contribution Costs for Bonus Development Standards

As part of an application for a zoning district map amendment, the property owner shall identify:

- Specific bonus development standards being requested
- Required Contribution Cost based on the rubric for determining bonus development standards – each formula escalates based on the current year, as well as the additional floor area, building height, and/or density requested:
 - Bonus Floor Area – \$13.63 per additional square foot of floor space requested
 - Bonus Building Height – \$13,628 per additional foot of height requested
 - Bonus Density – \$13,628 per additional residential unit requested



Bonus Development Standards & Public Benefit

- Optima Sonoran Village
 - Sought bonus height, density & FAR
 - \$250k to Downtown improvements
 - Goldwater Blvd pedestrian improvements
 - Arizona Canal shared use path improvements
 - \$796k to Underground of overhead powerlines
 - \$75k to resurface and landscape alley
 - Public Park/Plaza open space
- Waterview
 - Sought bonus height and density
 - \$632k to Underground of overhead powerlines
 - Arizona Canal Improvement Stipulations
 - Pedestrian path, landscaping, and lighting
 - Bridge Crossing
 - Walkway Ramp
 - Plaza Open Space



Bonus Development Standards

What we heard:

City Council

- Expressed interest in reassessing the existing Bonus Development Standard system

Community Open House Series

- Participants supported the flexibility of Bonus Development Standards and the provision of public benefit at a cost to the developer
 - Reassess Public Benefits to ensure that the public benefits receive are equal to or greater than the development bonuses requested

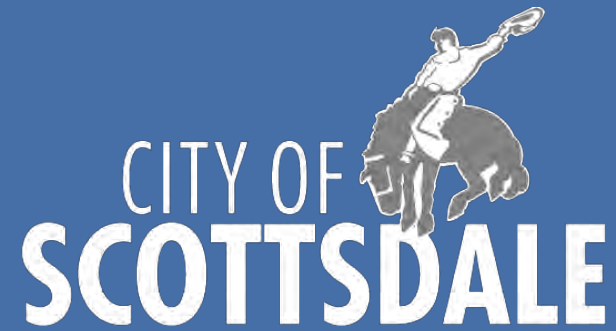


Questions

- The Zoning Ordinance provides that bonus development standards can be requested for development proposals that provide public benefit.
 - Do you support the provision of public benefits being a consideration of bonus development standard requests?
 - Do you agree with the existing list of public benefits?
 - If not, what modifications or additions you would suggest?

Special public improvements/public benefits allow development bonus standards consideration – subject to City Council approval:

- 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
- Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.



Old Town Plan & Zoning Ordinance Update Open Space Session

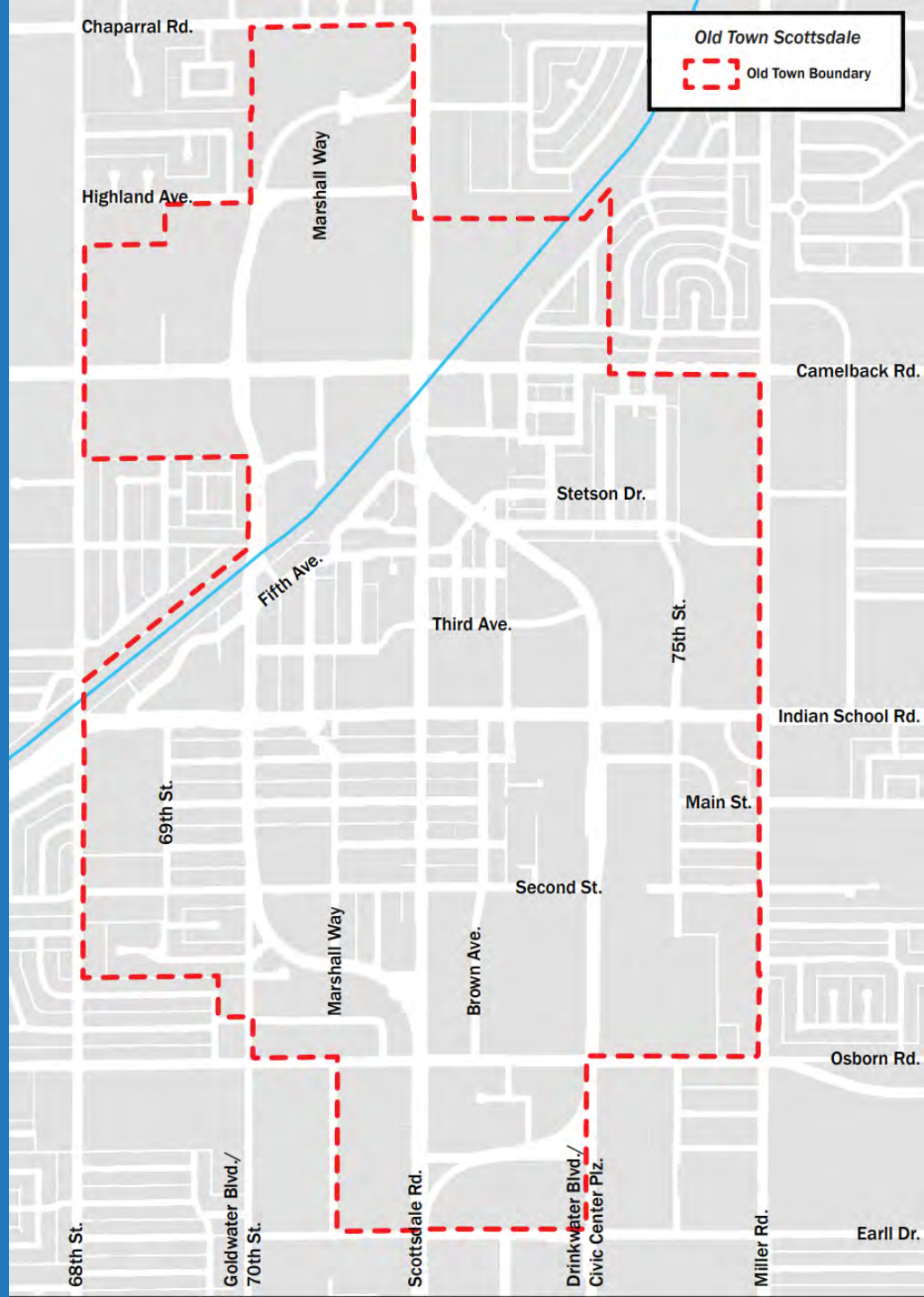
Community Input Series

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
 - **Open Space & Connectivity**
 - Mobility
 - Arts & Culture
 - Economic Vitality

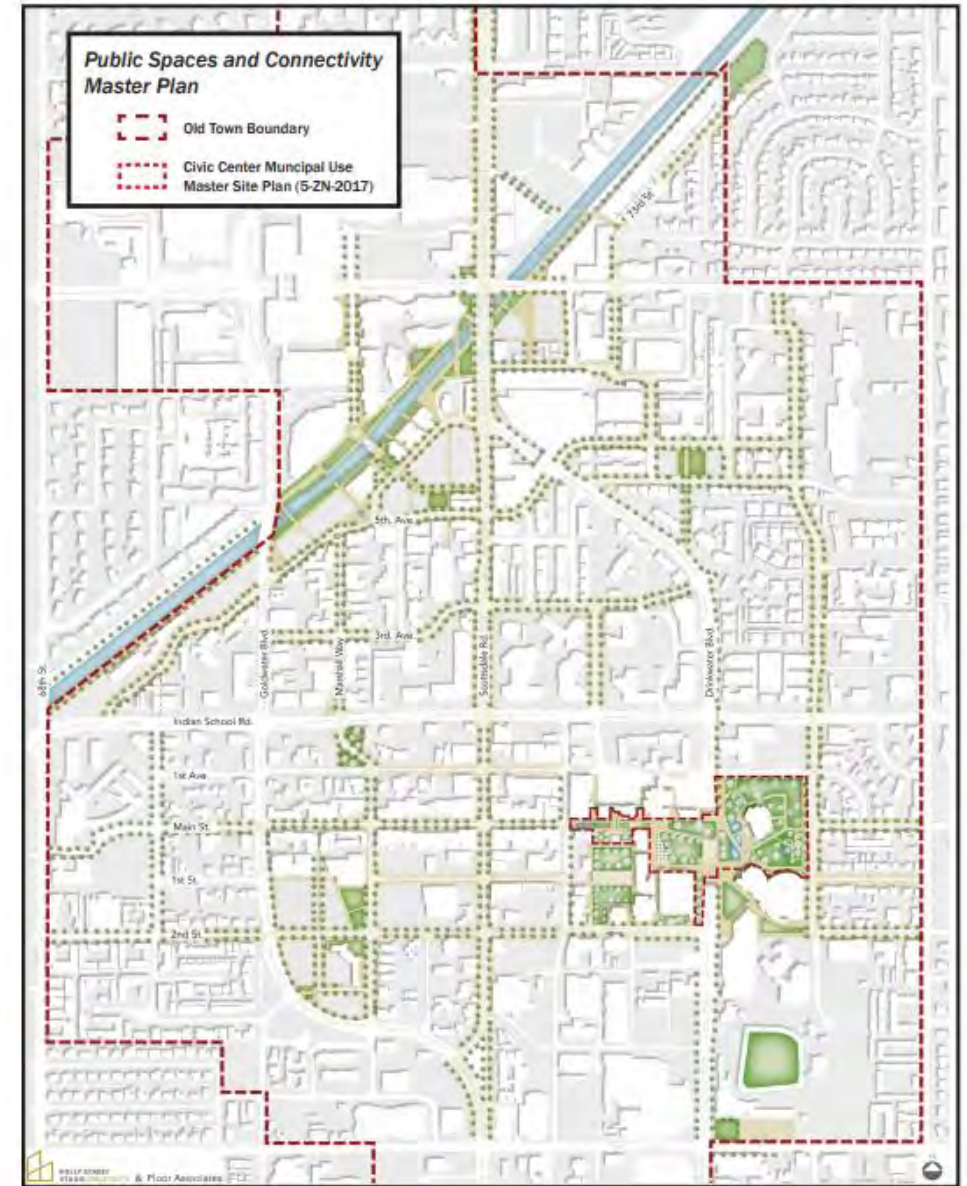


4 Old Town Character Plan – Open Space

Public Spaces & Connectivity Master Plan –

A collection of primary open space areas connected by a series of improved pedestrian connections

- Private and public development should create new, or expand existing, public realm and open space areas
- Goal CD 5 – Interconnected downtown open space network
- Policy CD 5.2 – Private/Public expansion of open space areas
- Policy CD 5.5 – Create new interactive open space areas



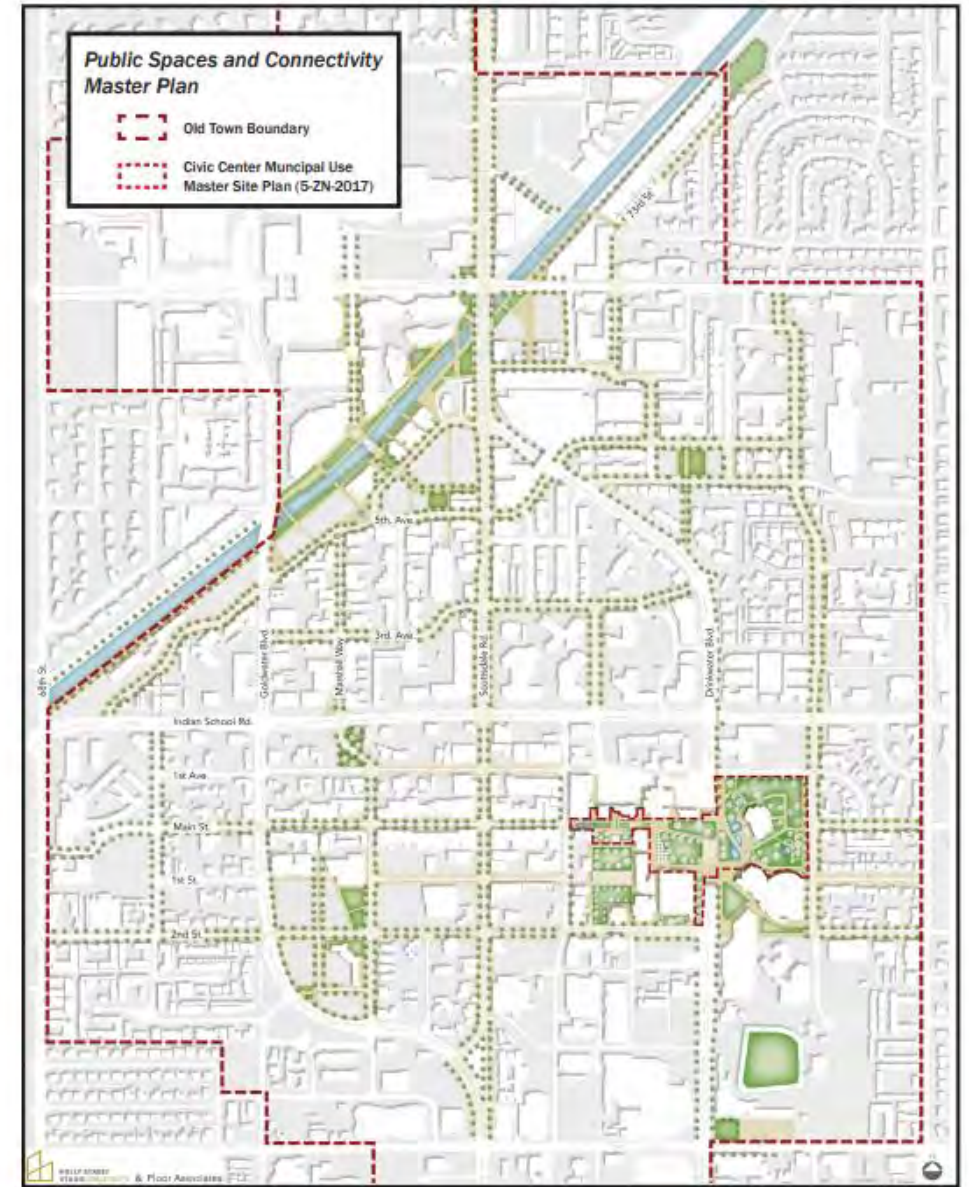
Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Map 5 - Old Town Public Spaces and Connectivity Master Plan

Questions

The Old Town Plan includes the Public Spaces and Connectivity graphic which depicts a collection of existing and future open space areas connected by a series of improved pedestrian connections.

- Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?
- Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, where?

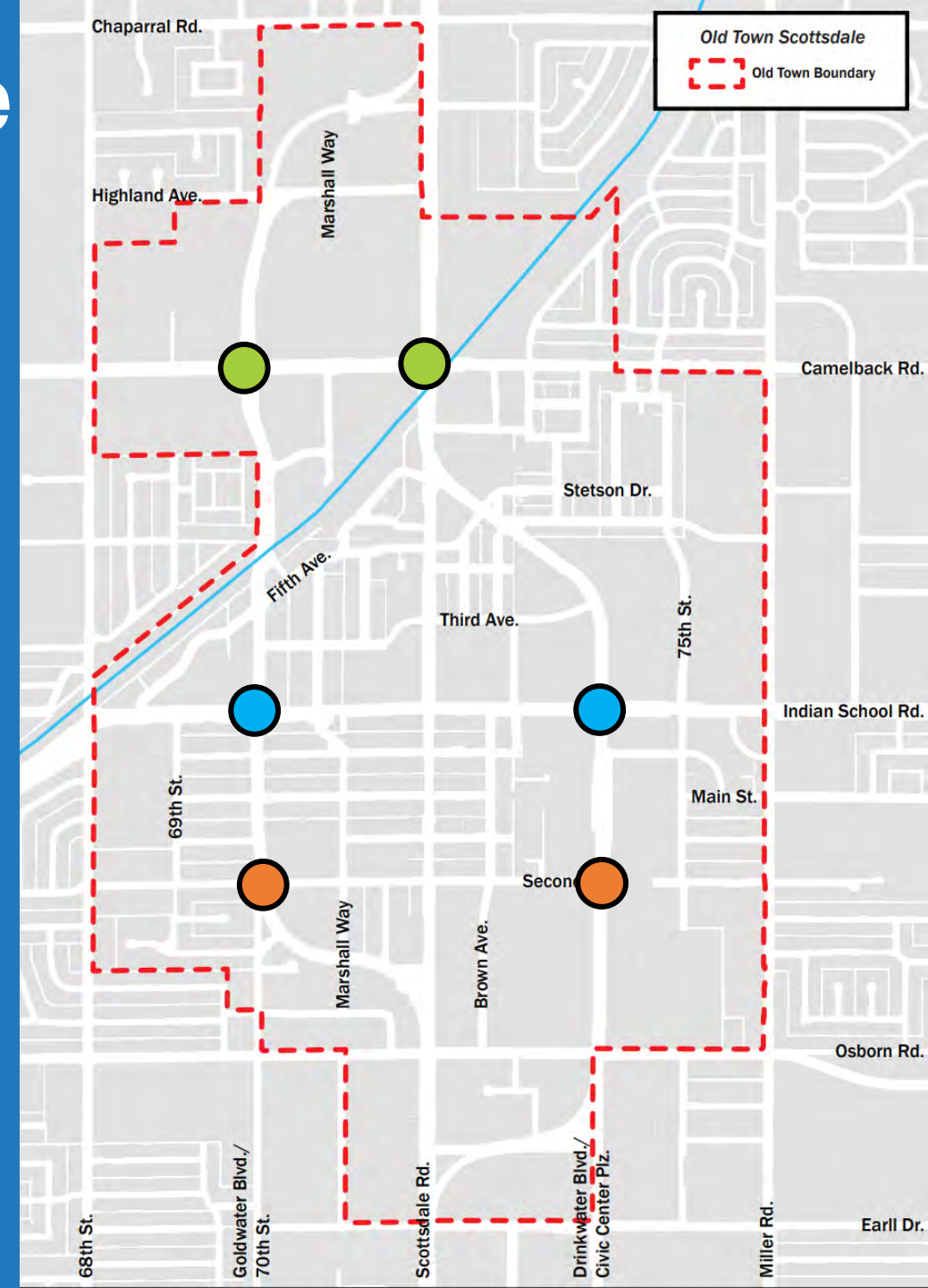


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Map 5 - Old Town Public Spaces and Connectivity Master Plan


Citywide vs Old Town Open Space

- The Zoning Ordinance requires open space on each property citywide
 - Typically, this requirement is implemented by providing landscape buffering between development or along streets
- The Zoning Ordinance does not require open space in Old Town – except at defined Major Intersections
 - Camelback Rd. at Goldwater Blvd. and Scottsdale Rd.
 - Indian School Rd. at Goldwater and Drinkwater Blvd.
 - 2nd Street at Goldwater and Drinkwater Blvd.



Old Town Zoning – Open Space

Downtown (D) District

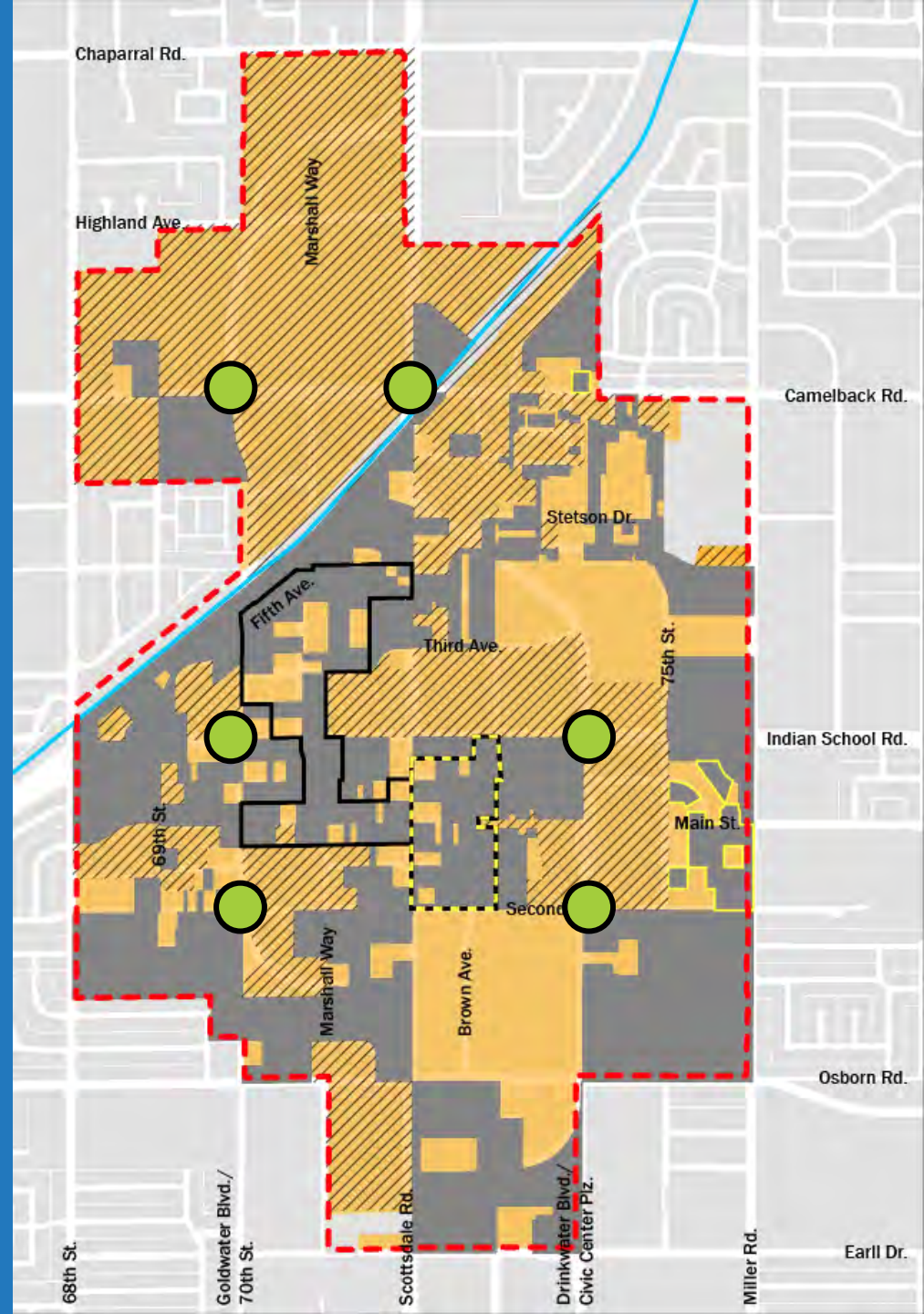
- Does not include open space as a development standard
-  Major Intersections – 2,500 sq ft of open space
- No minimum lot size

Downtown Overlay (DO)

- Does not include open space as a development standard
- No minimum lot size

Planned Block Development Overlay (PBD) District

- Does not include open space as a development standard
- Development flexibility to implement the Old Town Plan and achieve public benefit (sites more than 20,000 sq ft - gross)
 - Increased Height Maximum
 - Increased Gross Floor Area Ratio (GFAR)
 - Increased Density
 - Amend Setbacks/Stepbacks



Bonus Development Standards

- Bonus development standards exceed the base requirements outlined by the Zoning Ordinance, typically in height, density, or building floor area.
- Providing special public improvements/public benefits allow development bonus standards to be requested:
 - 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.



Open Space

What we heard:

City Council

- Expressed interest in expanding open space areas in Old Town
- Expressed interest in expanding bonus development standard consideration to require open space

Community Open House Series

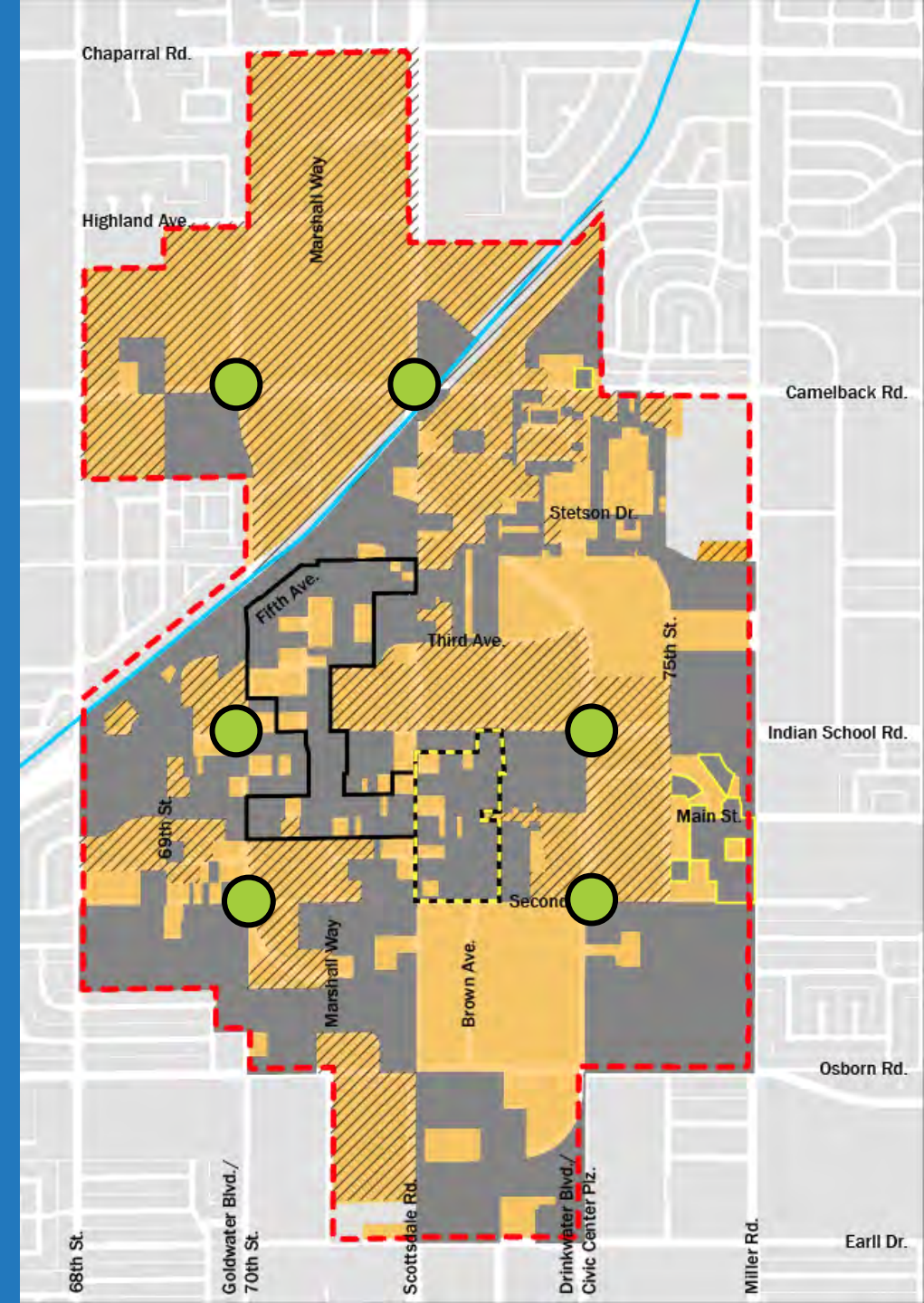
- Participants expressed support for open space as the most desired public benefit in exchange for bonus development standards
 - When bonus maximum heights are requested, open space should be an *expected* public benefit
- Enhanced pedestrian areas and the inclusion of new pocket parks were regarded as desirable



Questions

The Zoning Ordinance does not require open space on each property within Old Town, so as to maintain a vibrant, pedestrian experience in downtown. Providing open space is currently an option when requesting bonus development standards.

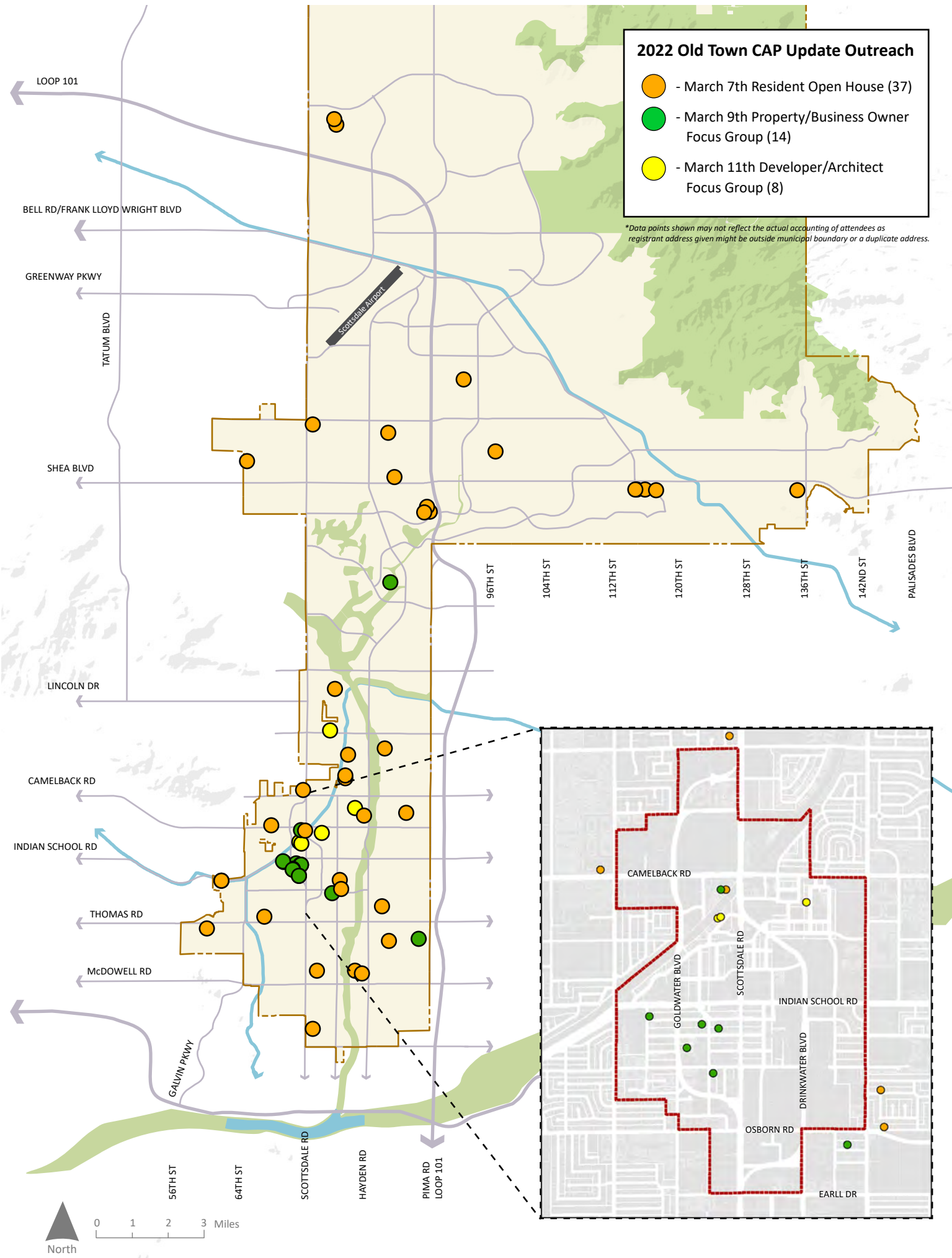
- Should open space be a requirement, or continue to be an option when considering bonus development standards requests?



2022 Old Town CAP Update Outreach

- - March 7th Resident Open House (37)
- - March 9th Property/Business Owner Focus Group (14)
- - March 11th Developer/Architect Focus Group (8)

**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 & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Jesse Westad

Date / Time: 3/7/22 5:30 pm

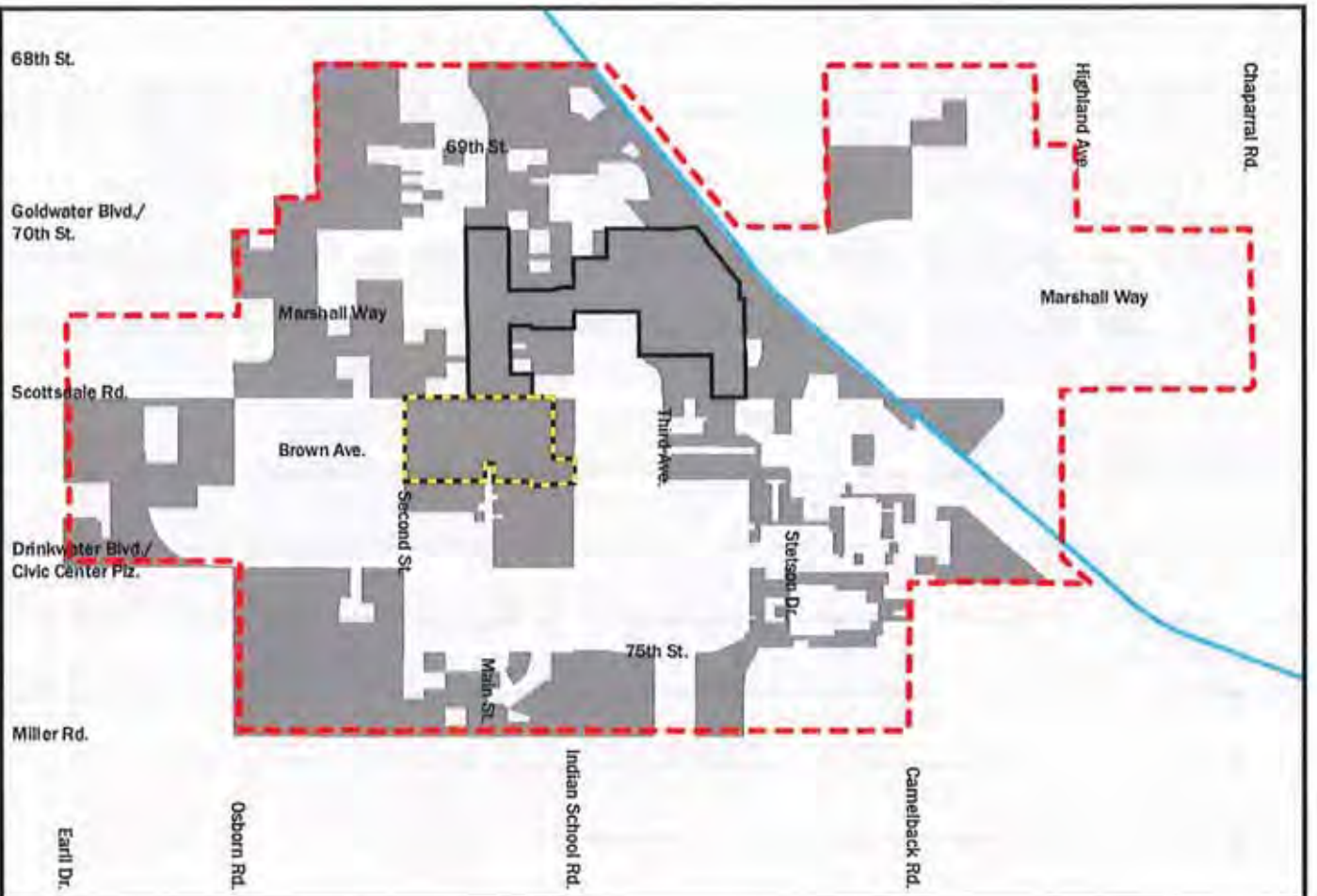
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.



Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

150' along canal

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

200' along canal

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

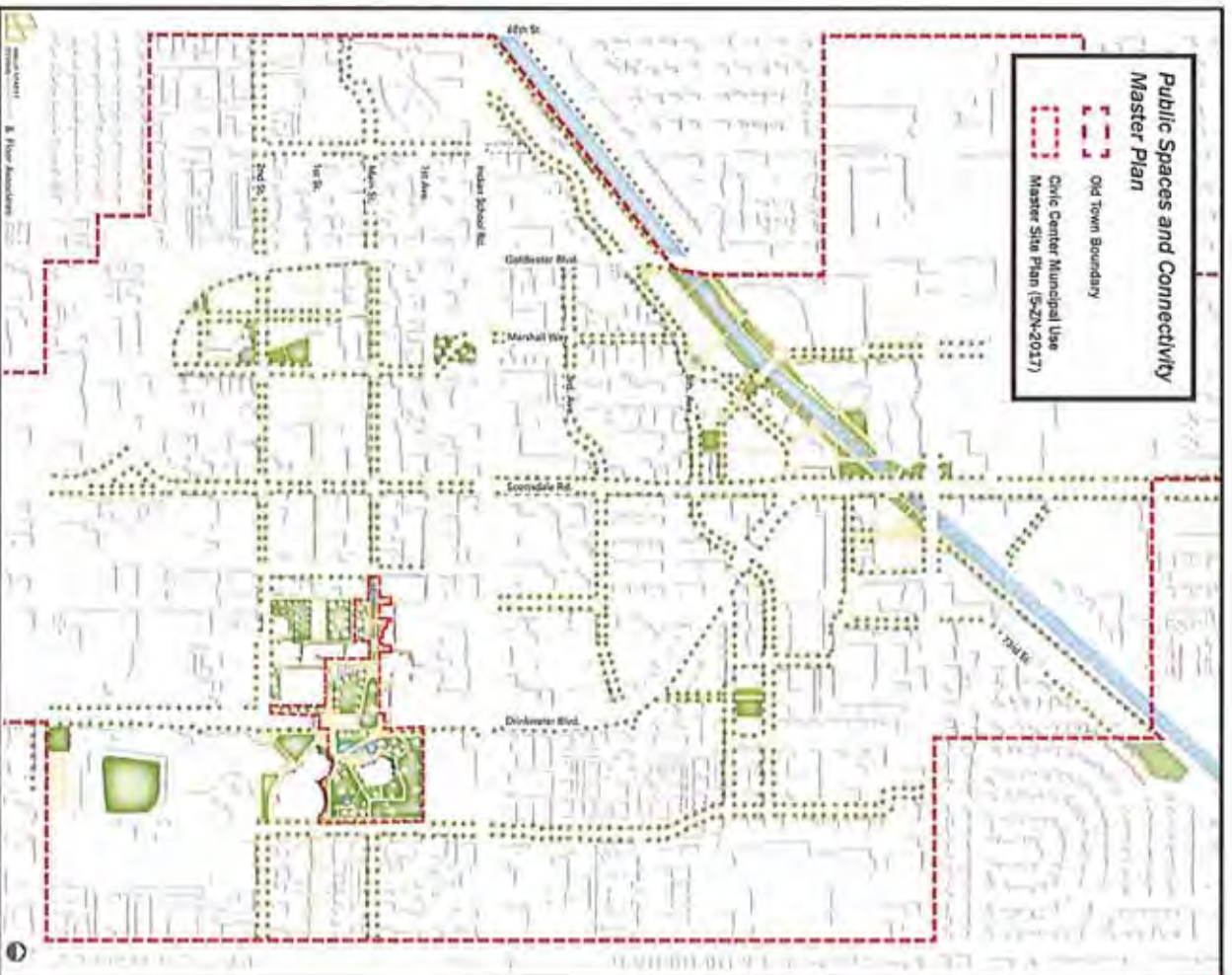
Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

Yes

match up w/ Old Town Scottsdale

Bike Master Plan



Old Town Scottsdale

Map 5 - Old Town Public Spaces and Connectivity Master Plan

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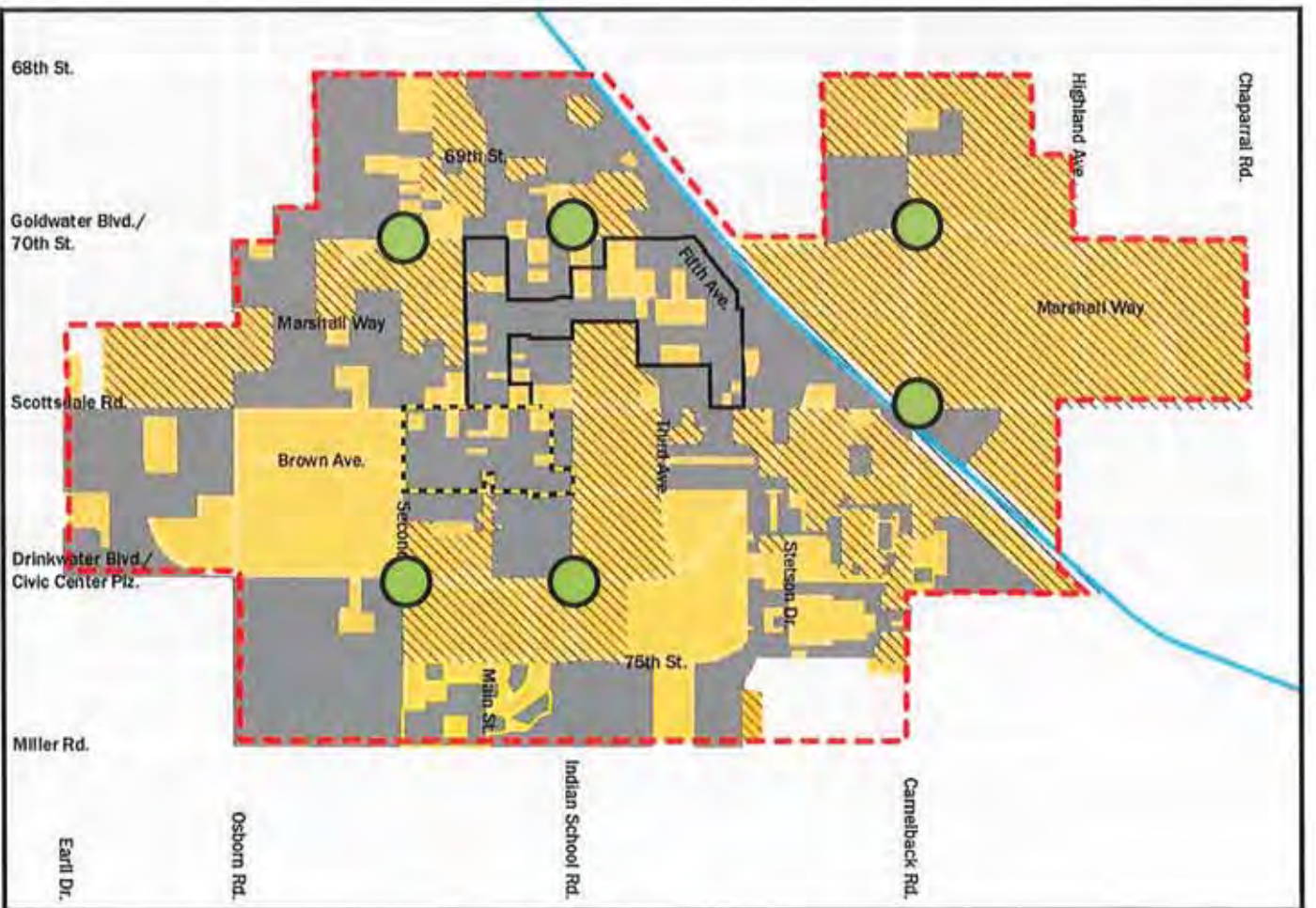
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Every project is different, rather see the money spent on the biggest ROI for all uses





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Amy Herring

Date / Time: March 7, 2022

Mixed-Use - Residential Units

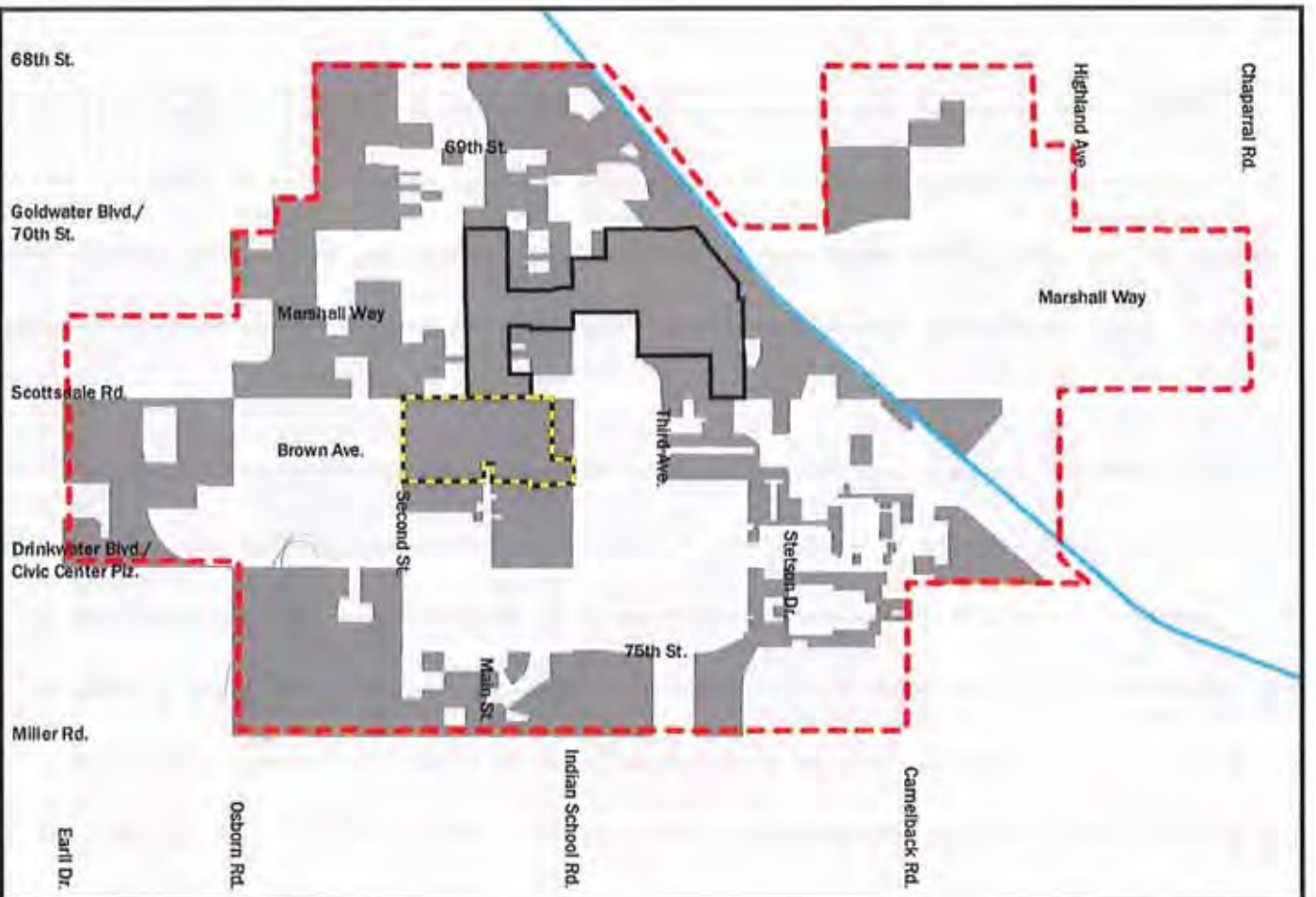
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

it doesn't stop a live
work scenario, but still
encourages





Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Open space should

be a percentage

rather than a

minimum.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development
in Sector
Ordinance



Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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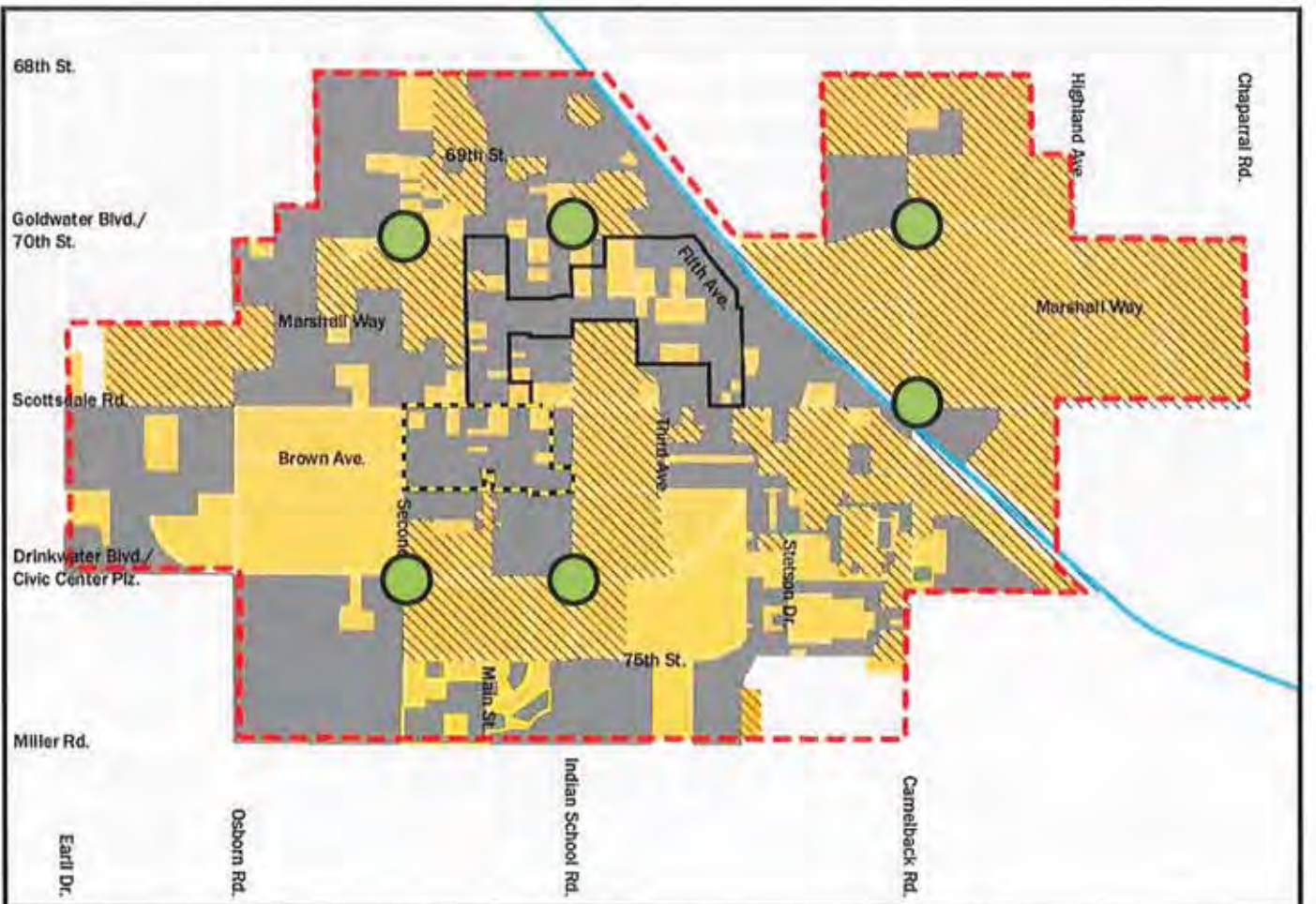
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: CATHERINE HUNG

Date / Time: 3/7/22 5:30 pm.

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

- YES QUALIFY # FOR TYPES

- YES QUANTIFY TO RESTRICT !

MANAGE DENSITY

PARKING - RATIO

↑ POLICING - SECURITY

TYPE OF USES - SUPPORT SMALL BUSINESSES

↑ - RETAIL / RESTAURANTS -

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

- CIVIC CENTER

- SOUTH

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

- CASE BY CASE REVIEW

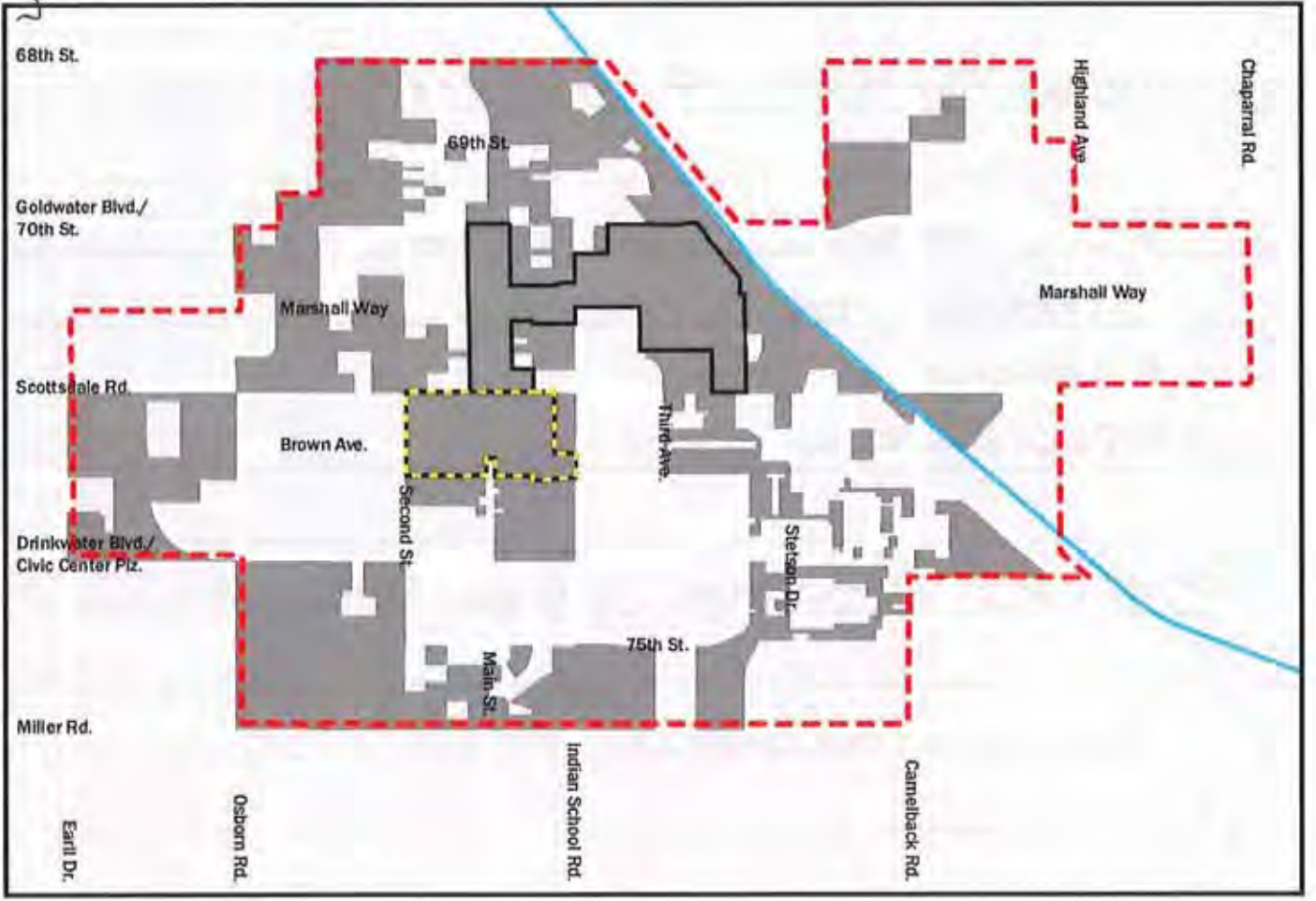
IF CONVERSIONS "HOUSE"

THAT IS NOW BUSINESS (e.g. city office)

BACK TO RESIDENTIAL

THAN OR - IF NEW DEVELOPER

THAN NO,



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

Maintained

Amended





If amending, what base maximum building heights would you suggest changing – and where?

- OK w/ HEIGHT FOR ~~THE~~ SECTION

SOUTH / HOSPITAL

- DECREASE HEIGHT FOR

TYPE 2-3

	Base Maximum
 Type 1	40' in Historic Old Town 48' in all other
 Type 2	66' ↘ 48
 Type 2.5	66' ↘ 48
 Type 3	84' - OK - FOR - HOSPITAL

OK - FOR HOSPITAL



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

Maintained

Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

- OVERALL \downarrow 25% MIN.

- ALBERT W/ ADJUSING "HEIGHT" TO RECOVER OPEN SPACE

PARKING. (BONUS VS.)

BEFORE HOW USABLE

Gross Lot Area to be equal to or greater than:		
20,000 to 100,000 square feet	100,000 to 200,000 square feet	200,000 square feet or more
Type 2 78' <i>78' (with 60' written below)</i>	90'	90'
Type 2.5 78'	90'	120'
Type 3 90'	120'	150'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

- Yes
- No

Do you agree with the existing list of public benefits?

- Yes
- No

If not, what modifications or additions you would suggest?

LIST IS FINE BUT THINK
 IT SHOULD BE SPECIFIED
 HOW MUCH OF EACH CATEGORY
 AND PRIORITIZED (SUGGESTED
 AT RISK)

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- ⑤ • Major Infrastructure Improvements
- ② • Public Parking Areas
- ① • Public Open Spaces (Minimum
18,000 Square Feet)
- Cultural Improvements Program
Contribution
- ③ • Enhanced Transit Amenities
- Pedestrian Amenities
- ④ • Workforce Housing
- Uncategorized improvements and/or
other community benefits

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

Yes

No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

Yes

No

Need A BROADER VIEW

- CANAL / INDIAN STRA

- REVIEW OF CHAP, WATER WINDIAN BAND WASH.

- LAYERS / LIST OTHER

ELEMENTS - BIKE PATH,

HOSE TRAILS, PARKS,

COMMUNITY SPACE (OUTDOOR VENTURES)



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Map 5 - Old Town Public Spaces and Connectivity Master Plan



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: SUSAN WHEELER

Date / Time: 5:30 3/7/2022

See The ~~BY~~ BEN & RYAN'S
sheet.

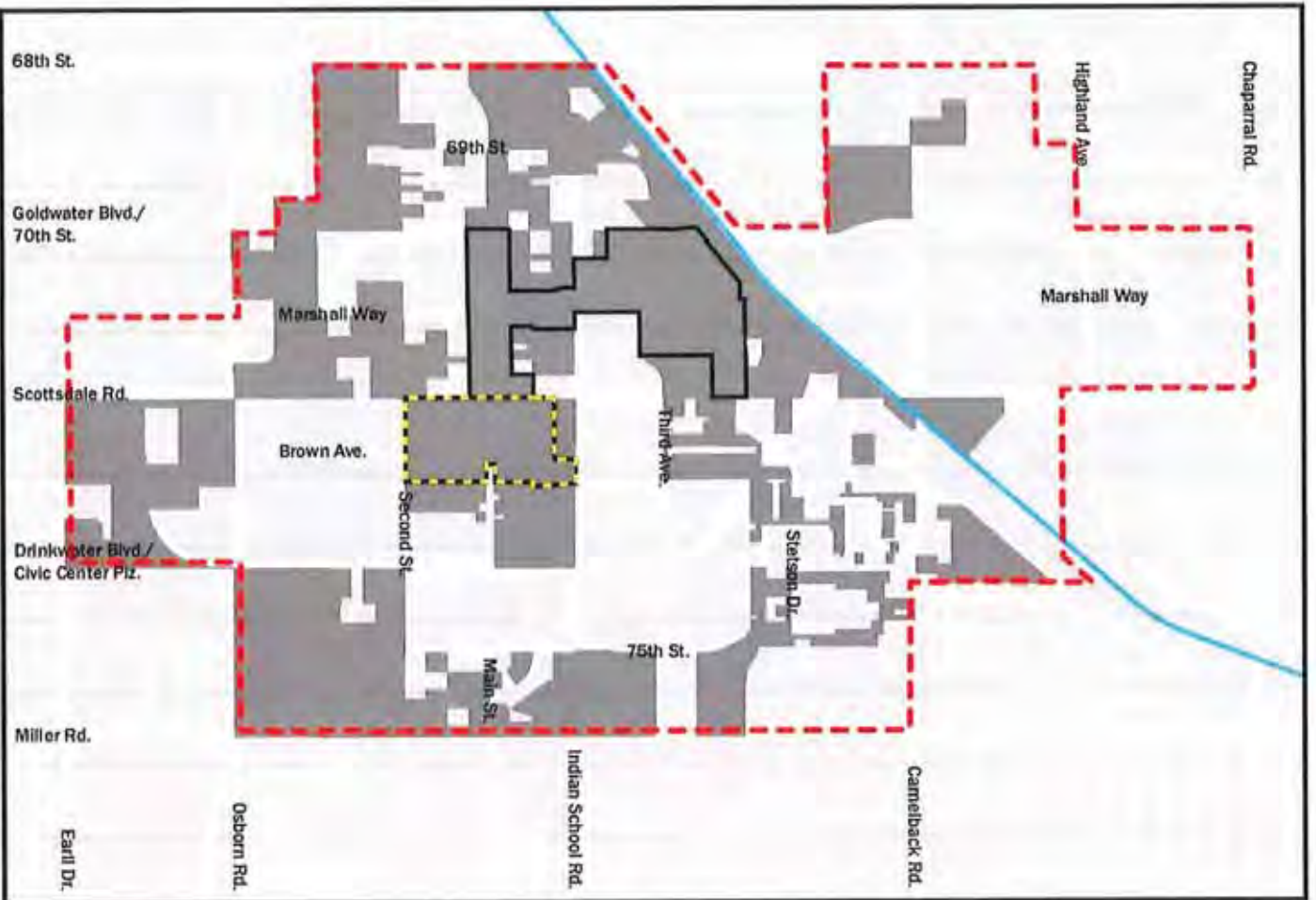
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No







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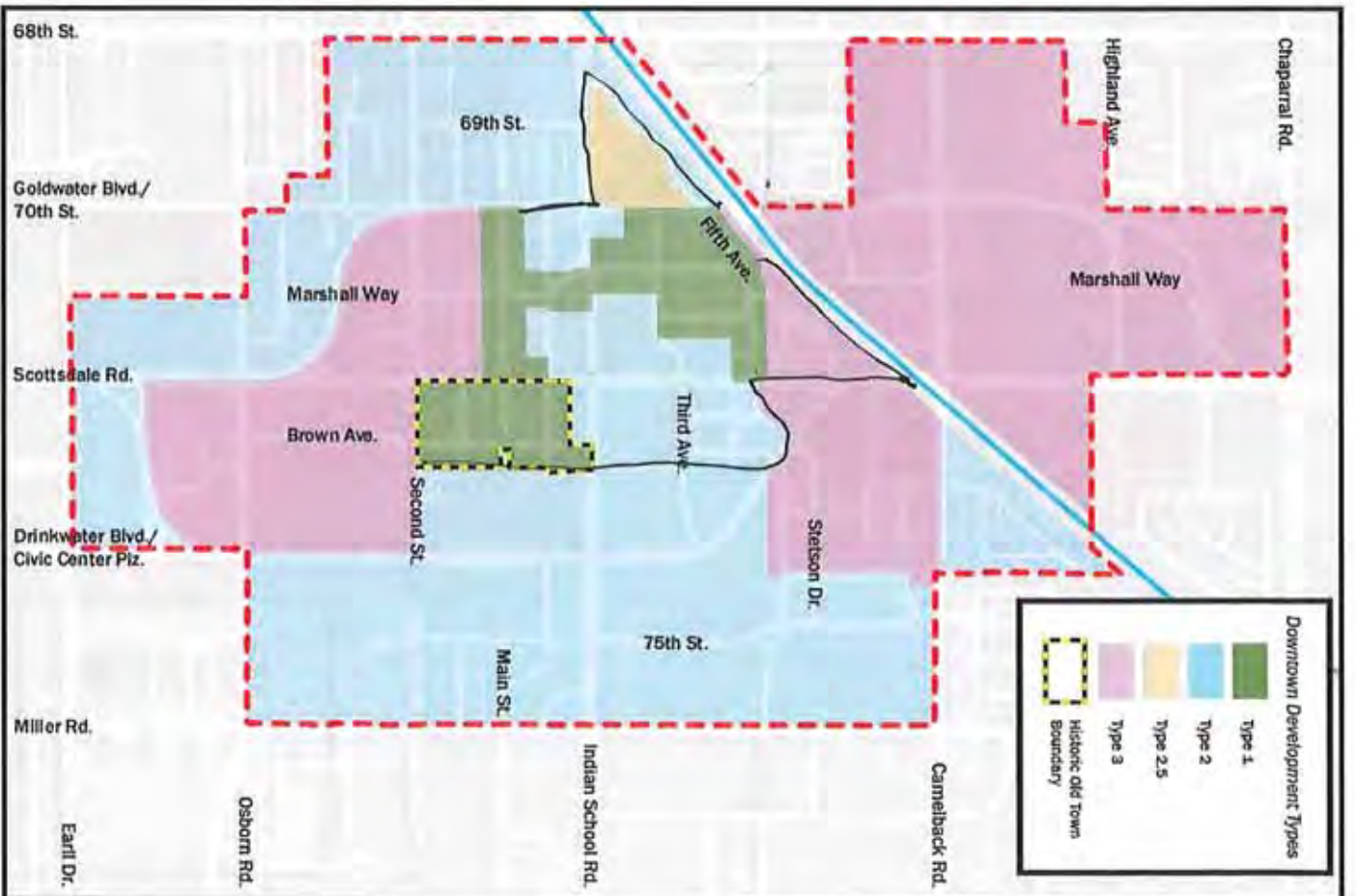
Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Downtown Development Types

-  Type 1
-  Type 2
-  Type 2.5
-  Type 3
-  Historic Old Town Boundary

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Dark Green old Town/downtown
310 feet

Gross Lot Area to be <u>equal to or greater than:</u>			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

None it encourages
heights & development

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

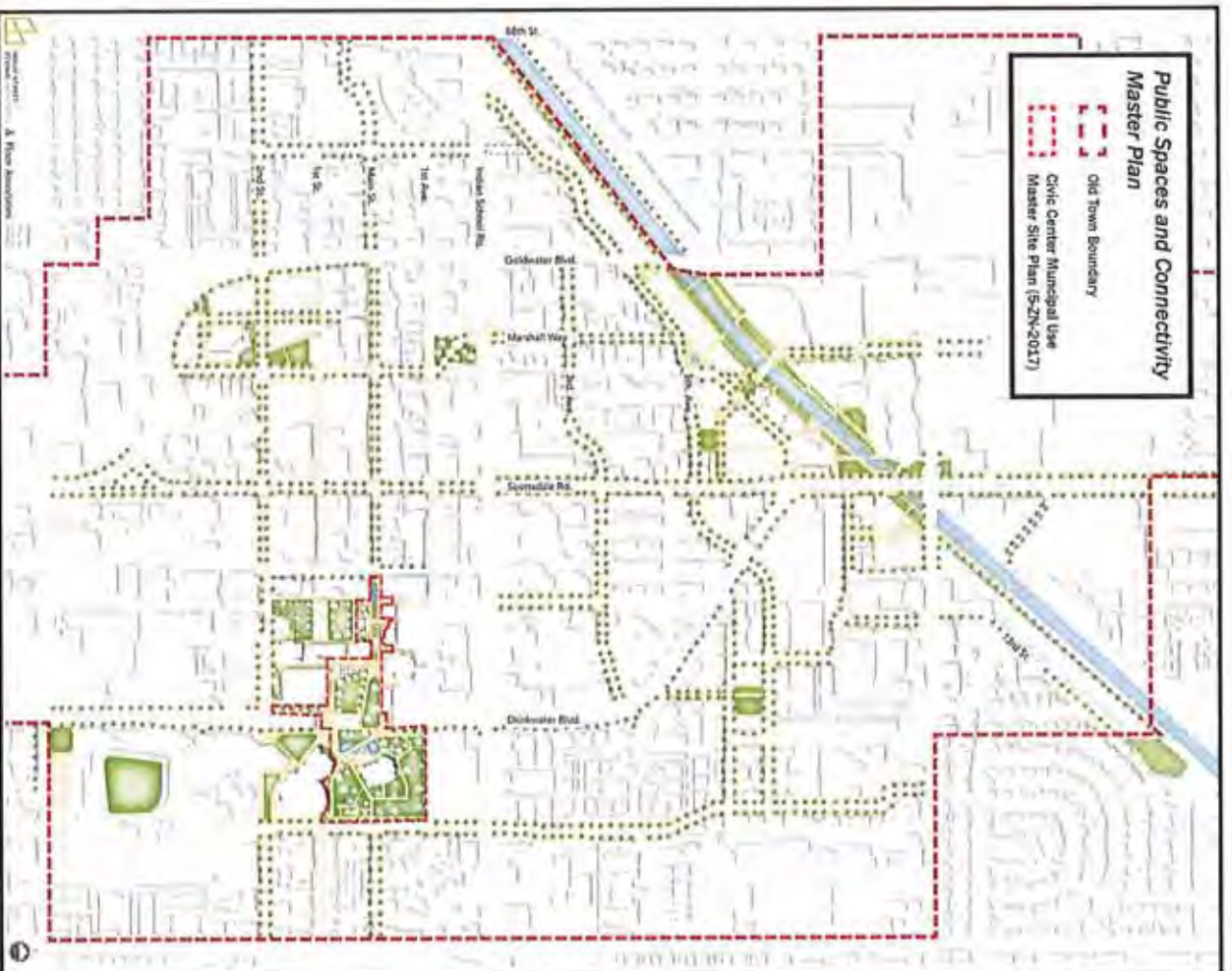
Contribution Costs for Bonus
Development Standards are outlined
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Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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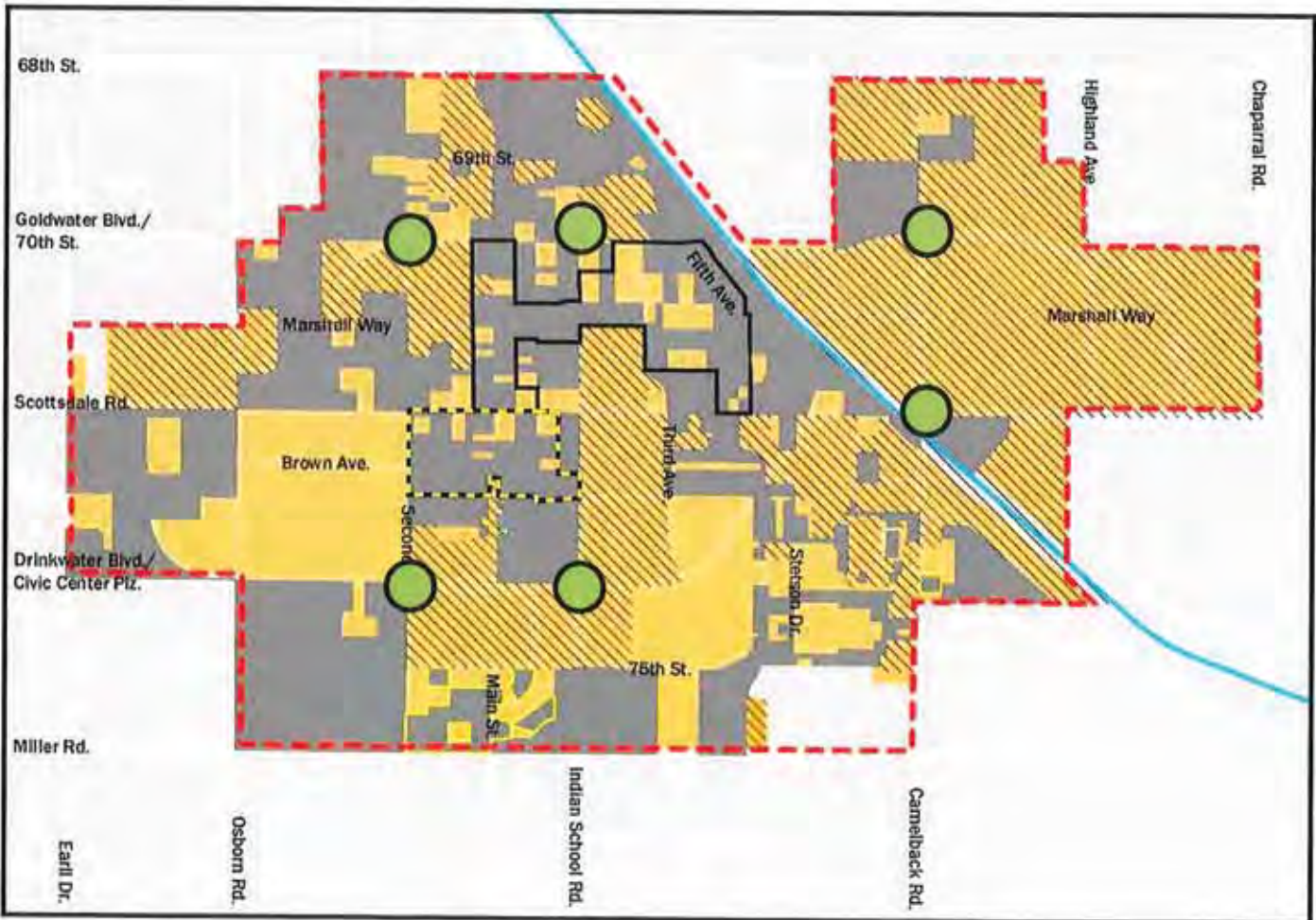
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Carly Magee

Date / Time: 3/7/22 5:30pm

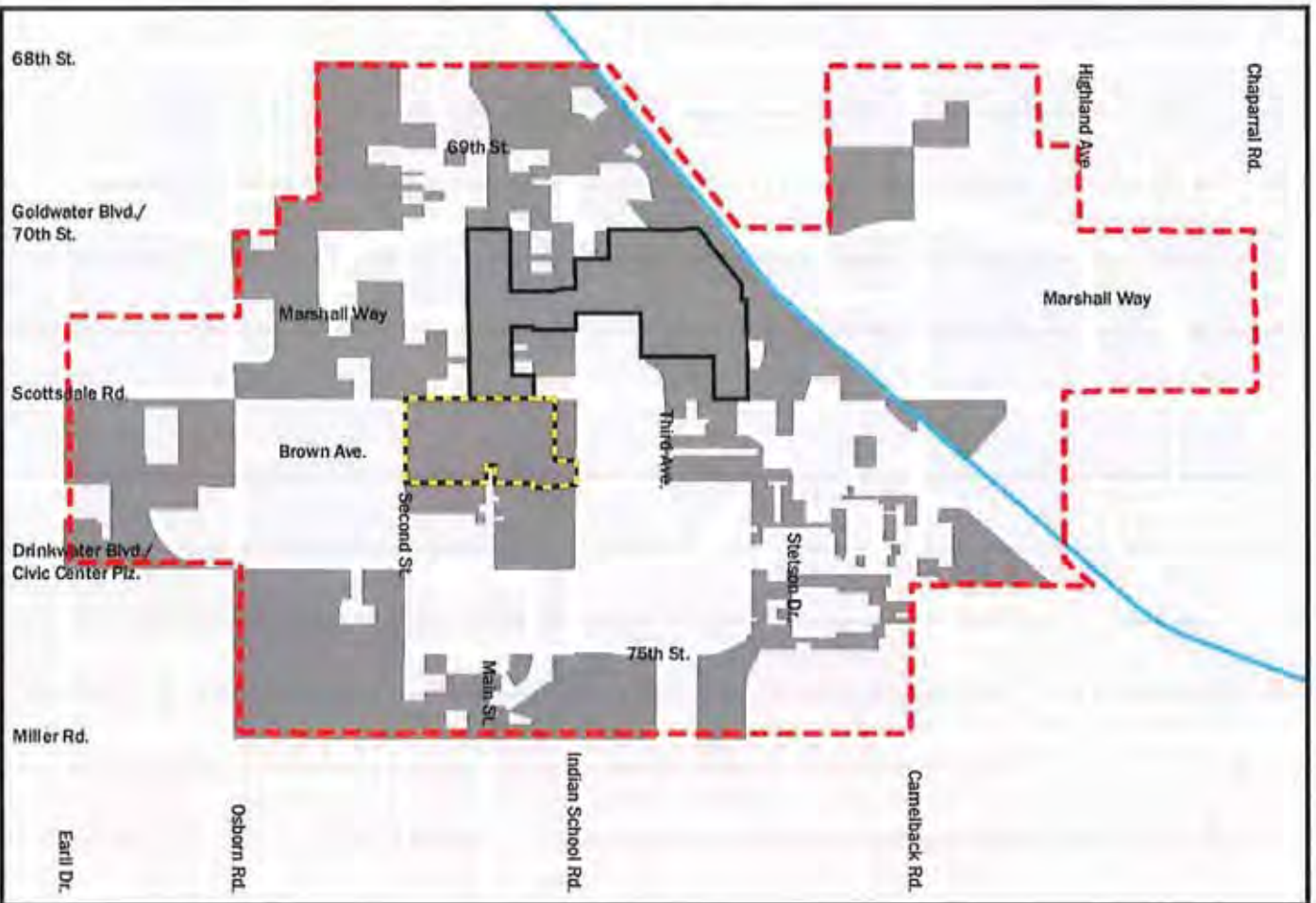
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base





Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Activate all areas of the canal to be Type 3 for amenities to be funded and activate the canal space for public use.

NA

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

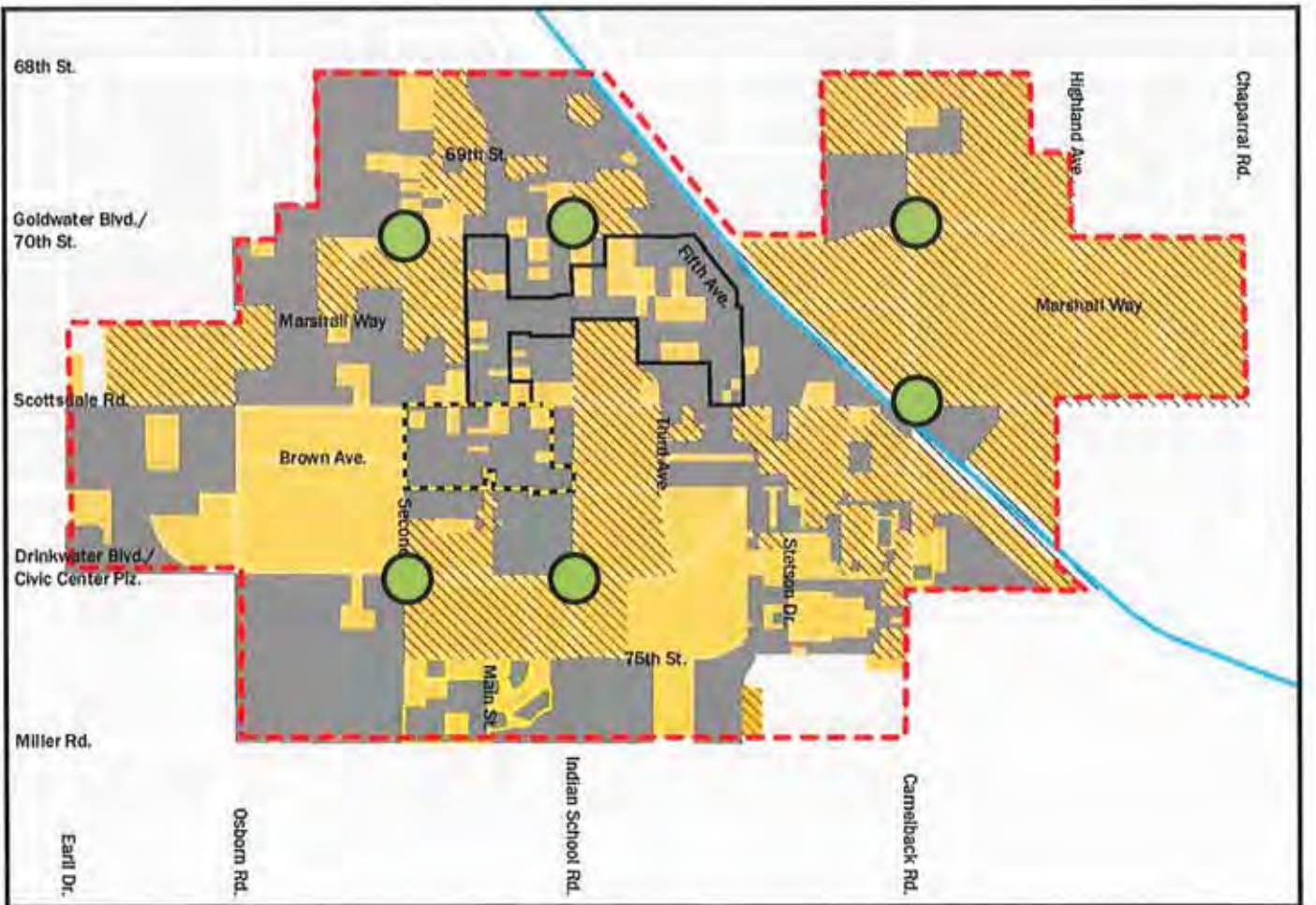
Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Peter Hosmer

Date / Time: 3/7/22 11:30

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Define which commercial zones are allowed
within the definition of "Mixed Use".

Area should not allow storage / industrial etc.

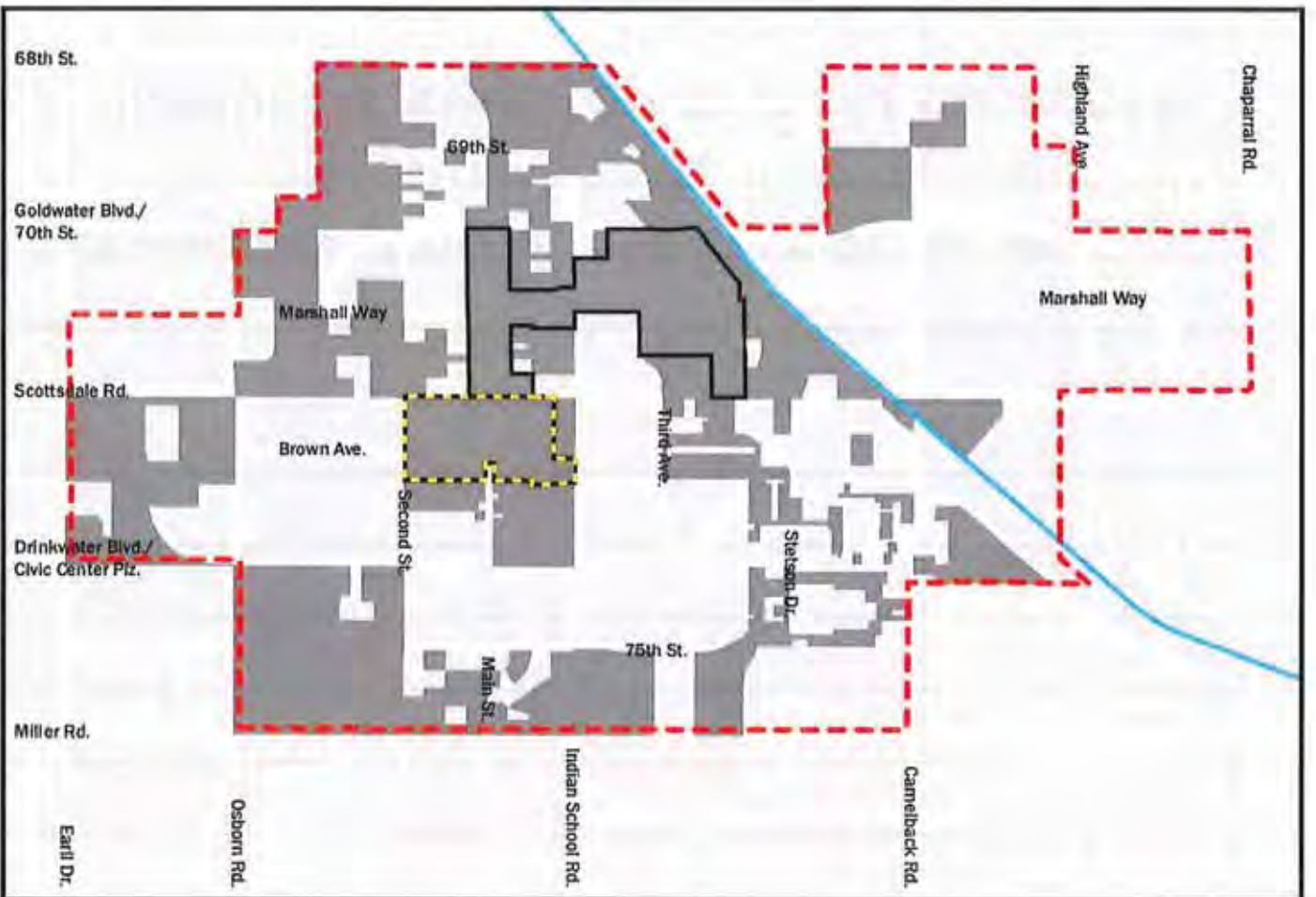
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be equal to or greater than:			
	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' 18"	120'	150'



Bonus Provisions - Public Benefit

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

\$ for parks

\$ for trails

\$ redevelopment in poor areas

\$ for masterplanning design studies

for areas needing redevelopment

and for Old Town

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

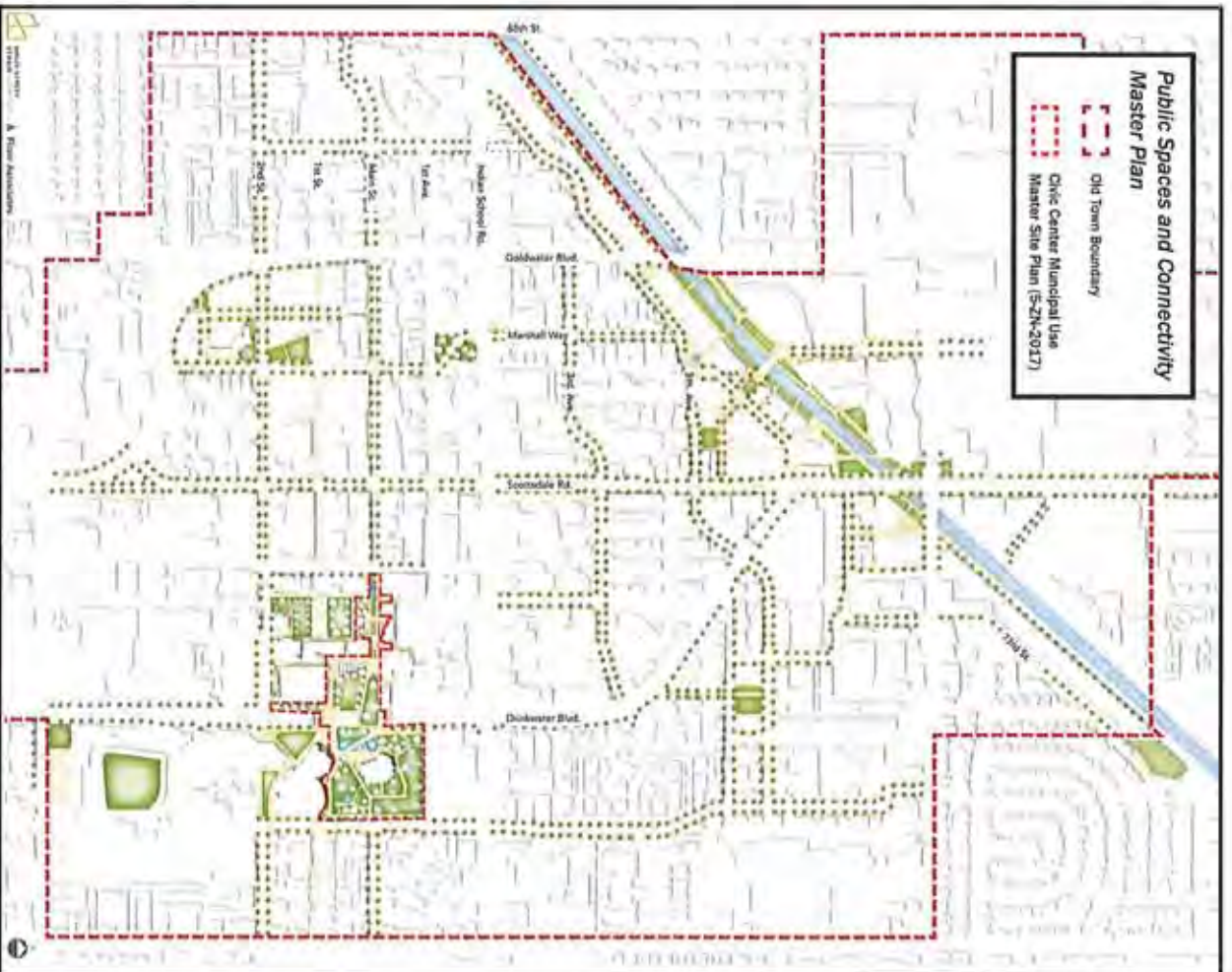
Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or availability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

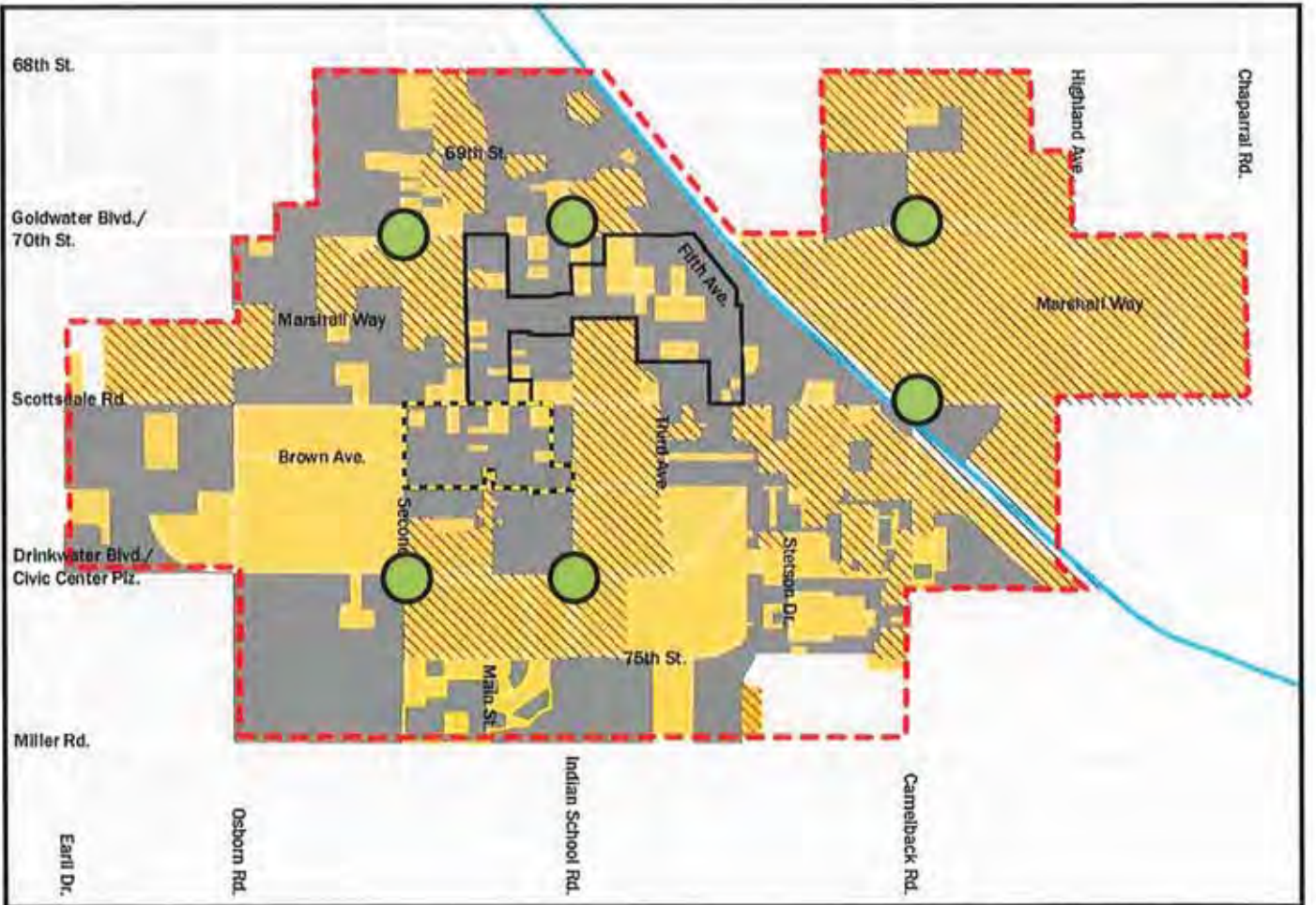
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Always require open space not just for the development but off-site as well

Need to add a surcharge for any large scale development that would benefit general public (100,000 sq ft lot areas and above)





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: MARGE KORYCINSKI

Date / Time: 8:30 3/7/2022

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

long term vision.
need to have a better long term vision
continue to be walking friendly
continue with height restrictions
maintain unique character

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

need to thoughtfully maintain character
& design & culture as well as economic develop-
ment

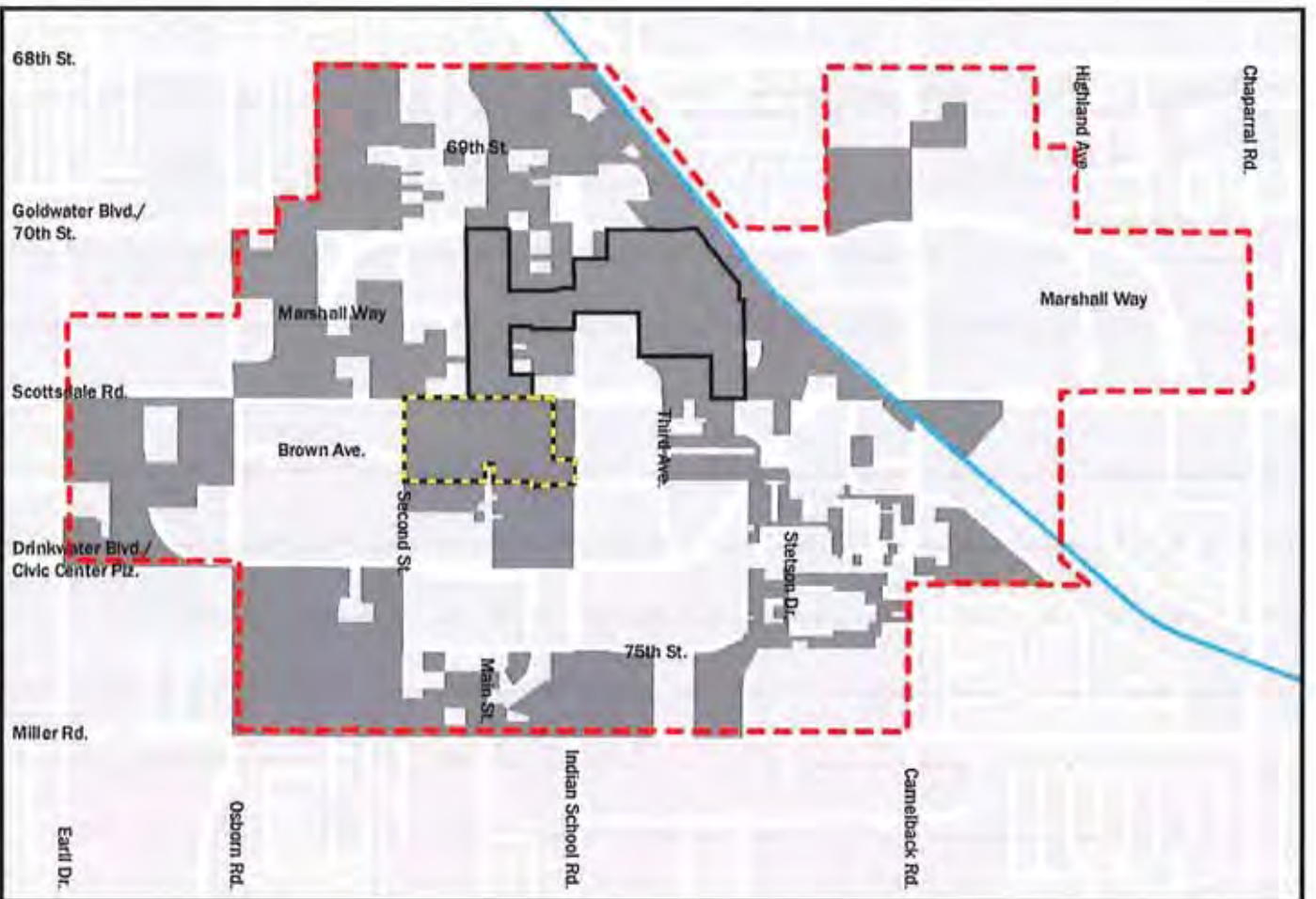
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Increase maximum bonus heights to 120' for all property excepting but not whole blocks built out to bonus height

Gross Lot Area to be equal to or greater than:

	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Public Spaces/Connectivity

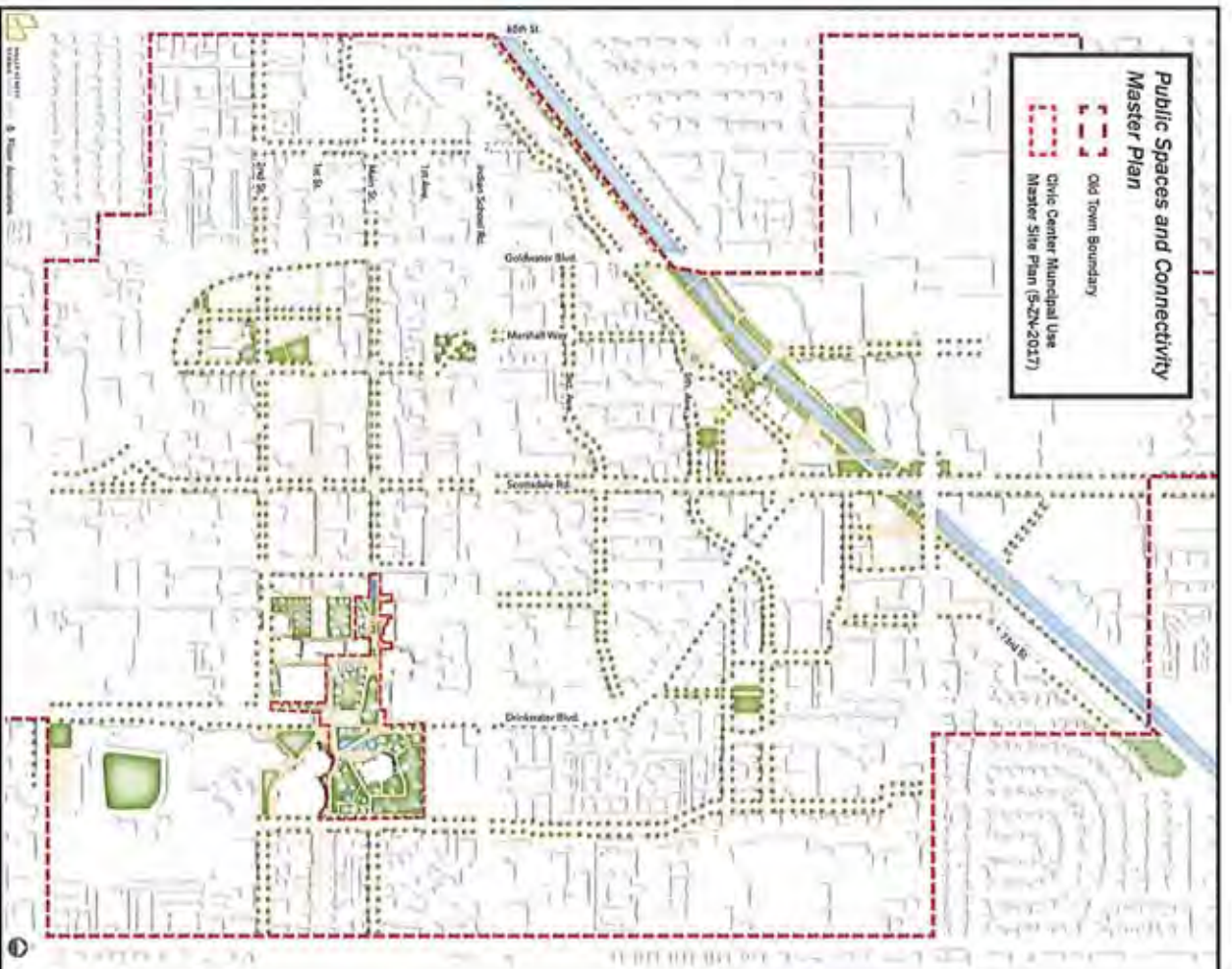
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

Need landscaped or
 "soft" space between
 concrete ~~types~~
 concrete ~~types~~ & street
 also need to maintain
 open "park like spaces"



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

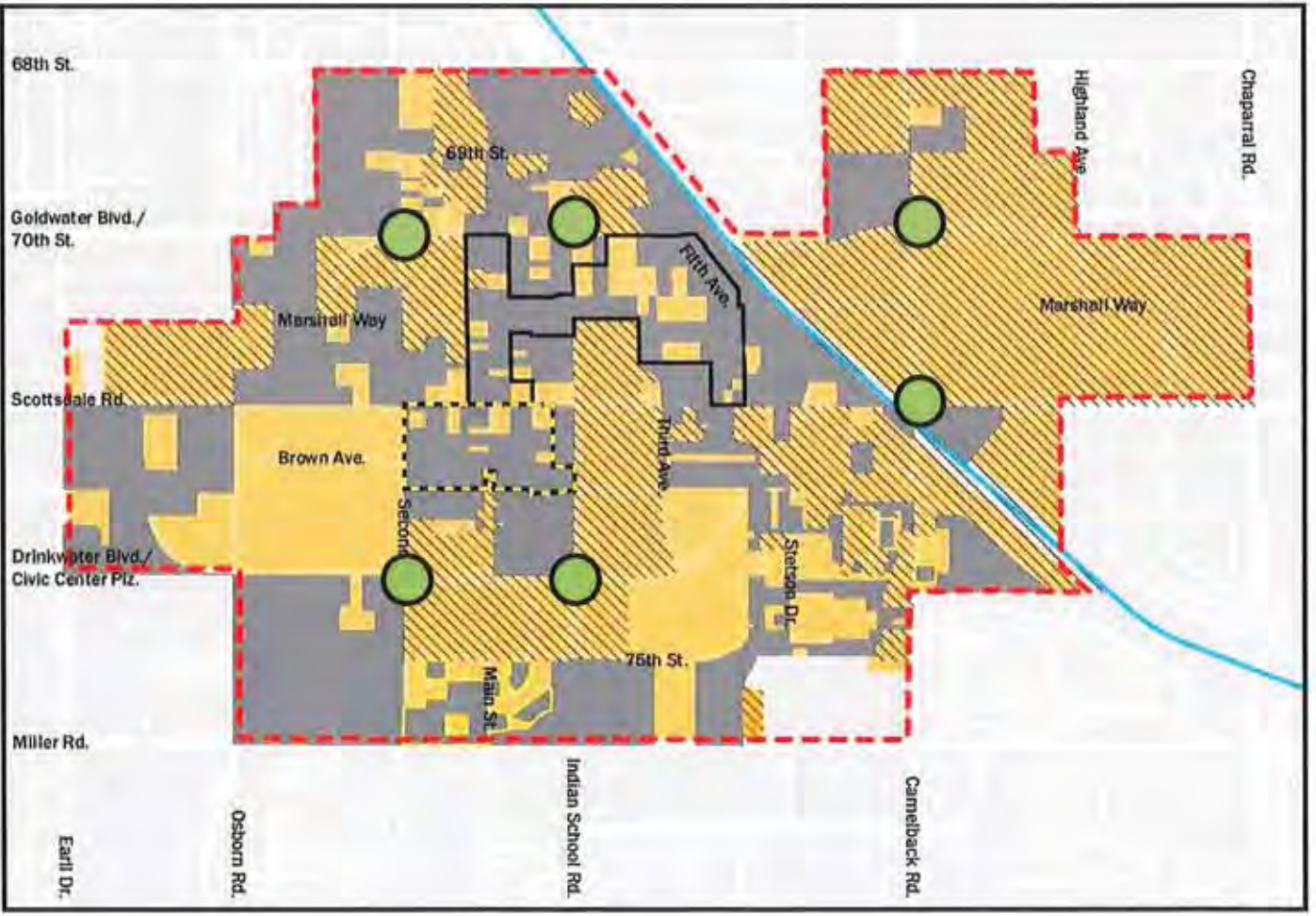
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Developers should meet our needs & expectations rather than the reverse. Open space is desirable to include green space, landscaping, outdoor seating etc & can be broken up into smaller sections rather than one large section in to development sites





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Ben Timm

Date / Time: 3/7 11:30

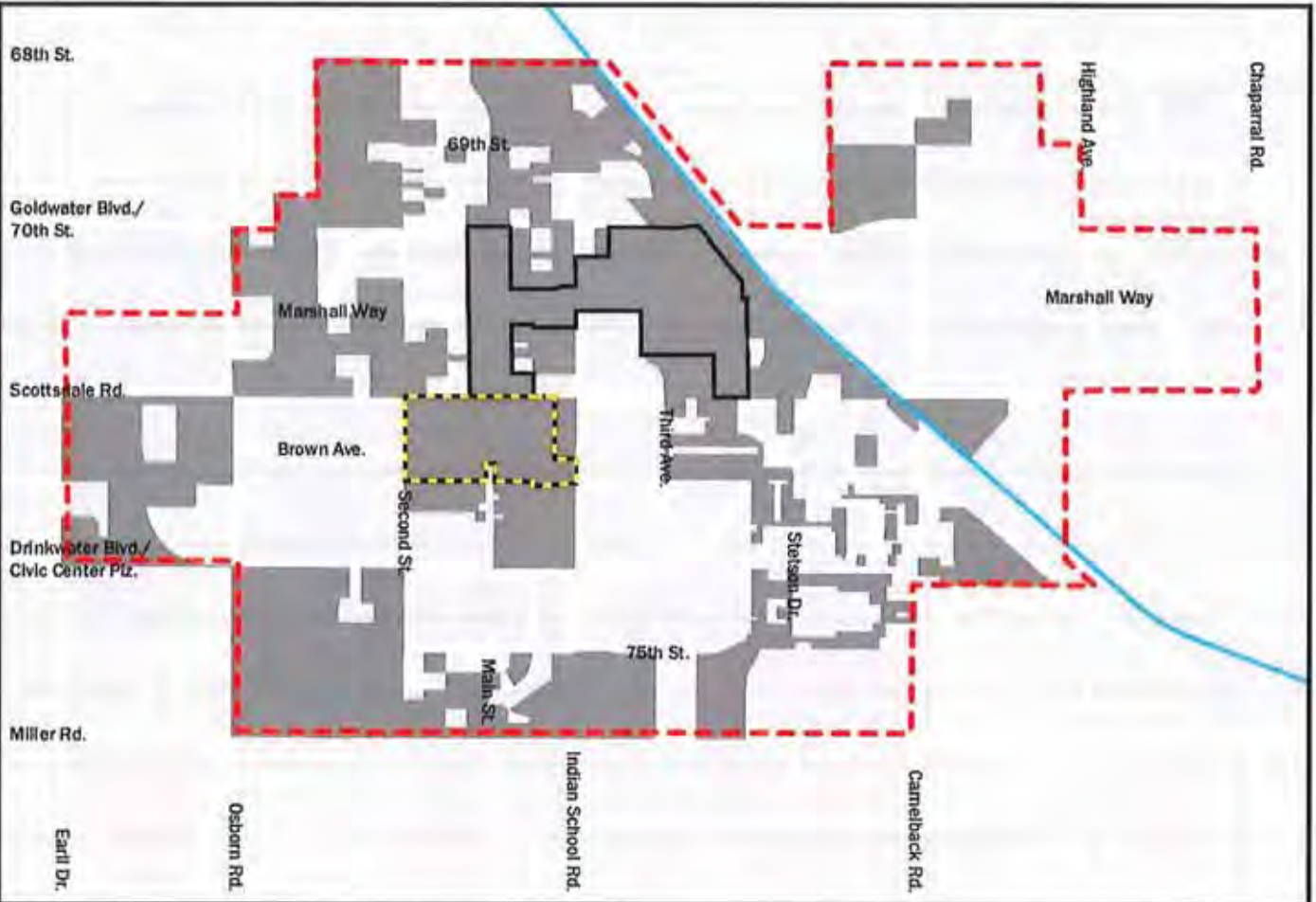
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No





Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
 Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

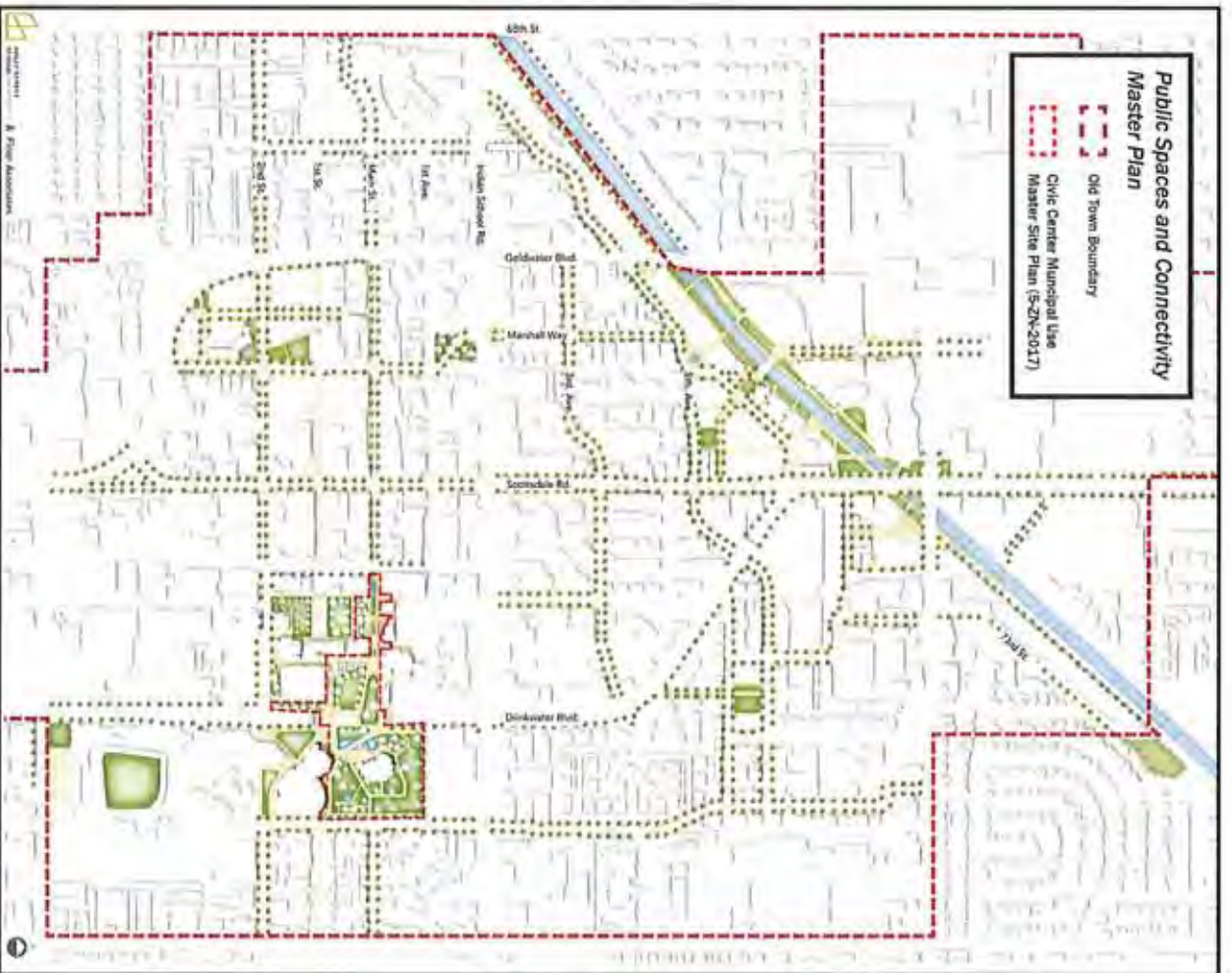
Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



Map 5 - Old Town Public Spaces and Connectivity Master Plan

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Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Mary Fahrenbach

Date / Time: March 7 11:30

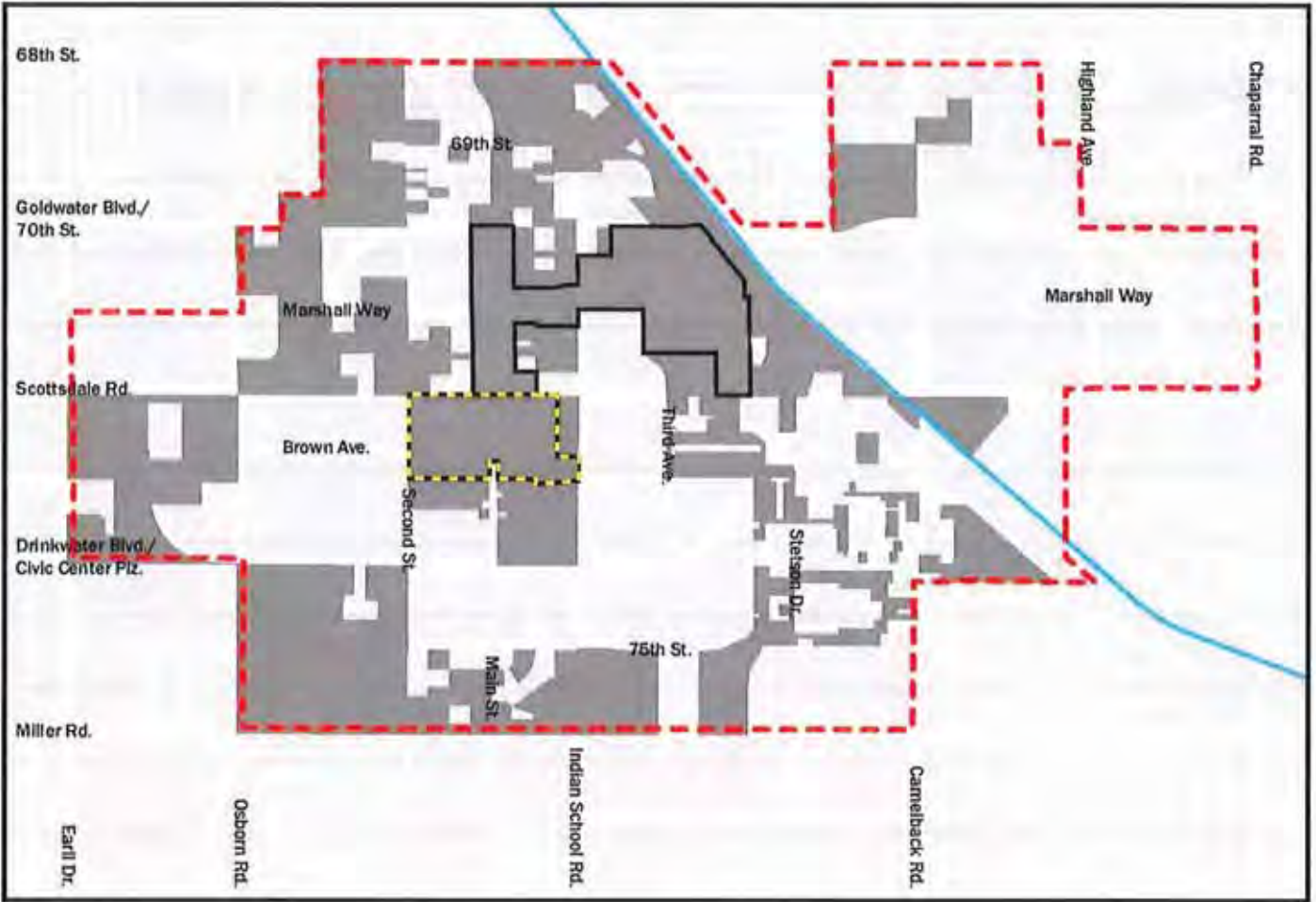
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base





Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

No building in any section in Historic Old Town should be taller than 48' - Reduce new construction to 36-40' & have developer pay for extra height

*4 consent
5 standard -*

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

? should city council be the folks that approve bonus heights.

Center

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

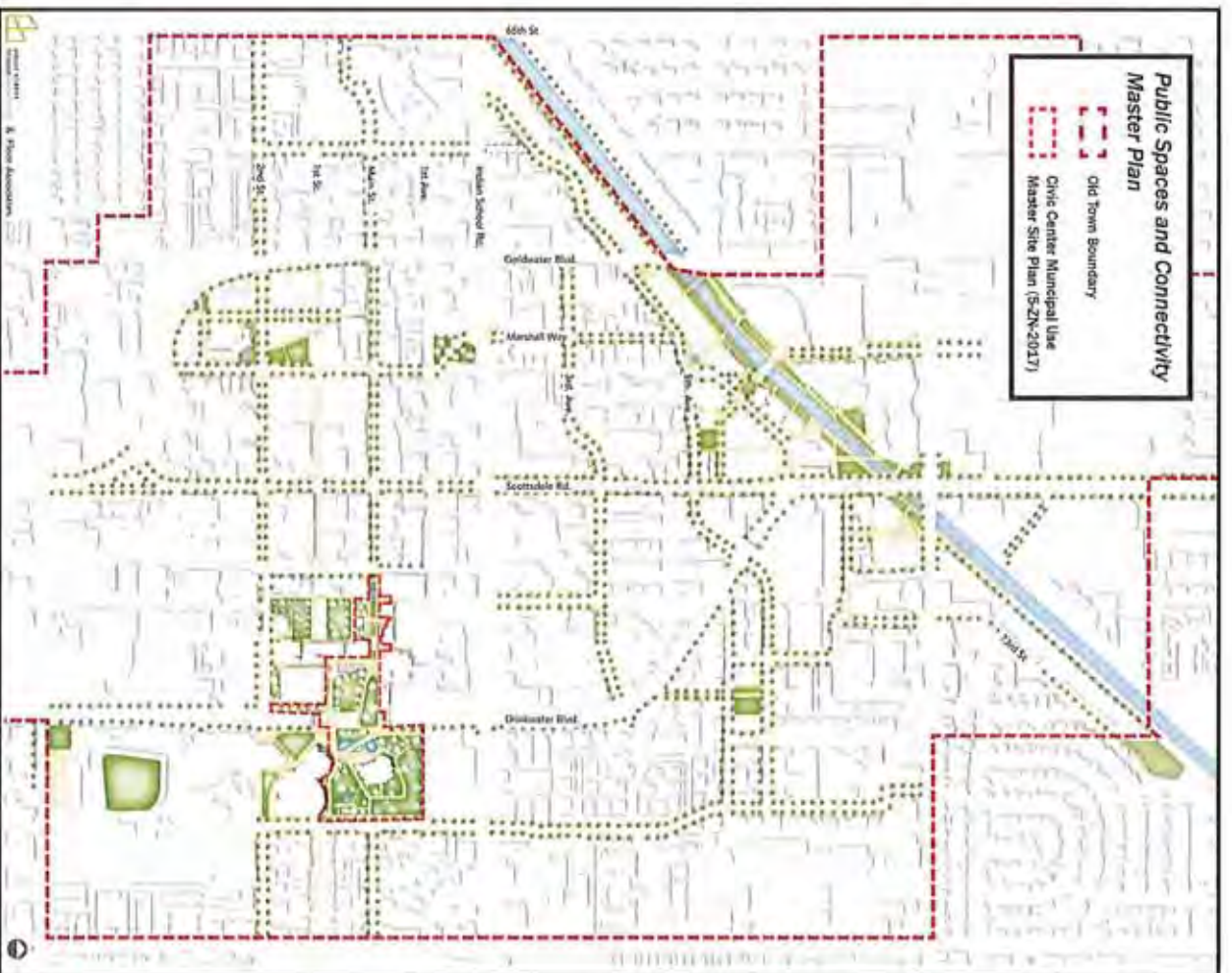
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Looky at this map really does it give me an idea of how much open space exist in Scotland



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

I am new to area so some of this was way beyond what I could comprehend. Presentation was very fast - understandable but made it hard for me.

Also part time resident at this point.

Listening to today - I am afraid that developers get what they want if they can pay for it.



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: ALEX MCLAREN

Date / Time: March 7th 11.30-1.30

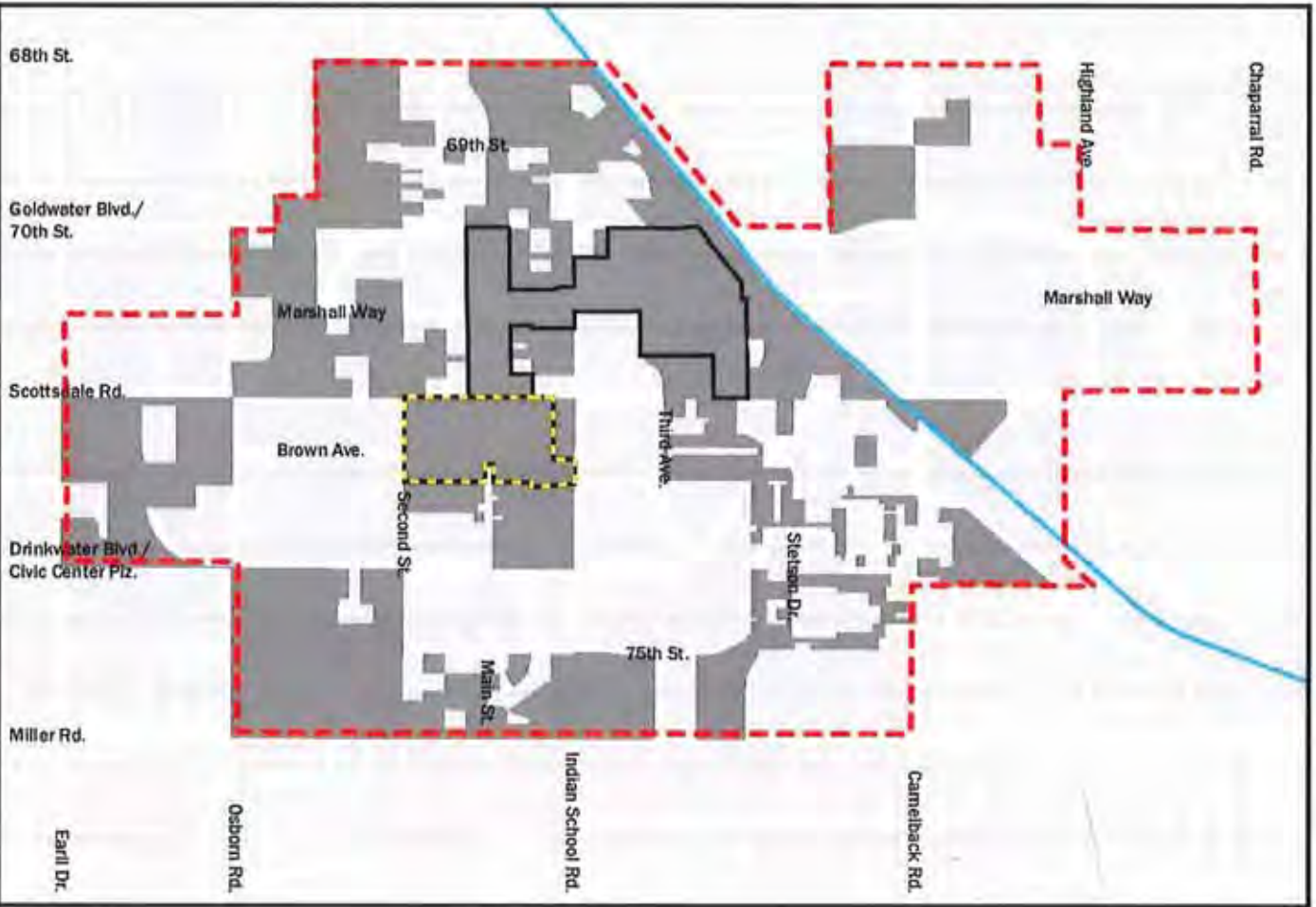
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
 Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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 ✓

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance. ✓

Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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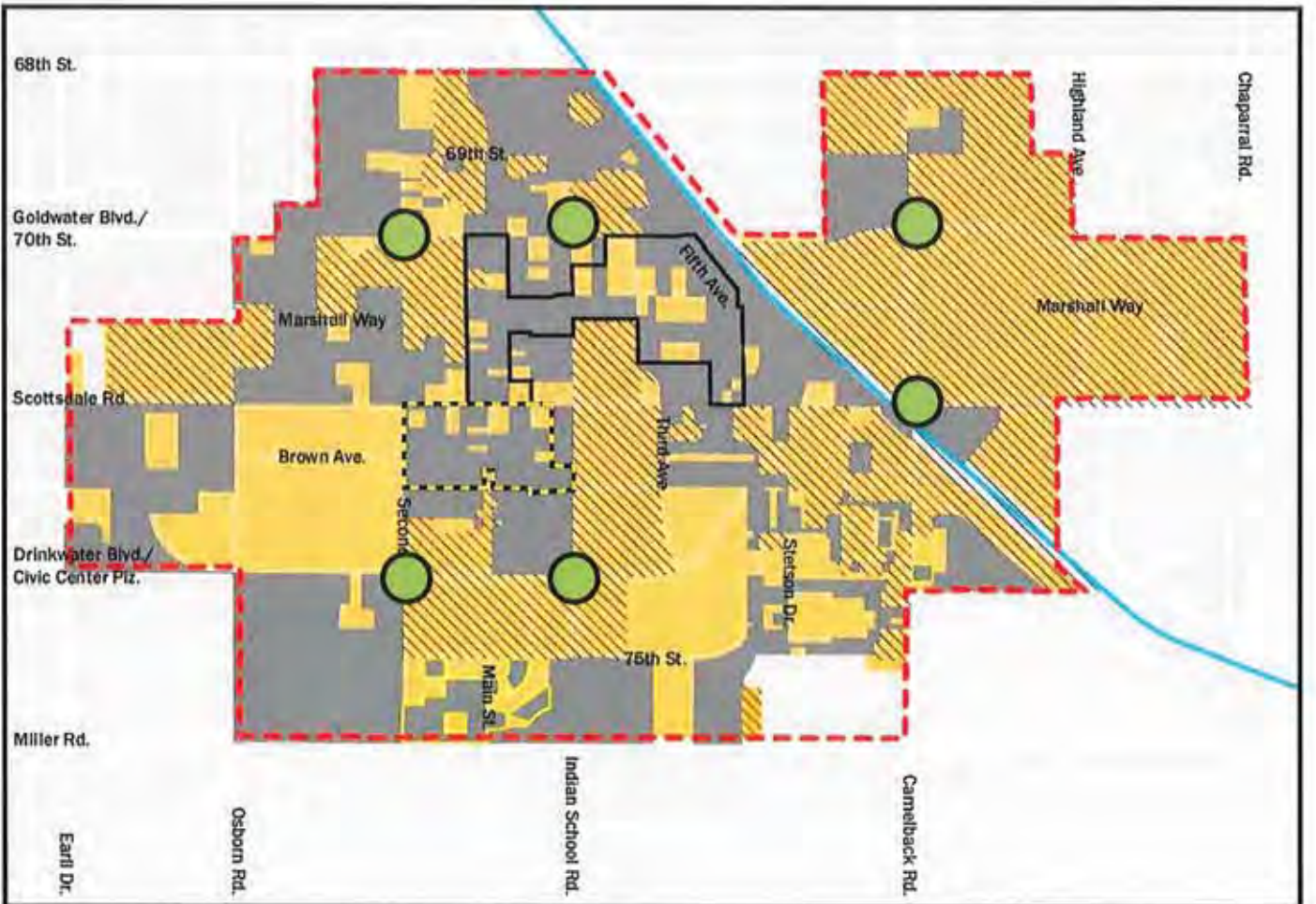
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Bruce Shapiro AZPBruce@gmail.com

Date / Time: 3/7/22 - 11:30

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

we need minimum percentages of Non-residential ~~uses~~
That must be ^{incorporated} ~~used~~ - And open space + Height
Requirements - ~~uses must~~

I like the 80% Residential + 20% Non-Residential

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

Yes

No

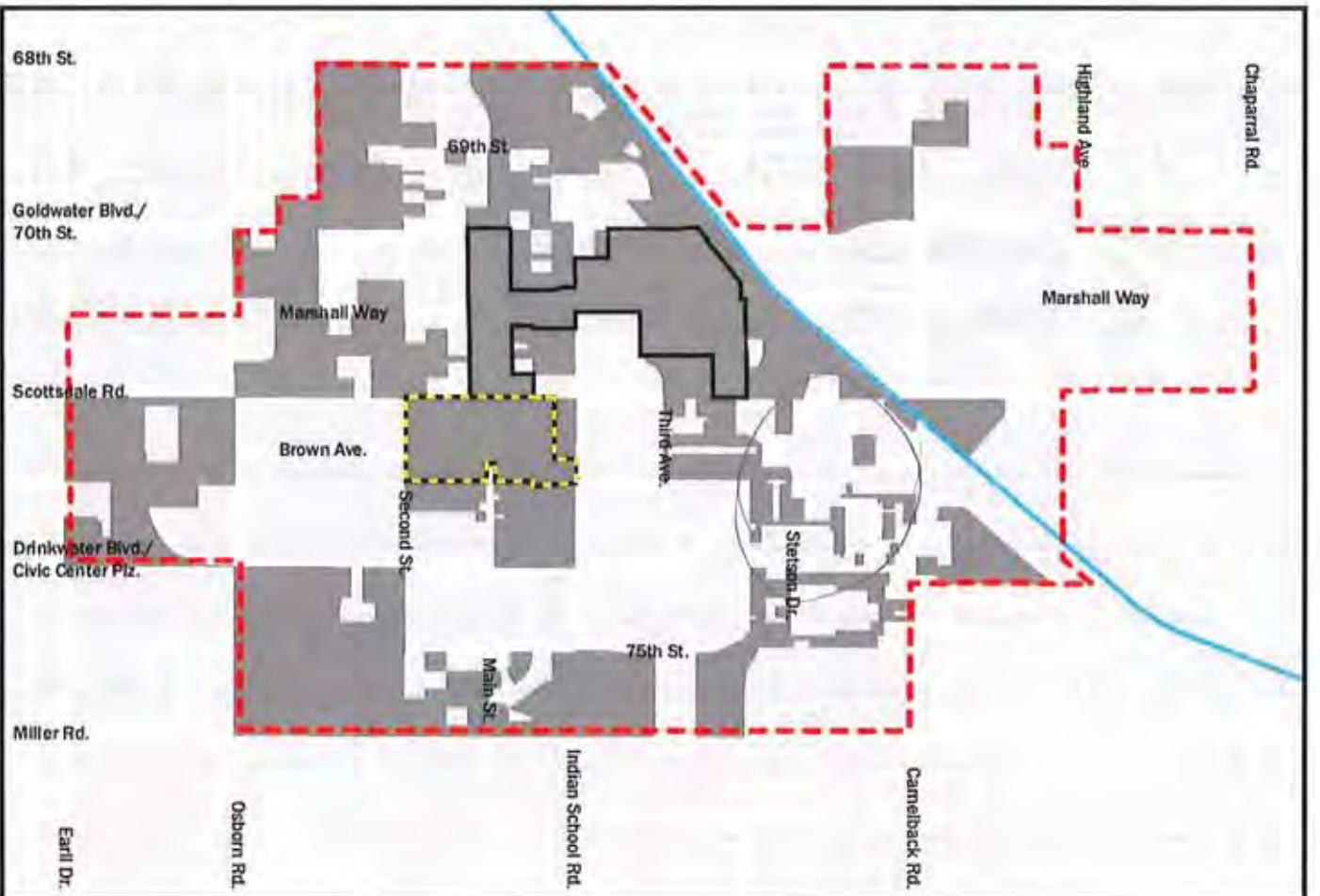
NO like it to be expected

NO the whole area is in the red dotted lines

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Reduce All to 36 FT + Then
 Allow BONUS - make developers
 pay to increase + develop ~~in~~
 in our community - Also we need to
 make the Bonus protect STEP UP - No walls
 and open
 space.

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

This should be the maximum height even with Bonus
~~Any Bonus should be only granted with a vote minimum dollar amount for Bonus - Then city can decide how to spend it~~

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes
 No

Do you agree with the existing list of public benefits?

Yes
 No

If not, what modifications or additions you would suggest?

Public open Space should be enlarged & made mandatory for any Bonus
Bonuses should be subject
By the public
Minimum dollar amount should be required under some formulas

Special public improvements/
public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

much higher than what ~~is~~ ^{it currently is}

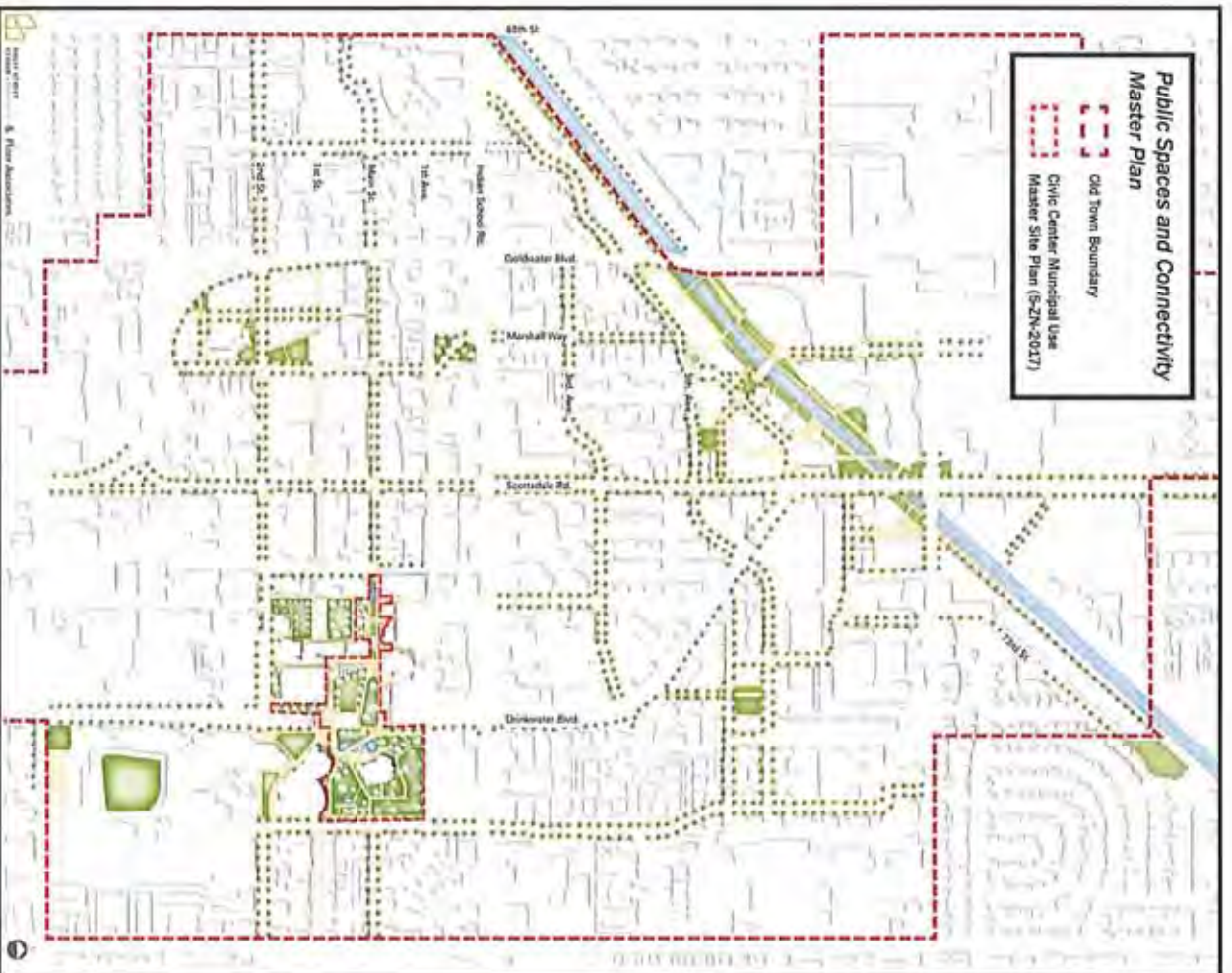
Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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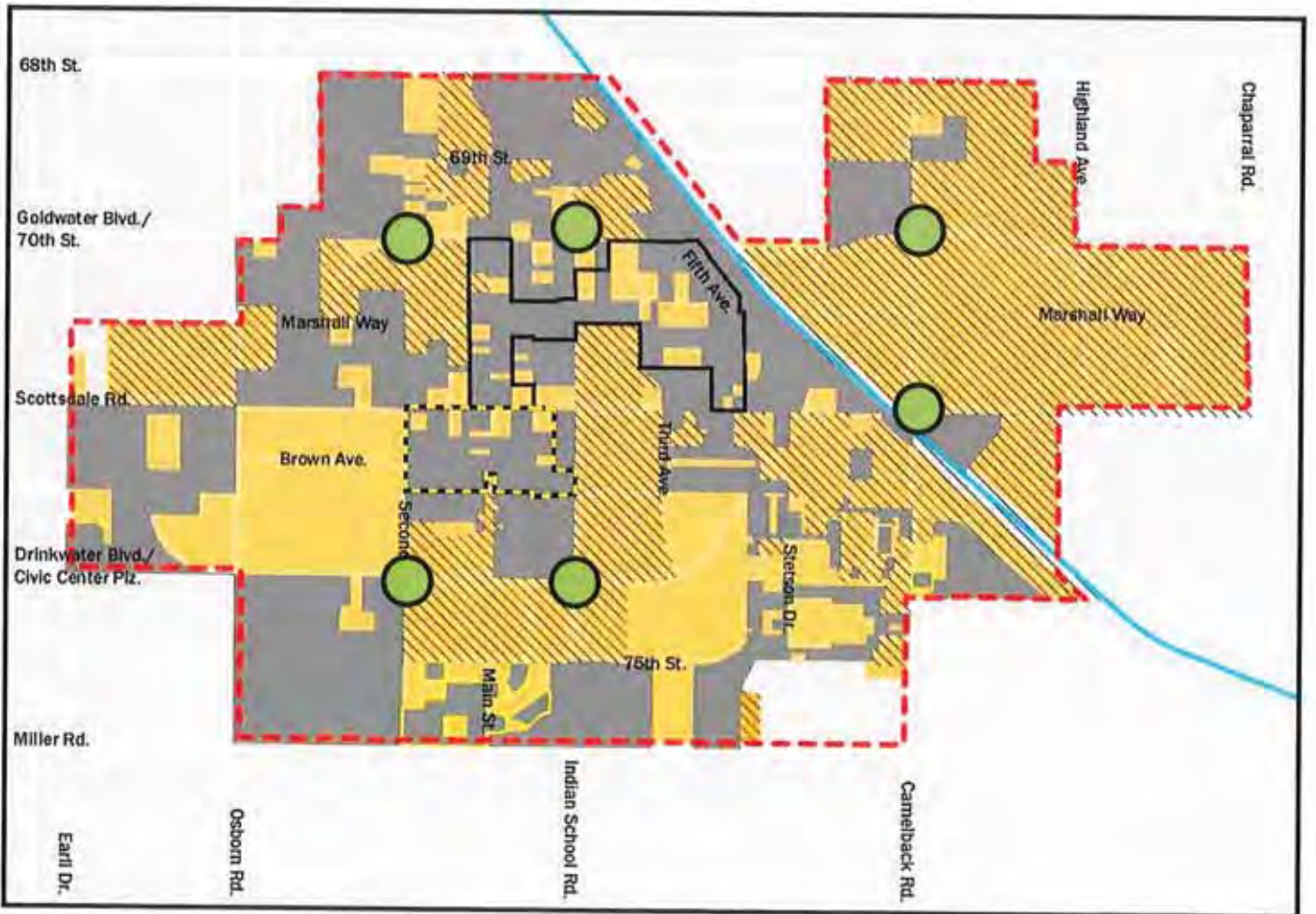
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Cathy Johnson

Date / Time: March 7, 2022

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

Not specific enough in terminology —

*Definition of "Historic Old Town" or
"Historic Scottsdale"*

What is what? where.

"Old Town"

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Percentages for me are hard to imagine -
Plans and Reality don't always work
together.

Land locked areas? How

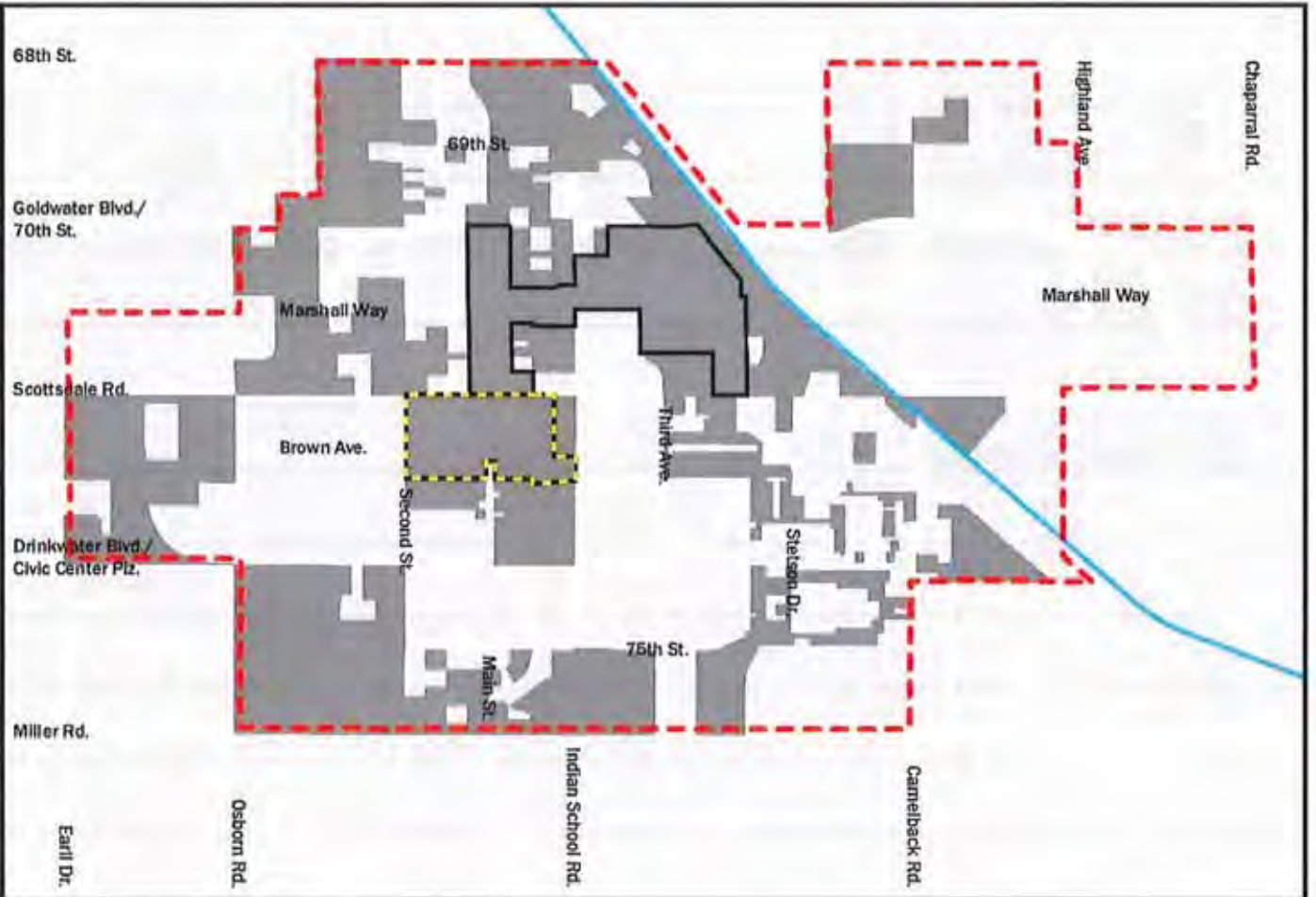
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Go away with "11 stories"

and bonus not good

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

*what is unaddressed
in the ?*

Contribution 1/

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

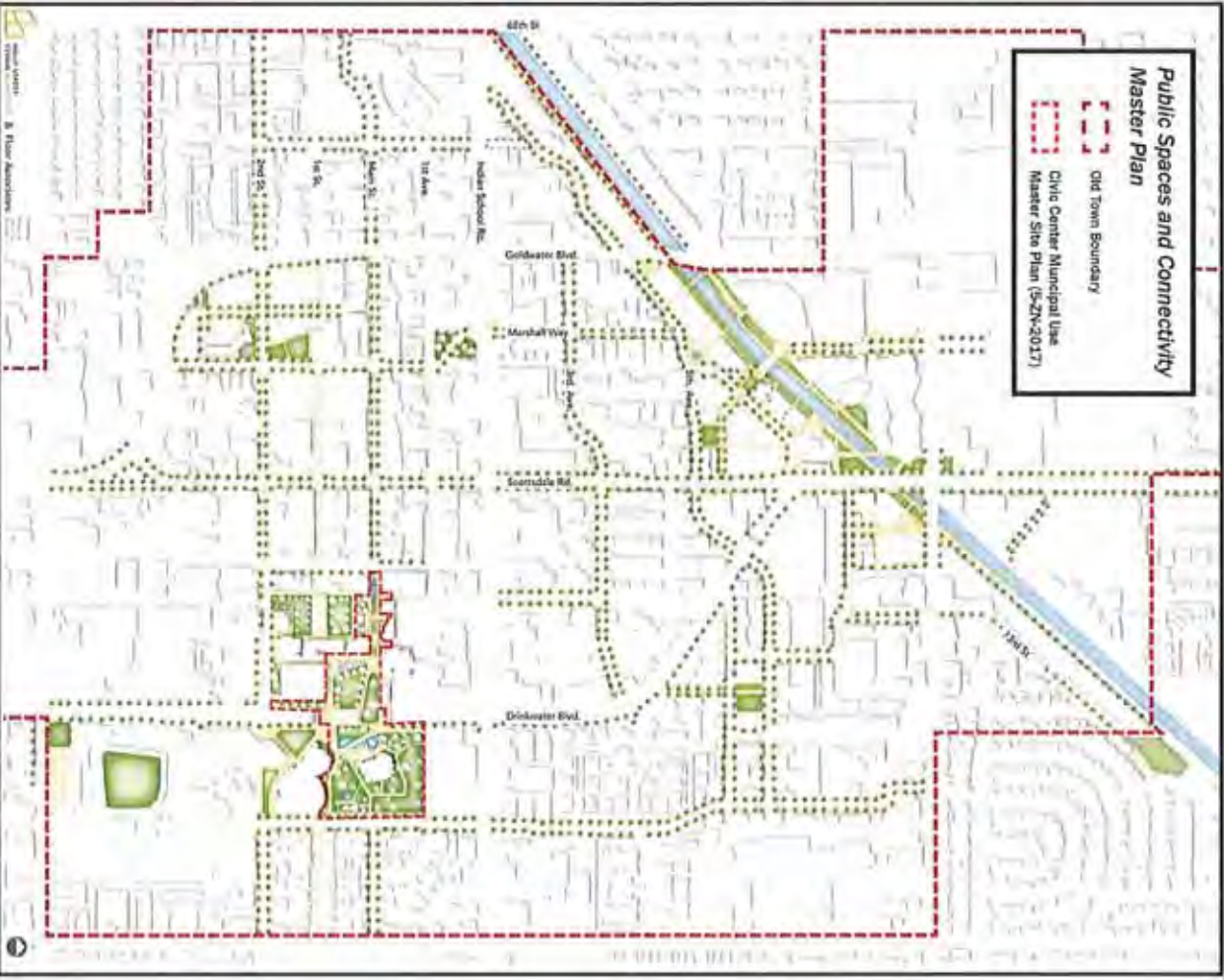
Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

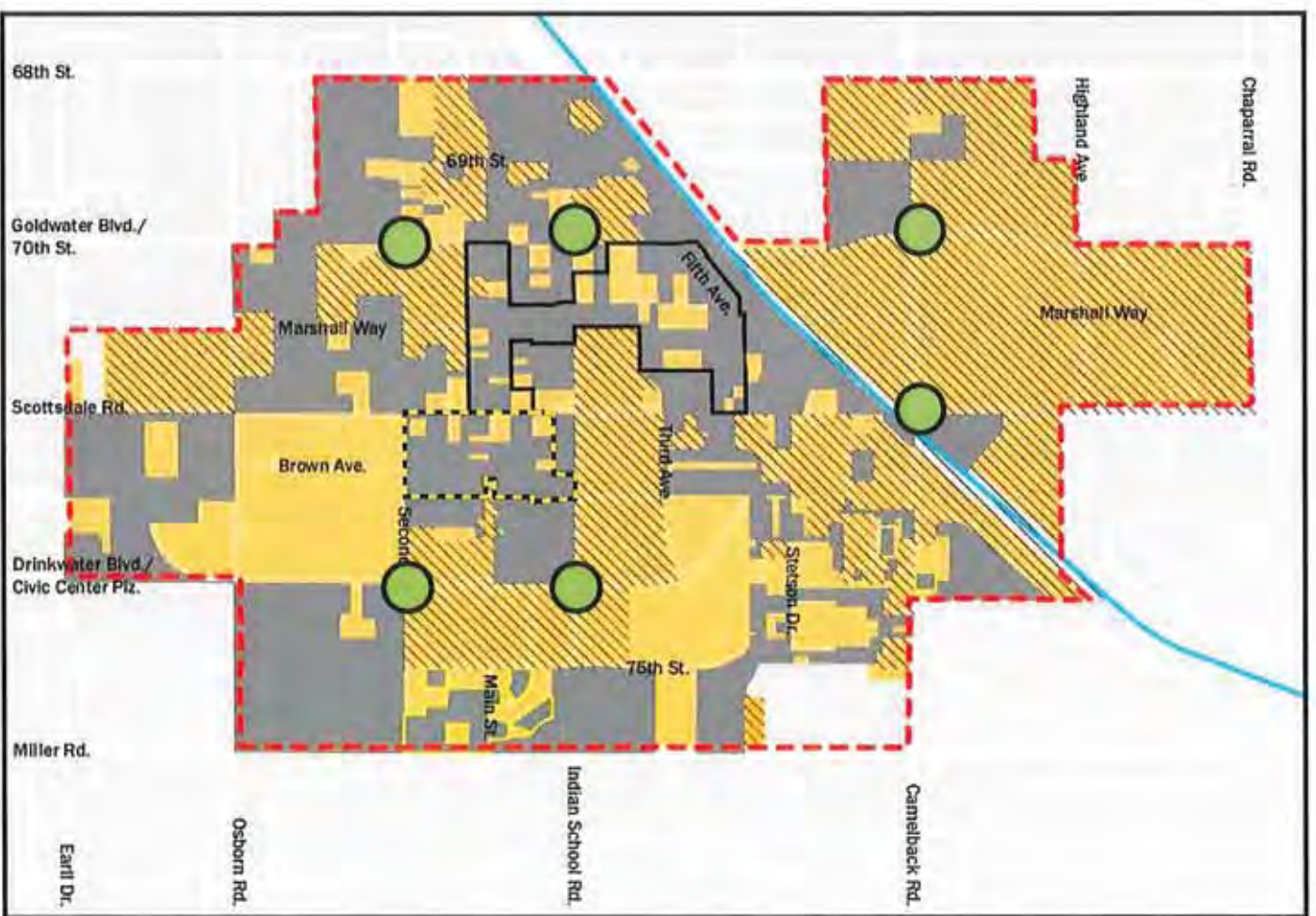
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Why? Remain an Option for Bonus Requests





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Joan Z

Date / Time: 3/7/22 1130-130

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

Old Town for most residents + tourists consists of both E + W side of Scottsdale Rd. Most people ^{if we spot on it} want it to remain the same.

Where are you planning for all the extra traffic to go. There's no room for another highway

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

There is no way to know what is actually planned. Even if you quantify or qualify we might still not want it.

Traffic increases are a

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Don't understand the

*question - Right now
old town is all ground floor*

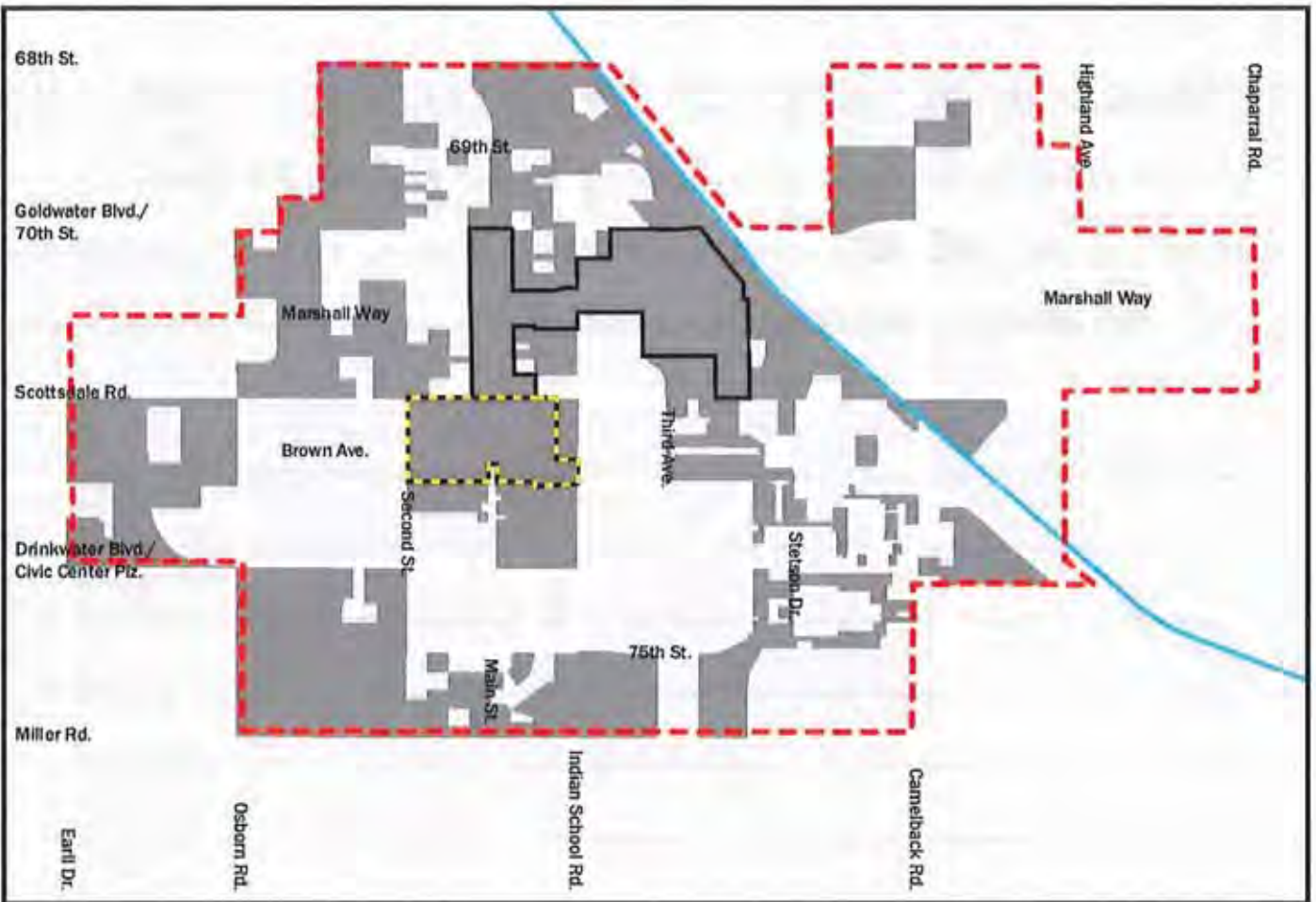
Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

How many apartments

does it generate

lots



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

2 story maximum in all of Old Town to maintain the tourist industry which keeps our taxes lower than they would be

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Not allowed - it's a tourist area - the tourists will have no reason to be here if you destroy old town from San Diego to

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

No Bonus developments
- \$B do not replace
realities -
Do not account for
increased traffic -
No sidewalks; buses that
run 1x/hr - How do you
use lanes to go to Phys

Special public improvements/
public benefits allow development
bonus standards consideration -
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

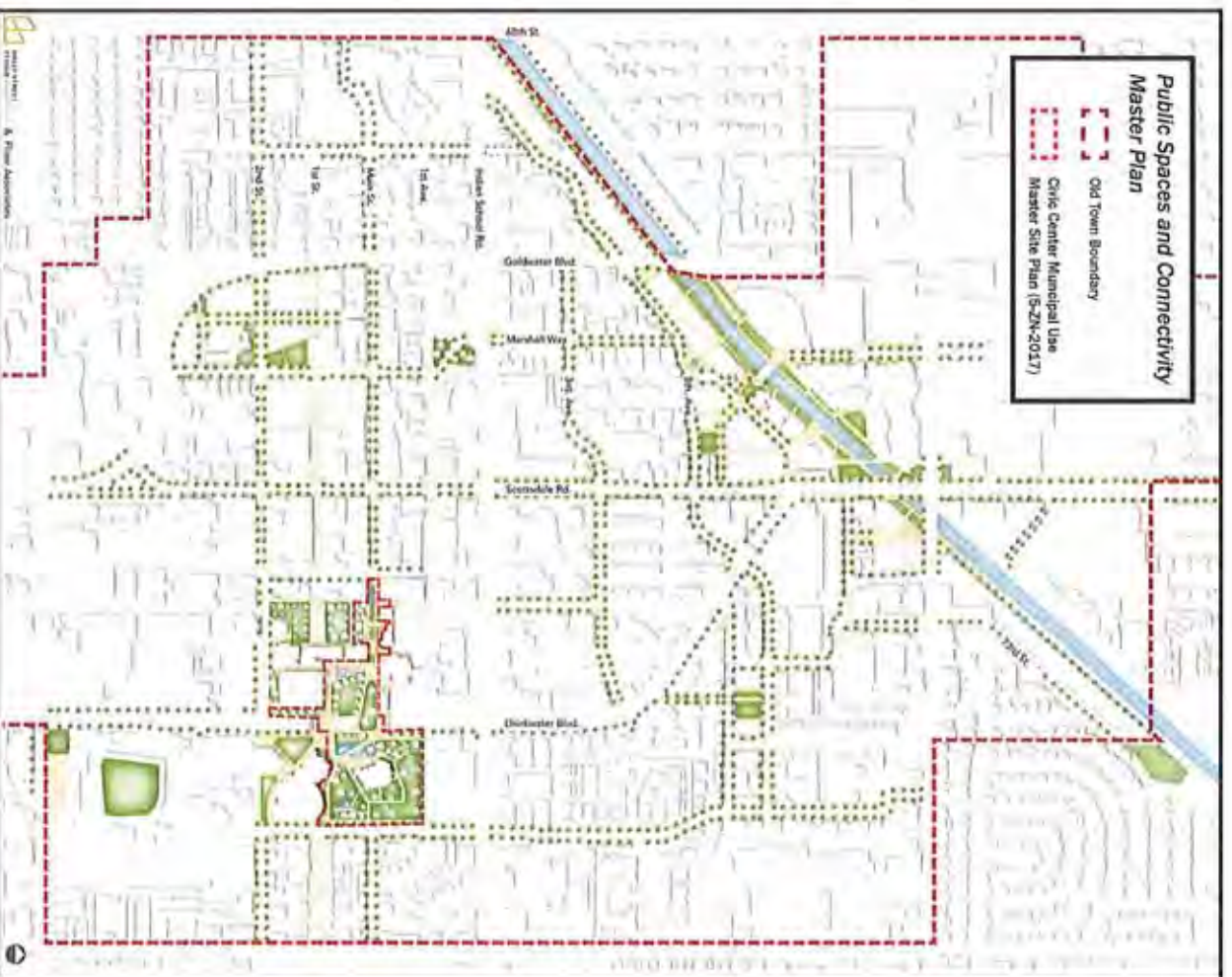
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes ?
- No ,

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes ?
- No ,

My eyes not good enough to see - if open spaces will benefit residents - who's going to see more than once to see them



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

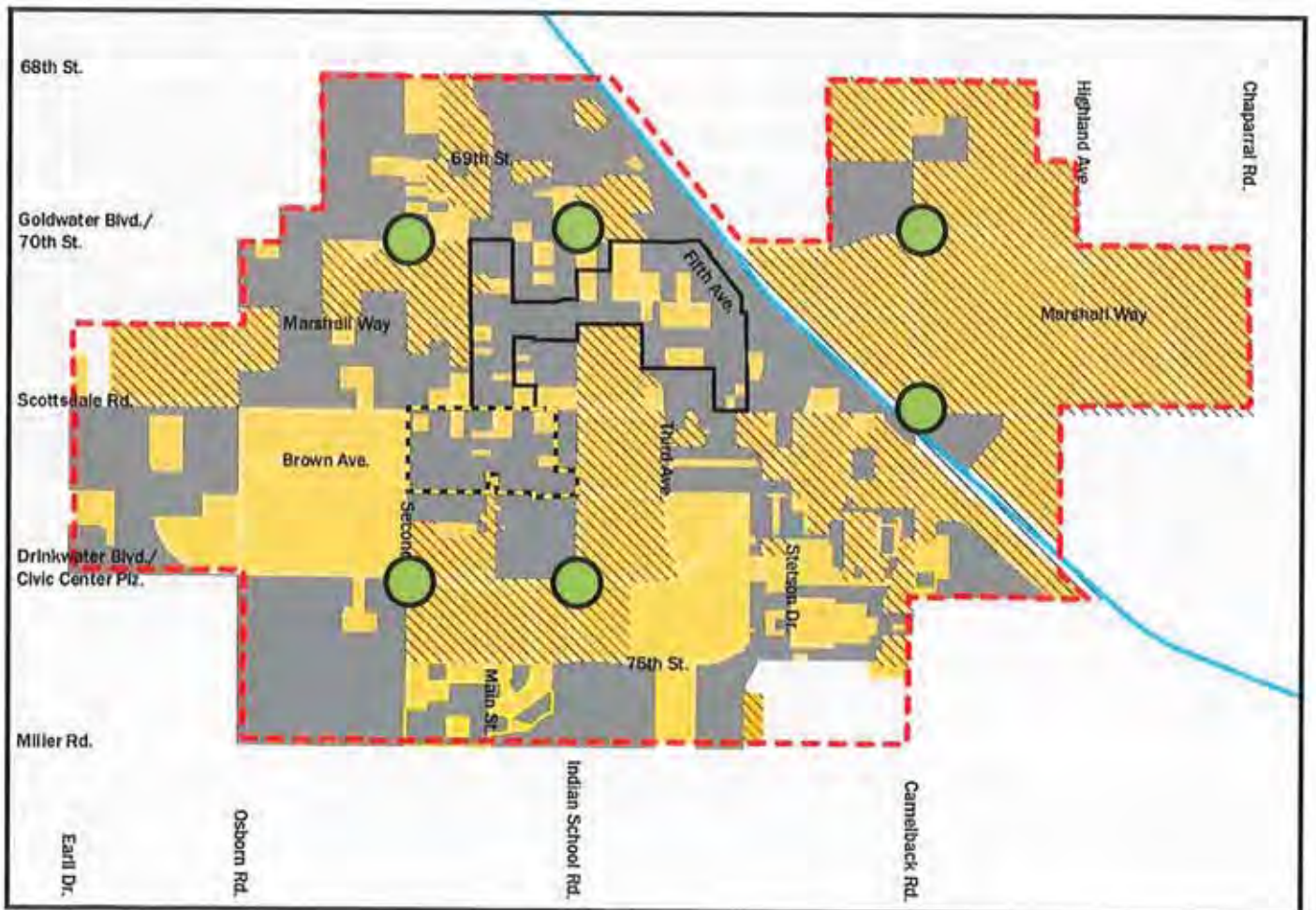
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

All the reasons on other pages

No Bonus request approved if Bonus requests are approved - open spaces & other amenities MUST be required





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: JACKIE RIFKIN

Date / Time: 3-7-11 11:30

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

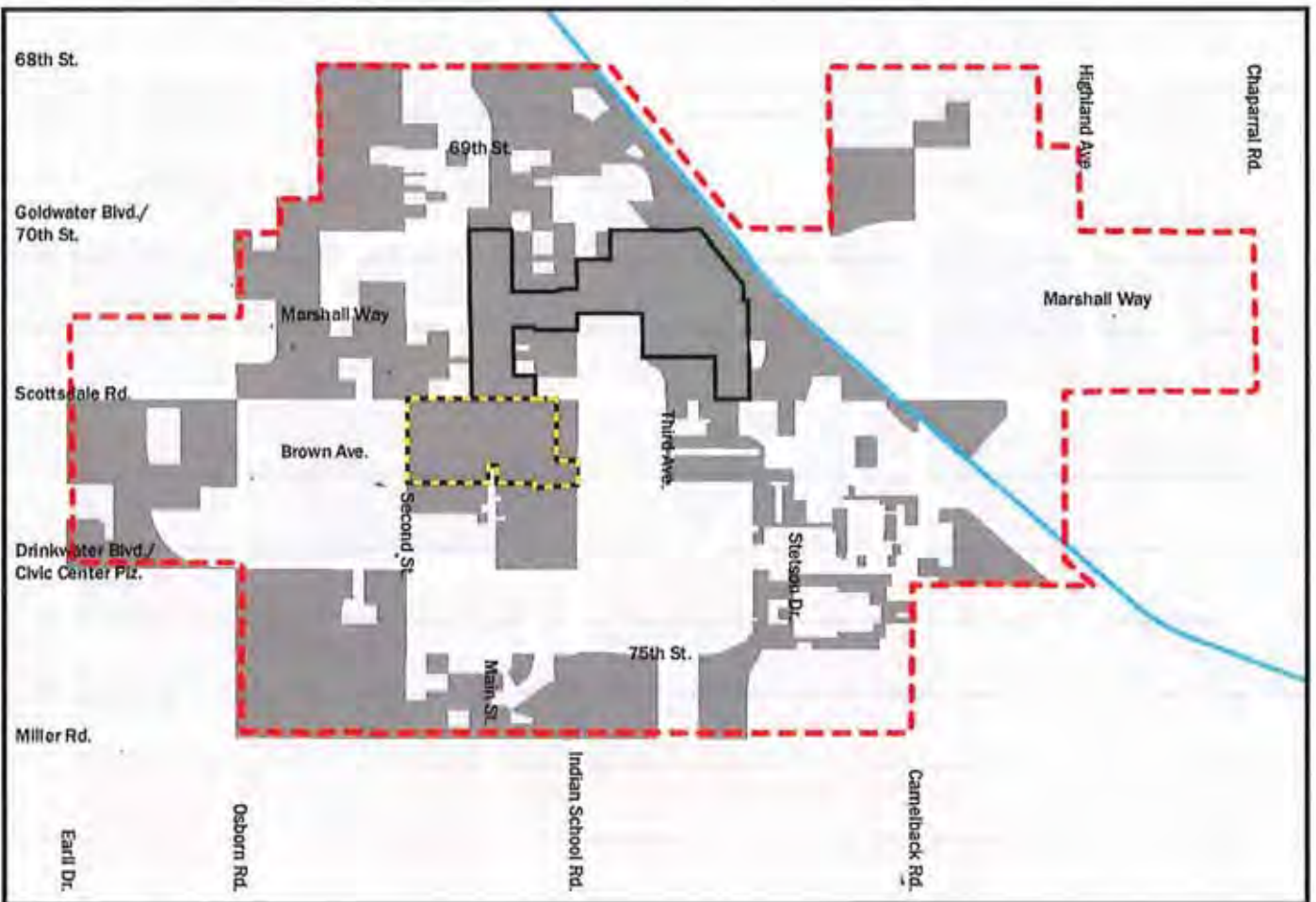
- Yes
- No

(Marshall Way stay inside the red)

Is the current ^{what?} standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

[Handwritten scribbles]







Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be <u>equal to or greater than</u> :			
	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'



1 Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

2 Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- Major Infrastructure Improvements
- Public Parking Areas
- Public Open Spaces (Minimum 18,000 Square Feet)
- Cultural Improvements Program Contribution
- Enhanced Transit Amenities **PARK+RIDE Bus Stops**
- Pedestrian Amenities
- Workforce Housing
- Uncategorized improvements and/or other community benefits

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

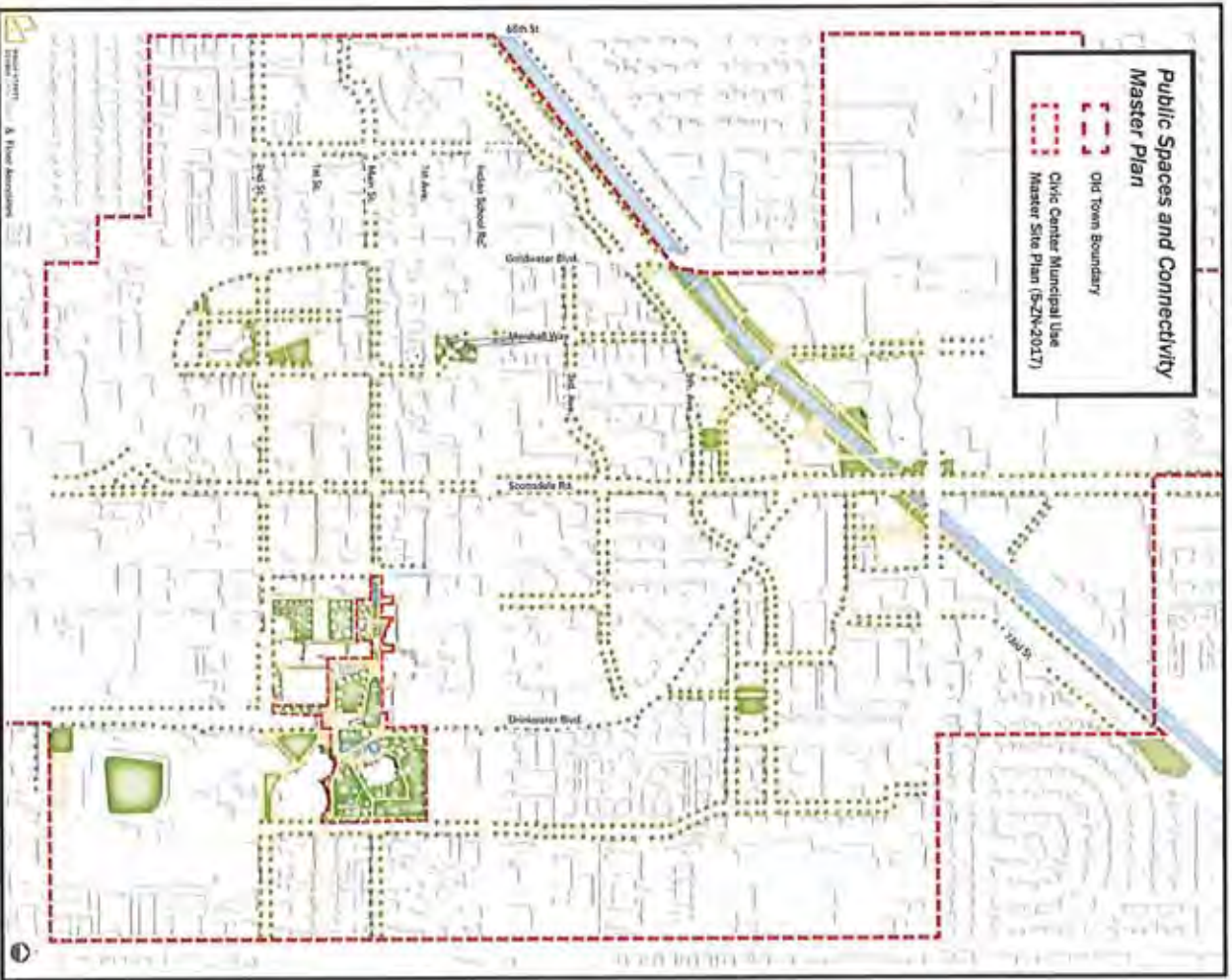
Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

Marshall Way + 2nd, School that were parking lot?

[Handwritten scribbles and illegible text]

GOAK



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

11



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Carolyn Kinville

Date / Time: March 7, 2022 11:30am-1:30pm

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Parking and high traffic areas
No only mass transit is buses
We are landlocked.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

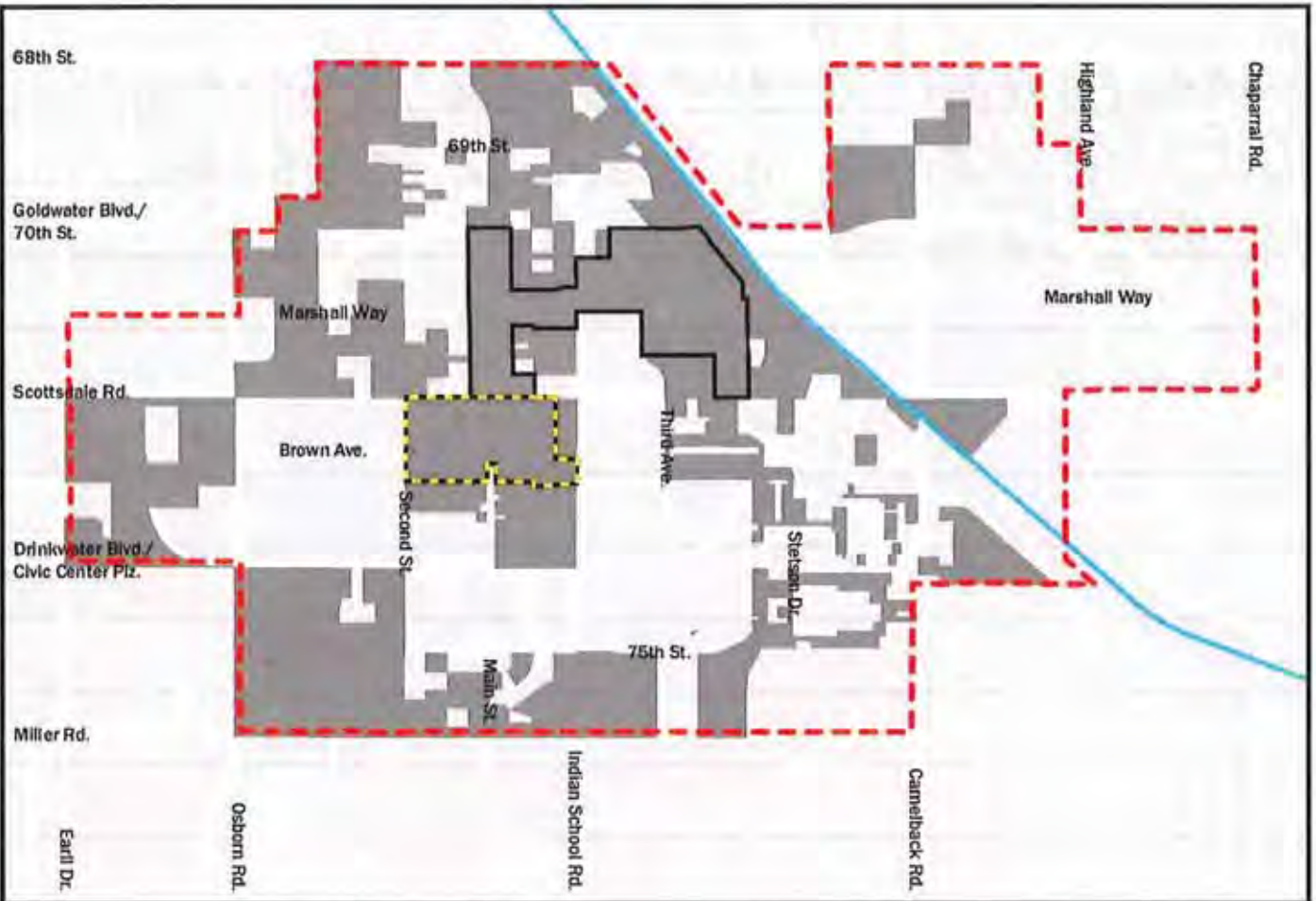
Yes

No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

~~Maintained~~
~~Amended~~

If amending, what base maximum building heights would you suggest changing – and where?

Robert Ford

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Reduce it across the board to align with bonus height.

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes
 No

Do you agree with the existing list of public benefits?

Yes
 No

If not, what modifications or additions you would suggest?

*What does "improved infrastructure" other than the "community benefits" mean?
What does "major infrastructure improvements" mean?
Define "substandard" with metrics*

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

"The only available transit other than vehicles is Metro & Valley."

Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

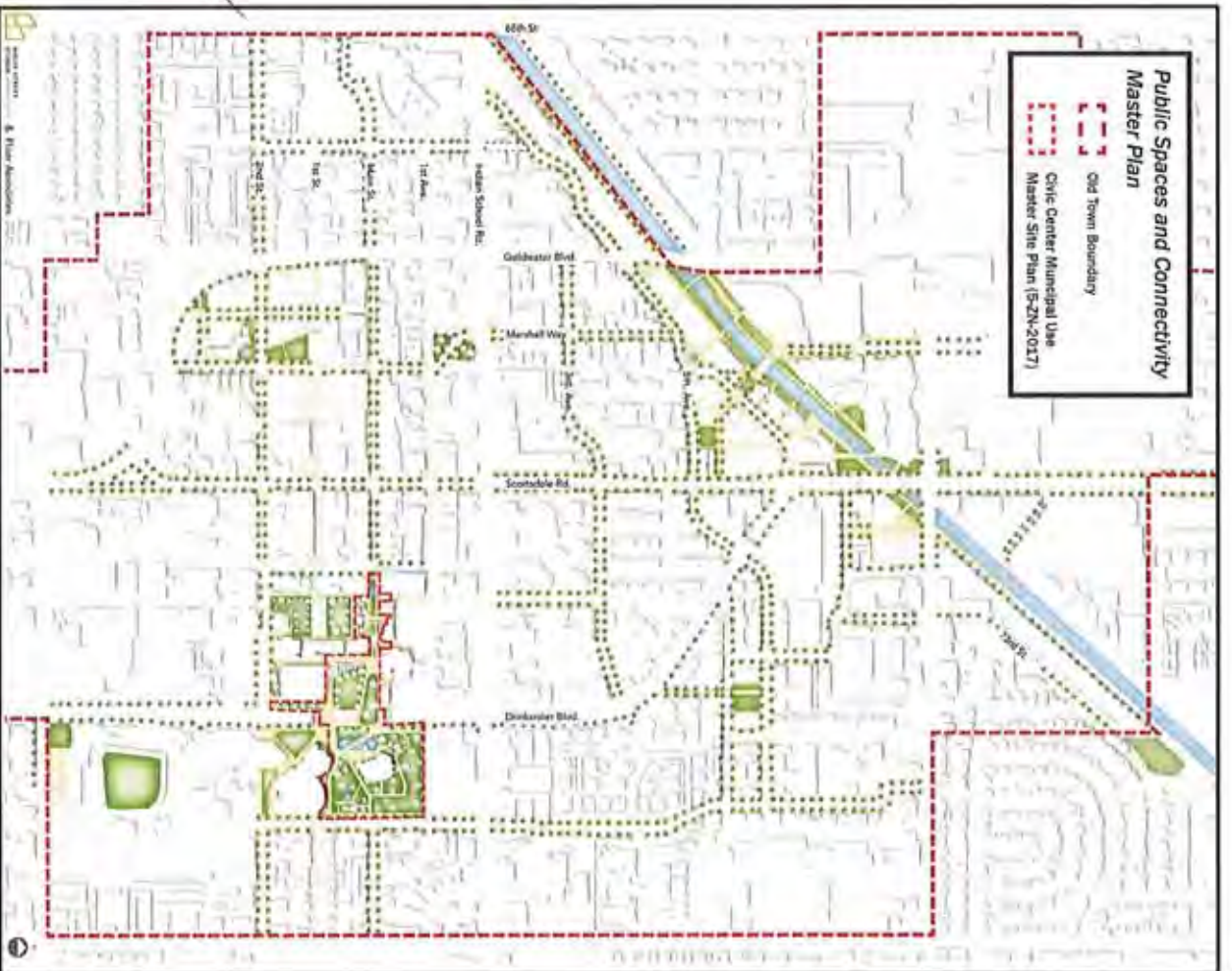
Yes *(with the graphic!)*
 No *in conjunction!*

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

Yes

No

Can't the graphic include some of the better public spaces available?



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

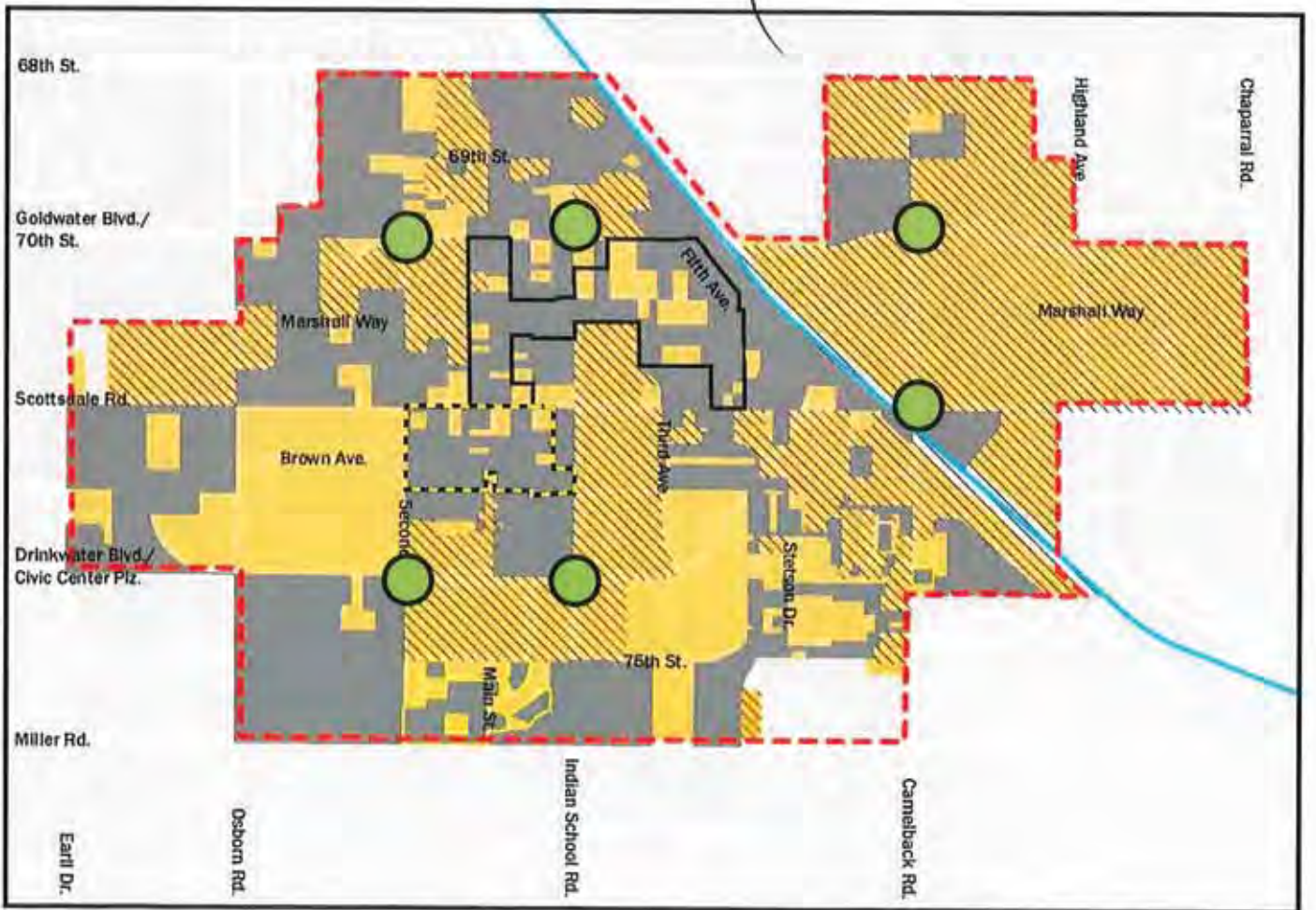
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

*We need open space for
pedestrians, the best form
of building density.*



Mixed-Use - Residential Units

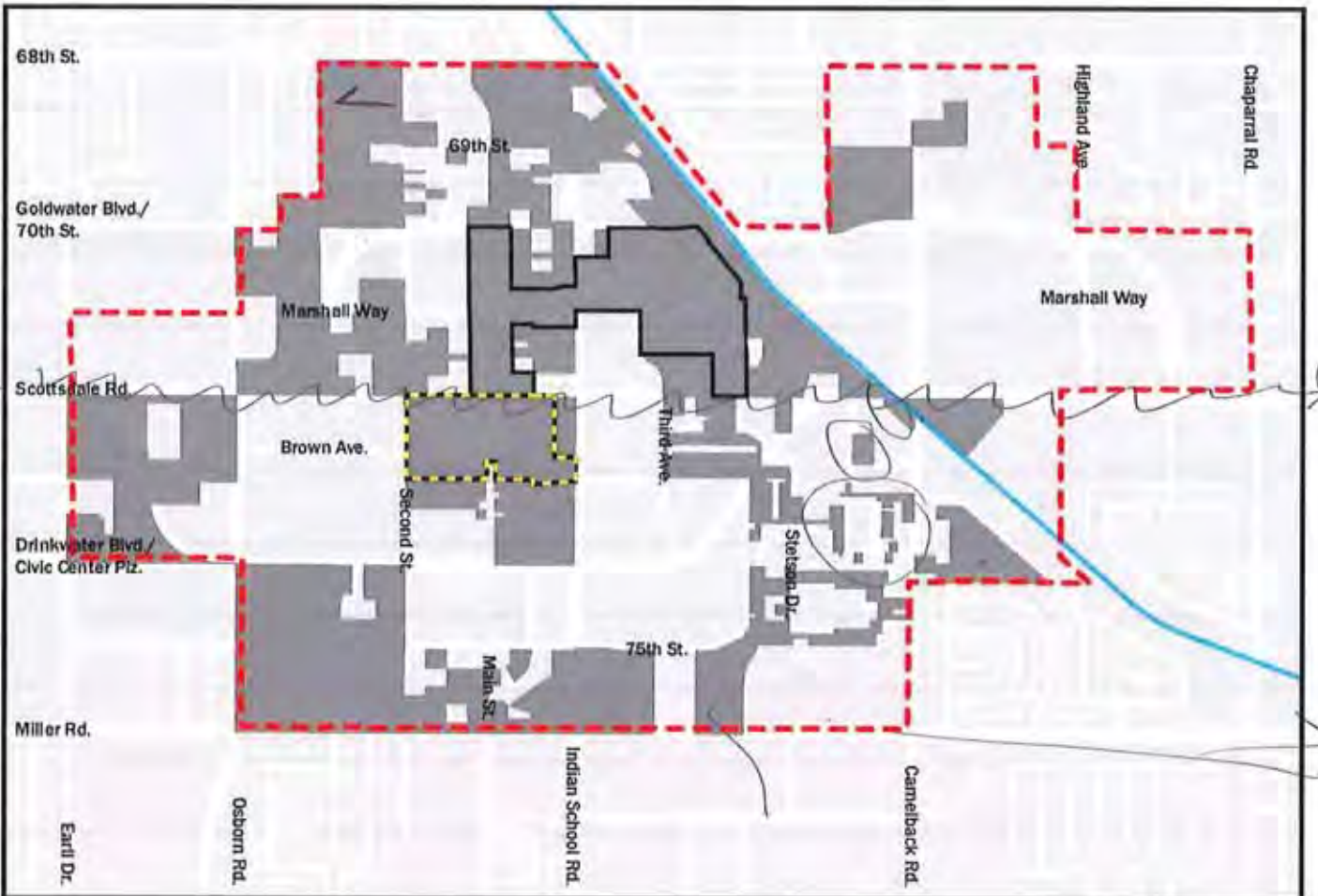
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

Too high.



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained *Keep*
- Amended

If amending, what base maximum building heights would you suggest changing - and where? *next to*

*BOASSES NOT NEEDED
NOT AN ENTIREMENT TO RECEIVE
but Council decision*

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?




VPBD Bonuses need empirical

Criteria for each

"Public Benefit"

✓ The Value of each Vertical Sq Ft added should be Public Benefit received

height

Gross Lot Area to be equal to or greater than:			
	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 Provisions - Public Benefit

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Provide Council with

** Values of added floors*

from bonus award to

Equal public benefit

& Council needs a

chart

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

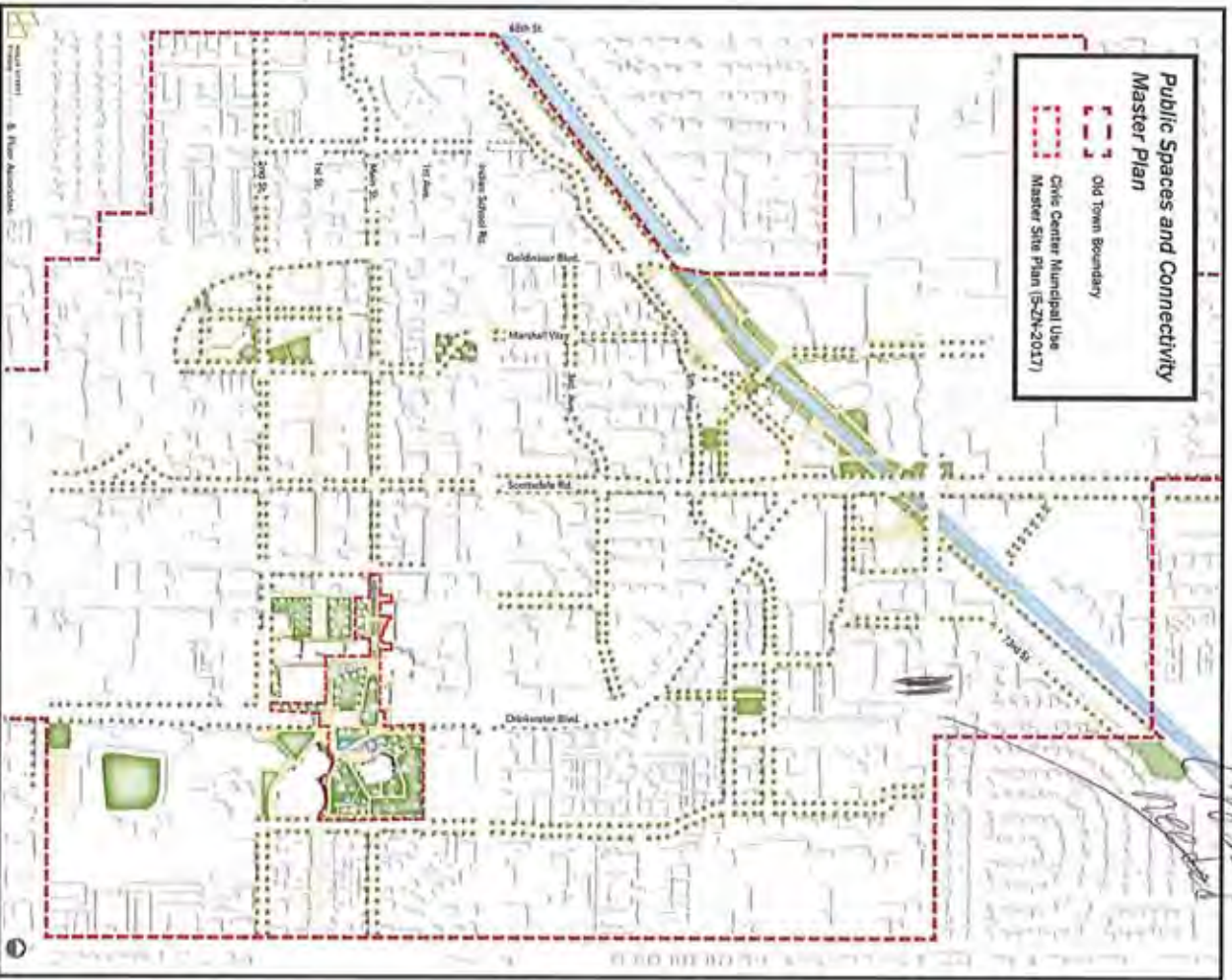
- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

See note on graphics
✓ Larger box first on projects
✓ Dangerous pedestrian crossing (Accident again)
last note to March 17

** Add more shade trees everywhere*



Handwritten signature: HAWKINS
Handwritten signature: MRS. S. S. S. S. S.

Map 5 - Old Town Public Spaces and Connectivity Master Plan

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Open Space - Bonus Provisions

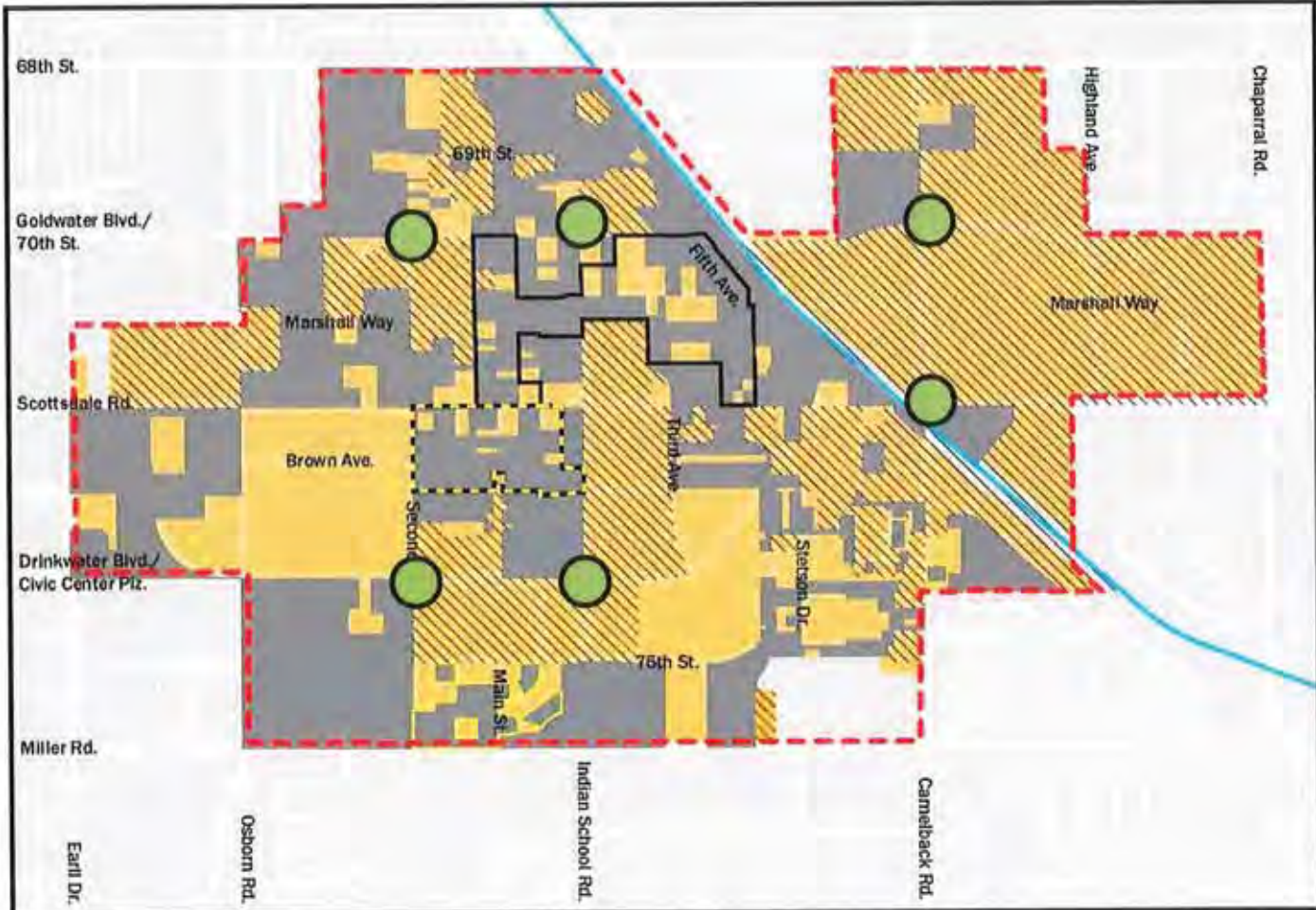
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

✓ Not all OT lots could provide w/ ^{new} project. Sliding scale if required w/ "pocket park" could be a simple H&O fountain on the entry to retail office.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Larry Hewitt

Date / Time: 3/7/22

Mixed-Use - Residential Units

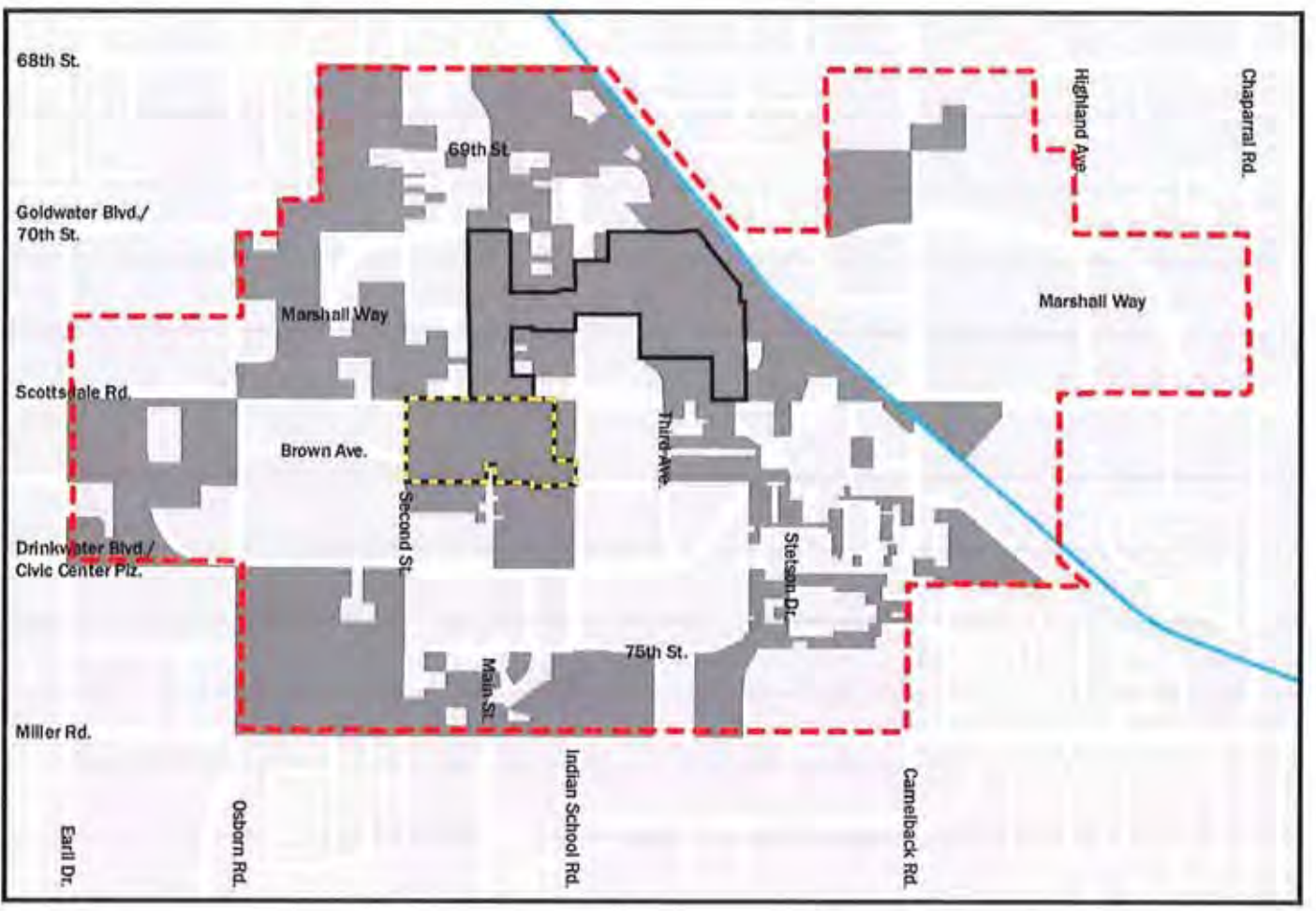
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

Less Restrictive







Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
 Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Allows Council to ask for value items

	Gross Lot Area to be equal to or greater than:		
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

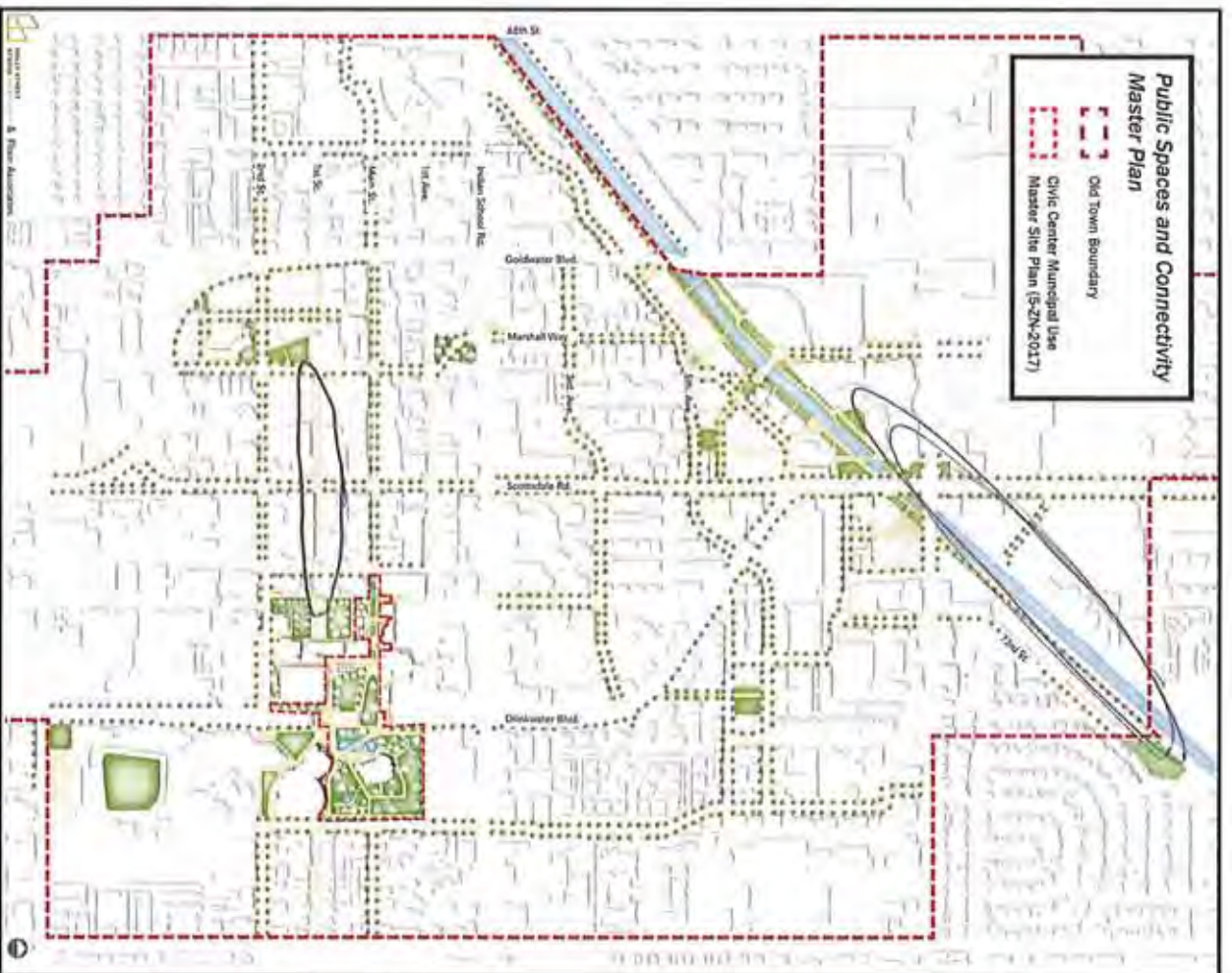
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

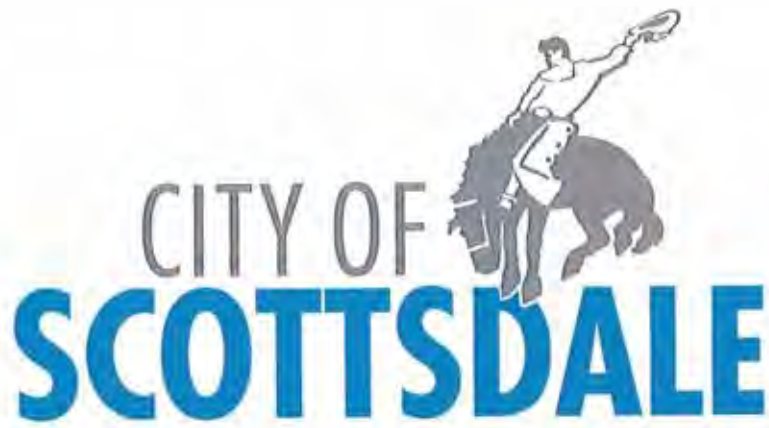
- Yes
- No

Canal



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Map 5 - Old Town Public Spaces and Connectivity Master Plan



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Russell D. Deppa

Date / Time: 3/7/22

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

Yes

No

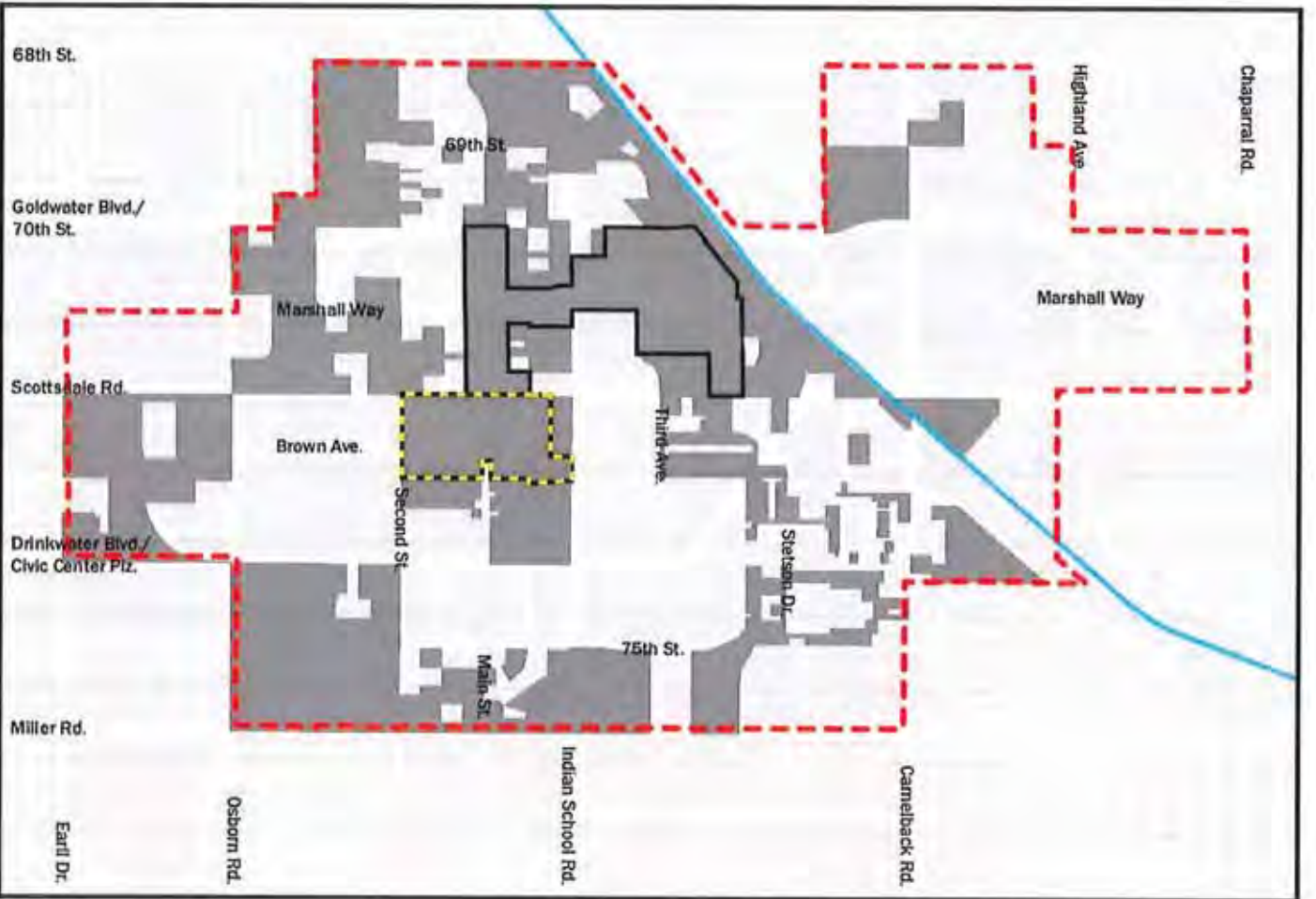
All areas

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No

10%



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

No area affected with Hds of ~~Marshall~~ Old Town should be more than 66' or Pasadena by no more in old town should be more than 66'

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Eliminate bonus heights

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Eliminate bonus heights

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Not sure where but open space is good

Existing map should be improved



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

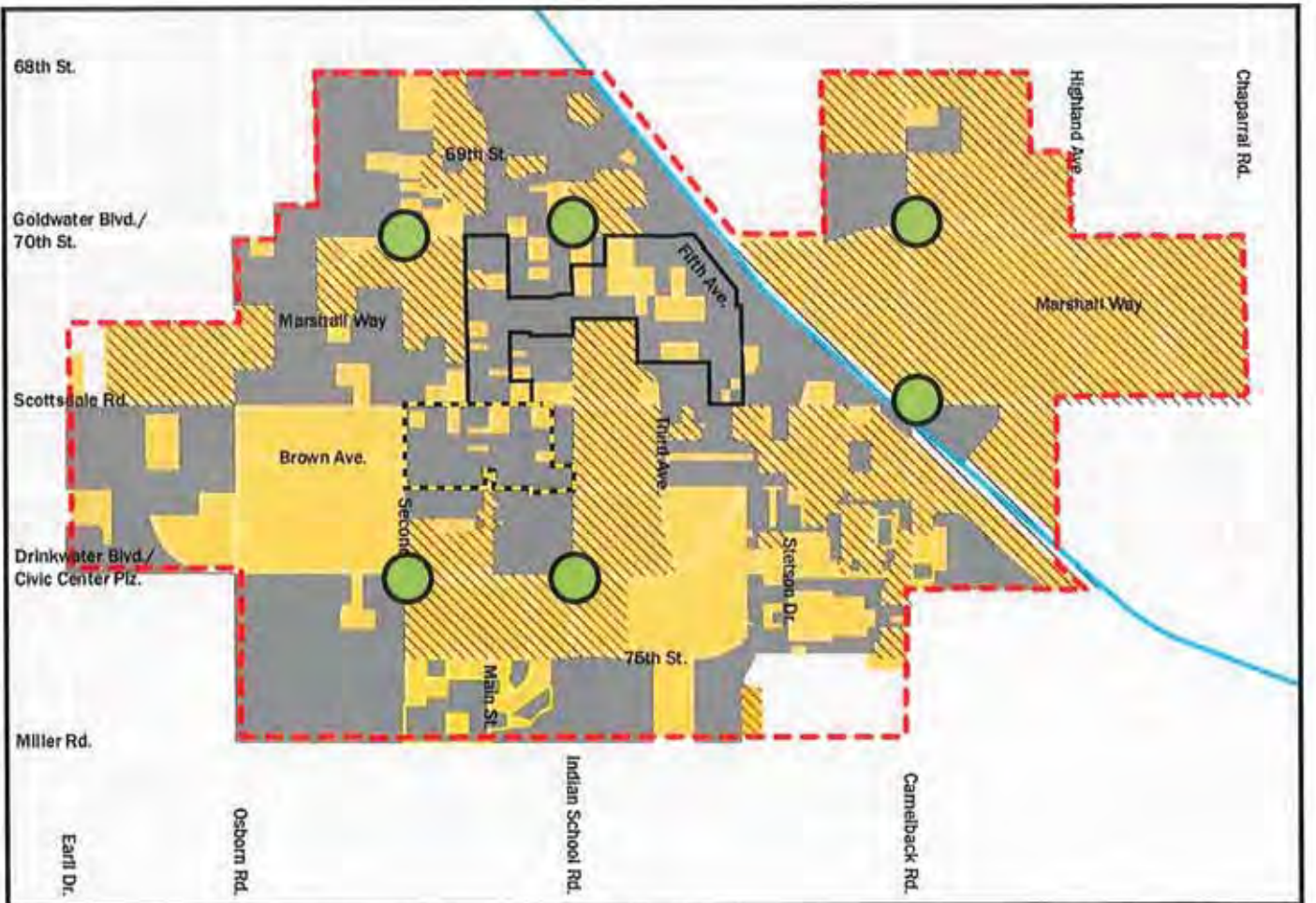
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Otherwise it will not happen





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: David Hill

Date / Time: 3/7/22 11:30

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

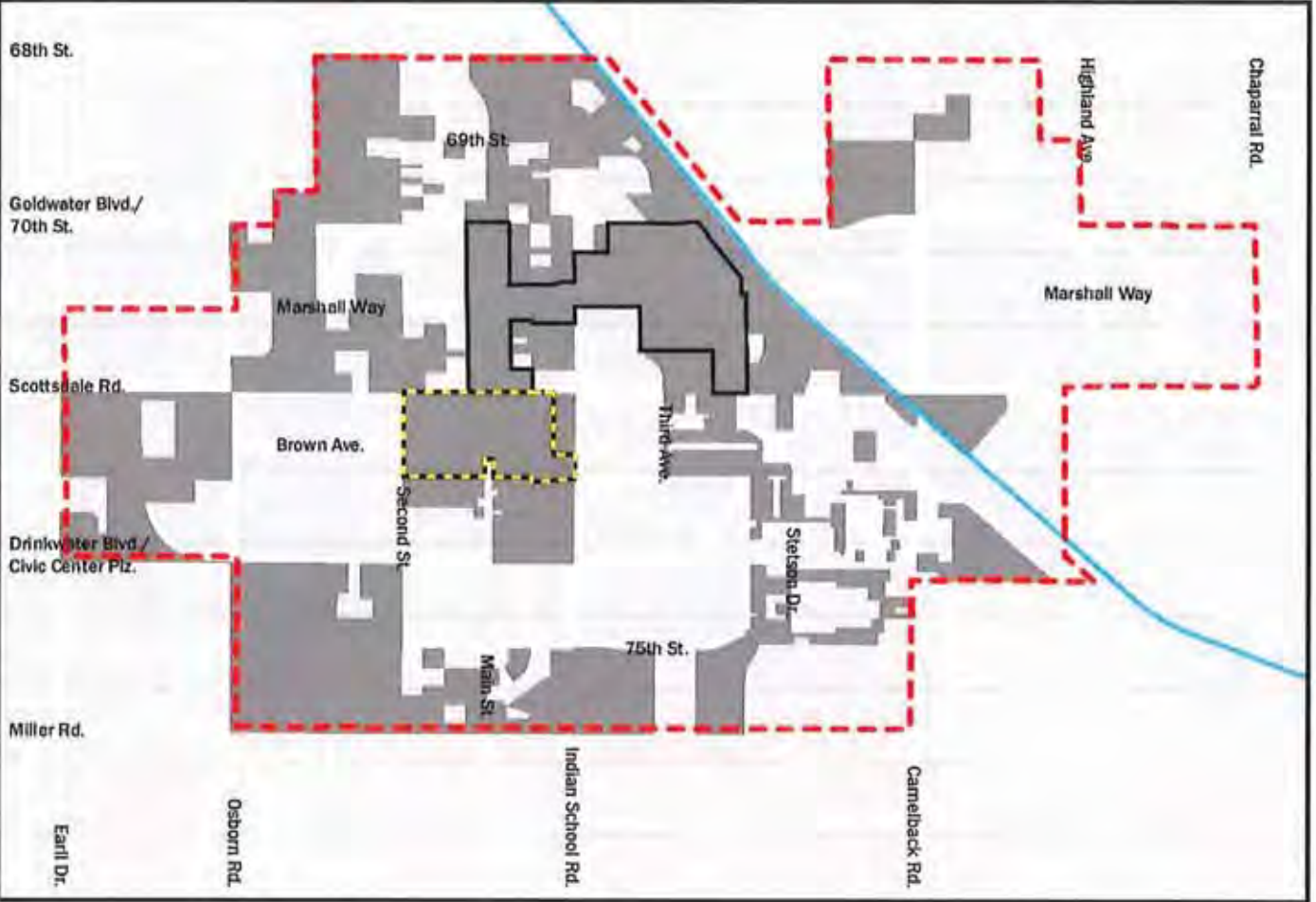
Yes

No
All of Old Town

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No
25%



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Maximum 66' in Type 3

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Bonus allowances are much too generous! Reduce heights allowed for all except for only a few exceptions, e.g. health care necessary for local residents.

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

See earlier response. I
feel developers using the
mechanism of bonus development
standards to build higher.
I do not support any
loopholes for building ALL
in Old Town except for
necessary healthcare use.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

- ① Pedestrian-only shopping as in Copenhagen, other cities
- ② Community garden space, operated by City of Southside; training by American Community Gardening Assn's



Notice: This document is provided for general information purposes only. The City of Southside does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

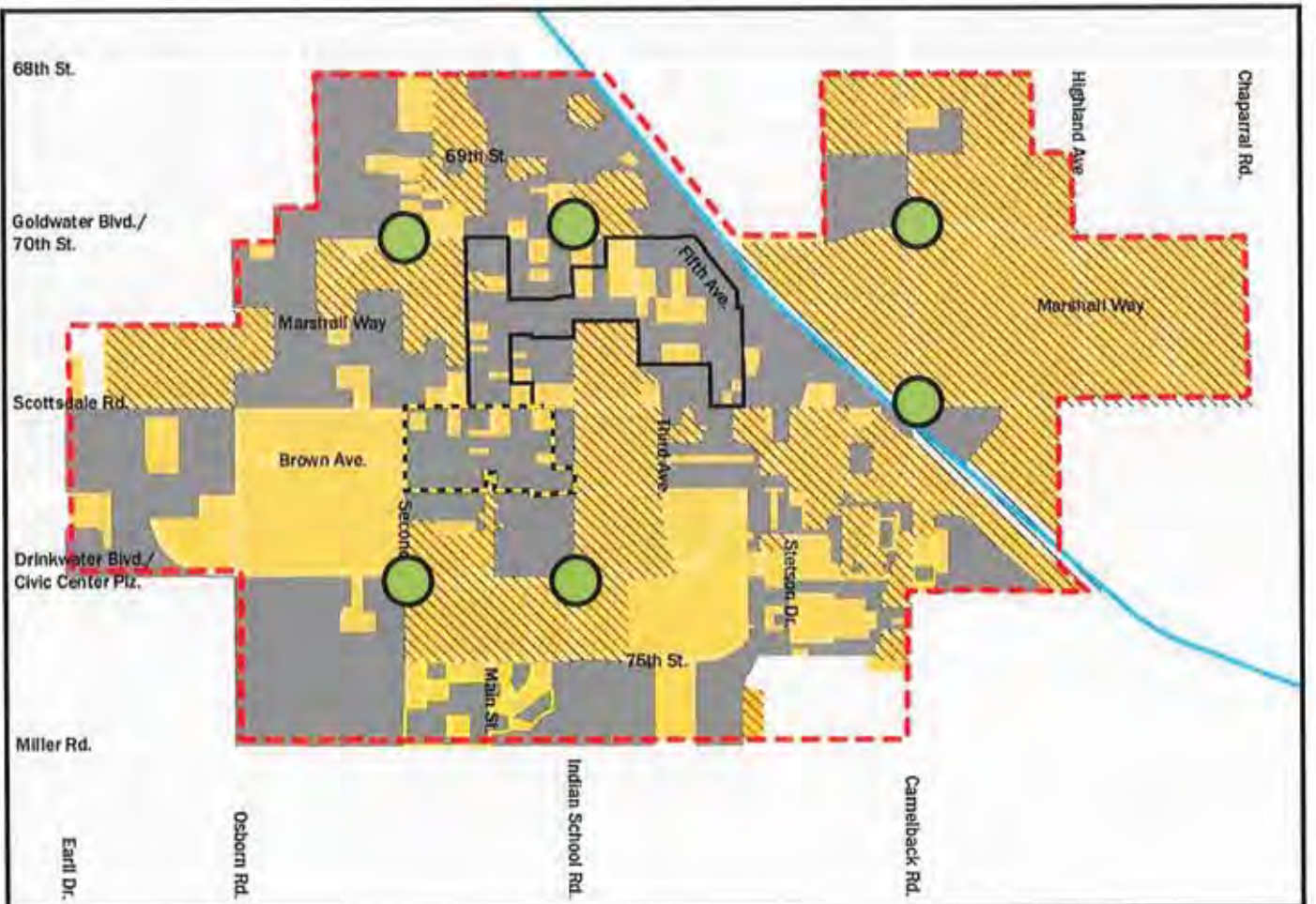
Map 5 - Old Town Public Spaces and Connectivity Master Plan

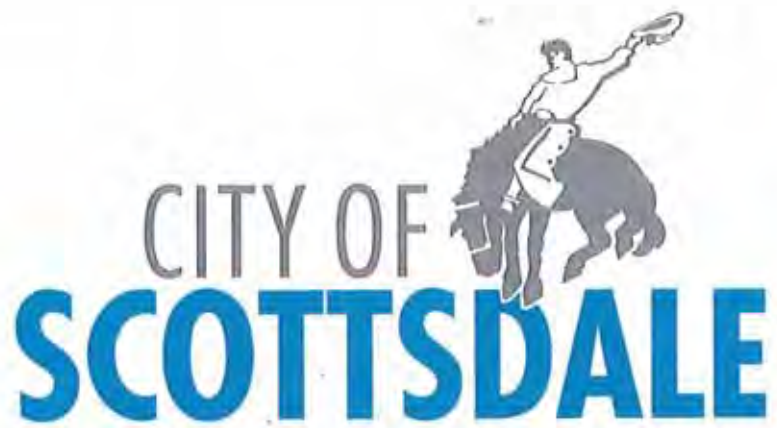
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Developers will not provide it unless it's a requirement. Their ALL building efforts all of ours quality of life in Scottsdale. We don't want taller and we do want green open space!





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: RAOUL ZUBIA

Date / Time: 3/7 11:30

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

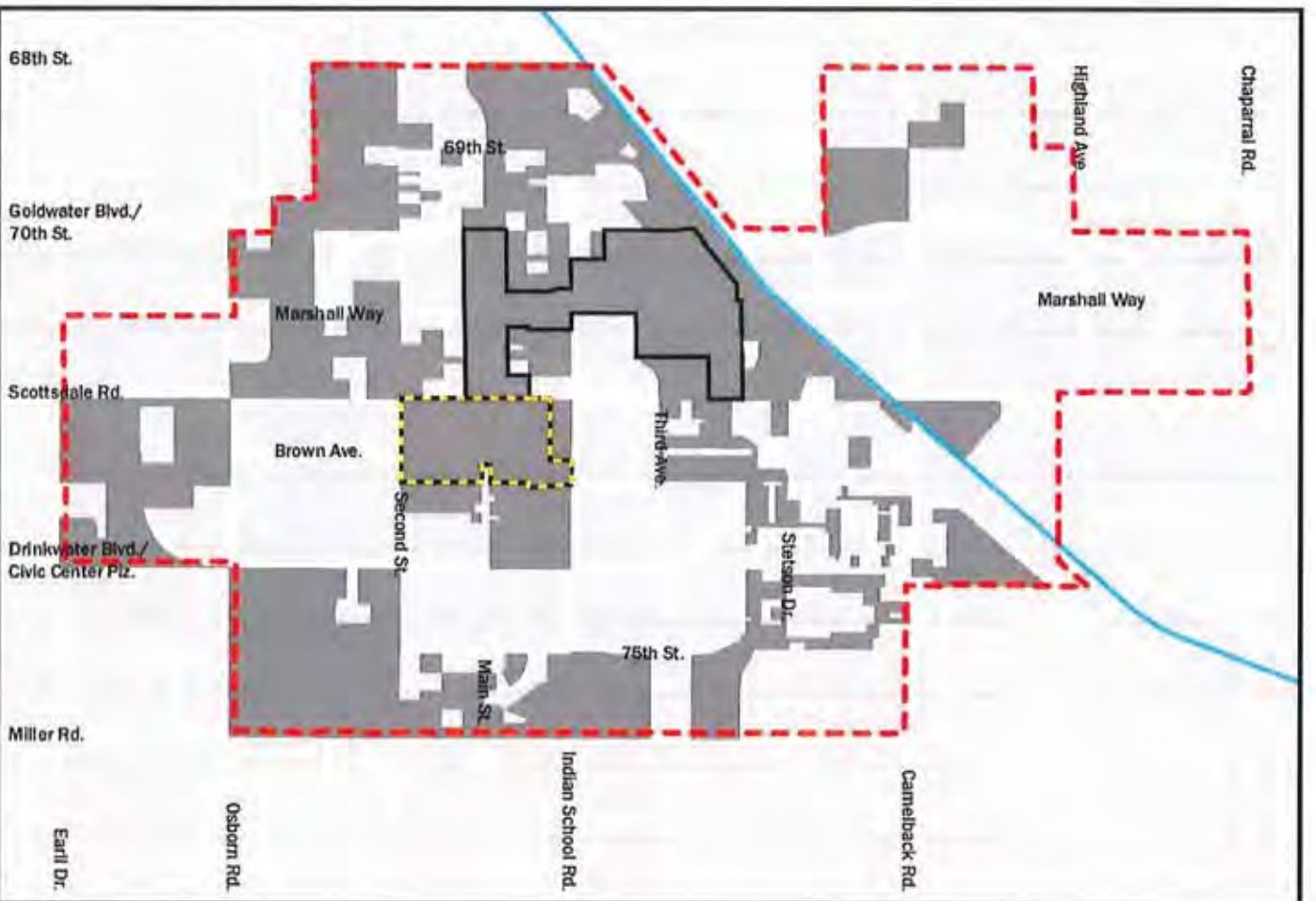
Yes

No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No







Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
 Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be equal to or greater than:		
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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes
 No

Do you agree with the existing list of public benefits?

Yes
 No

If not, what modifications or additions you would suggest?

IF IT INCLUDES PUBLIC

ART.

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

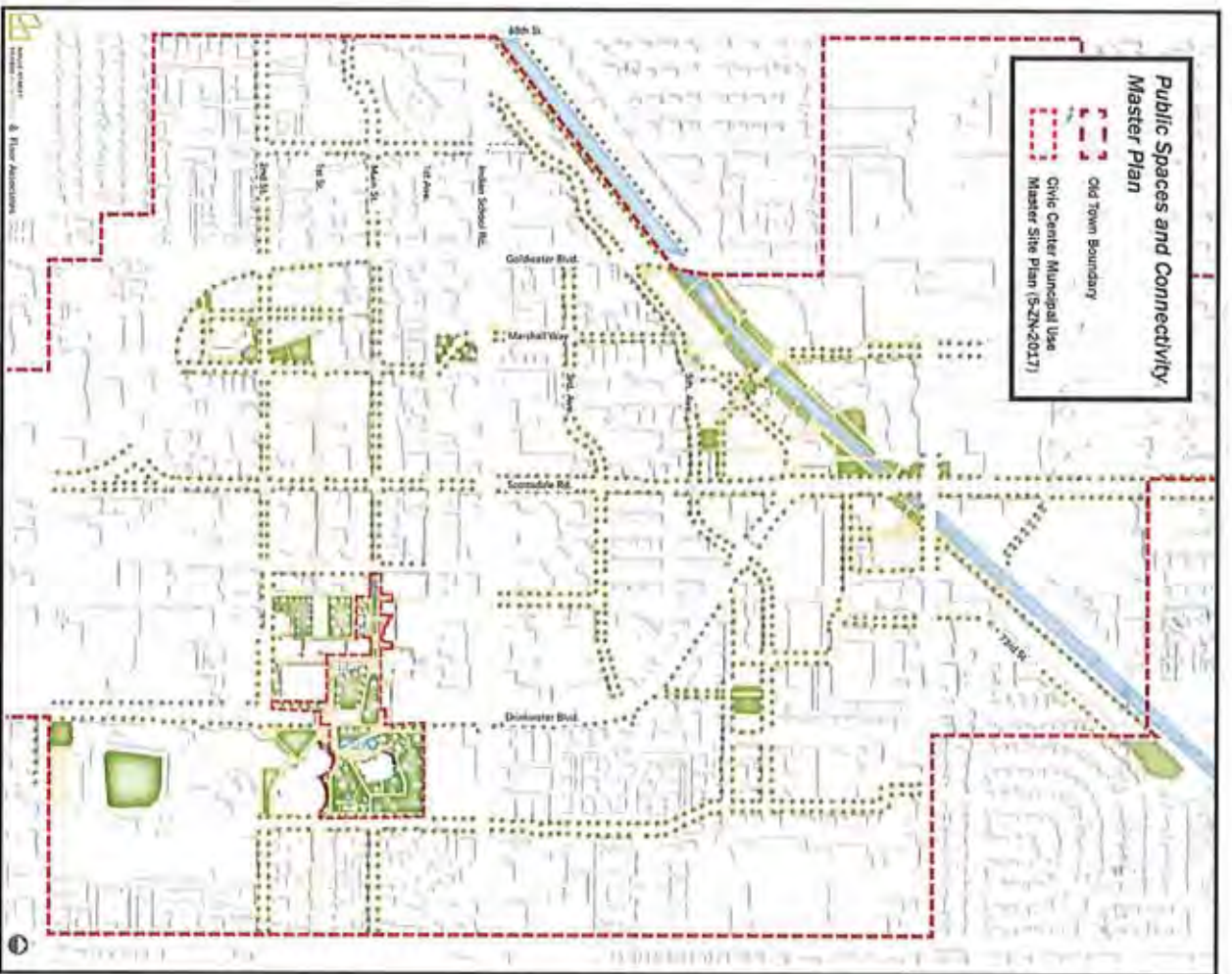
\$13.63 Per sq ft
\$13,628 Per Additional RES.1 foot in height
\$13,628 Per Additional Unit Requested

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No



Map 5 - Old Town Public Spaces and Connectivity Master Plan

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

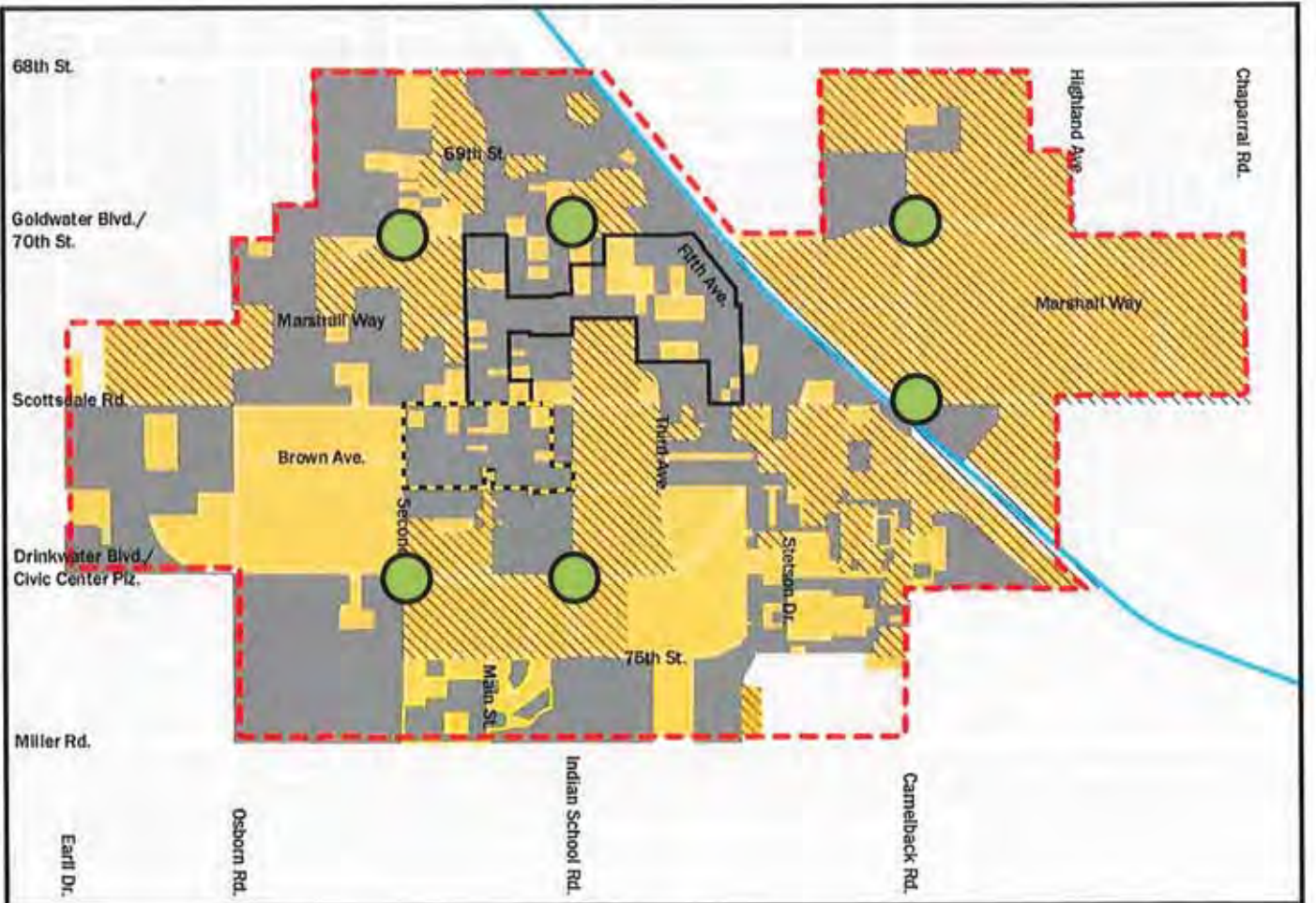
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

GIVEN THE SIZE OF THE
MENU, DEVELOPERS DON'T
USUALLY CHOOSE "OPEN SPACE"
AS ONE OF THEIR SPECIAL
PUBLIC IMPROVEMENTS.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Chuck Wood

Date / Time: 11:30 AM

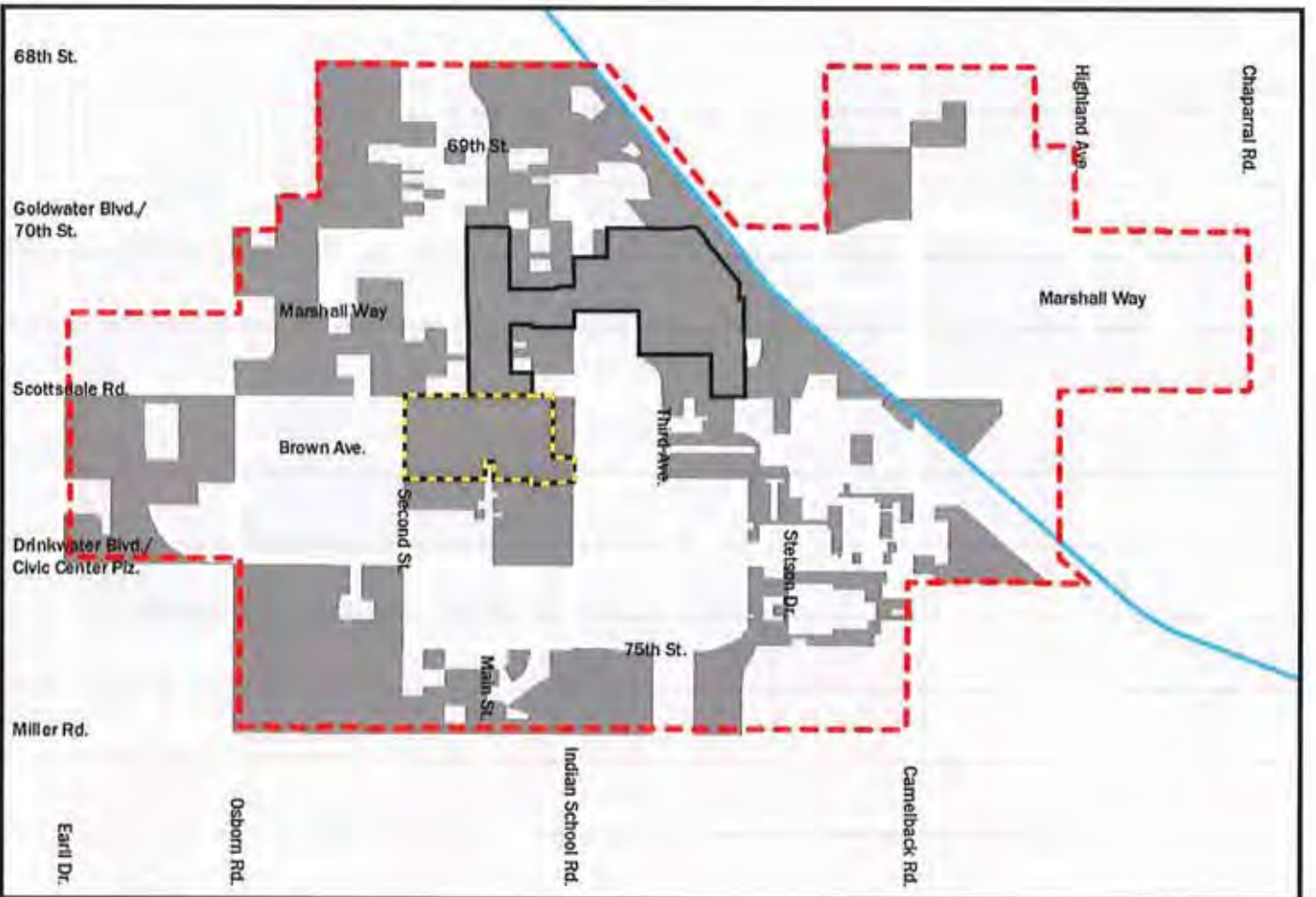
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

BASE MAX 48'

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

4 FT of PROSPECT ONLY -

Gross Lot Area to be equal to or greater than:			
	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'



11

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

lost some how for Don.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

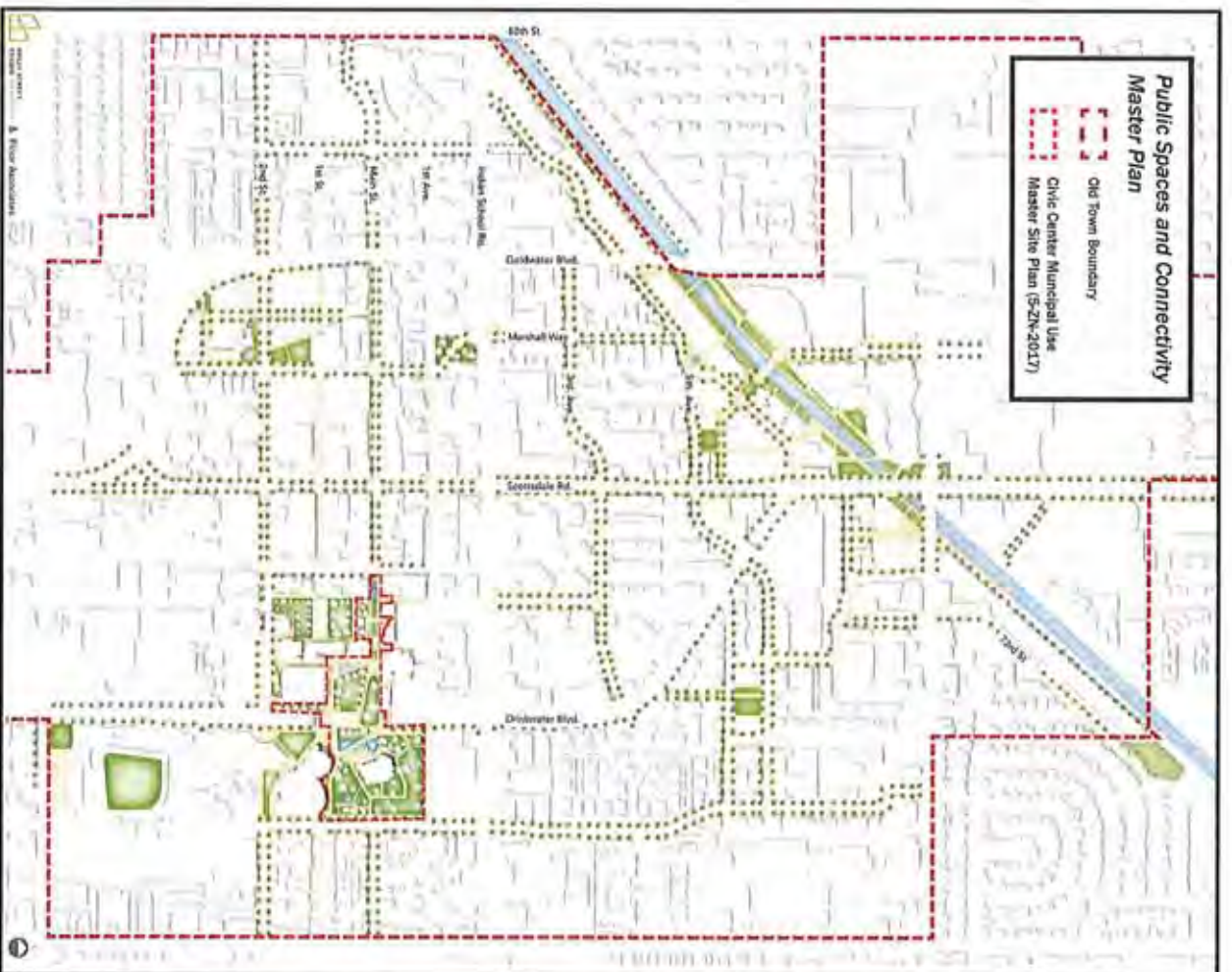
Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Map 5 - Old Town Public Spaces and Connectivity Master Plan

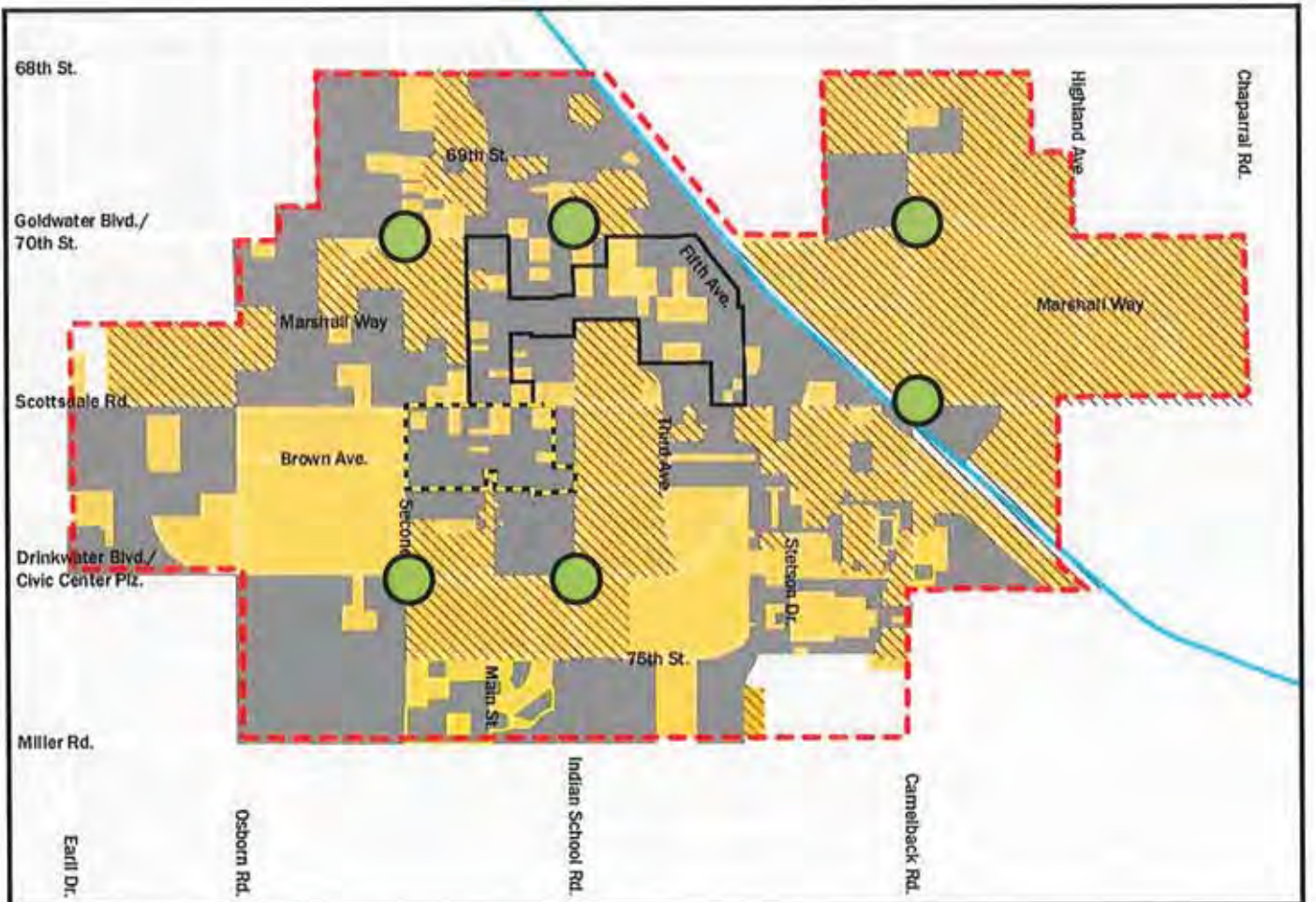
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Should be Required





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: _____

Date / Time: _____

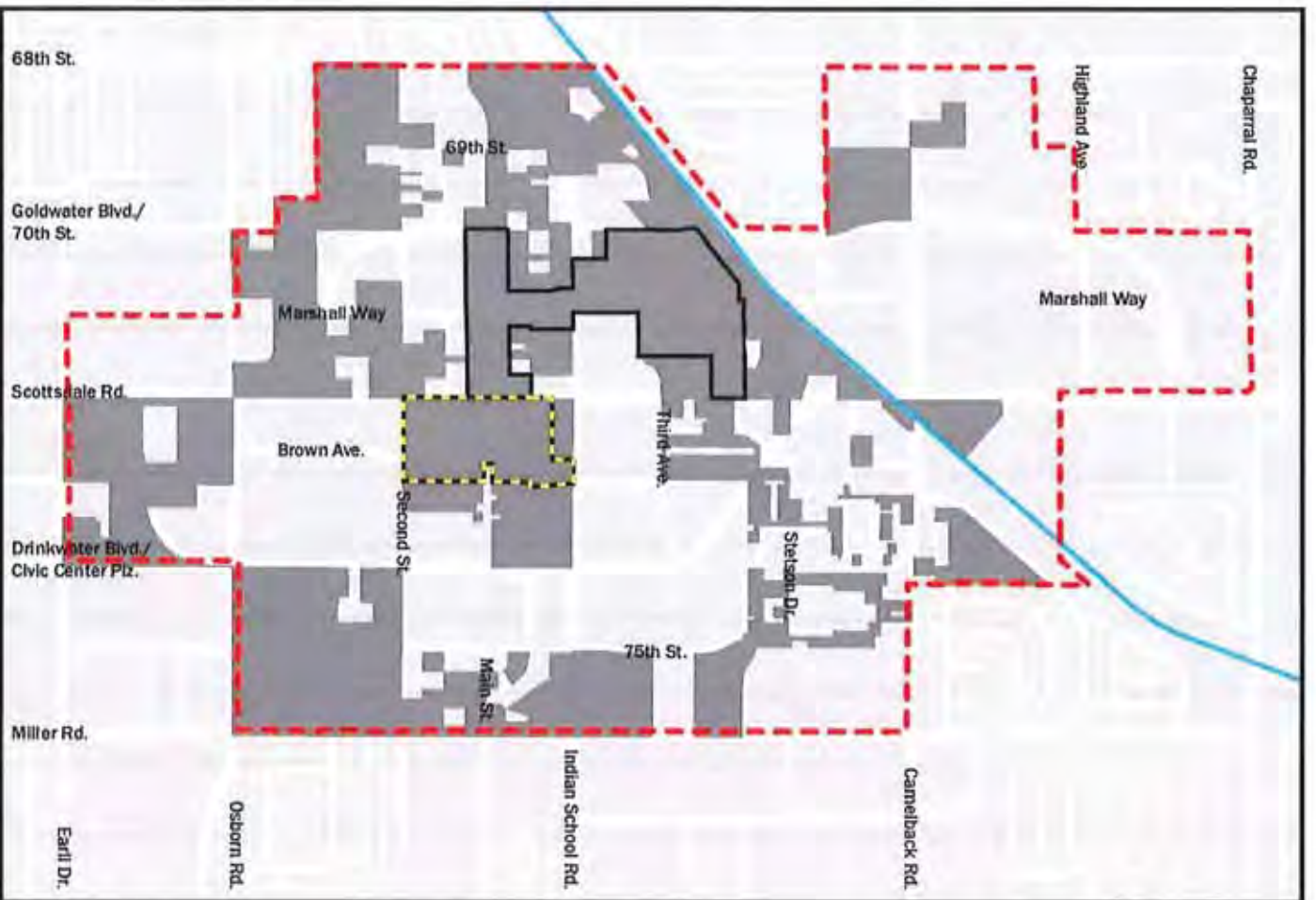
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.




Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

66'

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

120' - No HIC Hike

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

COMPUTING STUDY COSTS
w/ Bonus fees

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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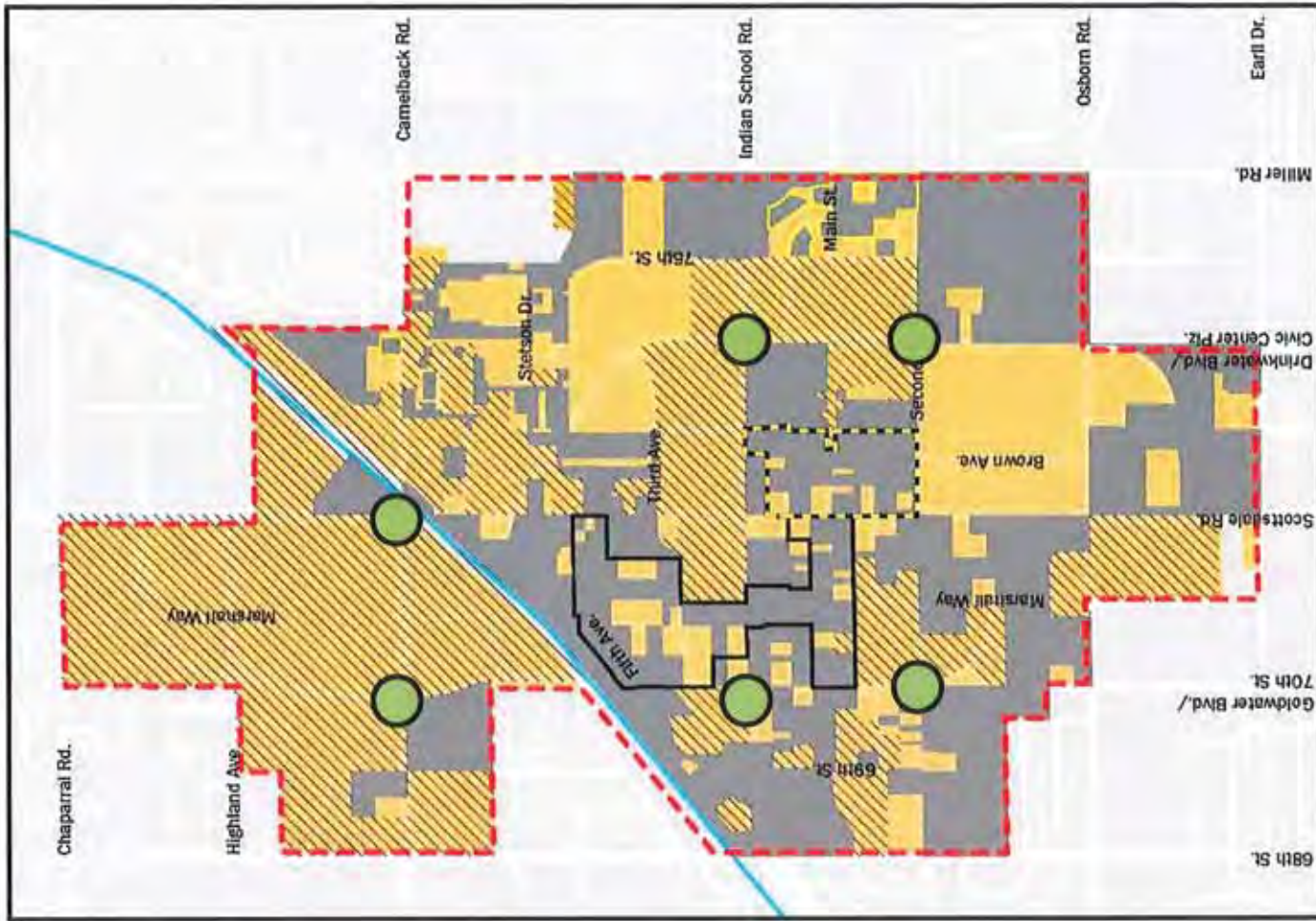
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Improve Community -





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: MARILYN ATKINSON

Date / Time: _____

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Historic Old Town First Floor





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Not over 40' + 48'
type

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

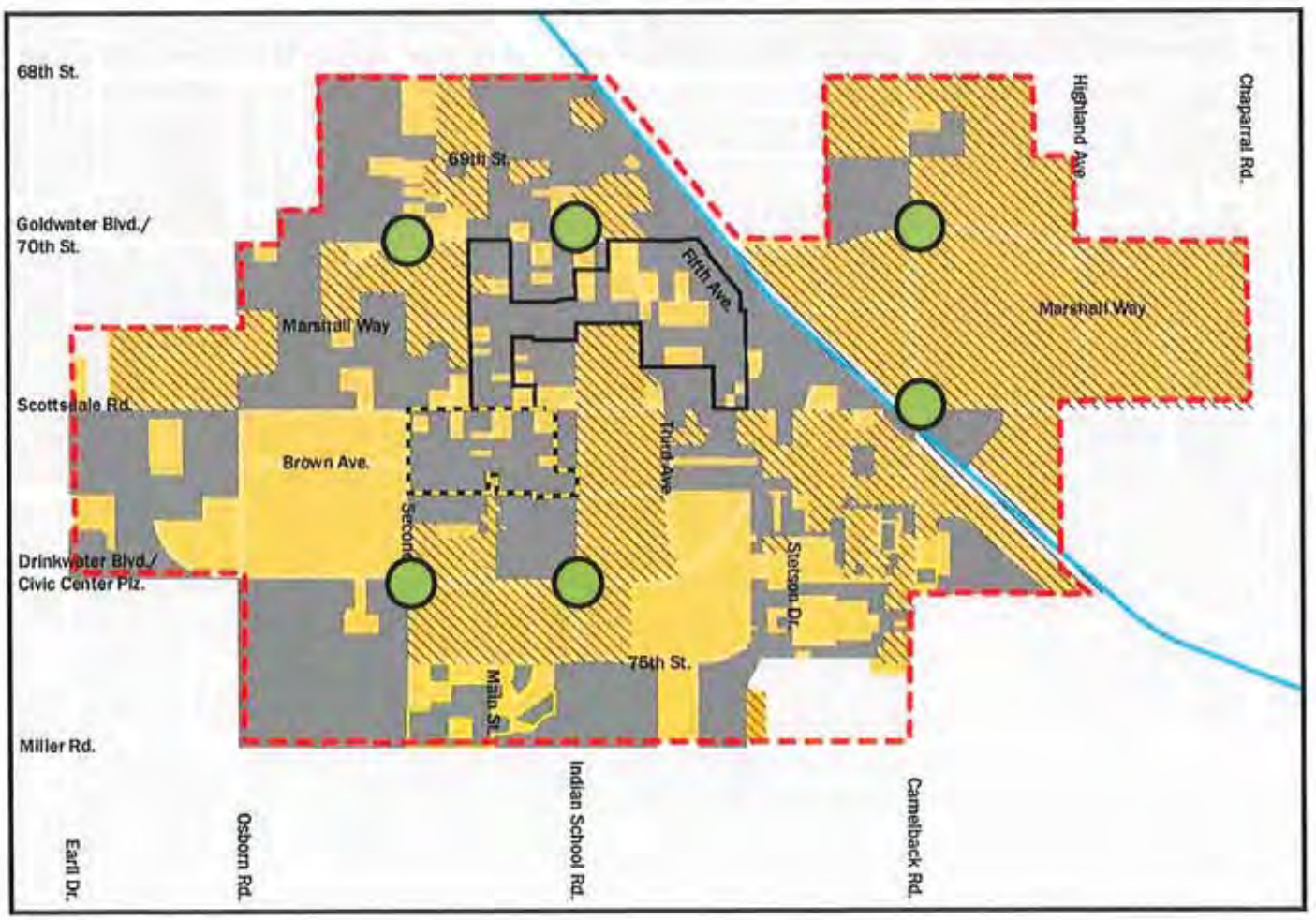
Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: ED LISGAR

Date / Time: 11:30 3/7

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

AGAIN, REVIEW ON A CASE BY CASE BASIS

ZONING ADMIN. NEEDS TO HAVE

AUTHORITY TO MAKE DECISIONS W/O

THE NEED FOR BID & ADJUSTED > AND/OR
CITY COUNCIL.

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

SOME ARE TO BE ADDED TO LOCAL SCHOOLS TO

SCHOOL DISTRICT.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Susan Wood

Date / Time: 3/1/22 11:30

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

The Old Town + Downtown areas are a hodge podge of crazy infill projects. Nothing makes sense. Every small lot is now being proposed with high density (40-60 units/acre).

Main St + 5th Ave, Brown etc Need to remain Retail only - Not residential.

I don't agree with mixed use zoning. It allows too much residential development.

Stop upzoning

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?





Reduce 84' → 66'

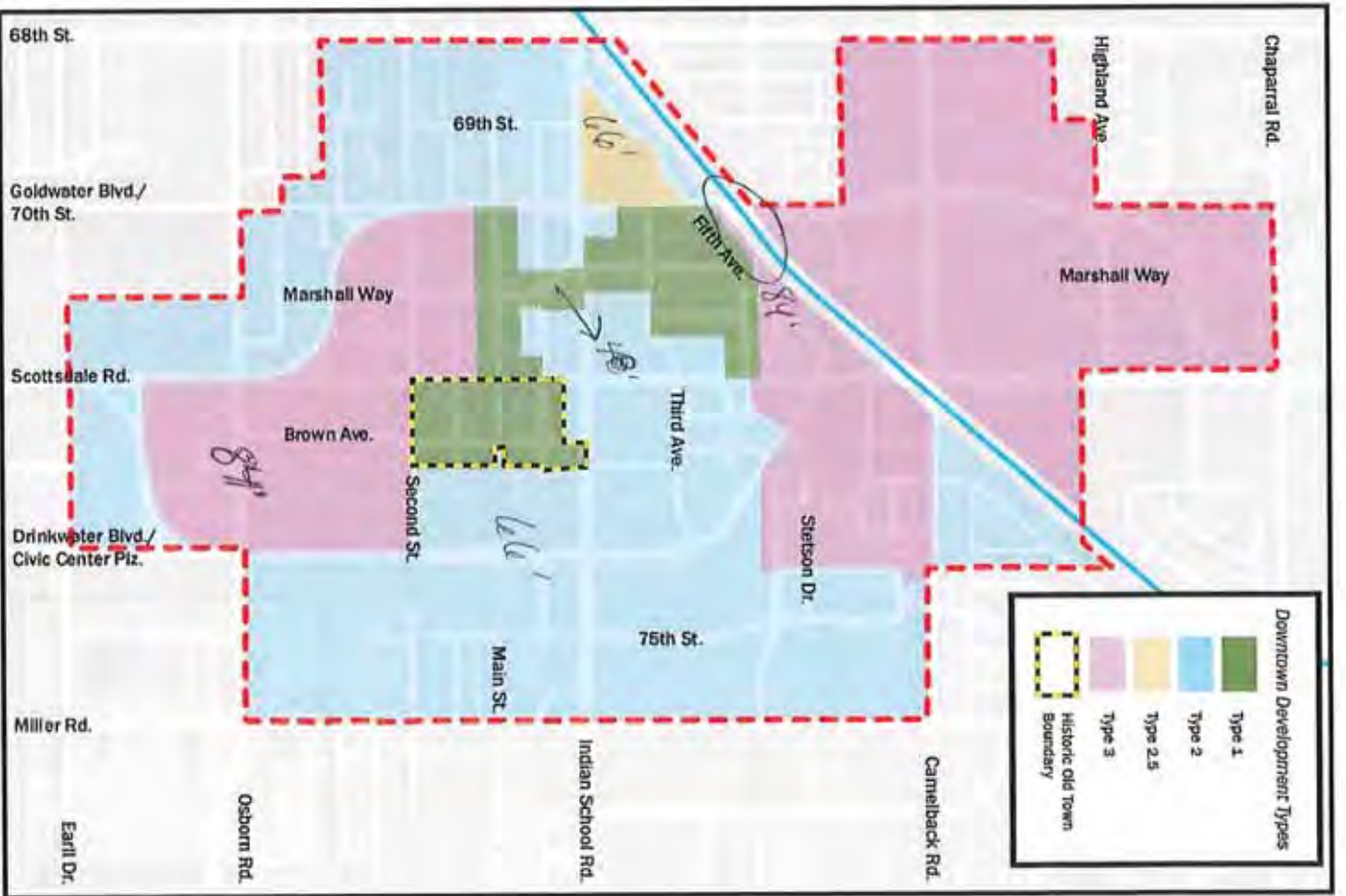
Any lots that border the green area

should be 48'

The canal bank along 5th Ave

should be reduced from 84' → 48'

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

The only bonus I support is to

Add more lanes to the roads in Downtown + Old Town,

Traffic is already ~~slow~~

congested, I imagine the gridlock

when all these new buildings are constructed,

We need more parking + infrastructure

Now! Not later,

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Open Space - Bonus Provisions

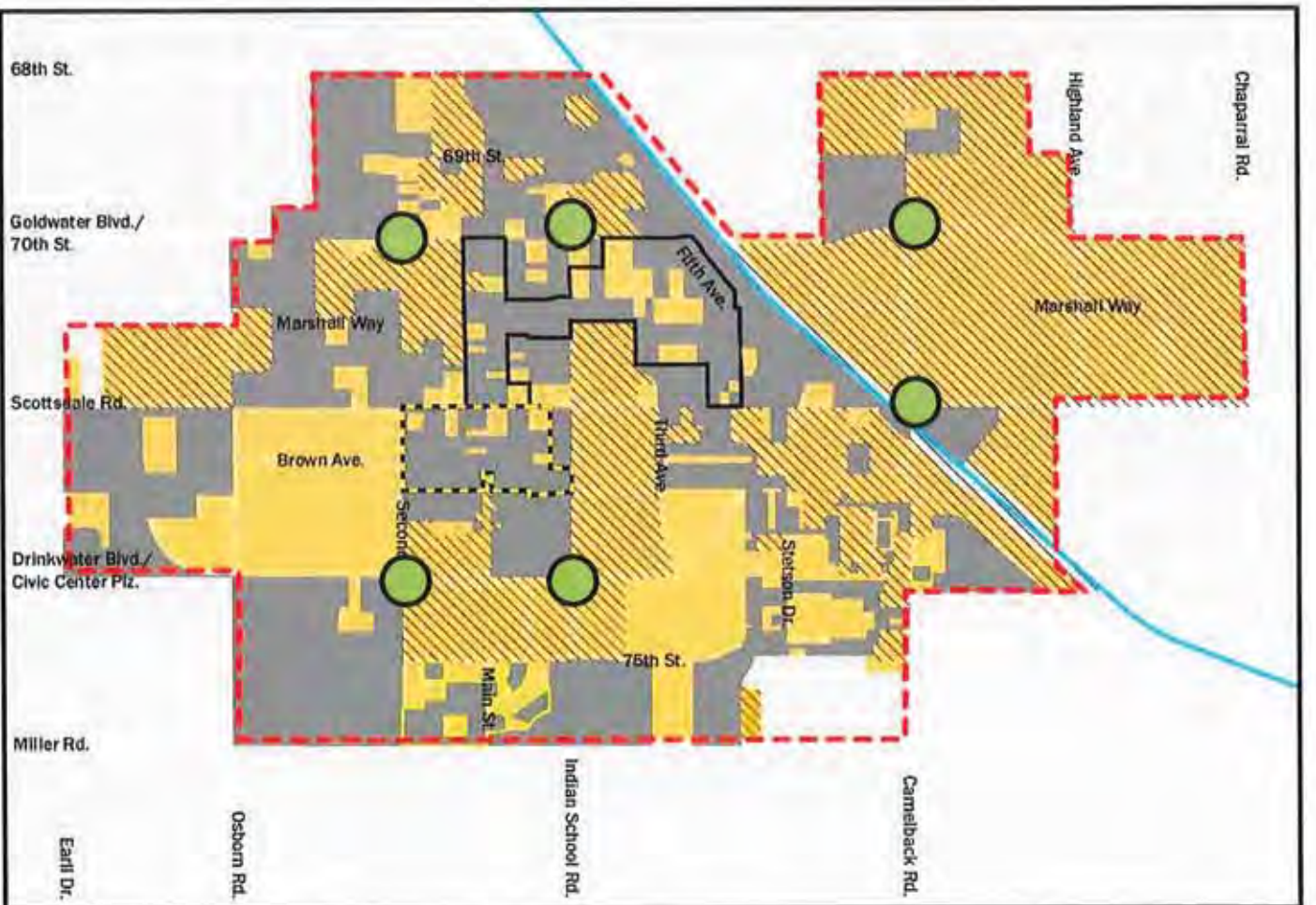
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

I don't want any bonus to developers, open space is normally a seam. On the 92 Ironwood Project, they were including the streets & driveways as open space.

We need more parking for these apartments that have already been approved.
And more parking for shoppers.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Dewey Schade

Date / Time: March 7, 2022 11:30am





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Type 1 - 40' Max
 Type 2 - Goldwater to Drinkwater - 40' Max
 Type 2 - Other Area outside of - 45' Max
 Type 2.5 - 40' Max
 Type 3 - 45' Max

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Definitions permit broad

latitude in what is a

"Public benefit"

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

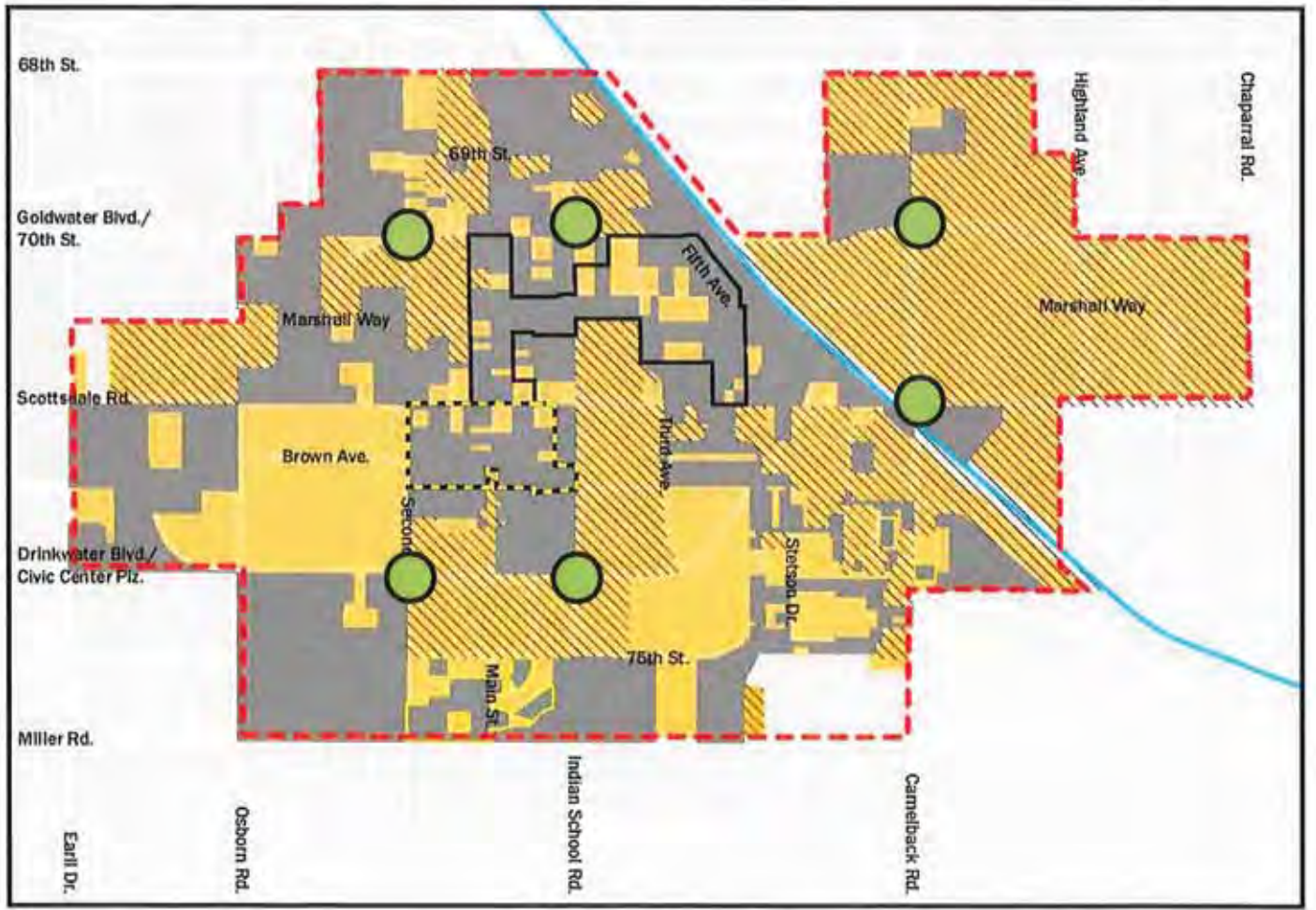
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Marietta Strano

Date / Time: 3/7/22 11:30 am

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

- Yes → maybe "i"
 No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

too difficult to answer.

Ans: How?





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained *in certain areas*
- Amended *in other areas*

If amending, what base maximum building heights would you suggest changing + and where? ?

Sorry!

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Need more info

because this is

too important

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- Major Infrastructure Improvements
- ~~Public Parking Areas~~
- ~~Public Open Spaces (Minimum 18,000 Square Feet)~~ *too large*
- Cultural Improvements Program Contribution
- Enhanced Transit Amenities
- Pedestrian Amenities
- Workforce Housing
- Uncategorized improvements and/or other community benefits

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

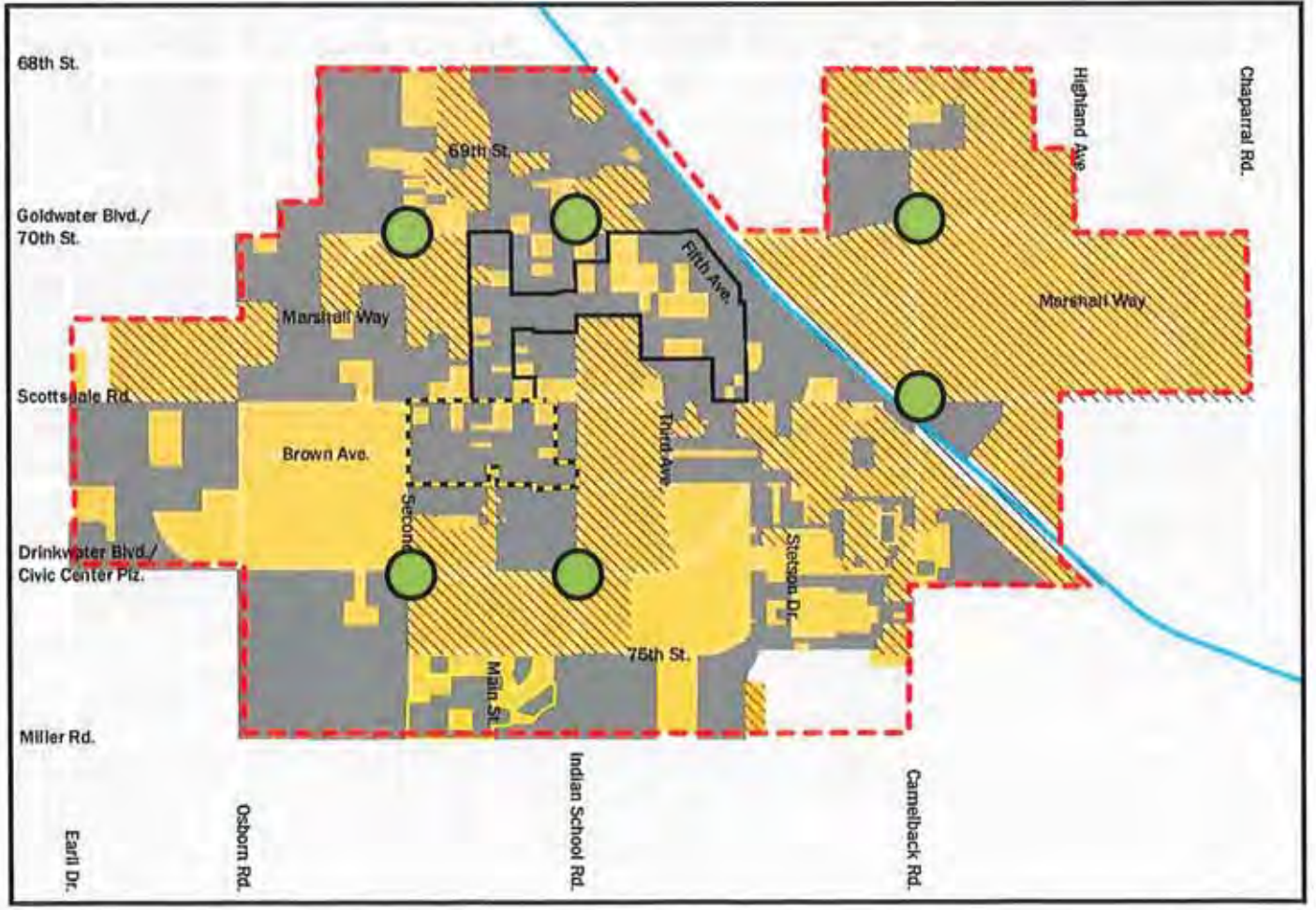
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Makes planners, builders, sellers, designers accountable





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: HEATHER YUN

Date / Time: MARCH 7, 2022





Building Height - Base

Should base maximum building heights be maintained, or amended?

Maintained
 Amended

If amending, what base maximum building heights would you suggest changing – and where?

There are areas just across the street from borders applying for height ordinances of 11 A Roberts Hill. NO as

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

TRIPLING THE MONETARY
INCREASES IN THE
NUMBER OF STANDARDS
TO REQUIRE

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- ③ Major Infrastructure Improvements
- ② Public Parking Areas DEFINE
- ④ Public Open Spaces (Minimum 18,000 Square Feet)
- Cultural Improvements Program Contribution-
- ⑥ Enhanced Transit Amenities DEFINE
- ⑤ Pedestrian Amenities
- ① Workforce Housing DEFINE
- ④ Uncategorized improvements and/or other community benefits

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

13,633/SF of Floor space
13,628' of Floor Height

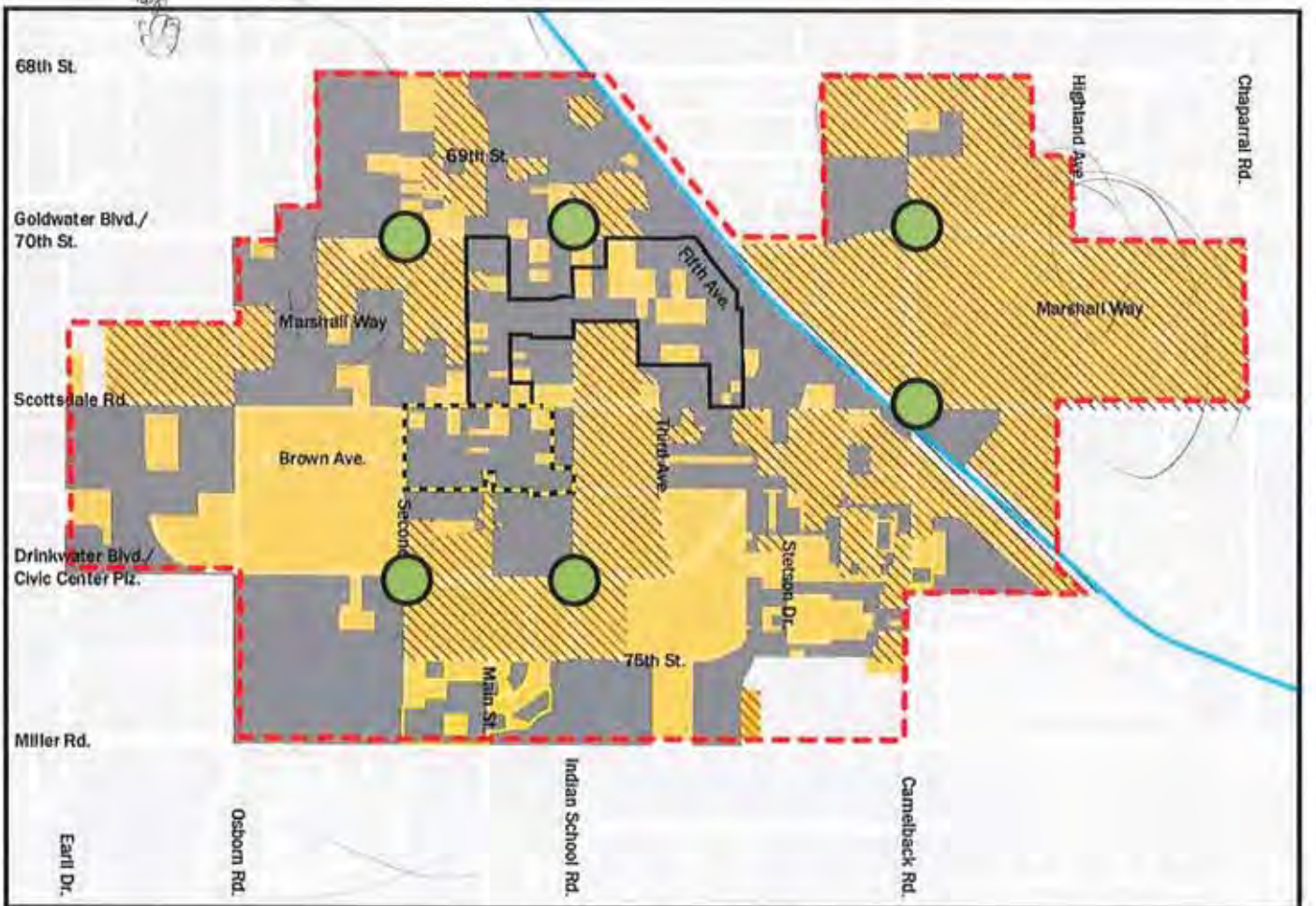
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

EXPAND FROM 64TH ST
INDIAN SCHOOL / 64TH ST
AND THOMAS / 64TH / ARDEN
TO ALLOW PEDESTRIANS
FIDUS INCREASE FOOTCROPS





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Dan Isaac

Date / Time: 3/7/22 8:30

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Add Green pens

- WATER RECLAMATION

- GREEN ROOF

- GOLF SWAN APARTS

Removes

- CULTURAL IMPROVEMENTS

Add) CONSTRUCTION DEADWEIGHTS

(57M2 + 5M)

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

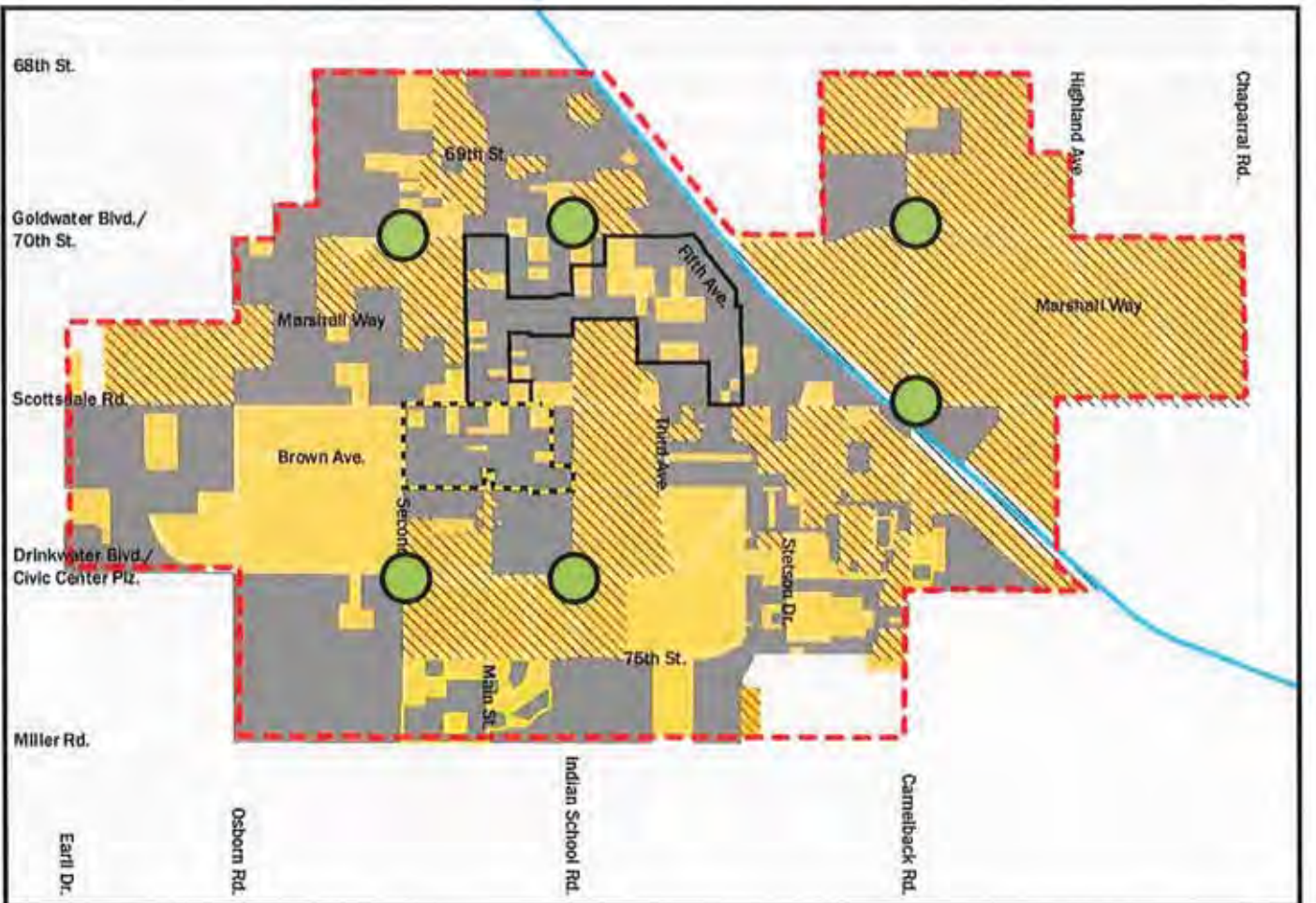
Why?

Allow byssen setbacks in all cases of old ~~town~~ town.

DONT REMOVE OPEN SPACE TO BE PUBLIC. CANT BE MAINTAINED FOR VACUANCY

STOP THE MAYOR FROM PUSHING CANDIDATES. THEY UNDO OPEN SPACE

EVER





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Laurie Coe

Date / Time: 3/7/22

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

not certain about this

clear definitions based upon parking

air quality - open spaces -

the cities we need to compare to

need to be Gold Standard not ordinary

we need to give weight to opinions of local business owners & residents

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

No trades -

there must be clear

guidelines that includes

these bonus standards

but only as requirements

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

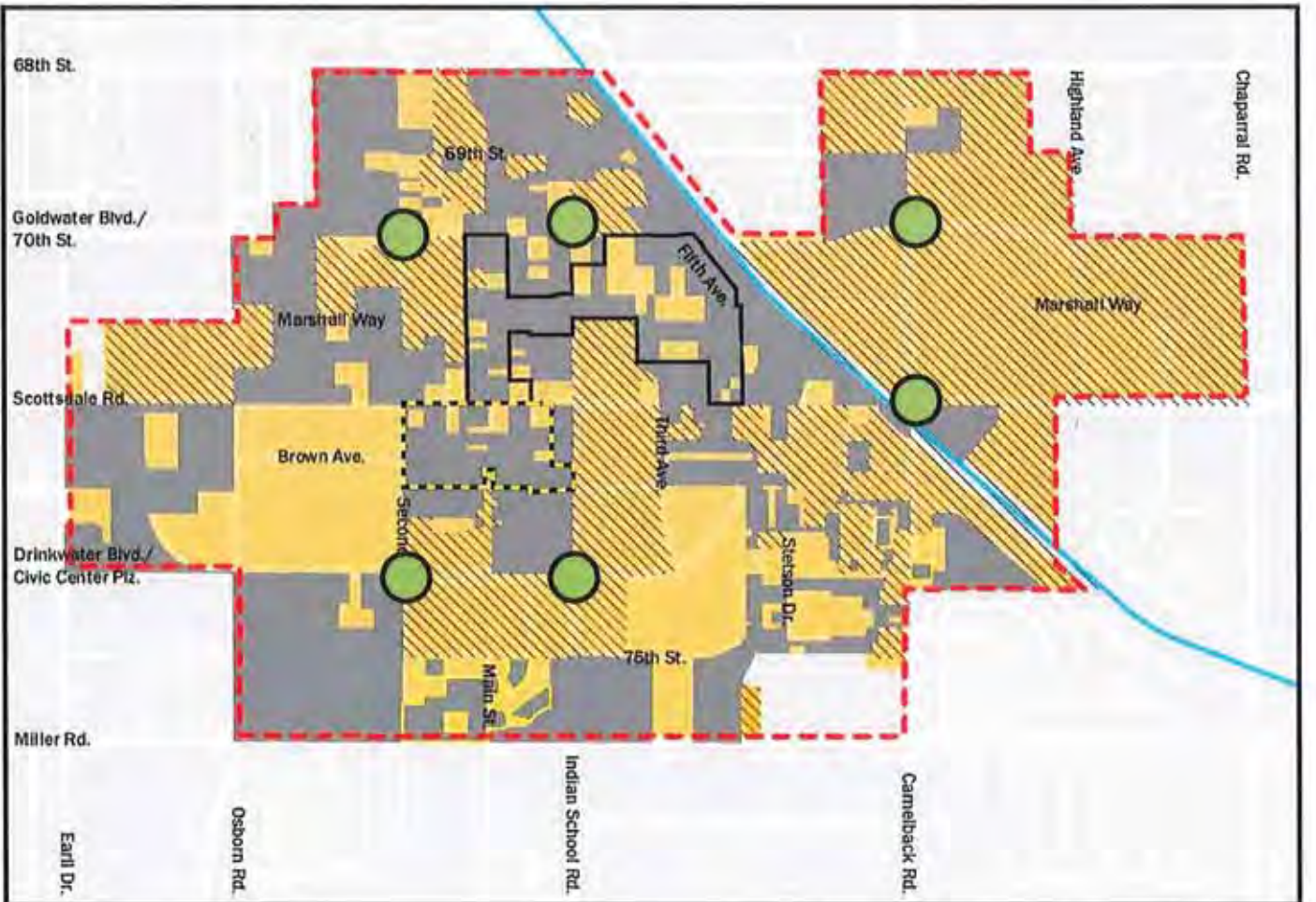
Why?

I DISAGREE with

Bonus Requests -

I believe in strict

Guidelines -





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Doug Arvanites

Date / Time: 9/7 8:30 am

Building Height - Base





Should base maximum building heights be maintained, or amended?

Maintained

Amended

If amending, what base maximum building heights would you suggest changing – and where?

Change to type 2.5

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

CPI is not the right benchmark for increases in contribution costs.

Need to benchmark to the value of Scottsdale Old Town area

real estate values or similar real estate value index. These

are growing much faster than CPI.

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Open Space - Bonus Provisions

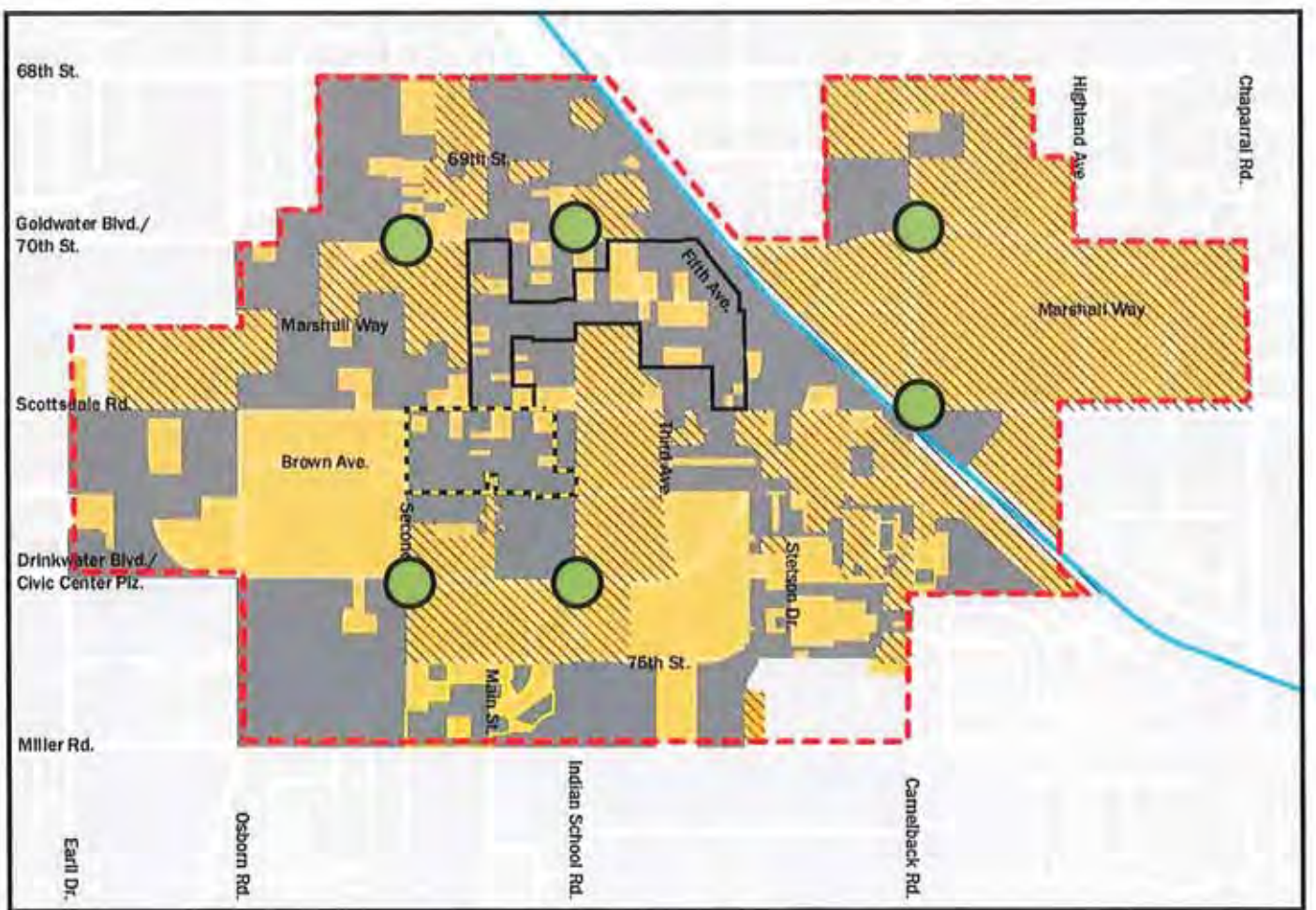
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

Strongly encouraged for parcels over 75,000 sq. ft.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Laraine Rodgers

Date / Time: March 7, 2022

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be ^{Specify} (amended to qualify) and (quantify) a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

market-driven - how to quantify

ok

today - must have both - residential & commercial

need flexibility - both needed

Building Height - Base

Should we amend the 2018 base height study?





Should base maximum building heights be maintained, or amended?

Maintained — *green area*
 ~~Amended~~

If amending, what base maximum building heights would you suggest changing — and where?

*South Indian School St
 between 1st + 3rd*

will maintain

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



Downtown Development Types

-  Type 1
-  Type 2
-  Type 2.5
-  Type 3
-  Historic Old Town Boundary

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

*cut of 'bonus level'
one time income to city*

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Jim Killend

Date / Time: 3/2/2022 8:30am

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No





Keep it simple to be able to have development
take place.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

	Base Maximum
	40' in Historic Old Town 48' in all other Type 1
	66'
	66'
	84'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

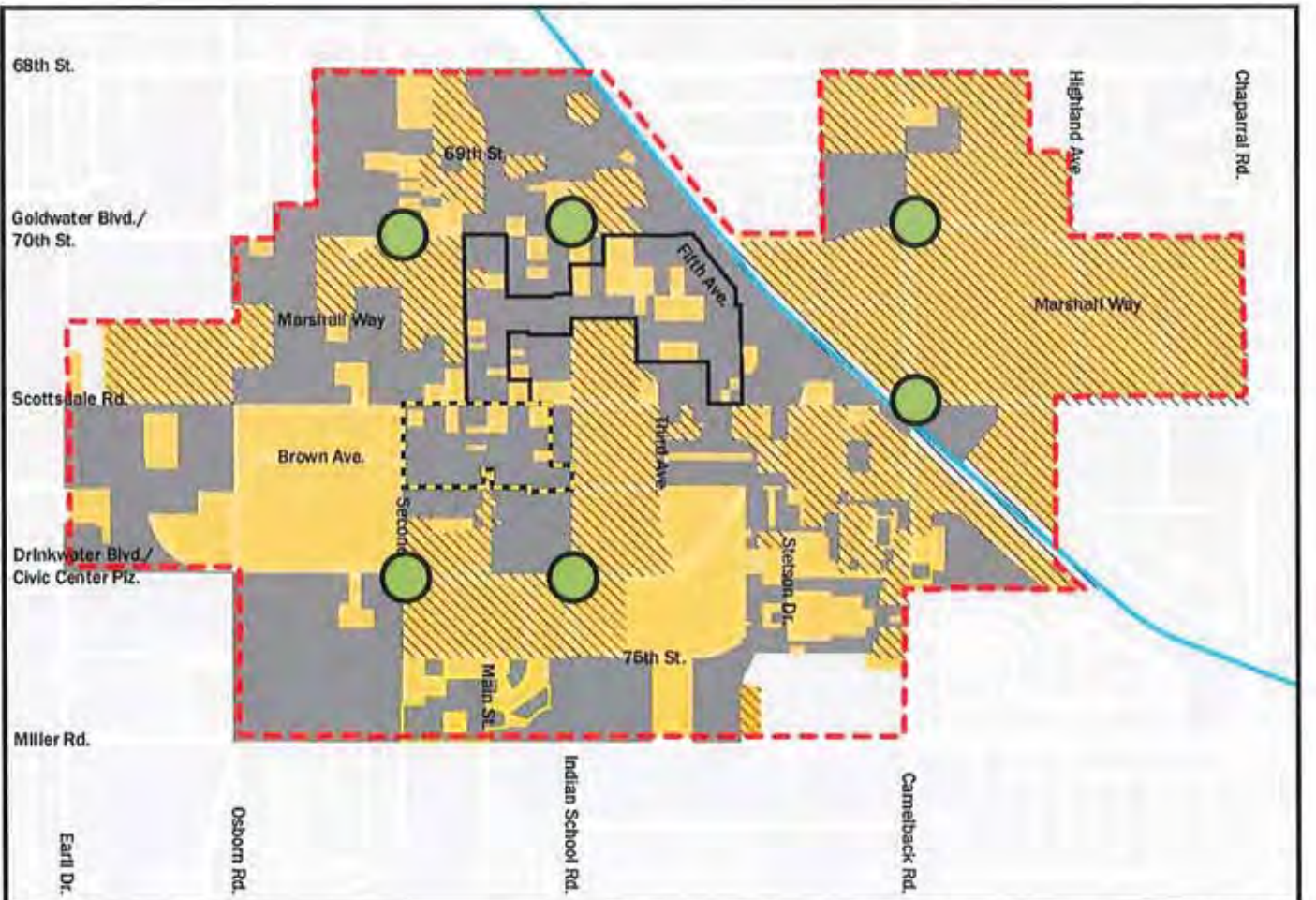
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

A Scale of Bonus Size
Should be put in place
Based on Height to SFR
Space ratios.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: V. Preston

Date / Time: 3/07/2022

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

10 Over, 13 Below is not agreeable to me

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



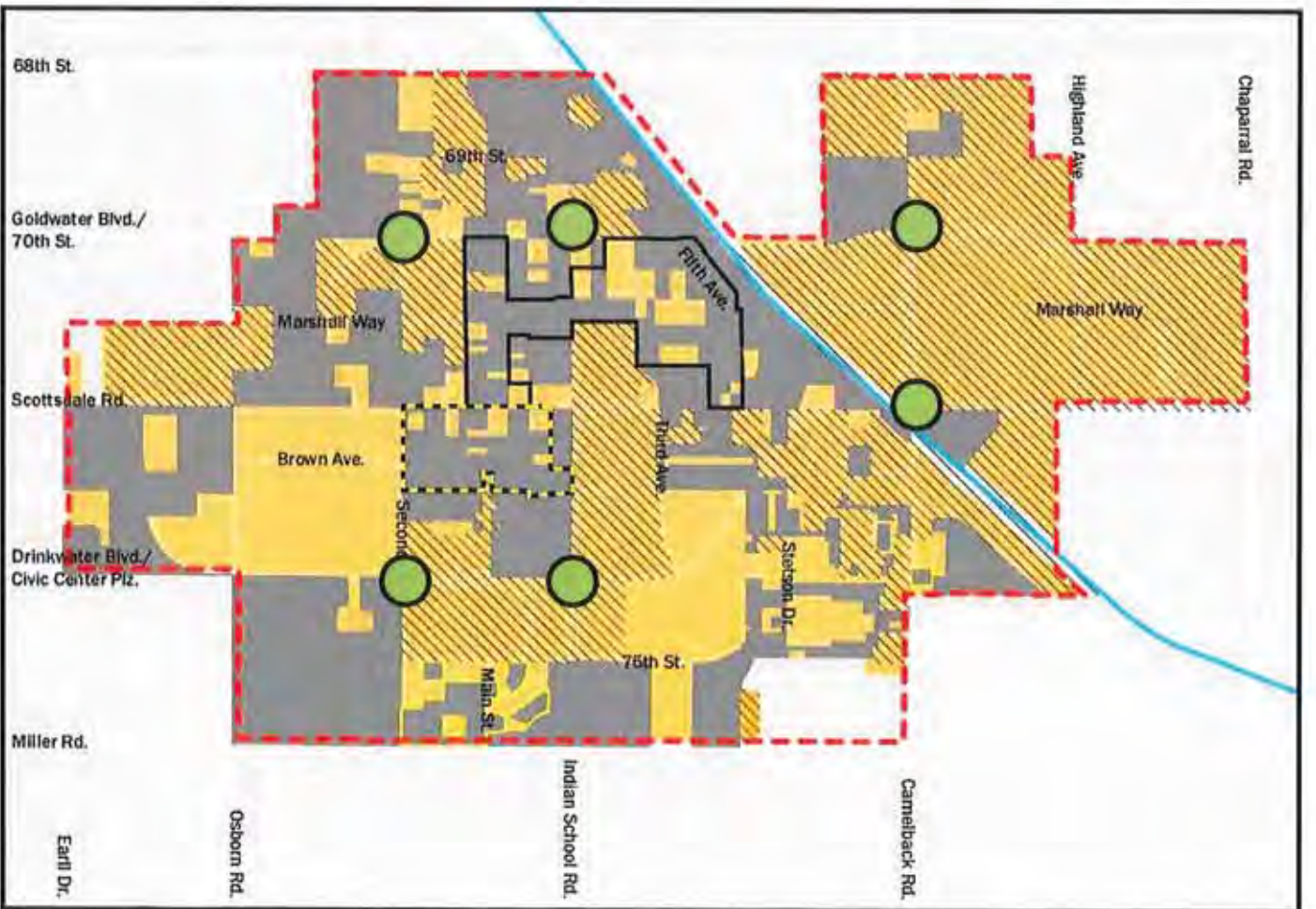
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Depends on necessity to
employ best and continue
usage of retail, restaurants etc
but at the same time it
goes on an area where
the homeless will find
a place to sleep or camp.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Blen Shipp

Date / Time: 9 March 2022

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

Yes

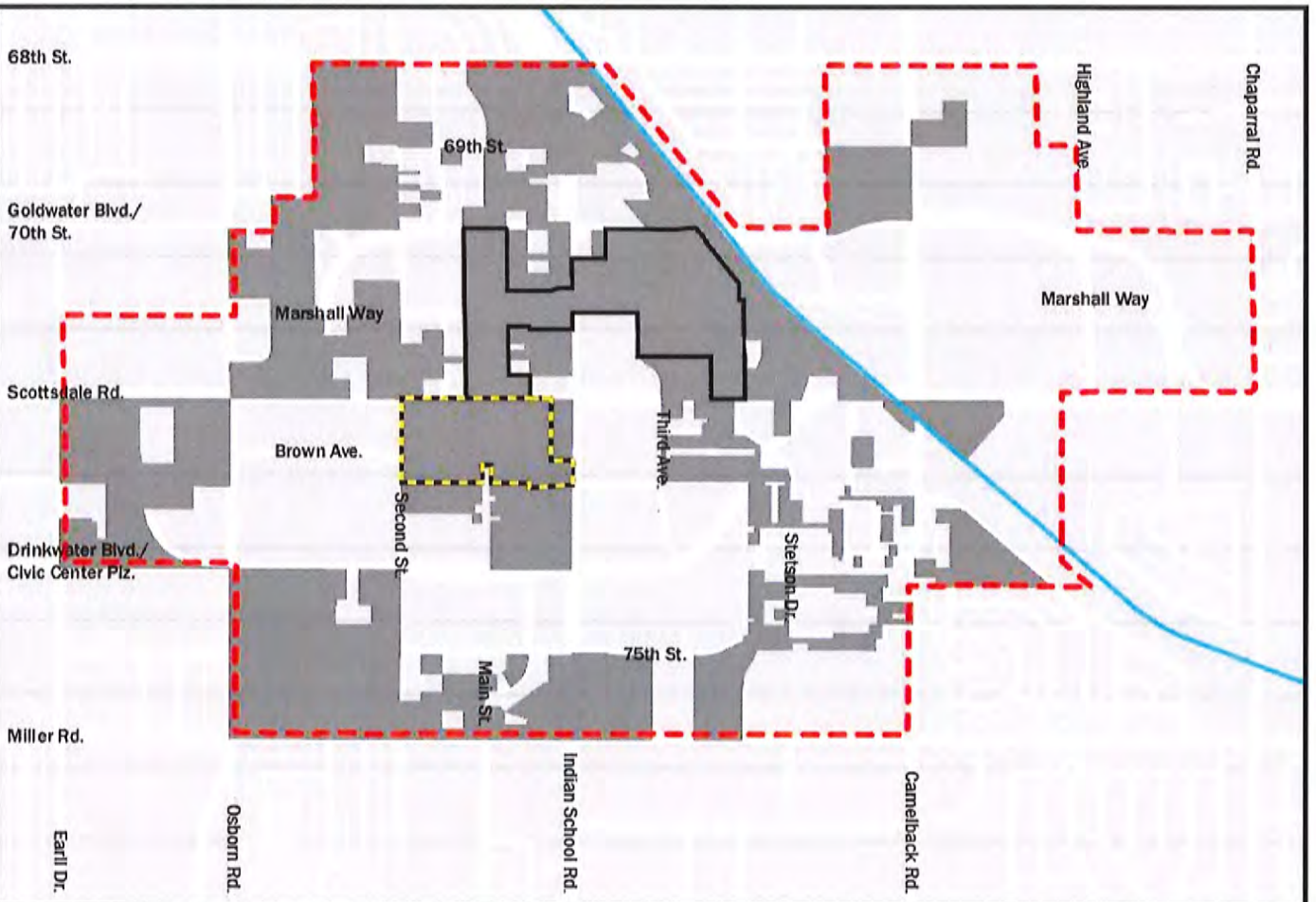
No

encourage trail on east elevation of Sutherland between 2nd + Osborn Rd. at least for ground floor

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No



Dark Grey = Areas limited to 35% of ground floor residential.



Should base maximum building heights be maintained, or amended?

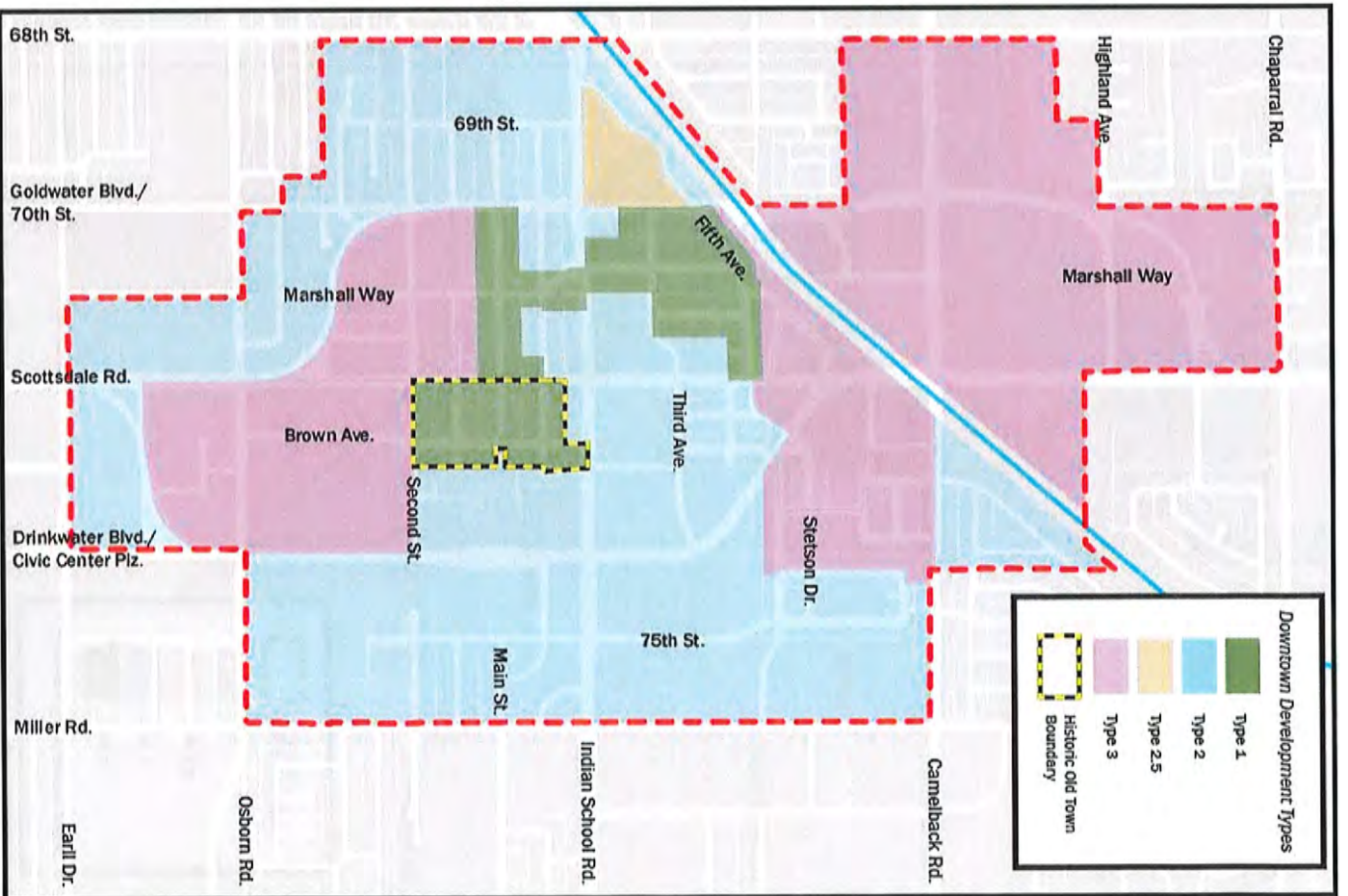
- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

*On Indian School Rd.
 Add a 19' to 5' type so that
 structures can apply for add'l height
 12' such as property adjacent west of
 Kinsey on Indian School.*

*ie.
 Main Street's
 adjacent to
 type 2 by
 12' feet
 on Indian School Rd*

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



Building Height - Bonus

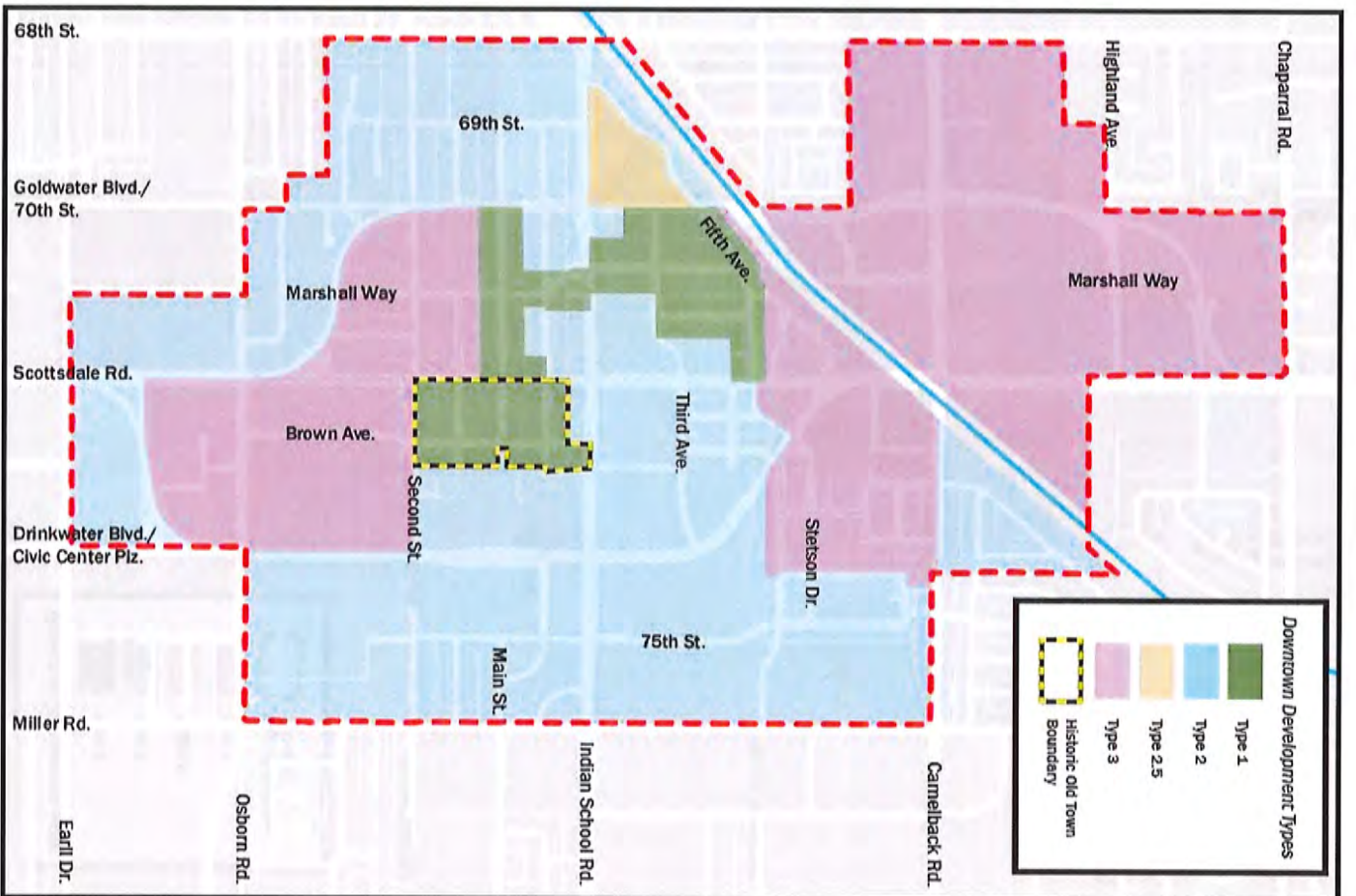
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

add a type 1.5' on Indian Central Rd adjacent to type 2

Gross Lot Area to be equal to or greater than:			
	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 Provisions - Public Benefit

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

1 traffic intersection signal lights improvements

2 cultural arts exhibits - not ~~at~~ art at

2 develop ~~the~~ discretion

ie in district sculpture at

Optima Condo's in

3 extend "undergrounding" of utilities ~~at~~ for an entire alleyway or within I pole in both directions,

Special public improvements/ public benefits allow development bonus standards consideration - subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

4 Public Parking Fundings

5 ~~at~~ for an entire alleyway

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

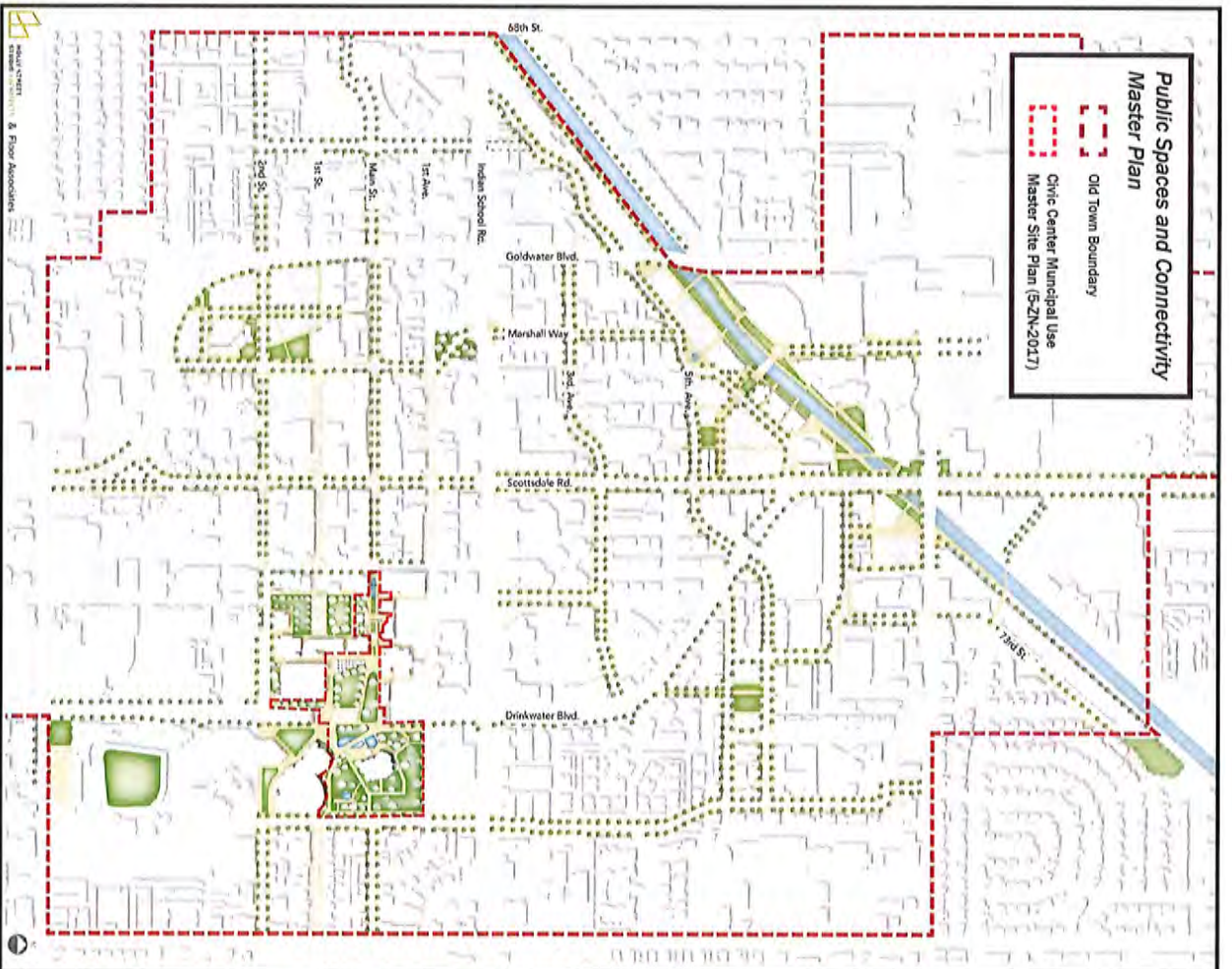
Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Not Sure

Use as a base start

Shaded walking/biking paths are positive



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

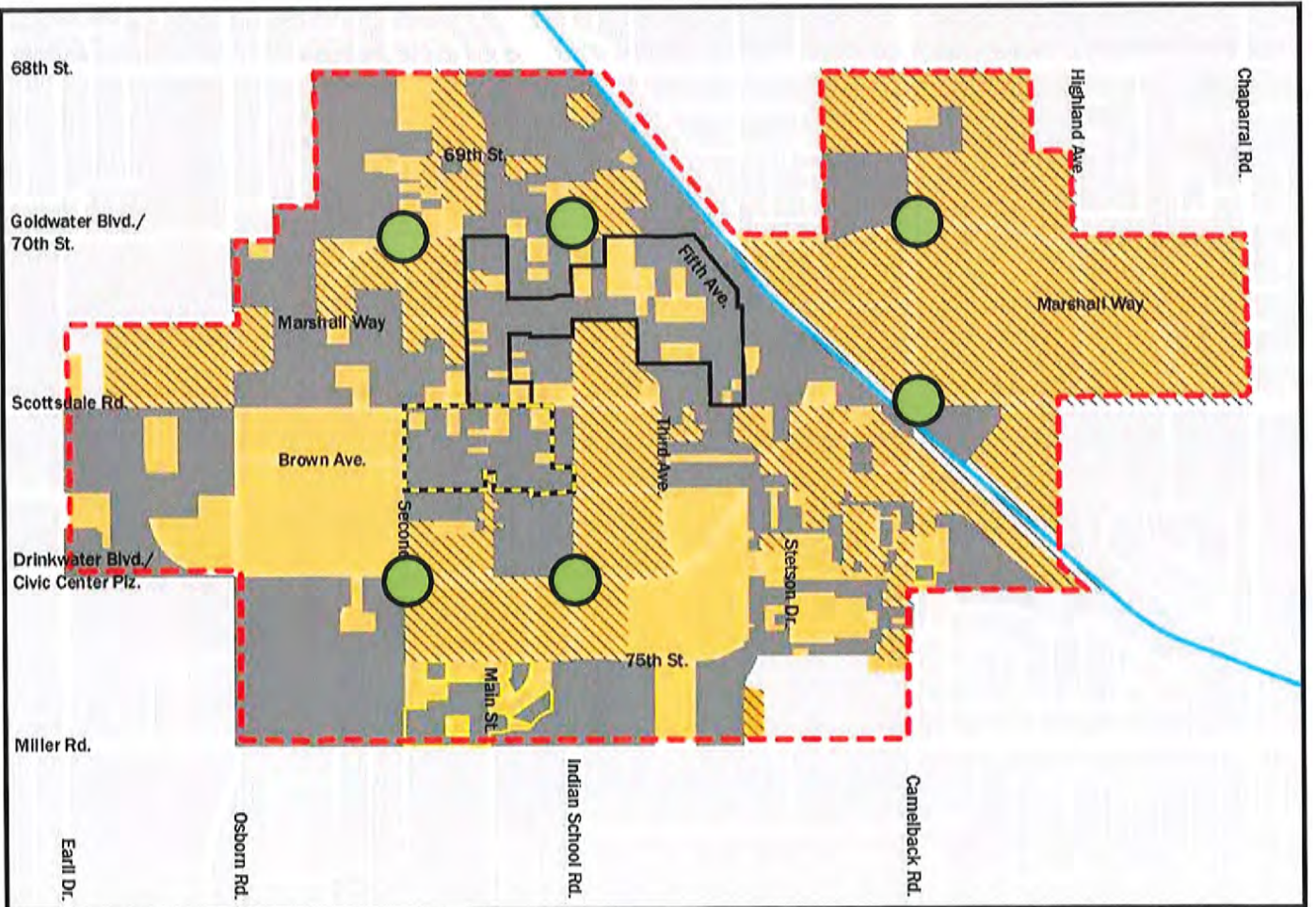
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

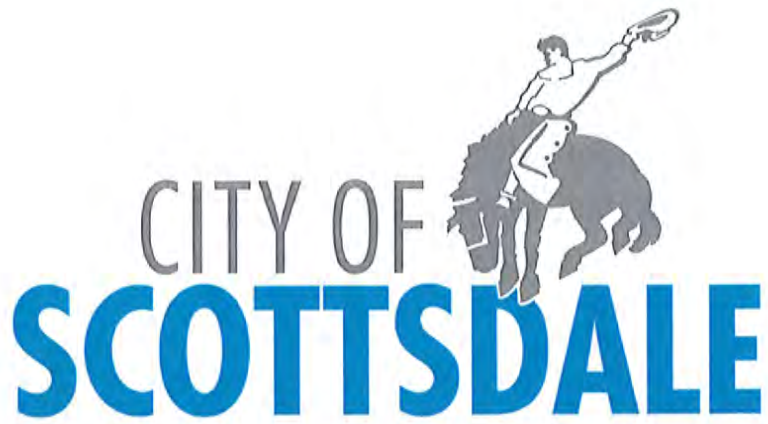
- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

— option for bonus requests

— requirement for open space development





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Dr DAN Klinky

Date / Time: 3/9/22

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

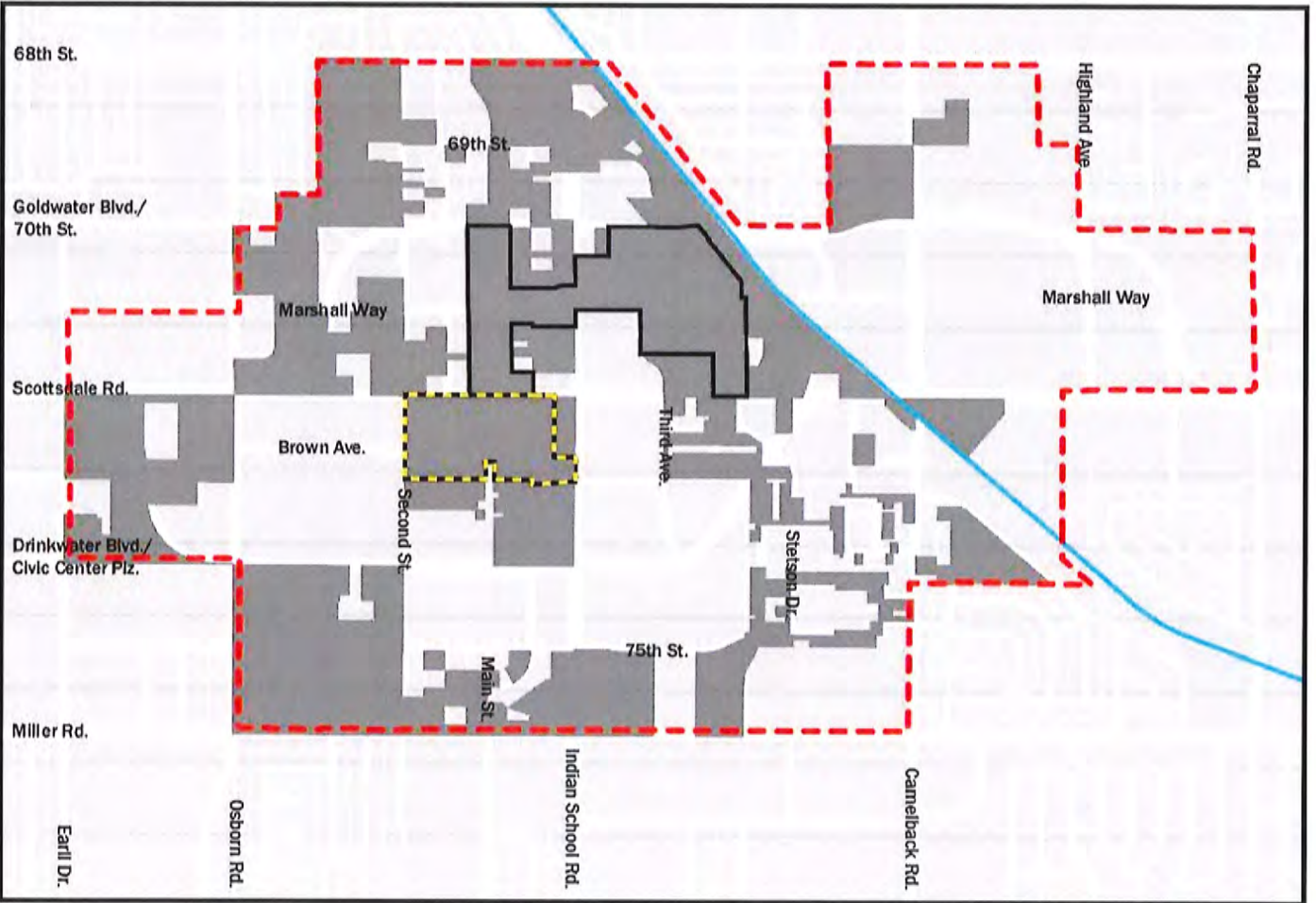
Yes

No *Not*

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

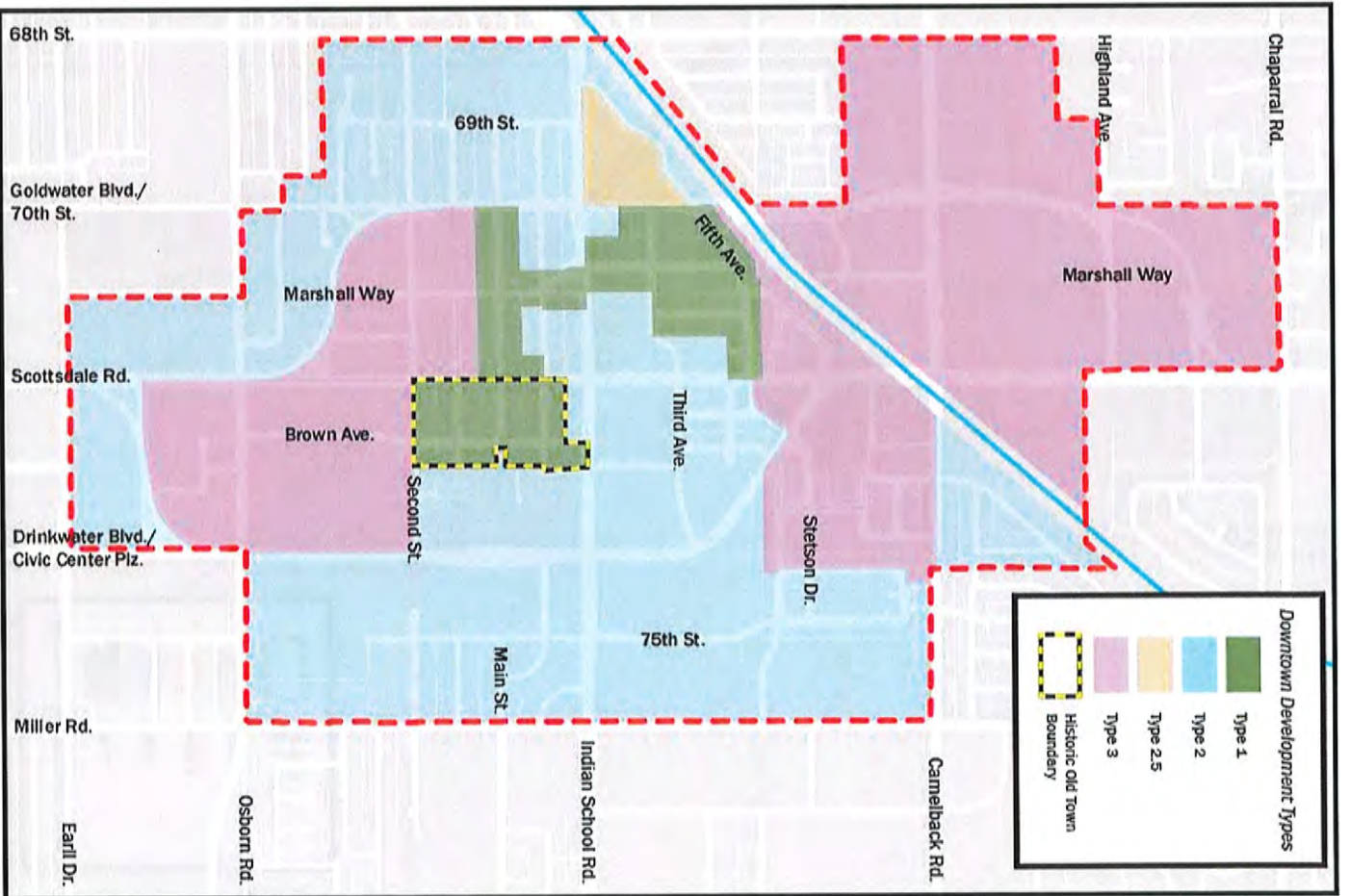
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Dependent on design & architectural value height allowance should be able to increase

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



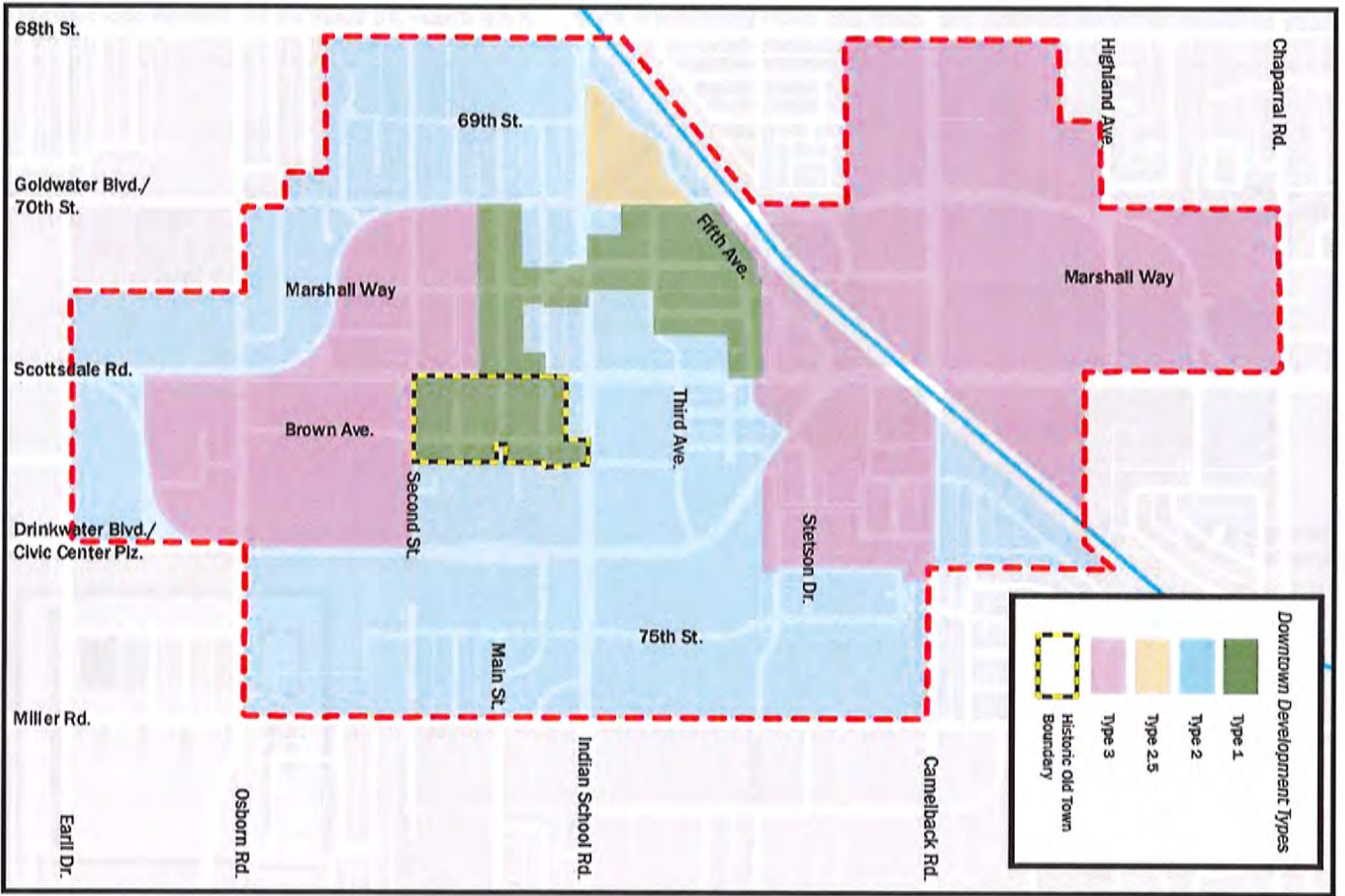
Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be <u>equal to or greater than:</u>			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes
 No

Do you agree with the existing list of public benefits?

Yes
 No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

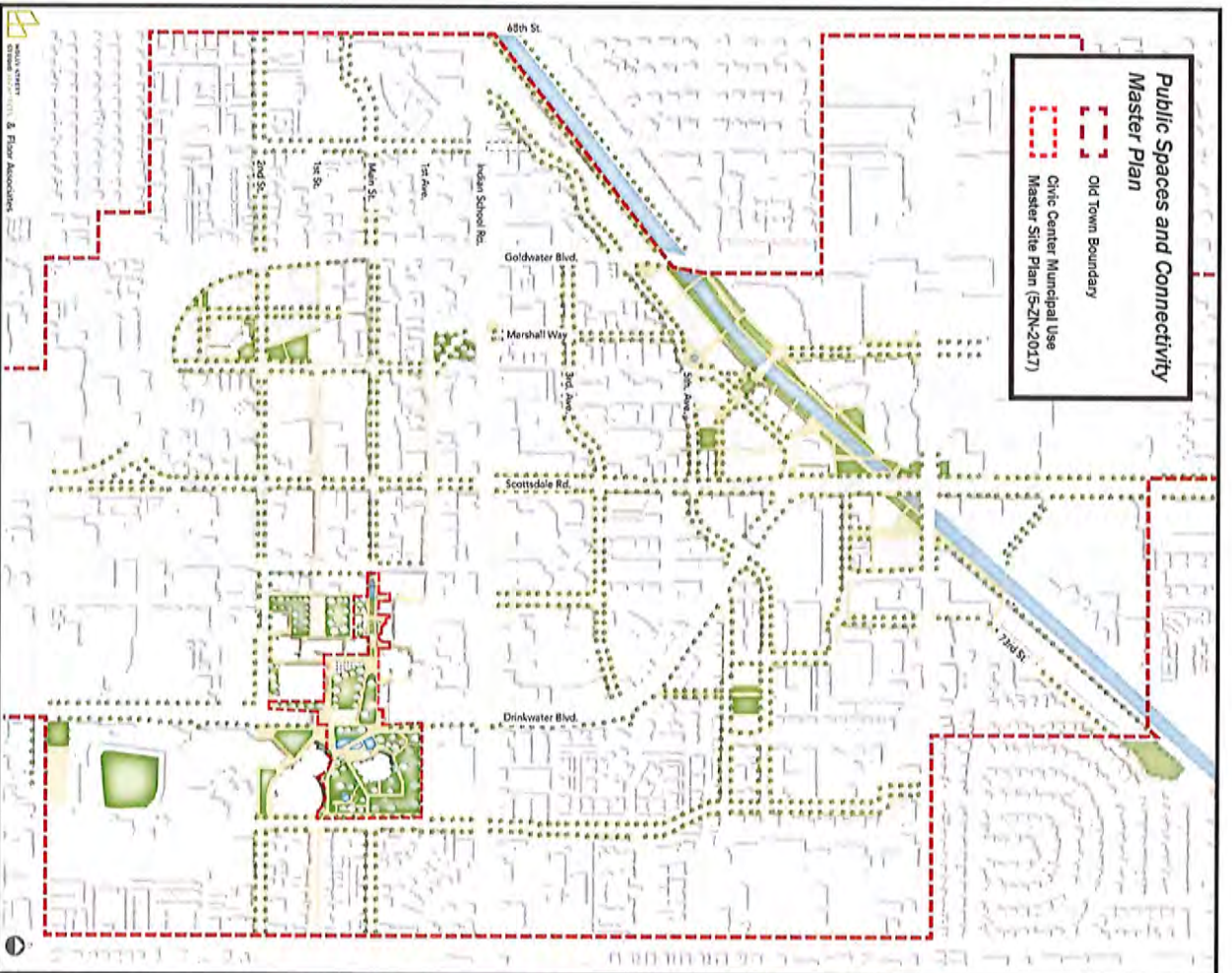
Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

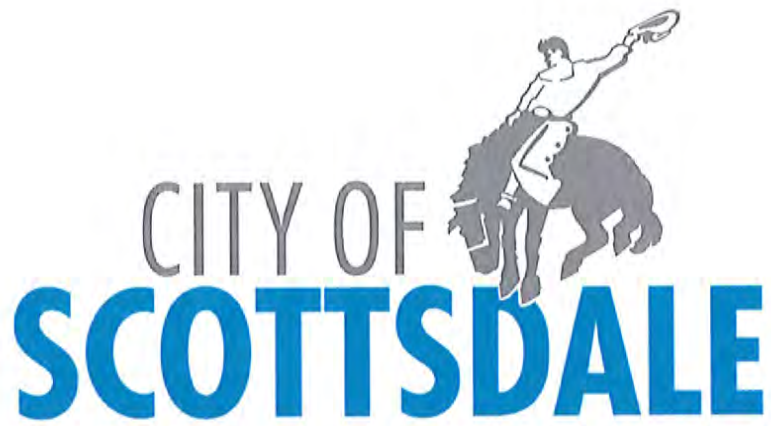
Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: DAVID H. BILLS

Date / Time: MARCH 9, 2022

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

- Yes
- No

If you do not agree with the current definition, how should the definition be amended?

WHY I SUPPORT CURRENT DEFINITION:

- 1) EACH PROJECT CAN BE EVALUATED ON ITS OWN MERITS WITHOUT HAVING TO ADHERE TO FORMULA, (E.G. 35% / 65%)
- 2) FLEXIBILITY RESULTS IN MORE DIVERSE STREET-LEVEL EXPERIENCES

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

UNCLEAR AS TO WHAT THE BENEFIT/GAIN WOULD BE IF
DEFINITION WERE TO BE MODIFIED.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

Yes

No

But (Big But) it may be in the future to add other areas to restriction

Areas around railway due to

several waivers/permits of existing buildings

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes

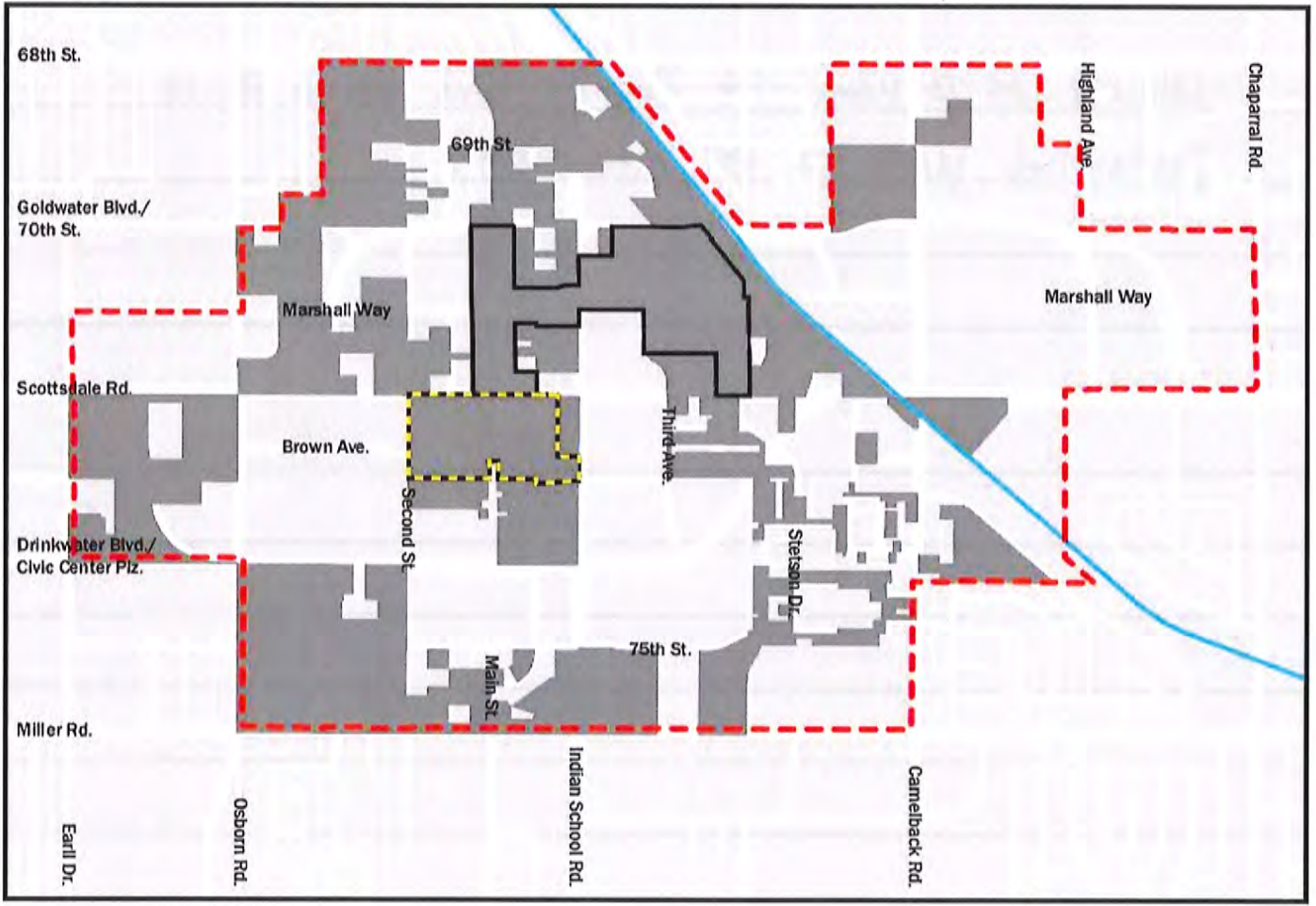
No

non-residential uses at street

level are consistent with

city's promotion of streetscape

(old town) as tourist destination



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

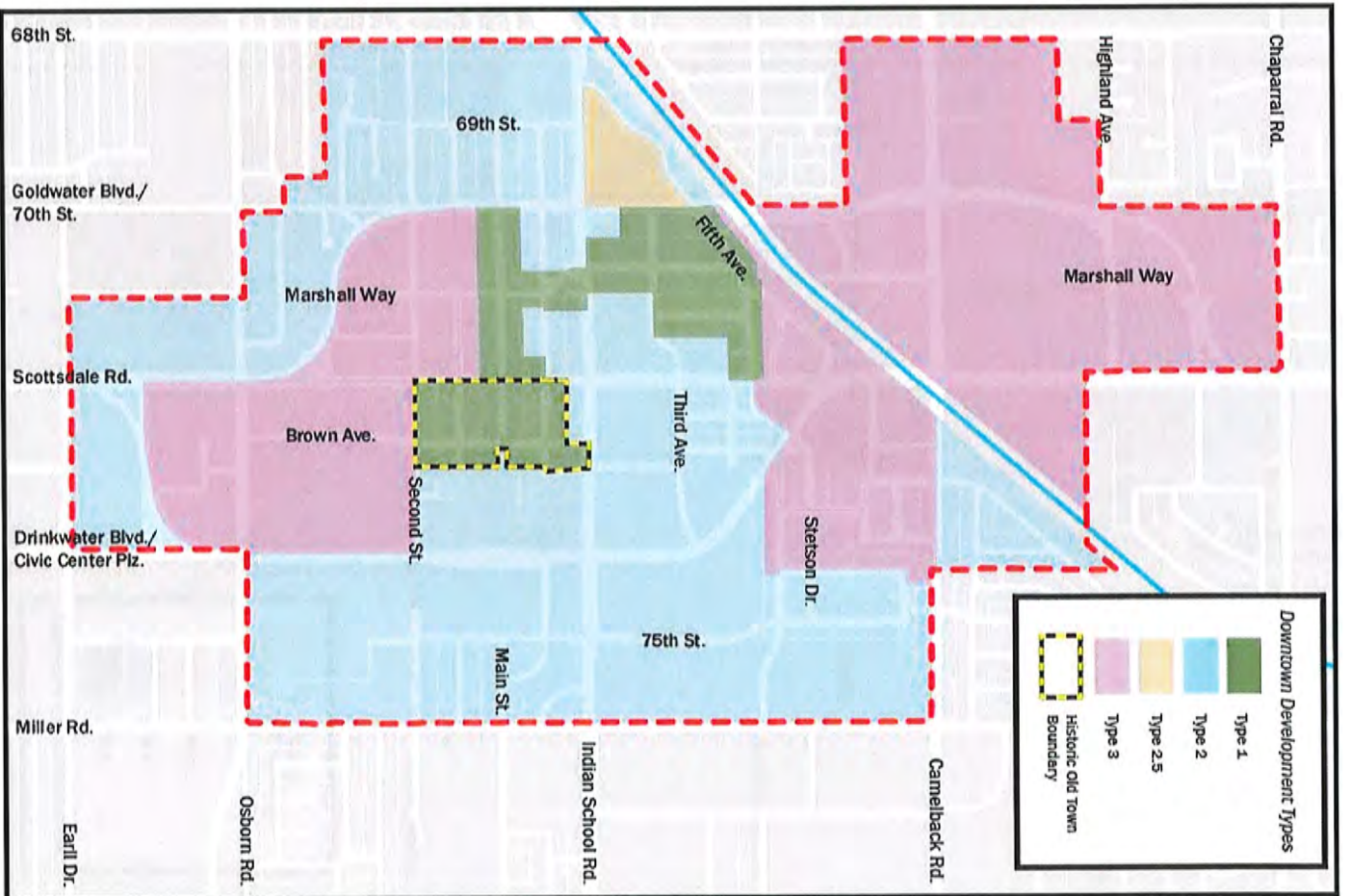
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

IMPLEMENT "BUREAU" OF TYPE 2 OR 2.5 UNTIL TYPE 1 BOUNDARY IS ADJACENT TO TYPE 3, (ESPECIALLY WHEN HEIGHT VARIANCE HAS BEEN GRANTED FOR TYPE 3, (E.G. MAPS 2.5))

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

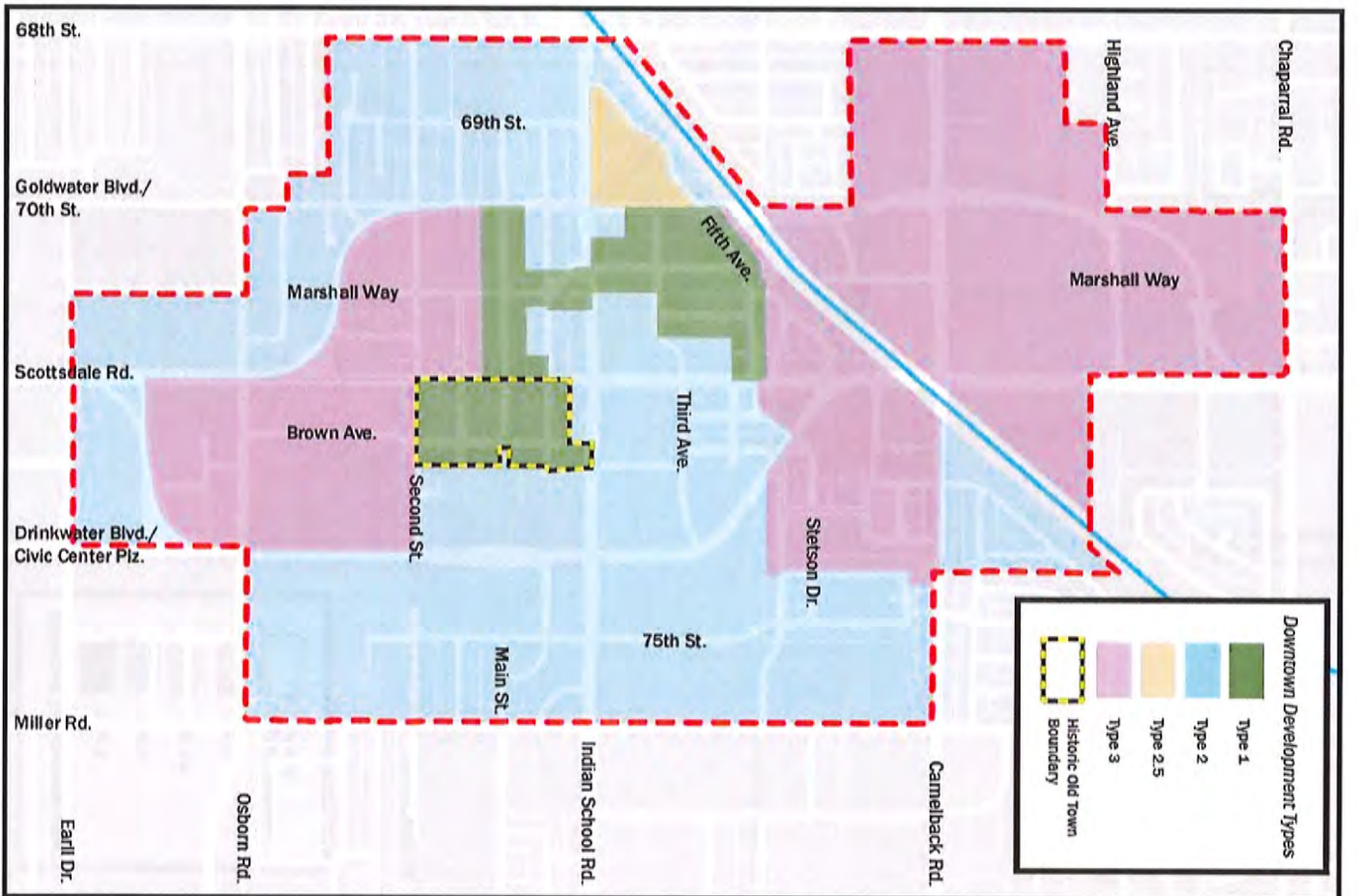
If amending, what bonus maximum building heights would you suggest changing – and where?

Two subsections:

1) ELIMINATE BONUS HEIGHT COMPLETELY

2) BONUS IS LIMITED TO +/- STORY BASED ON TYPE.

Gross Lot Area to be equal to or greater than:		
20,000 to 100,000 square feet	100,000 to 200,000 square feet	200,000 square feet or more
Type 2 (Light Blue)	78'	90'
Type 2.5 (Yellow)	78'	90'
Type 3 (Purple)	90'	120'
		150'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

— ONLY DEFINING PUBLIC BENEFITS FOR BONUS

HELD AT WAIVED REQUESTS CAN BE EXPORTED

BY DEVELOPER - TAKE POTENTIAL FOR THAT

AWAY BY ELIMINATION THAT AS A FACTOR.

— 1) BONUS ARE DONATIONS ("CONTRIBUTIONS")

TO CURE THE IMPROVEMENTS PROGRAM ACCEPT FOR PUBLIC ART

2) INCREASE PUBLIC OPEN SPACE REQUIREMENT

3) ELIMINATE UNNECESSARILY IMPROVEMENTS

(Too Vague)

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

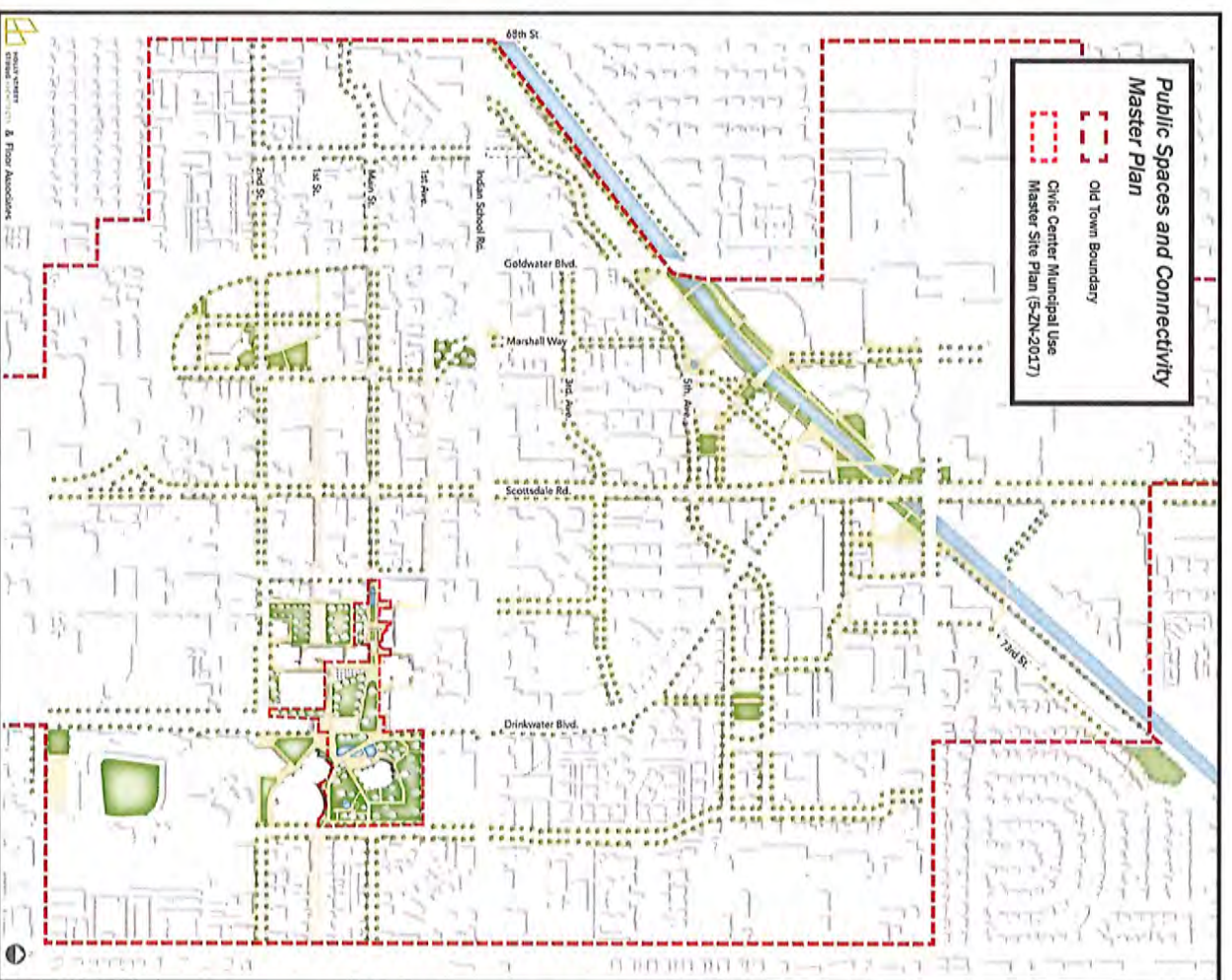
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

— Open Space / Shared / Hear Relief
 STATIONS (Public / Gen Ail)
 Every 2 Blocks IN Ave
 Pedestrians



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

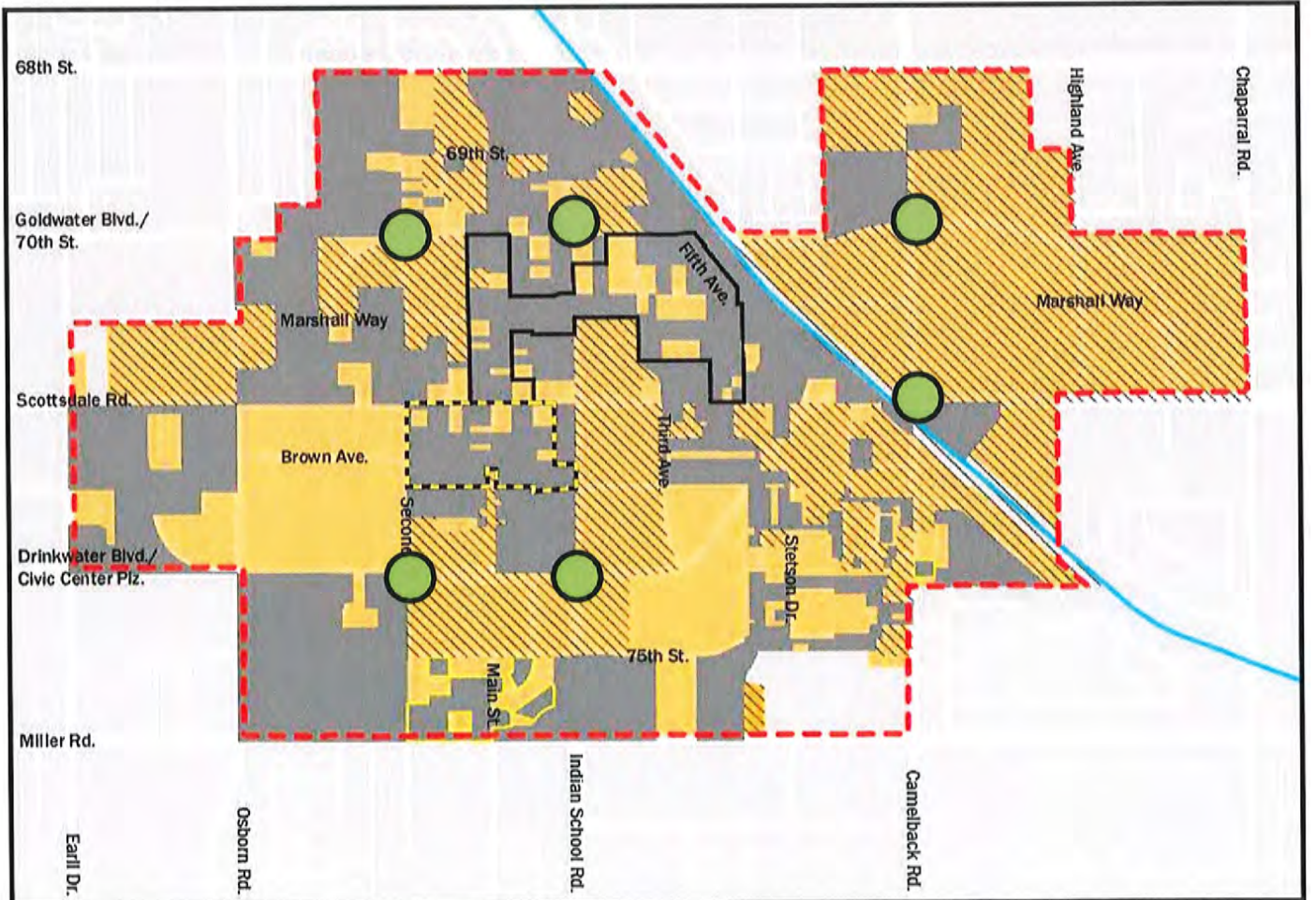
Open Space - Bonus Provisions

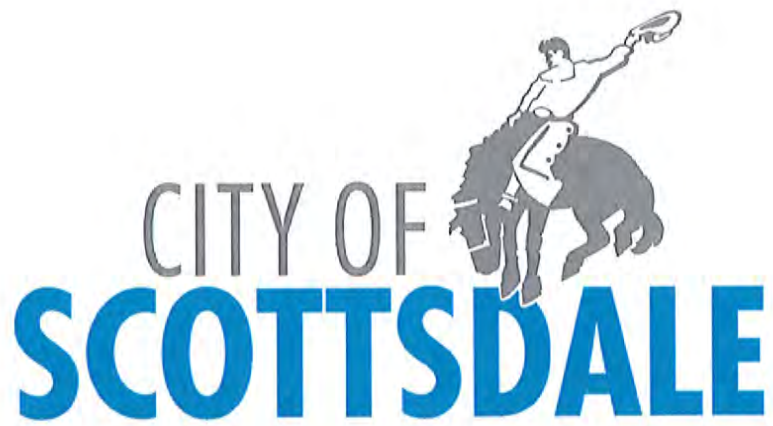
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

* BOUND BENEFITS TO PUBLIC
 OF HAVING ACCESS TO OPEN SPACES
 * ADDS TO ATTRACTIVENESS OF OLD
 TOWN AS A DESTINATION.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Paul Simonson

Date / Time: 03-09-2022 11:30 AM

Mixed-Use - Residential Units

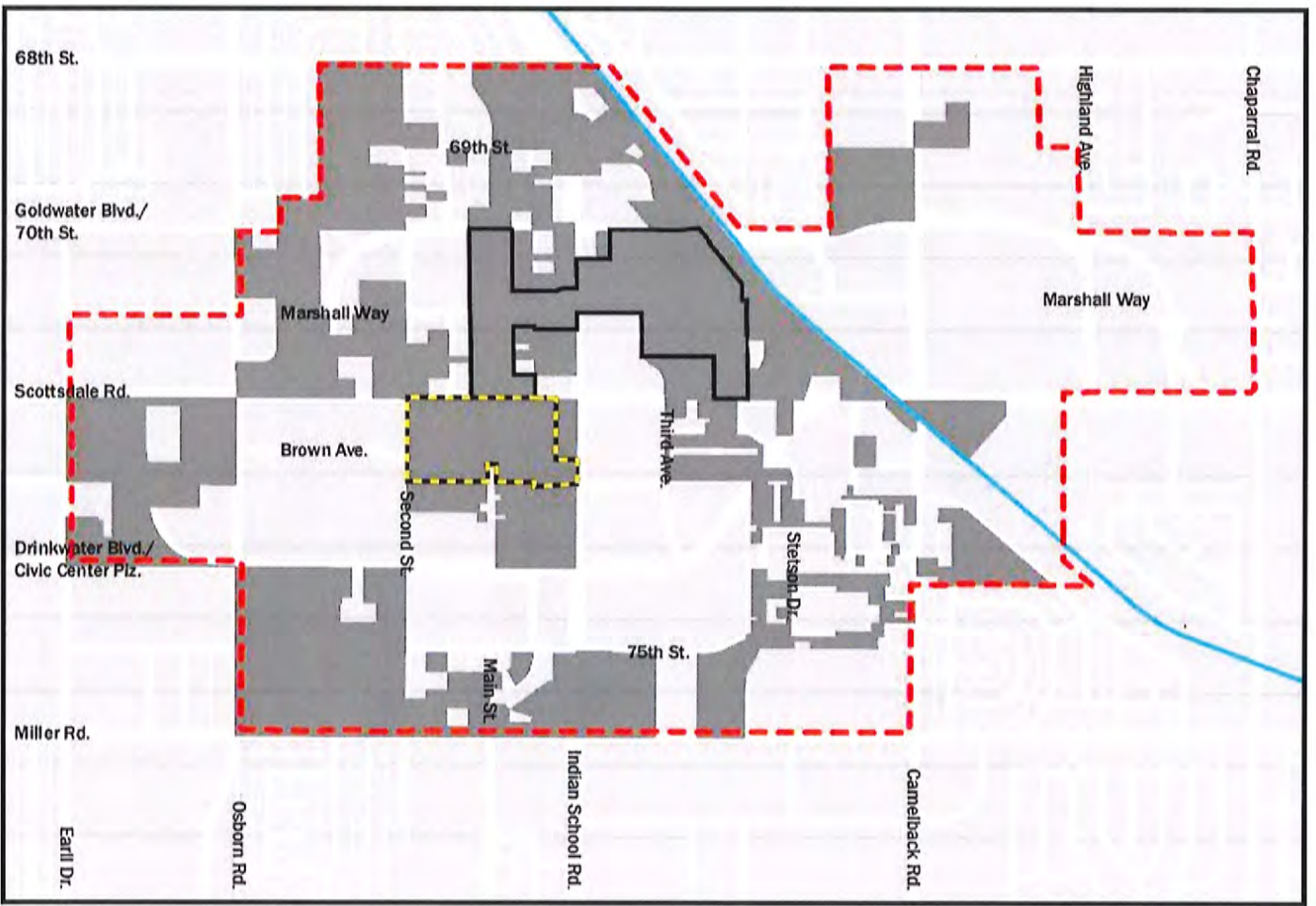
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

25%



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

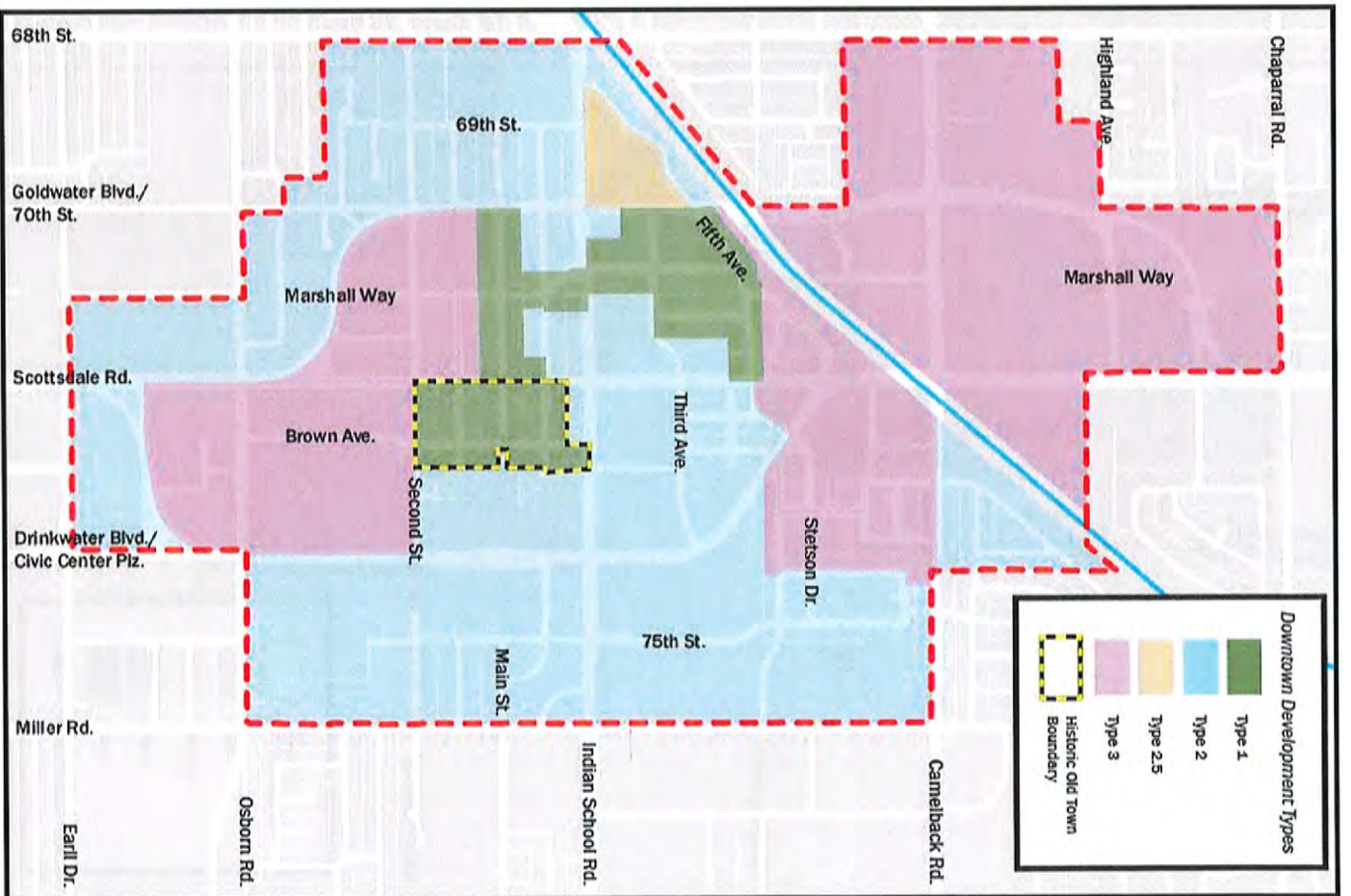
- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

~~Type 1~~ Type 1 is OK, type 2 & Type 2.5 = 54' and NO bonuses on height. Type 3 at 66' and NO bonuses on height.

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

54'
54'
66'



Building Height - Bonus

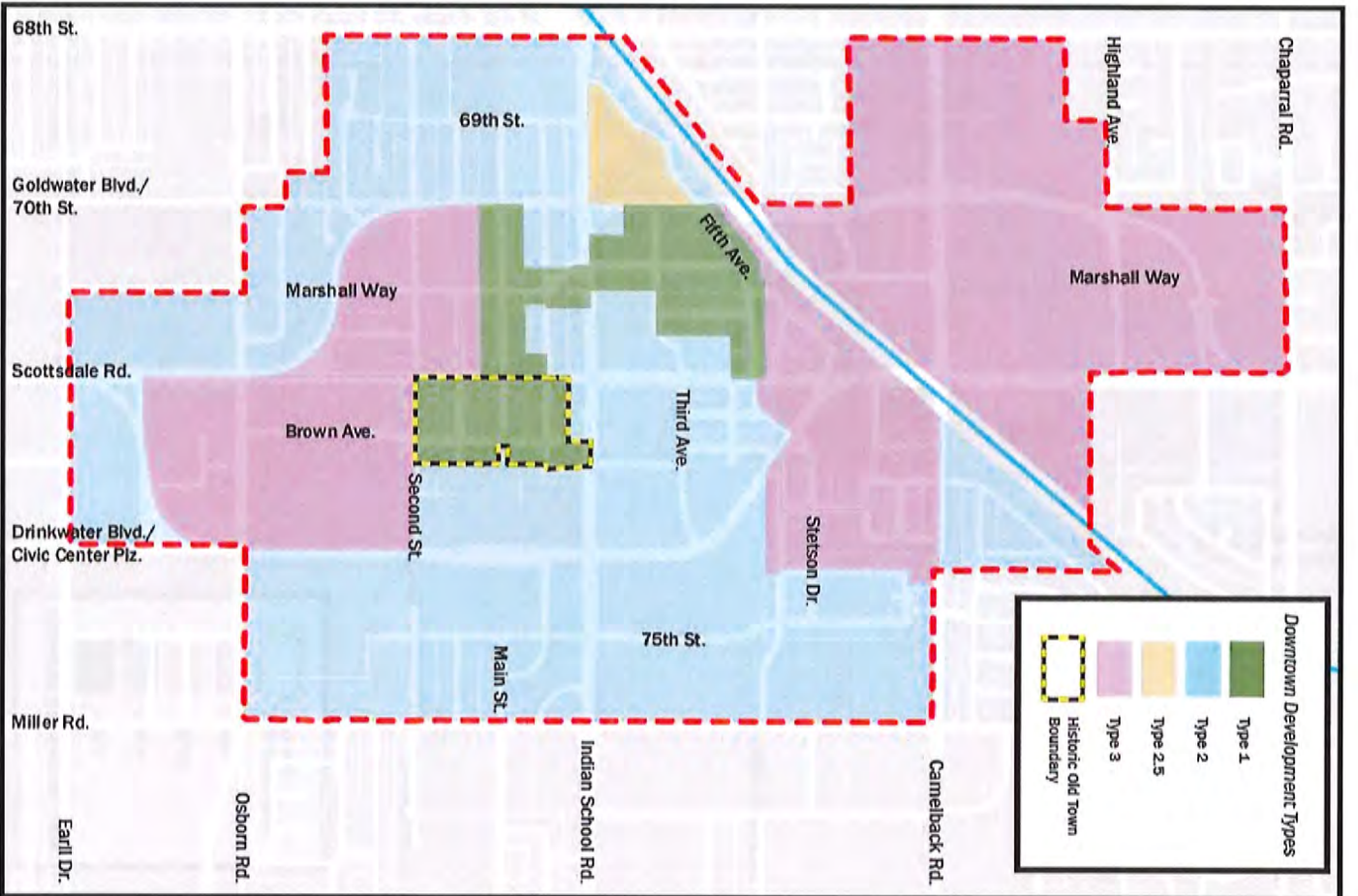
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Type 2 & 2.5 not more than 66'
 Type 3 not more than 84'
 Preferably doing away with bonus heights altogether as they are not needed

Gross Lot Area to be equal to or greater than:			
	20,000 to 100,000 square feet	100,000 to 200,000 square feet	200,000 square feet or more
Type 2	78' 66'	90'	90'
Type 2.5	78' 66'	90'	120'
Type 3	90' 84'	120'	150'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

If public parking can be used as a bonus, then developments shouldn't be allowed to pay a fee for parking spots they cannot fit on their lots to meet parking requirements. Also, public art doesn't make up for height/density problems and shouldn't be on the list.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

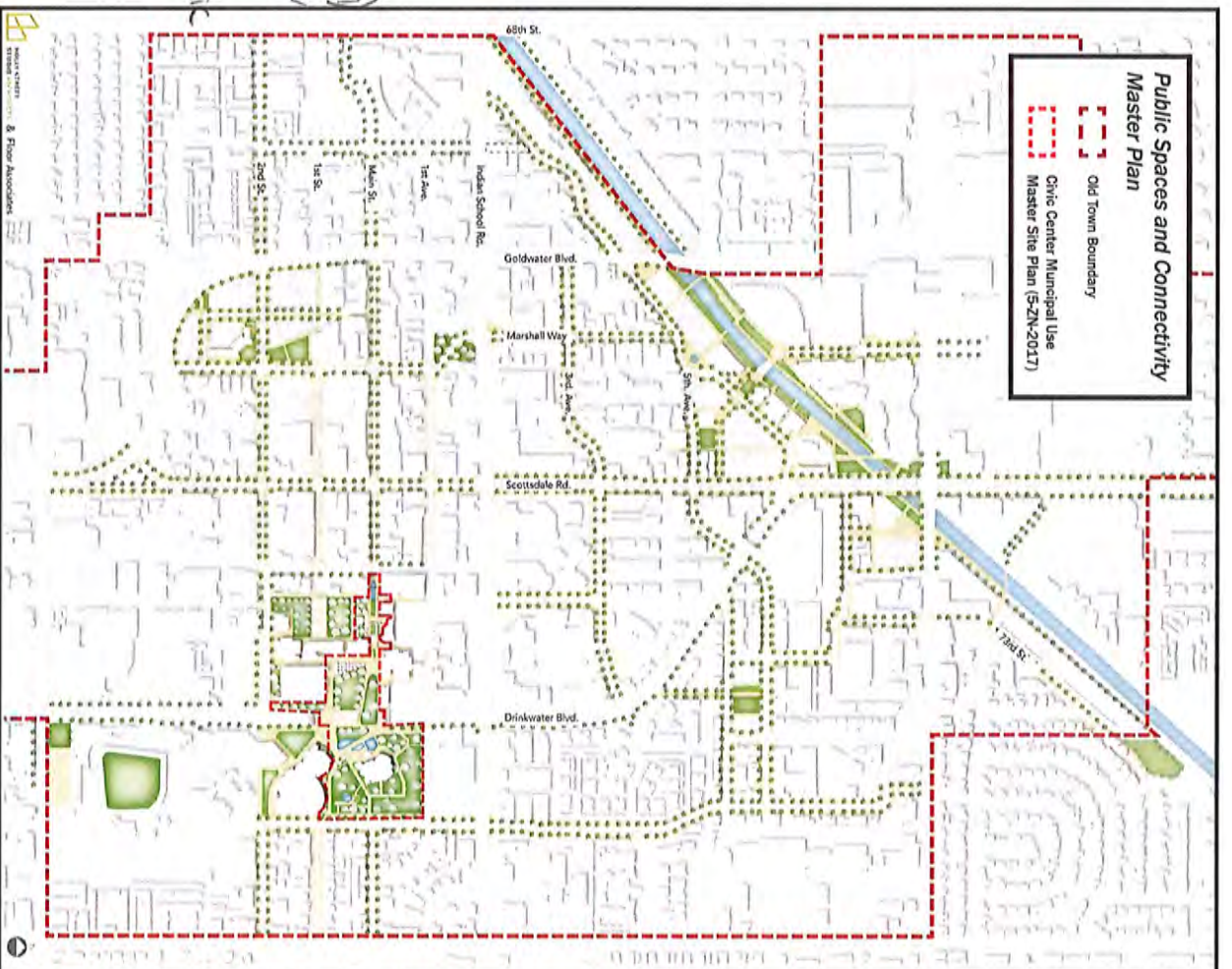
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Kiva Center Court yard (5th Ave & Craftsmen) has been used for all sorts of "Public Space" live art performances and has an open, public garden, open to all.



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

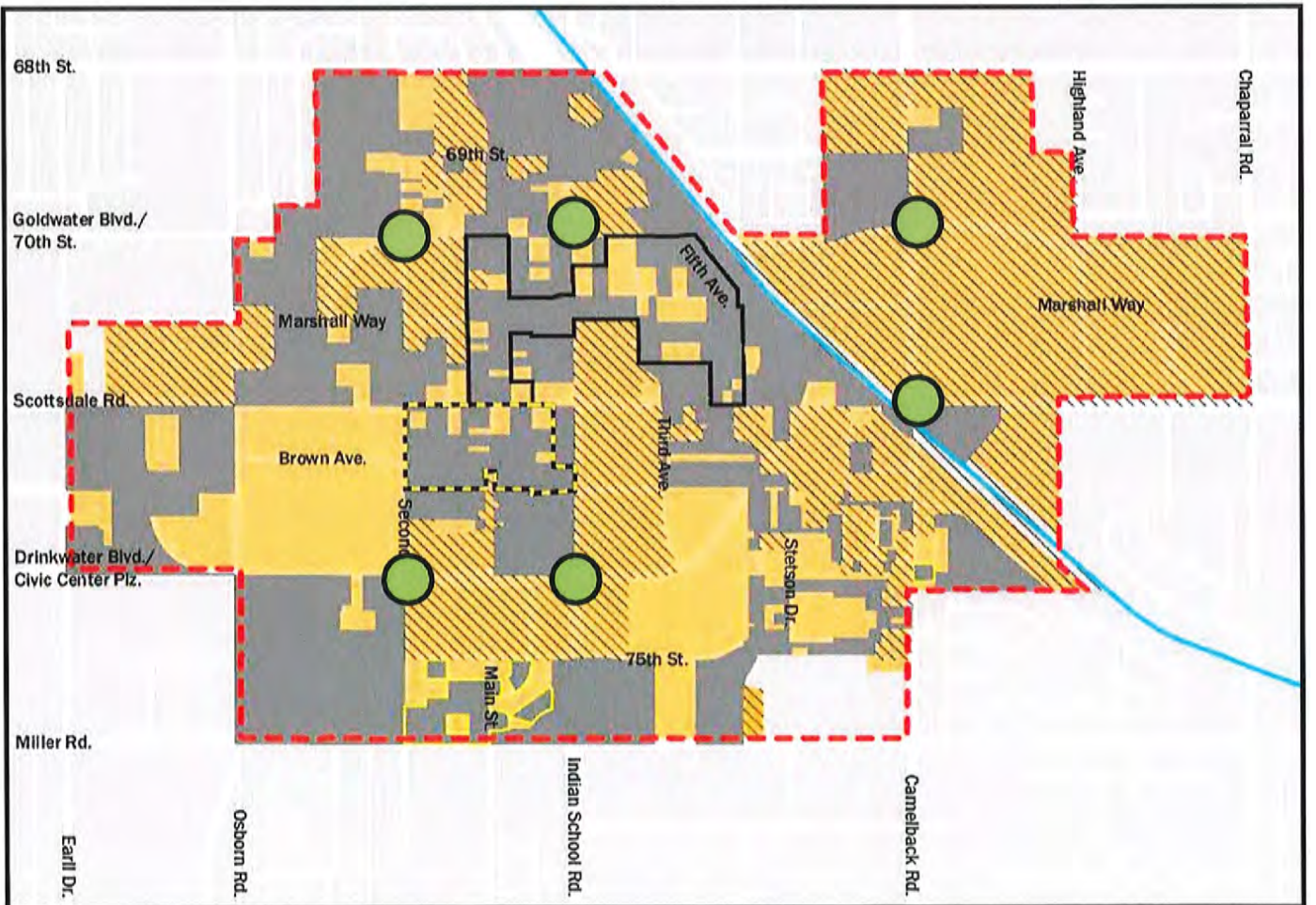
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Because we don't NEED these obscene heights any ways, so lets make these developers REALLY make a positive impact that can be seen and felt by the people of Scottsdale (IE, NOT an underground sewage pipe and call it a day kind of thing).





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Jimmy ERIKSSON

Date / Time: 11:30 AM ON 3/9/2022

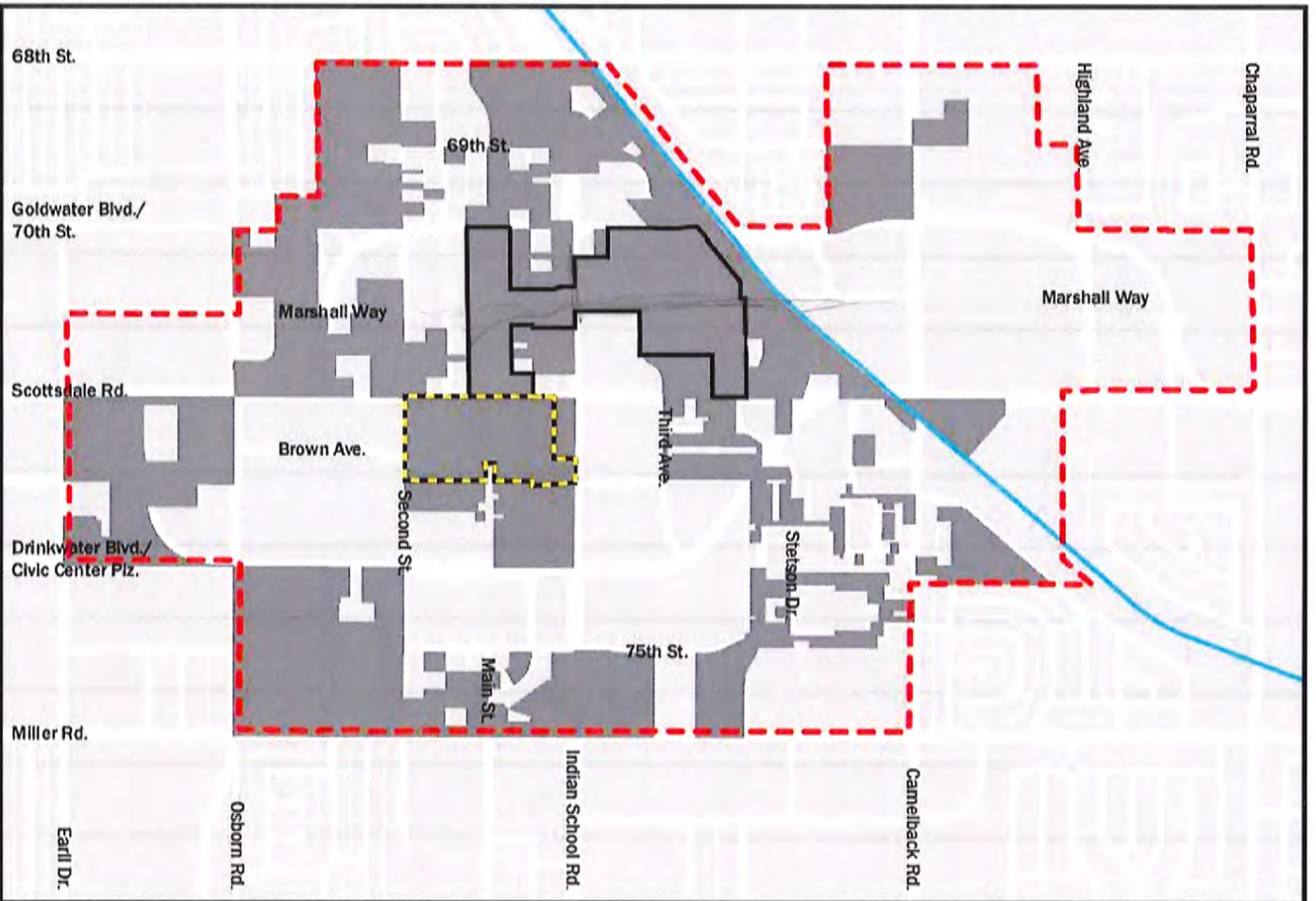
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No







Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

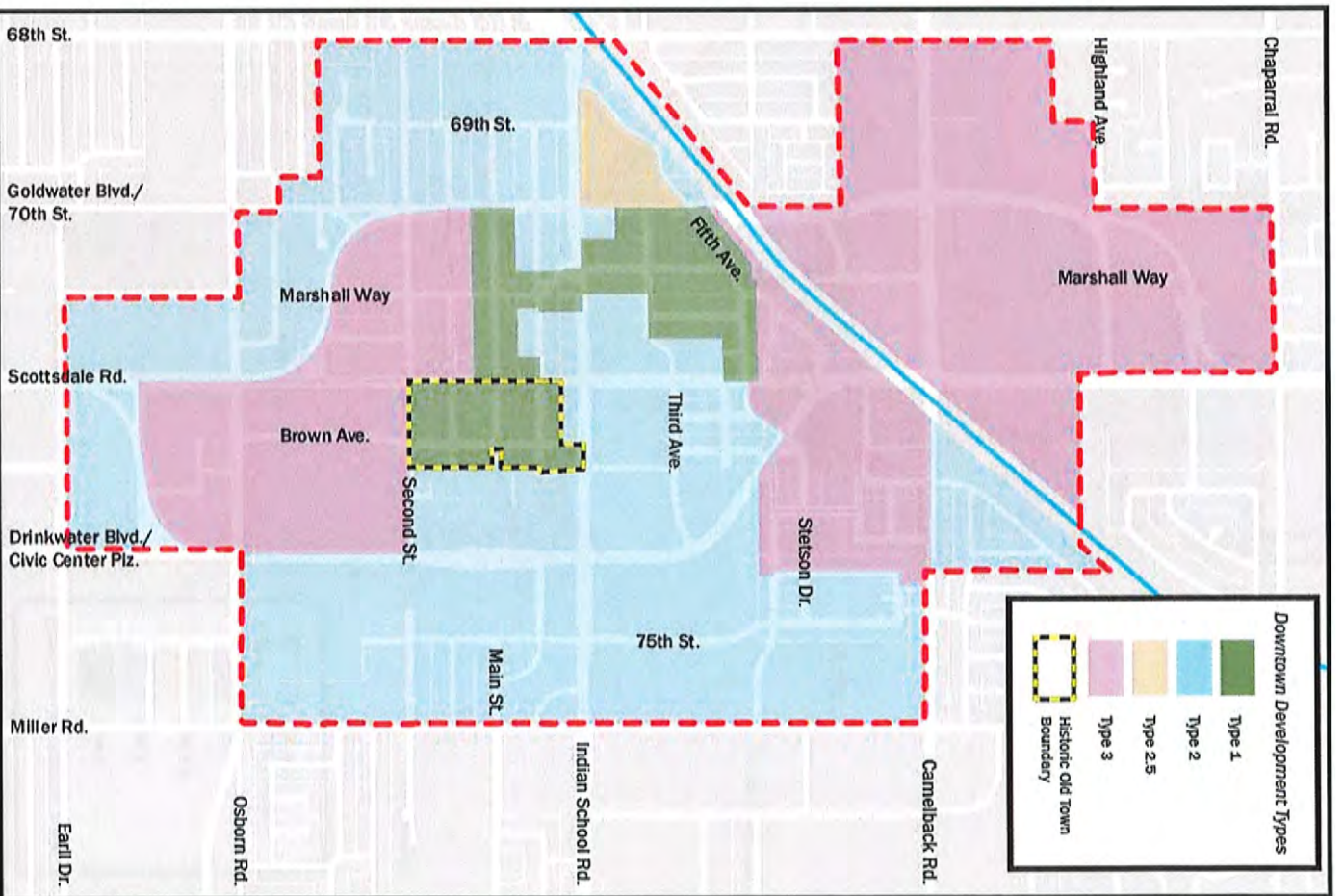
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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

30'
30'
30'
40'



Downtown Development Types

-  Type 1
-  Type 2
-  Type 2.5
-  Type 3
-  Historic Old Town Boundary

Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

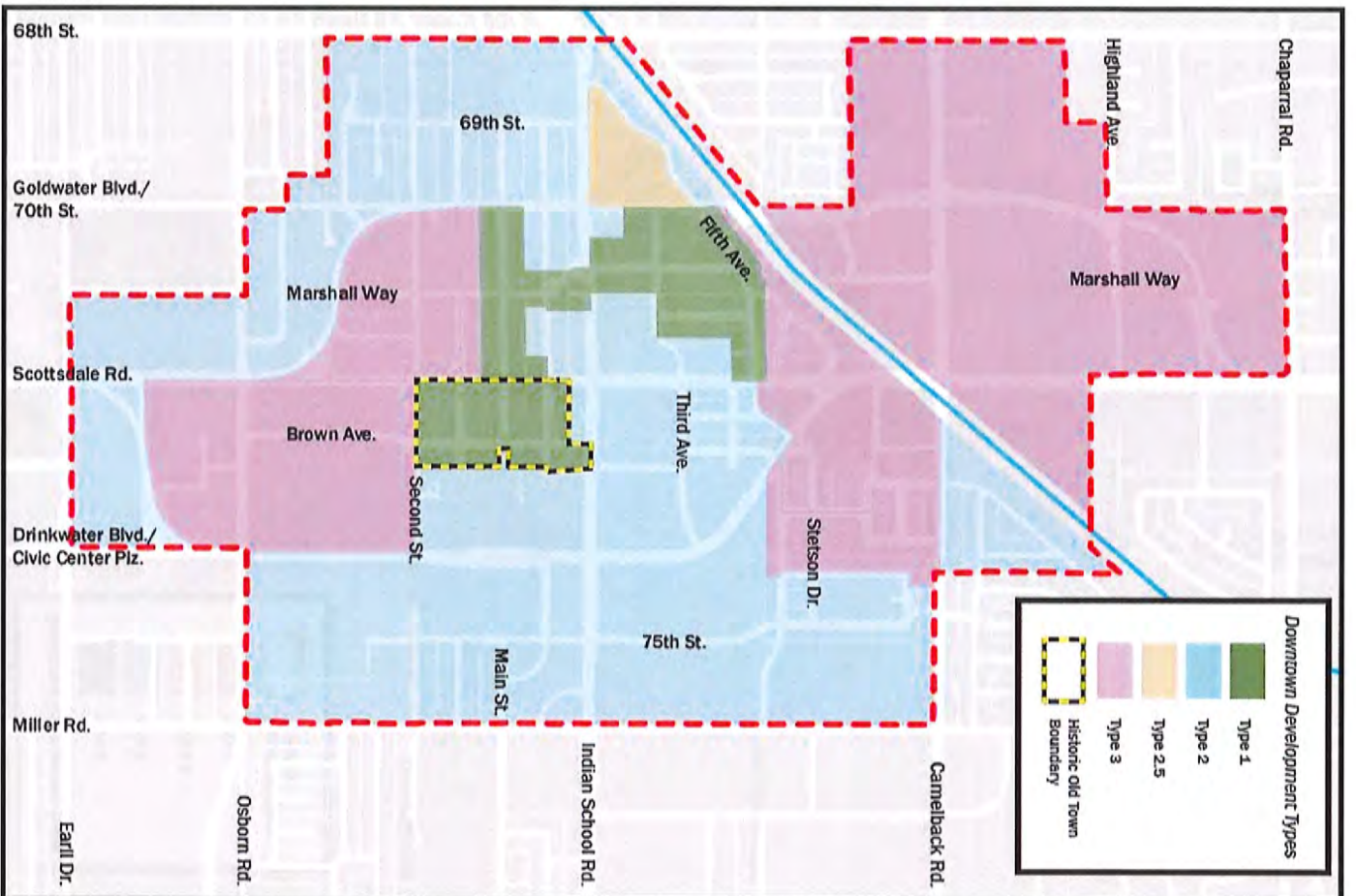
stop

NO

Bonus AT ALL

Gross Lot Area to be equal to or greater than:

	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

get Rid of Bonus

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

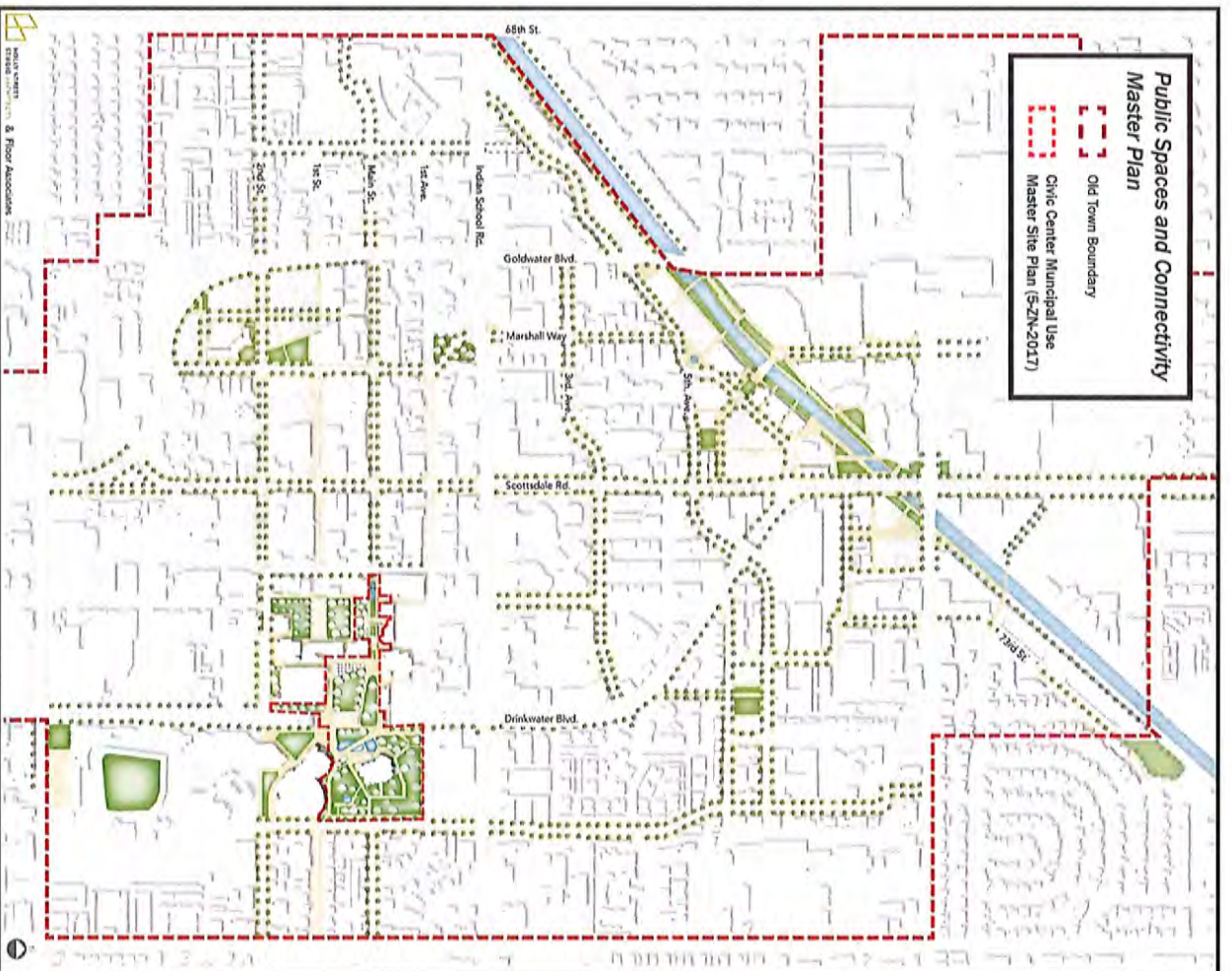
Yes

No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

Yes

No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Cary Bohall

Date / Time: 3/9/22 11:30

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Not market determining.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

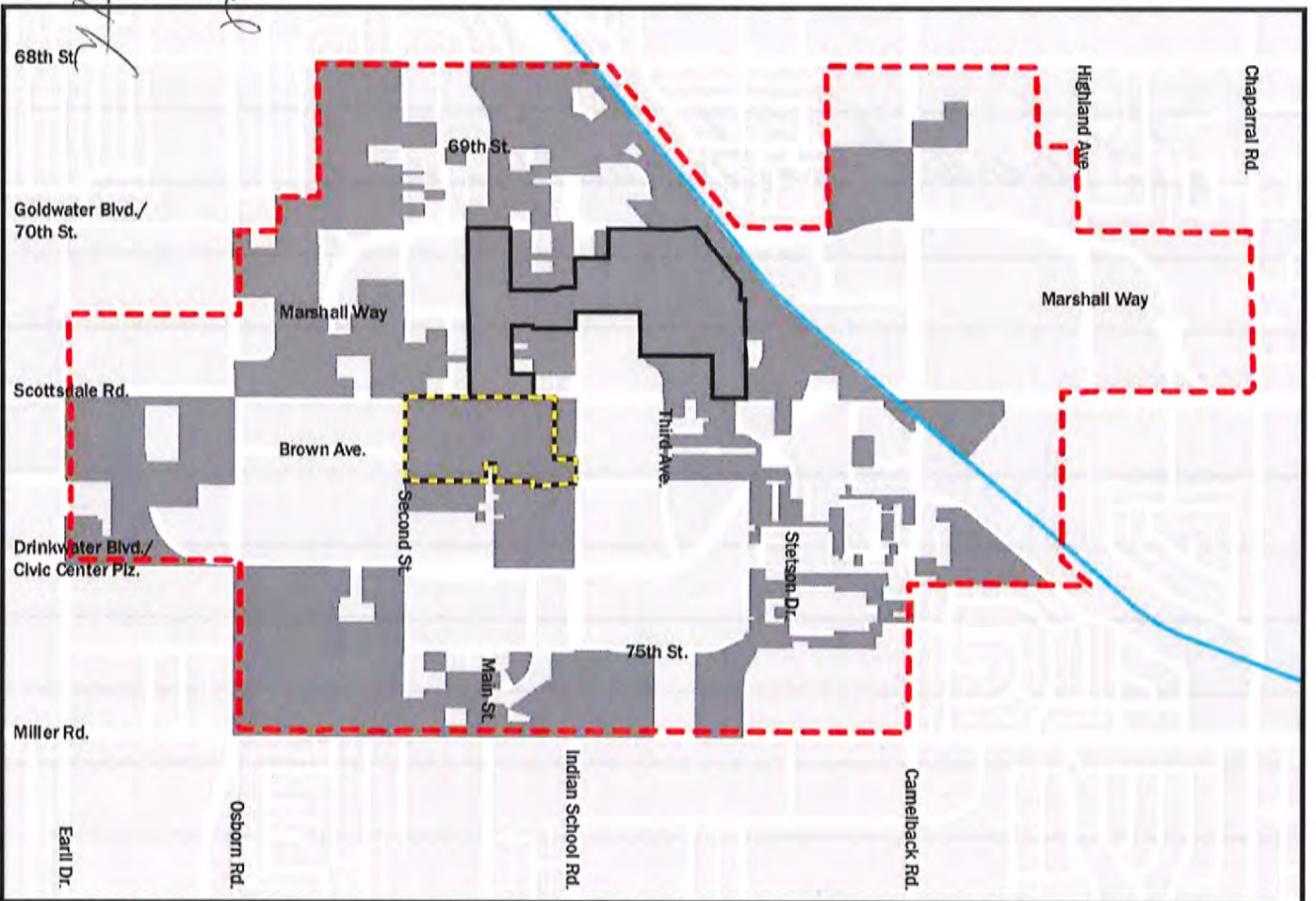
- Yes
- No

✓

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

Preferance to non residential use near lunch with the representation of outdoor space







Dark Grey = Areas limited to 35% of ground floor residential.

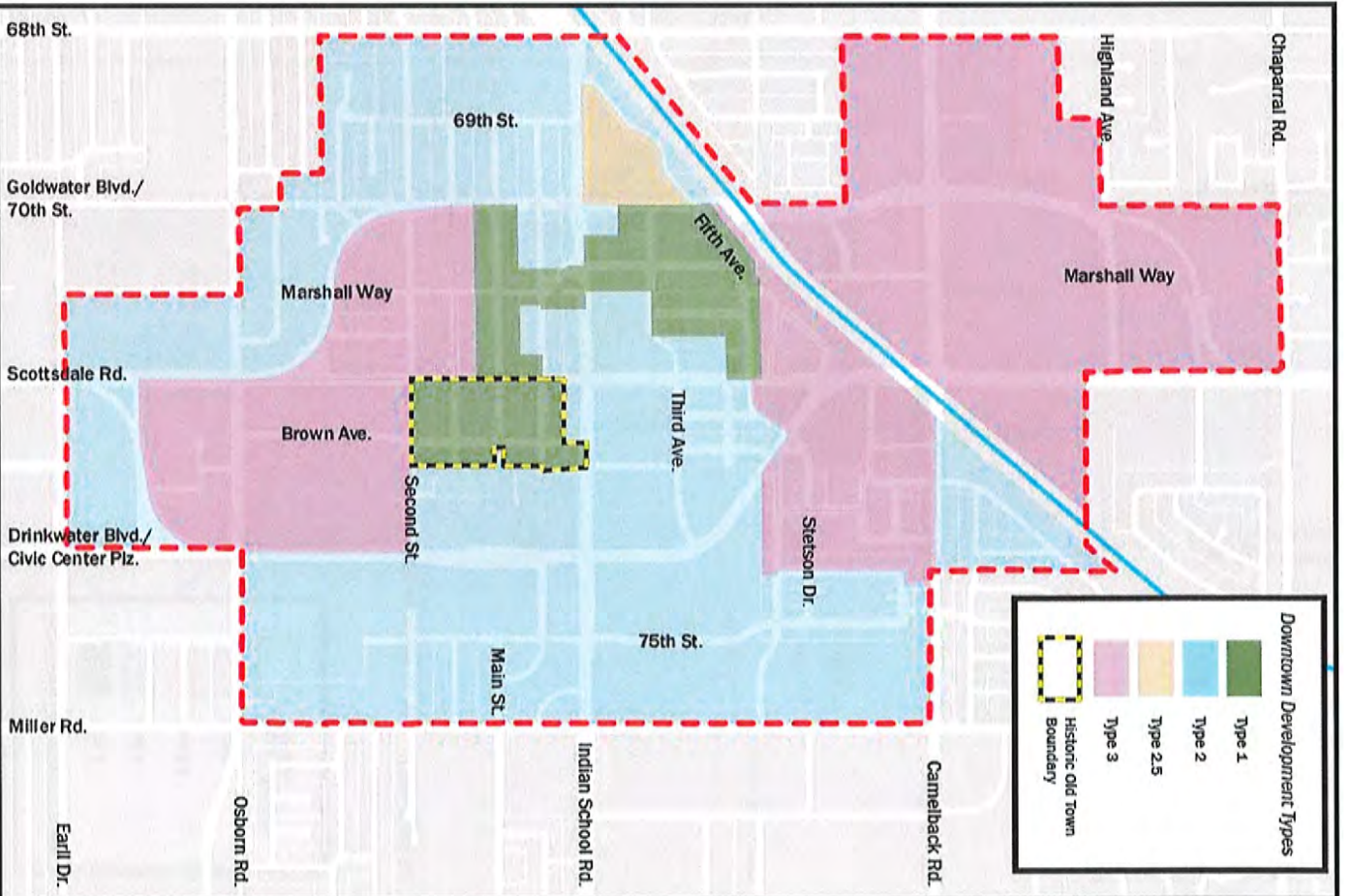
Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

Not can be a bonus.

If not, what modifications or additions you would suggest?

Major Transit Amenities

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

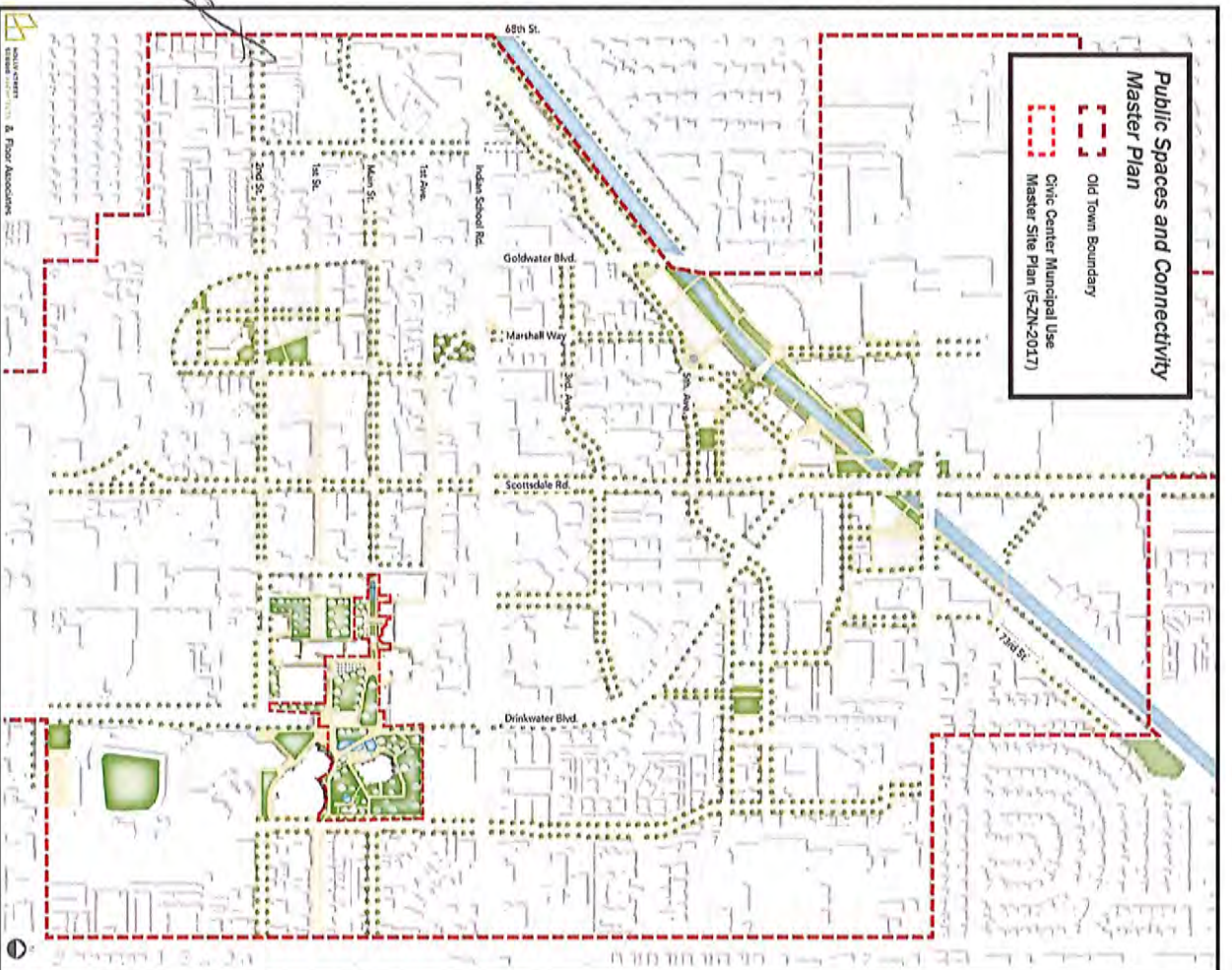
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Sumner by good concept.
May need pedestrian development
could planning help?



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Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

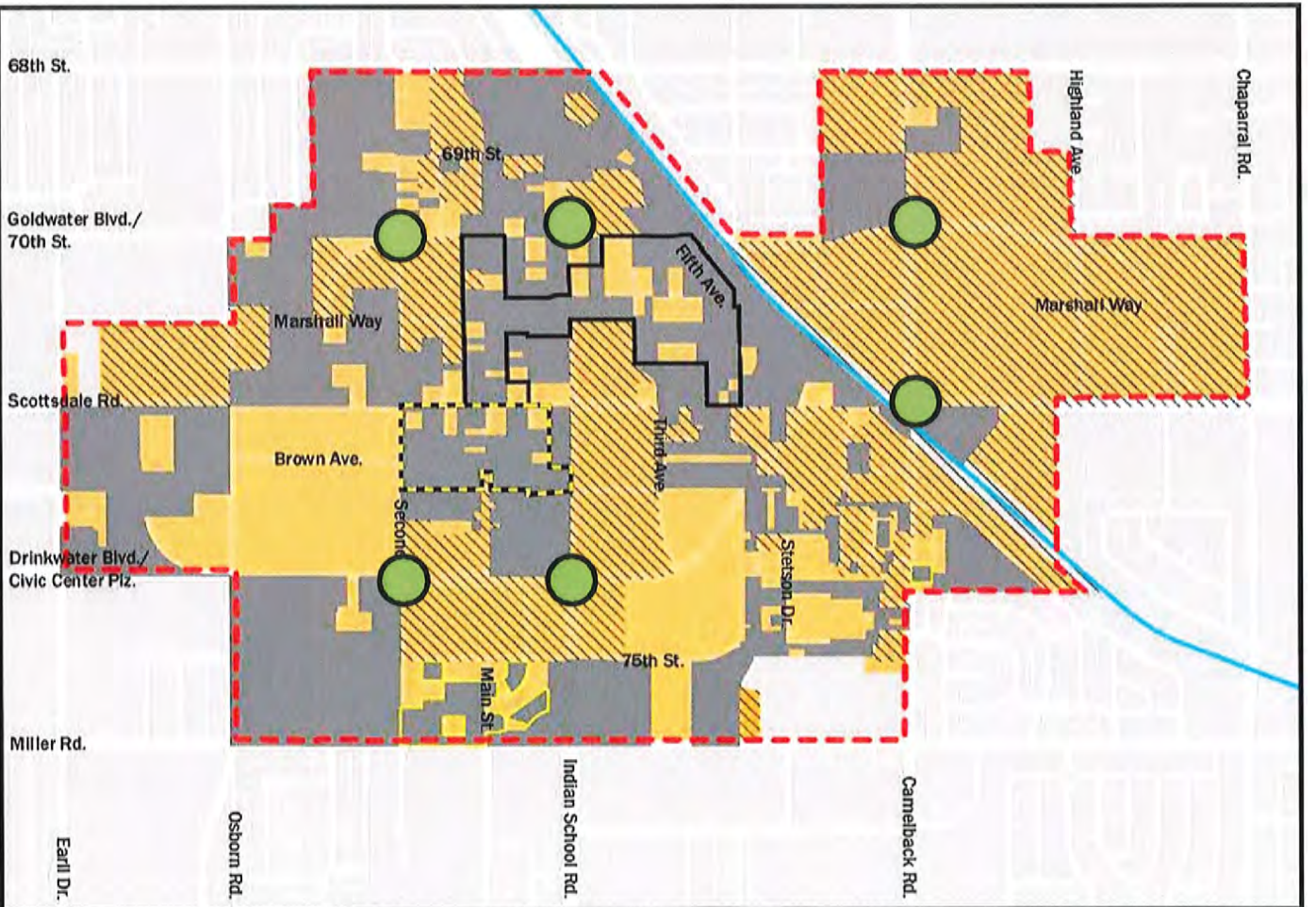
- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

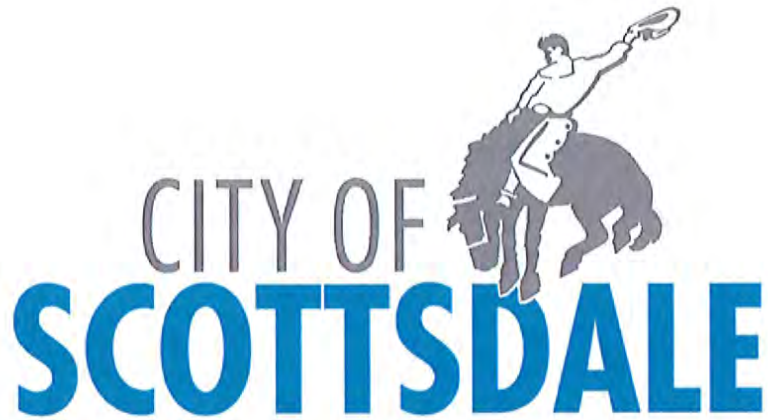
Why?

20,000 budget + 200,000

Can smaller developments contribute to a pool for open space?

Requires development to be budgeted for open space?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Pete Palmer

Date / Time: 3/9/22 1130 - 1300

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

~~Not sure~~ Keeping it general as written
will allow development w line with what
the market will bear.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

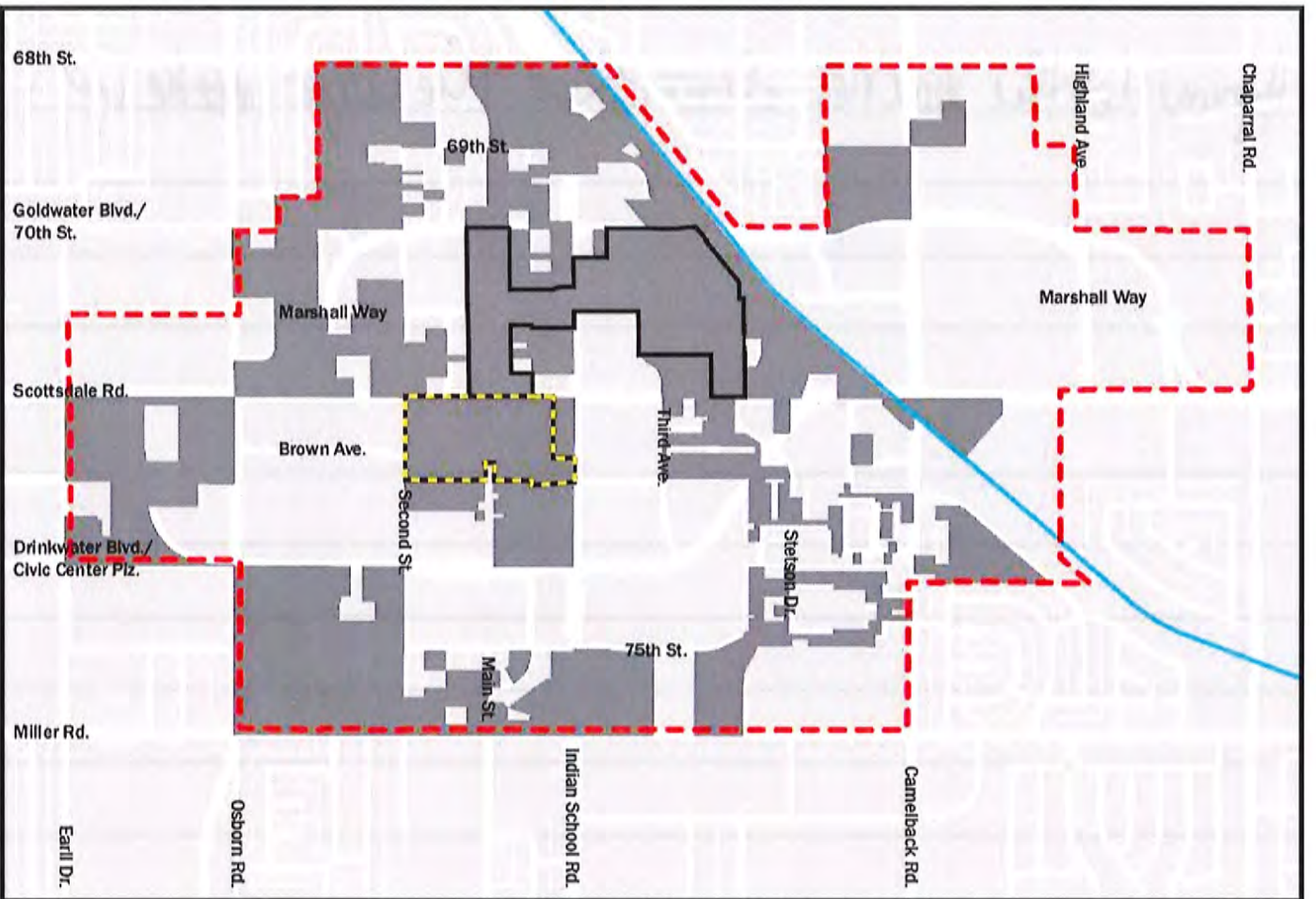
It should be what the market

could bear - so 10%

Decision made based on

development Plans -

of council approval.



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

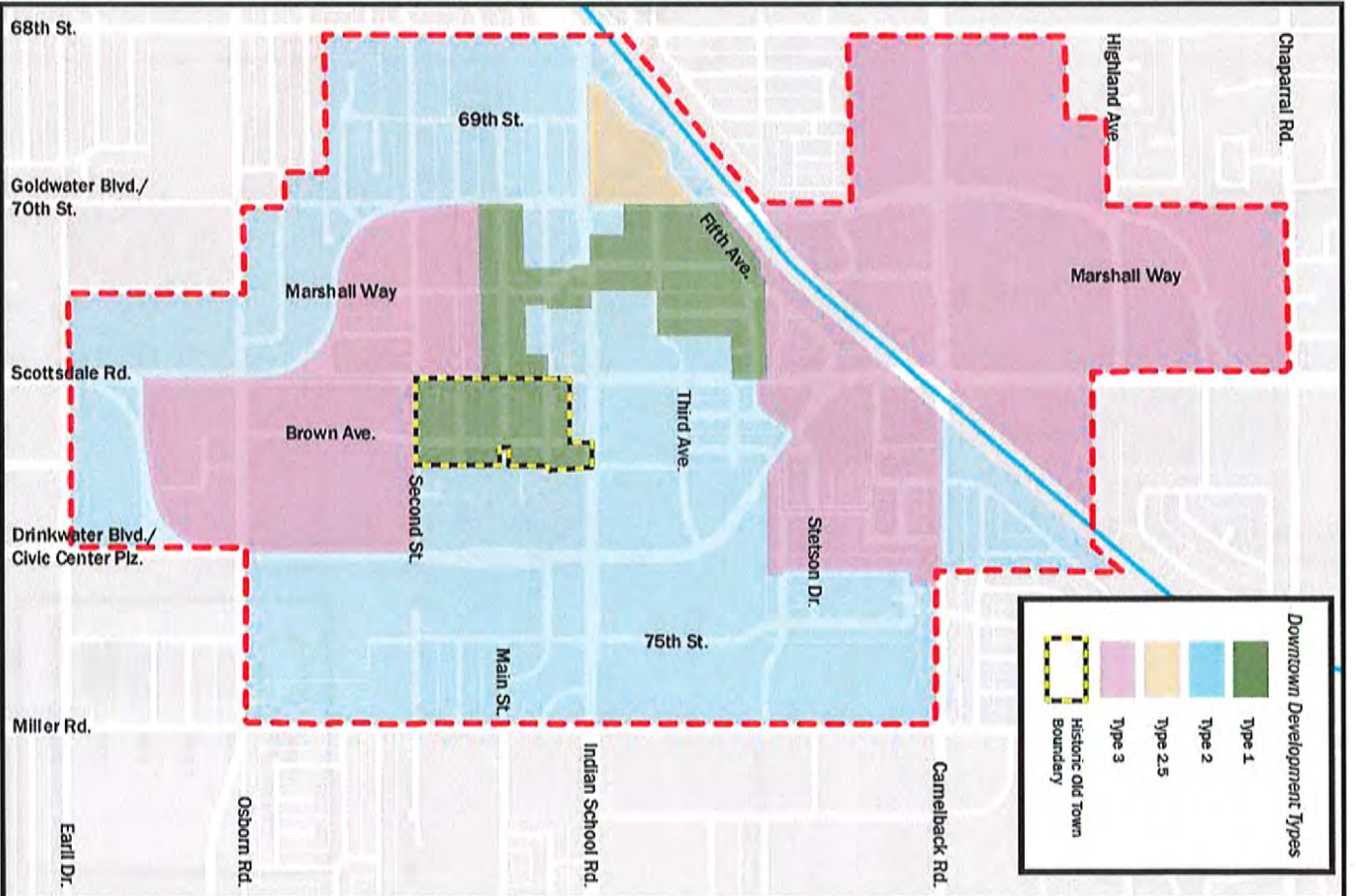
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

[Handwritten signature]

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

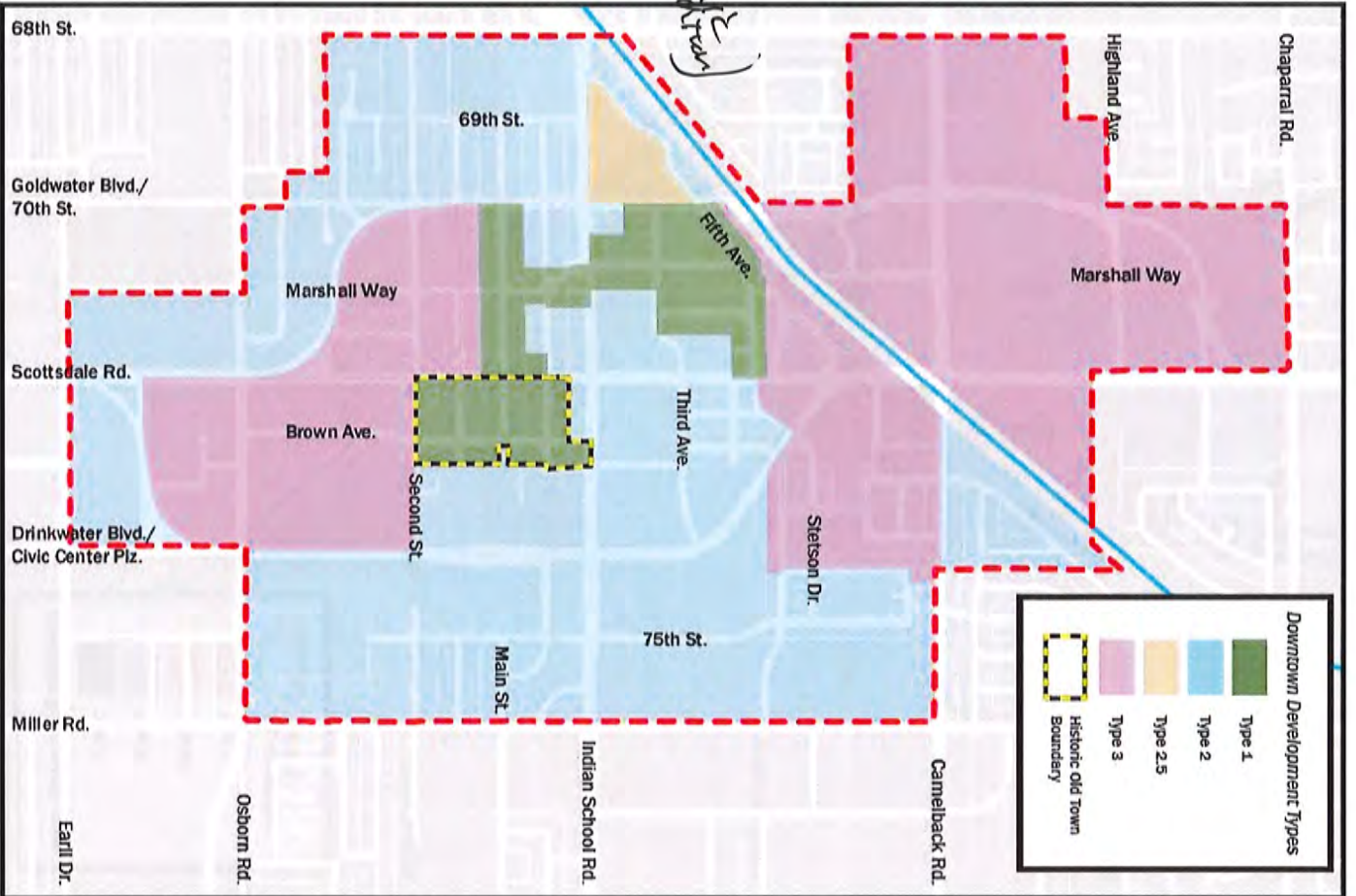
- Maintained
- Amended *but keep program*

If amending, what bonus maximum building heights would you suggest changing – and where?

1. *It's allow Type I Bonus so street could build residential (except for this portion)*
2. *Do away with Gross Lot Area & let planing ~~the~~ City/ City Council approve based on proposal*

Gross Lot Area to be equal to or greater than:

	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'



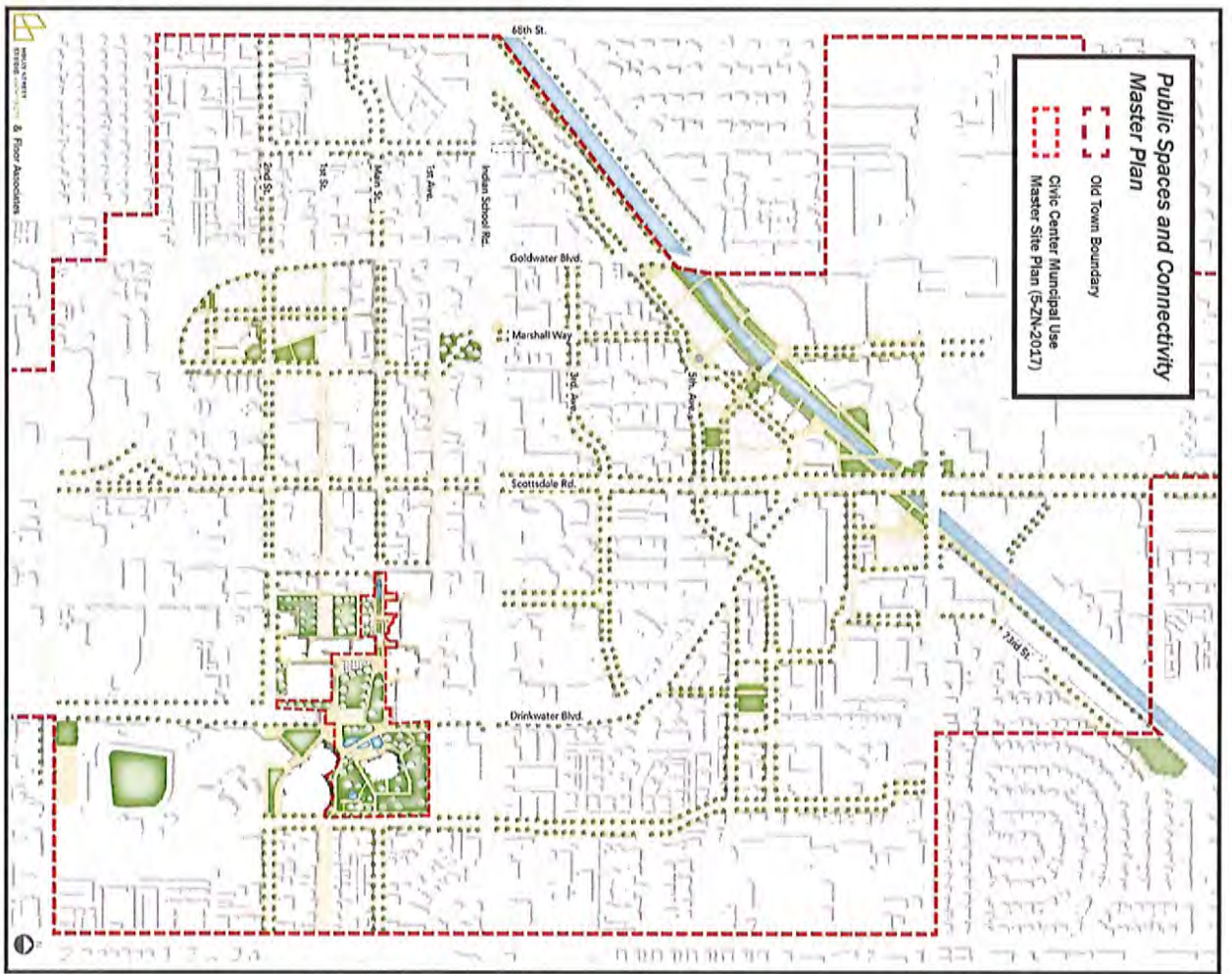
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

Yes
 No

QUESTION → Are there ^{designated} official public spaces? IF so ~~are~~ homeless persons then have a legal right to "camp" there?



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

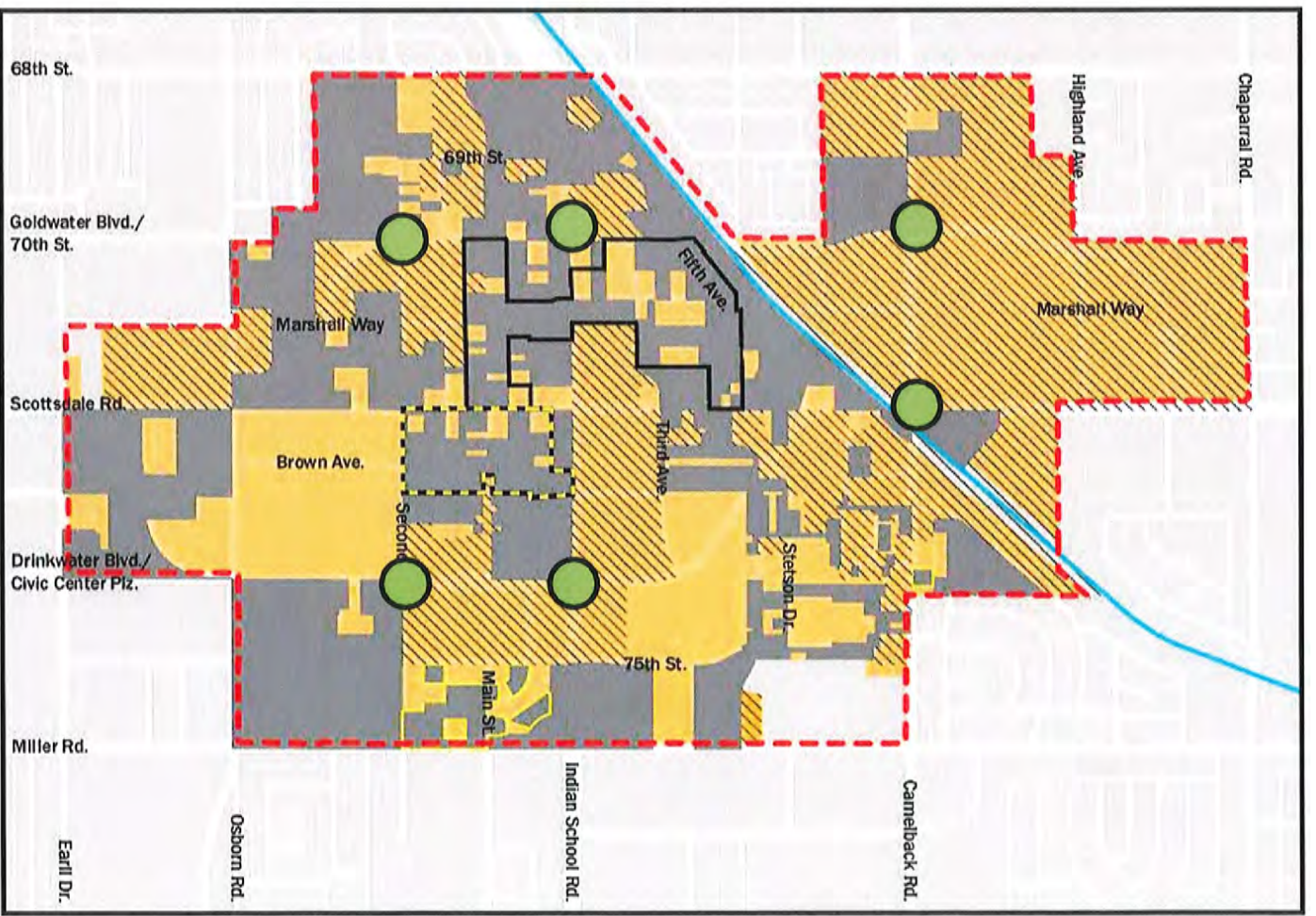
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

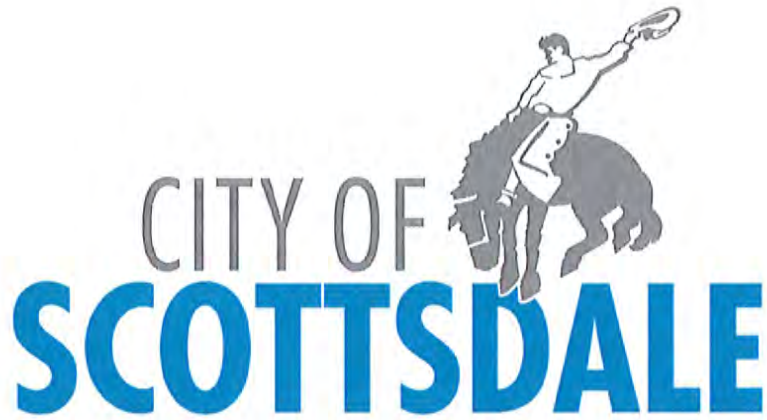
Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

let developer propose based on their concept. left hand there is a precedent for street opened but there maybe structure where open space doesn't make sense.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: ELLEN GRAHAM

Date / Time: 3/9/22 11:30

Mixed-Use - Residential Units

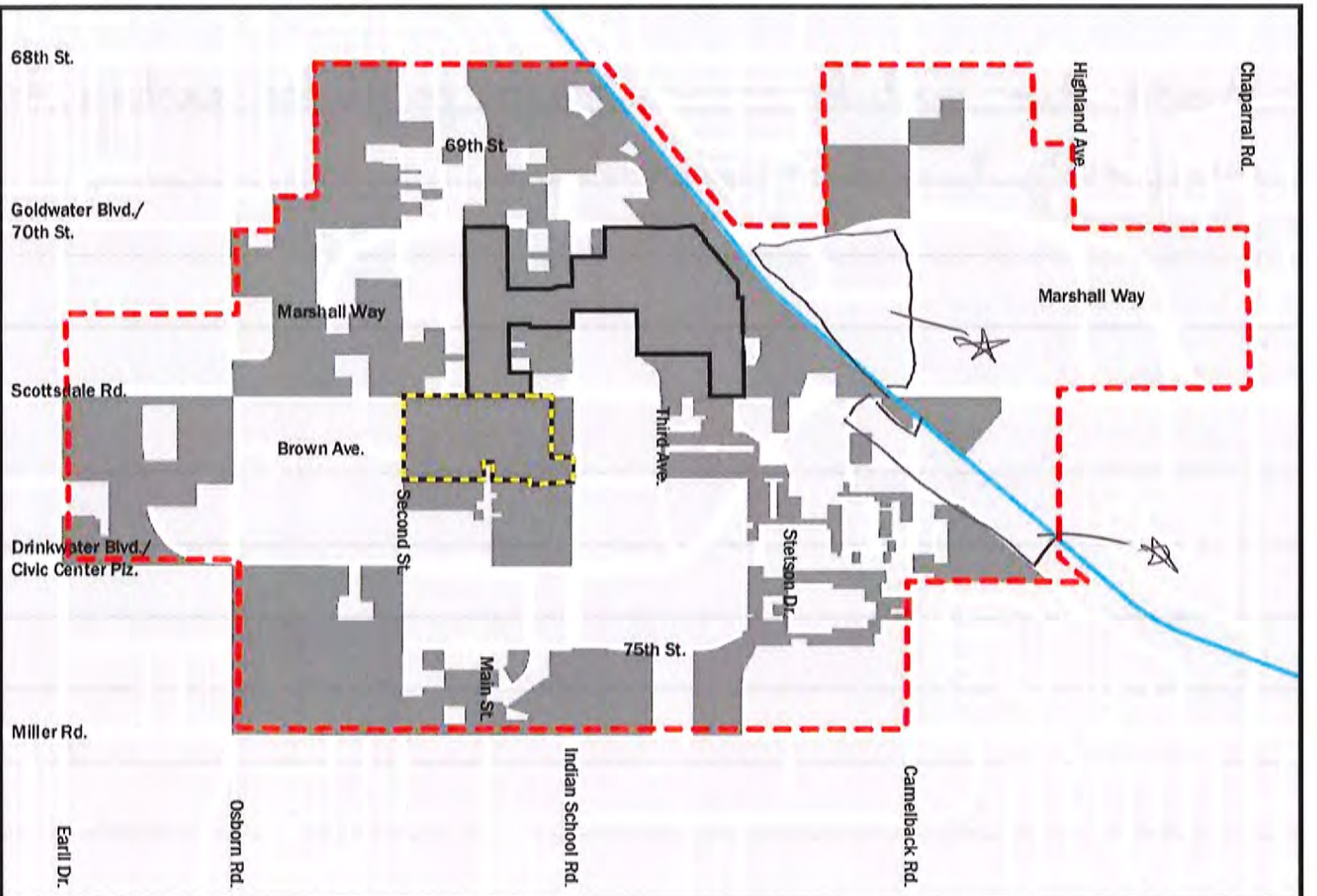
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Stoned areas, all along the waterway should be retail at least on the bottom floor.

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

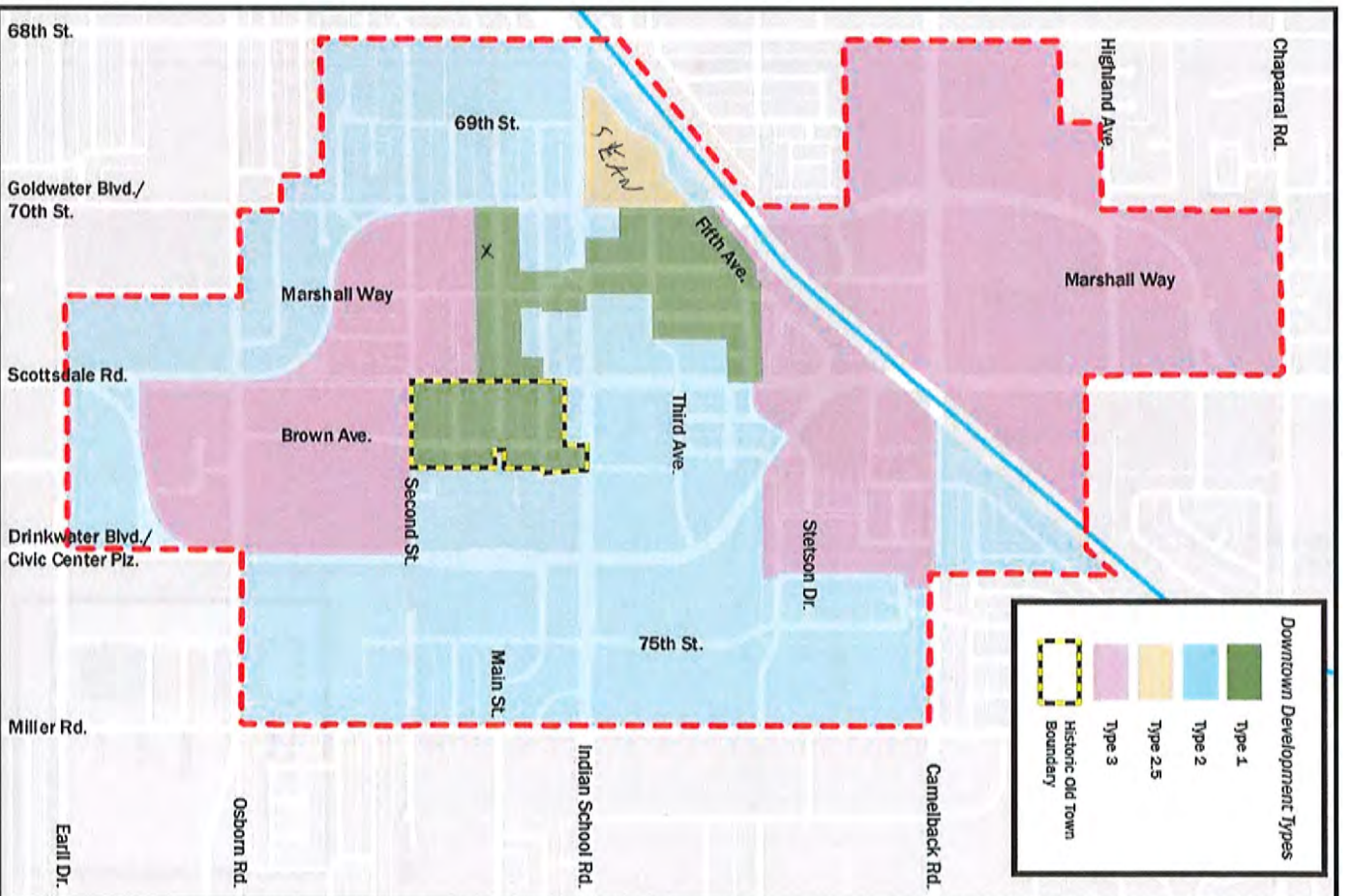
If amending, what base maximum building heights would you suggest changing – and where?

Brown heights need to be addressed.

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

only from

*91 Retail
121 Retail*



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Property as footage should be contiguous when determining bonus. Bonus heights should not exceed 90', or 20,000 to 100,000 2 & 2.5 78'

Gross Lot Area to be equal to or greater than:		
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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

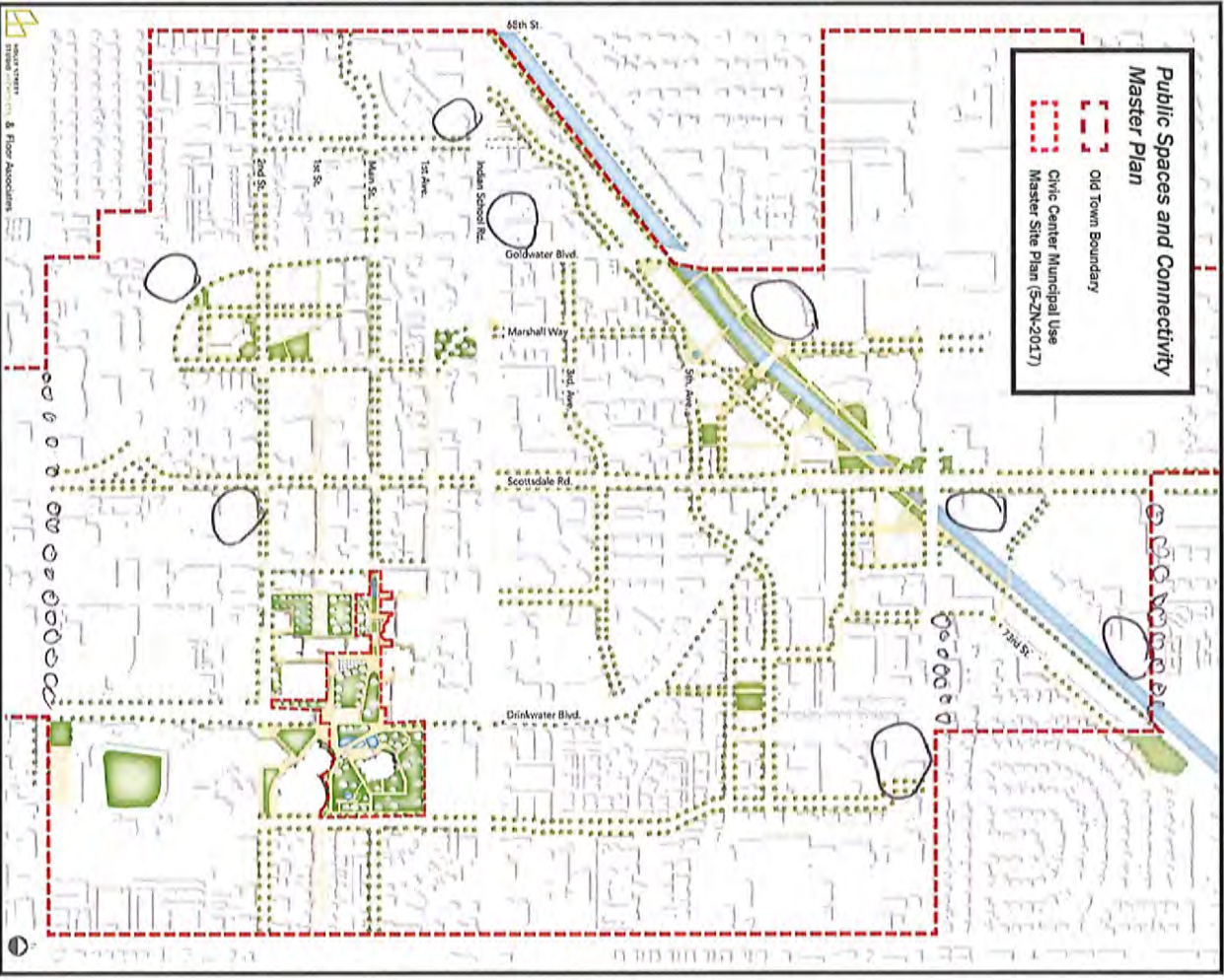
- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

large circles open space.

small circles trees/vegetation.



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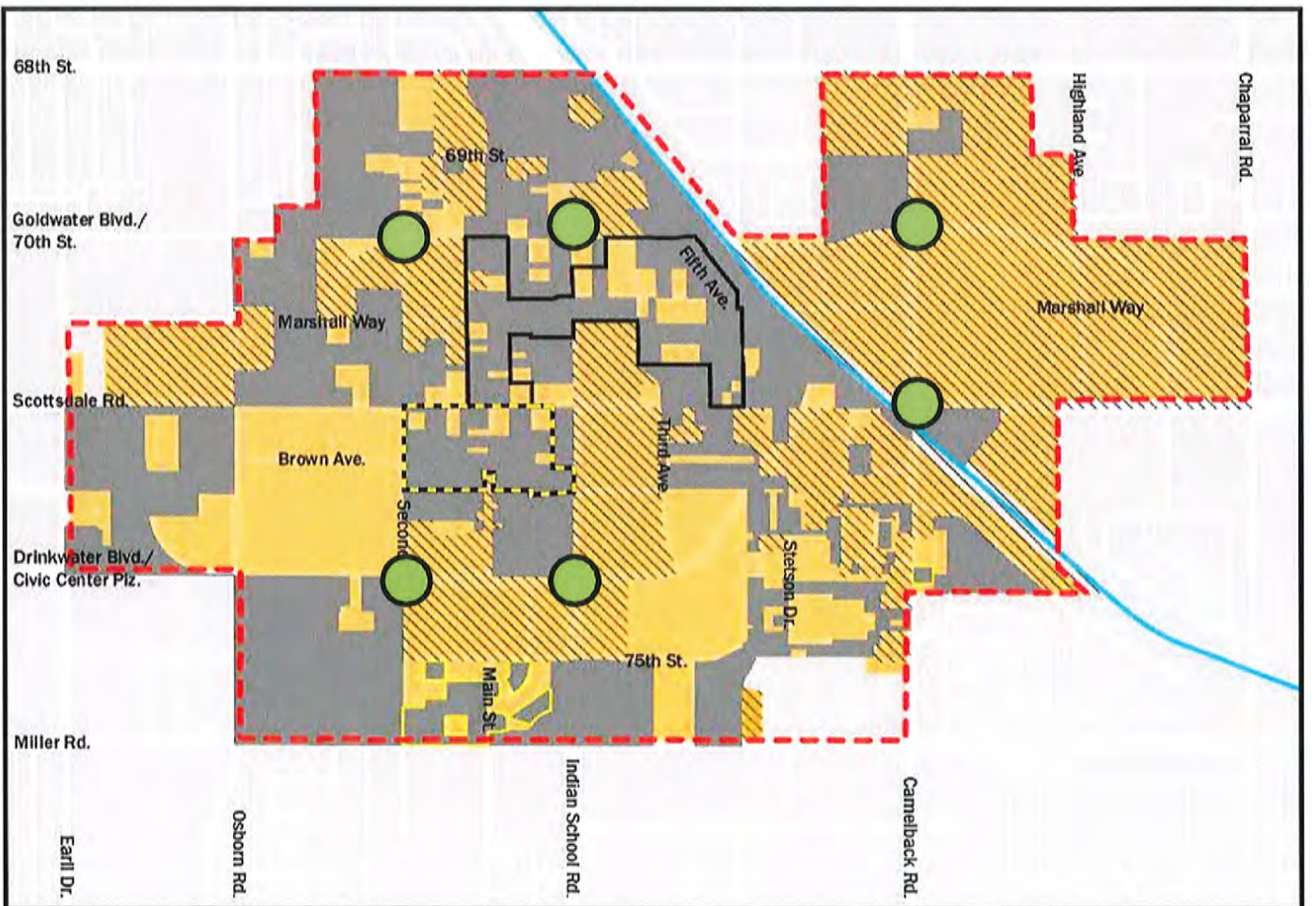
Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

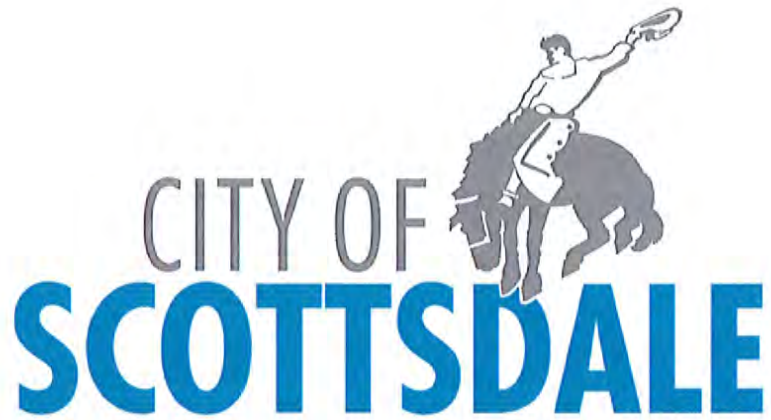
- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Use a sliding scale to determine size of building + how it matches up with size of park/ open space.



sliding scale



Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: French Thompson

Date / Time: March 9, 2022

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

The definition needs to be less vague and include language that will protect the character of the existing Residential + the Non Residential.

I do not want to see more Residential to encroach upon Existing ~~Residential~~ Non Residential.

There is a movement to simply build more + more Residential at the expense of the Non Residential businesses.

Drive them out of Business is the end goal of all this Development.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

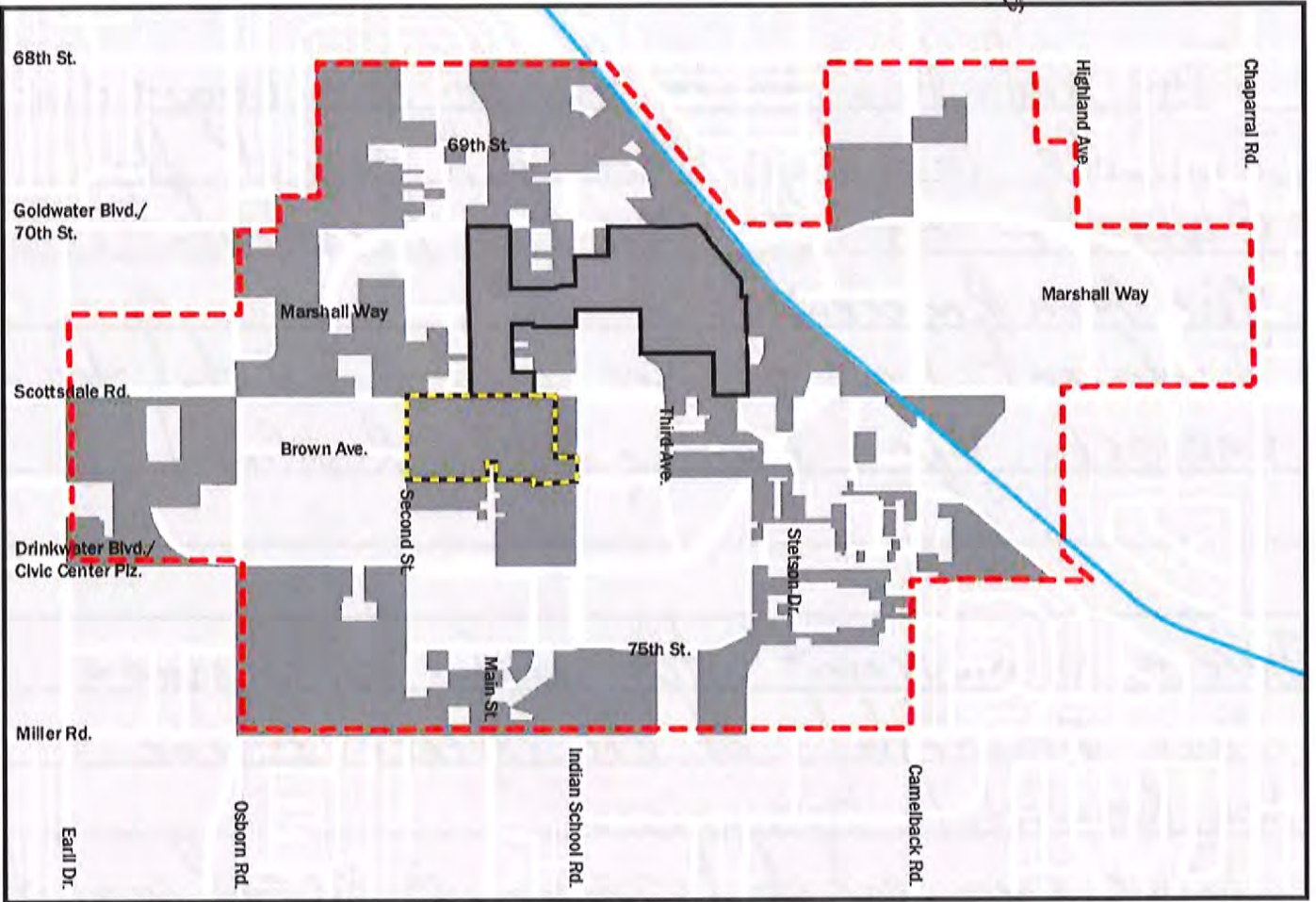
- Yes There should not be
- No Fertilization for Penelope's

Scottsdale Road N+5
The couplets
and Existing Retail Areas
Anywhere along the Canal

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

If should be more to
Keep the existing areas
off track to visitors from
Everywhere



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

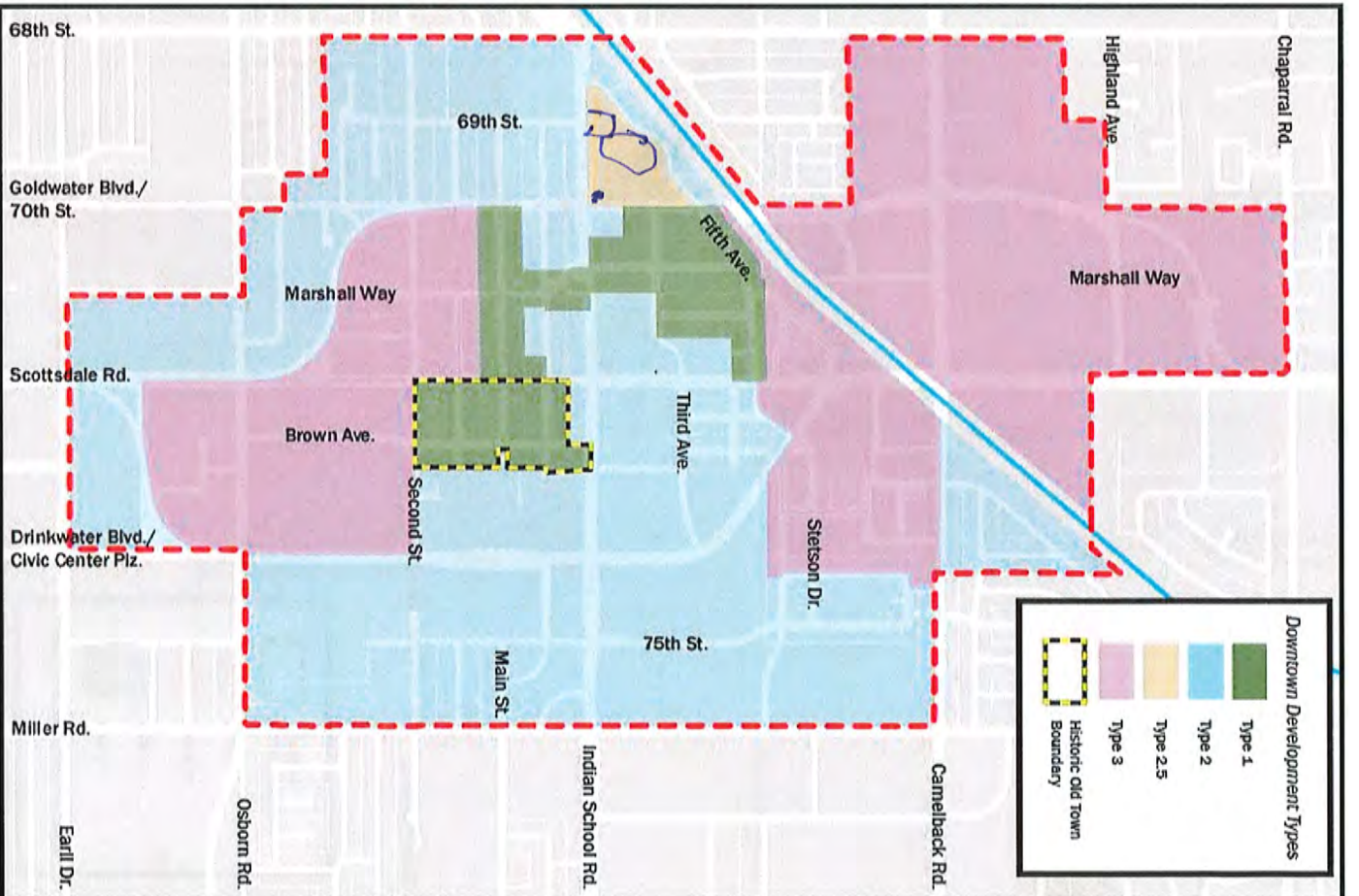
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

We can only keep the maximum based upon zoning. But we don't think they should be allowed.

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



Building Height - Bonus

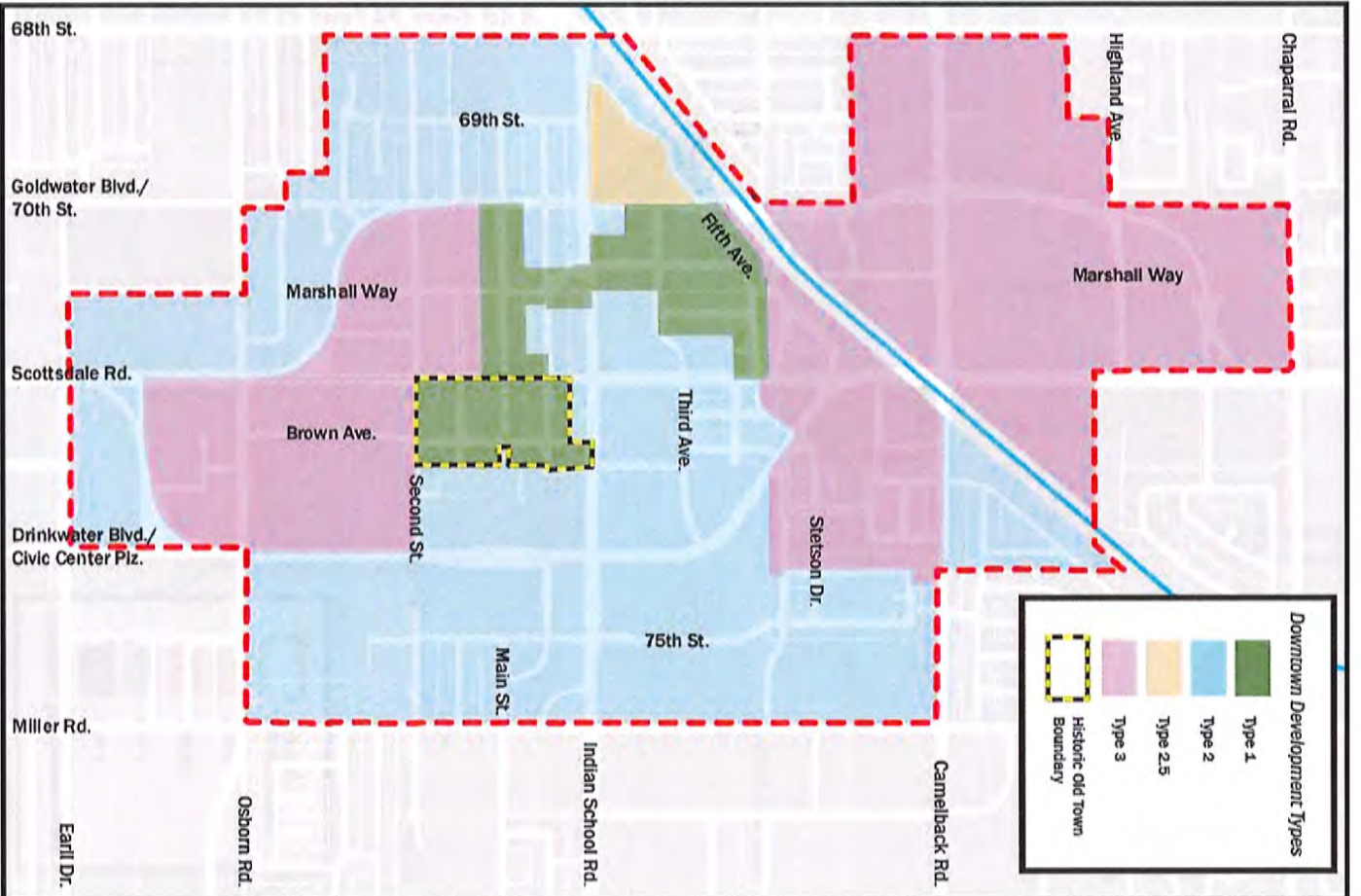
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

*There should be no Bonus's
 Height at all - And there
 should be Public Benefit
 with all development*

Gross Lot Area to be equal to or greater than:		
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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

The Public Benefit should be

There as long as the building

Exists - It should not be

a one time benefit.

These benefits should apply without

Giving hours length or Priority

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

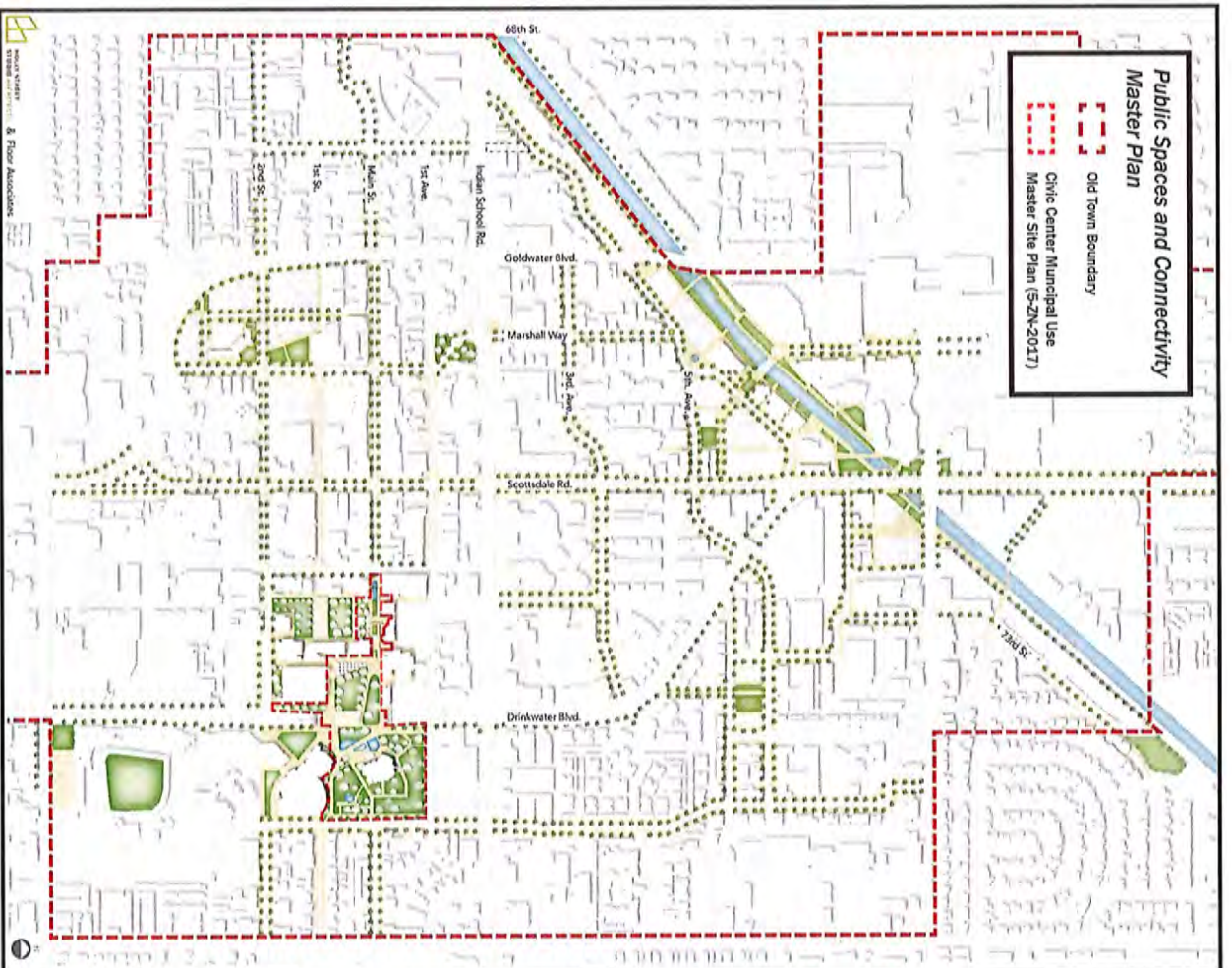
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

*We need as many
 and as much additions!
 Trees, Shade and pocket
 pockets as possible*



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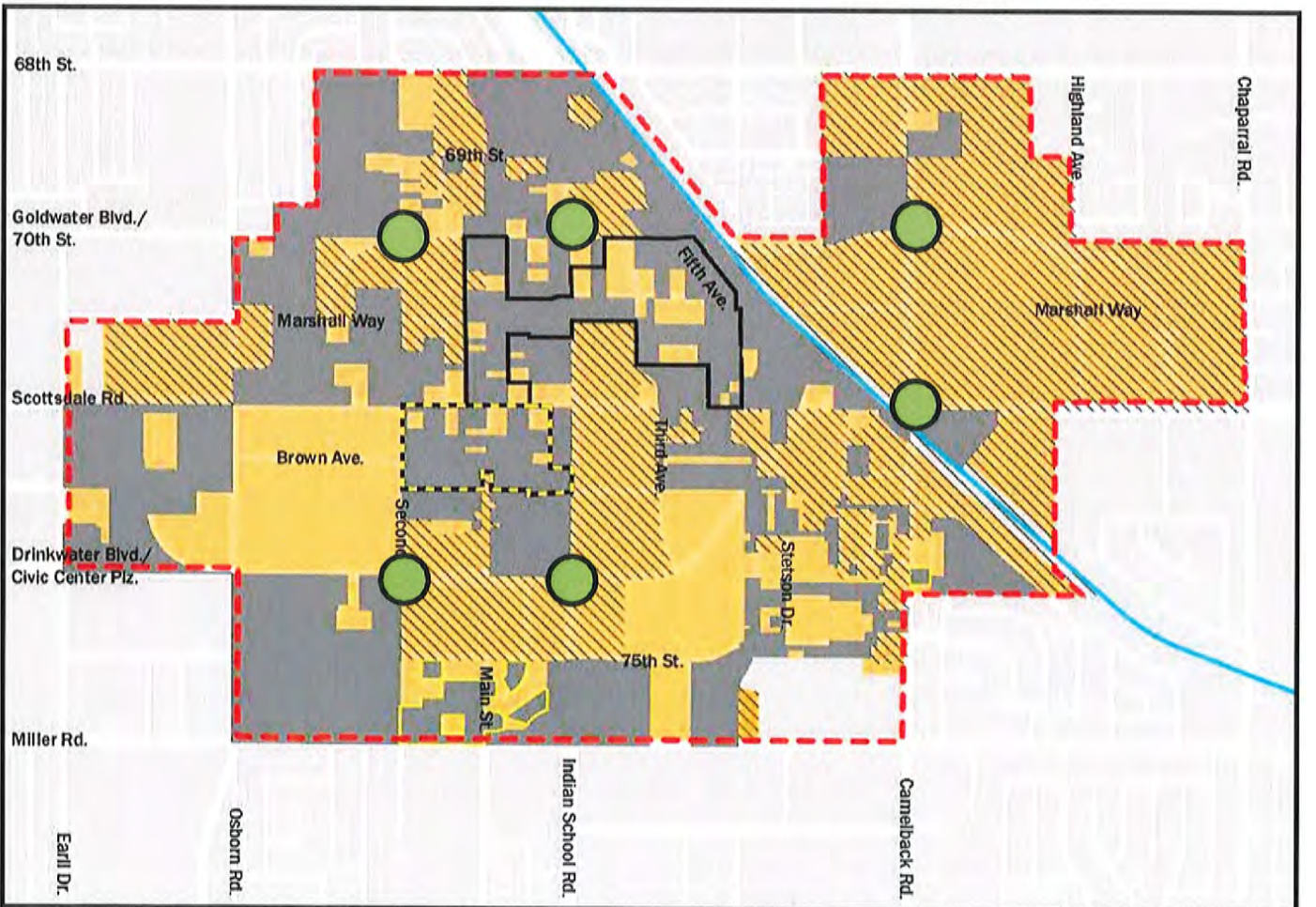
Open Space - Bonus Provisions

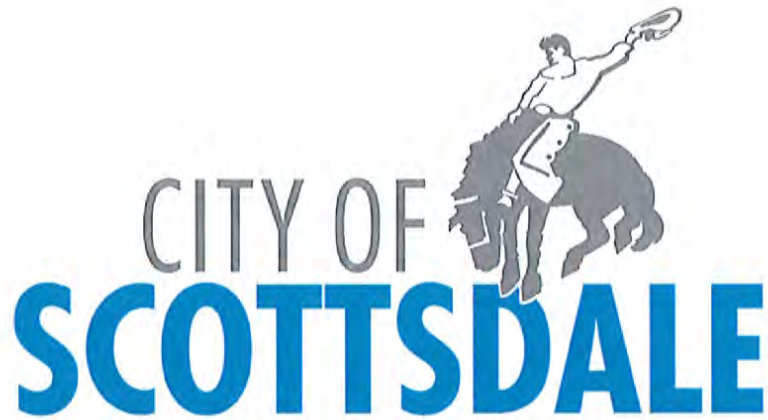
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

There should be some type of sliding scale to encourage more open space.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Cindy Simonson

Date / Time: 3/9/22 1130

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Add percentage requirement for residential and non-residential if requirement exists

If non-residential must be on specific floors, state it.

Since zoning ordinance requires it, ~~that~~ residential use should stated as required.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

See circled areas between

3rd Ave + Indian School and

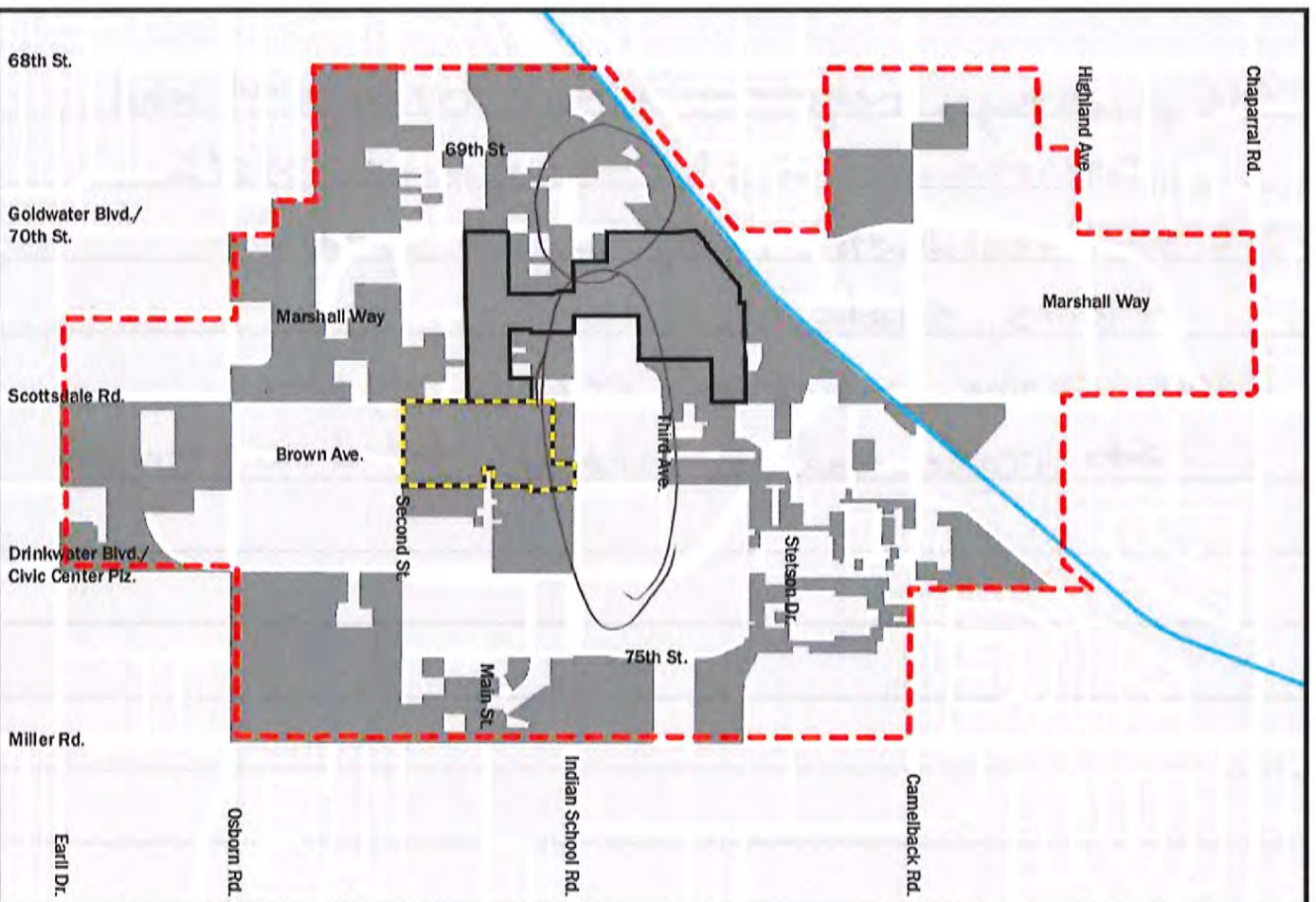
area by 6th Ave

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

Suggest adding requirement that non-residential be on

street facing side.



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

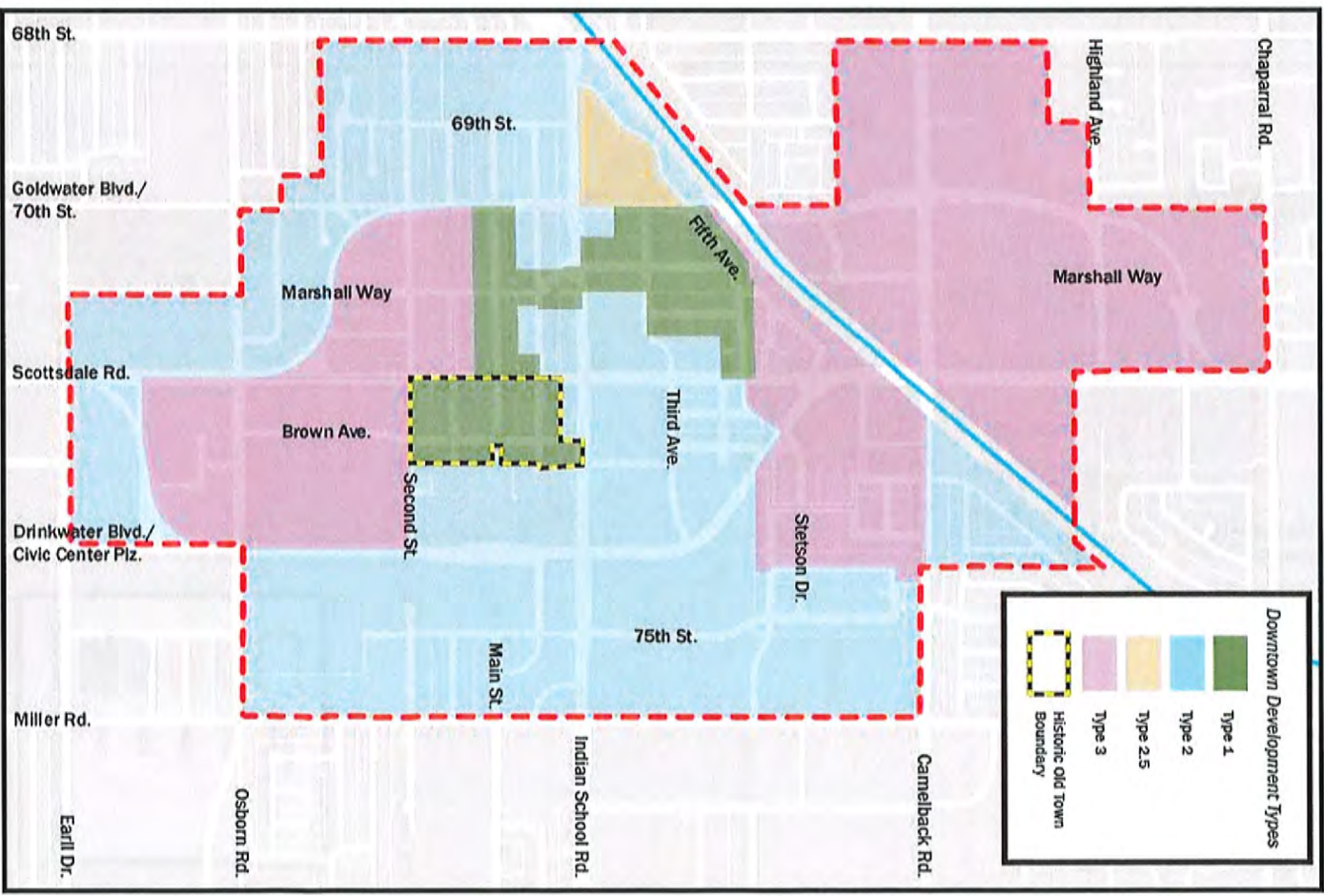
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Not sure need a type 2.5

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest? *see strike-throughs*

No bonus heights in

Old Town Core & Historic District.

Additional transitions required

if bonus heights granted to

properties bordering Old Town

Core & Historic District

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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~~

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

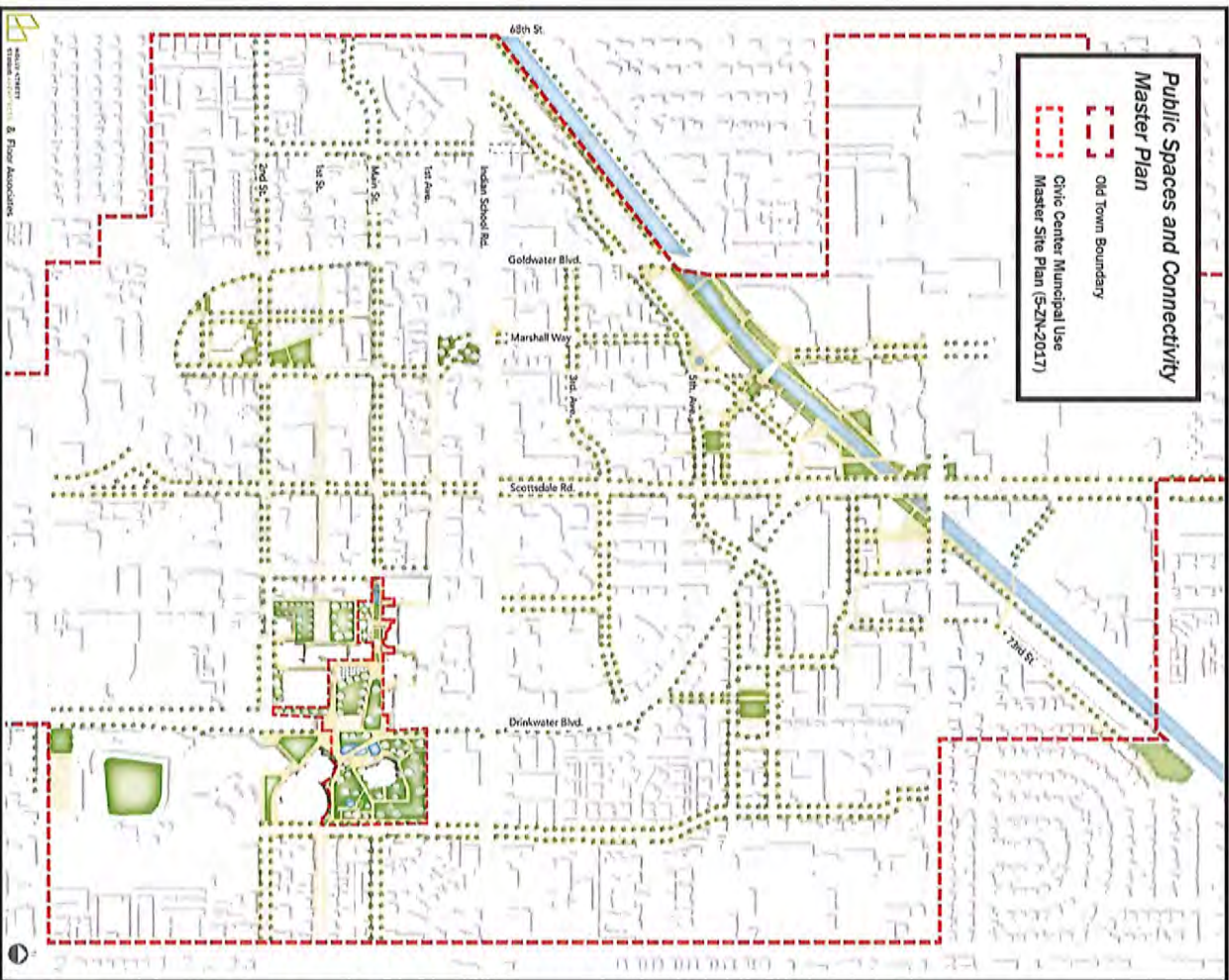
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 - No
- X more needed location TBD*

planned & existing green space should be documented for planning use. Differentiate planned & existing green space.



Map 5 - Old Town Public Spaces and Connectivity Master Plan

Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification. Map not to scale.

Open Space - Bonus Provisions

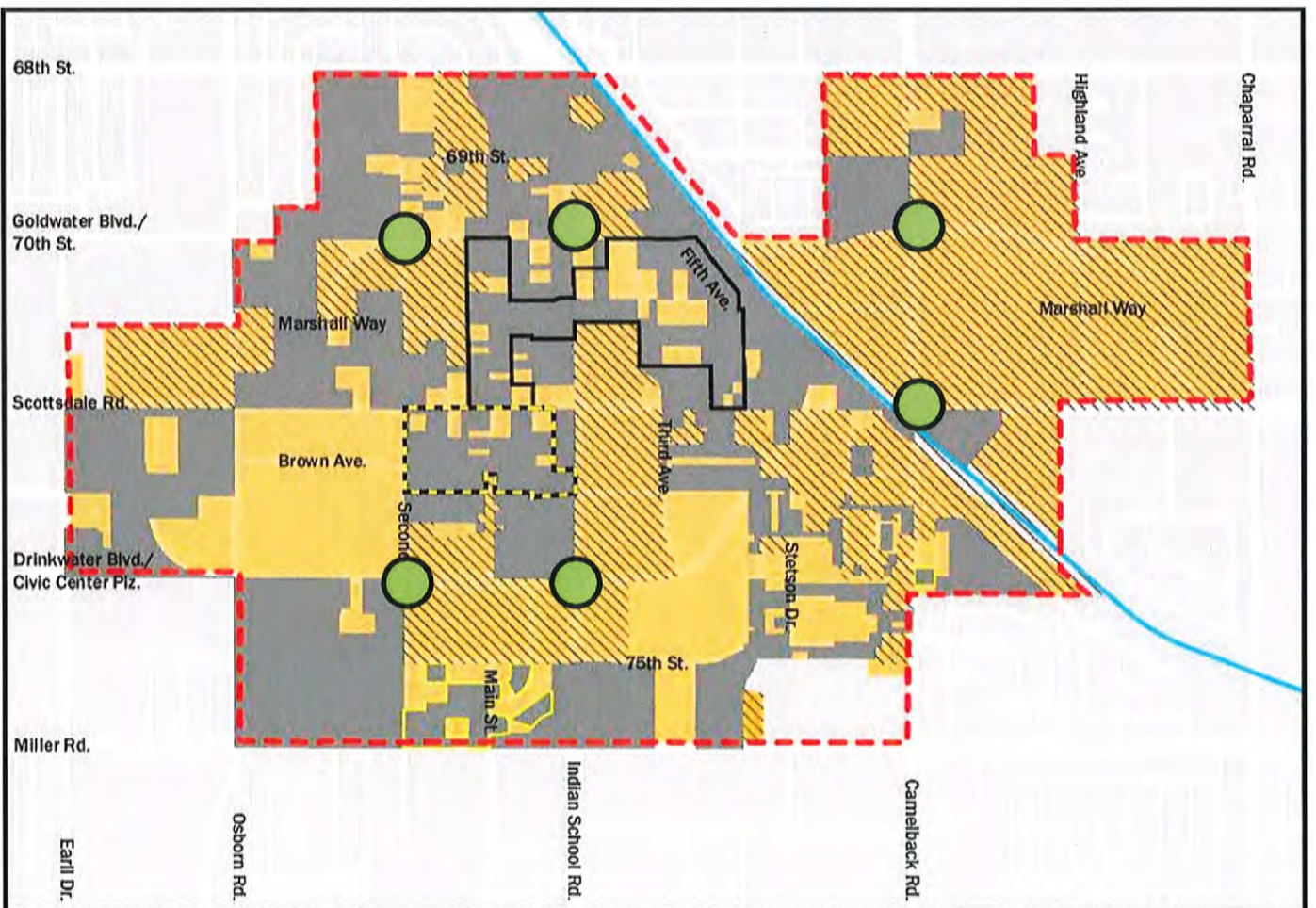
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

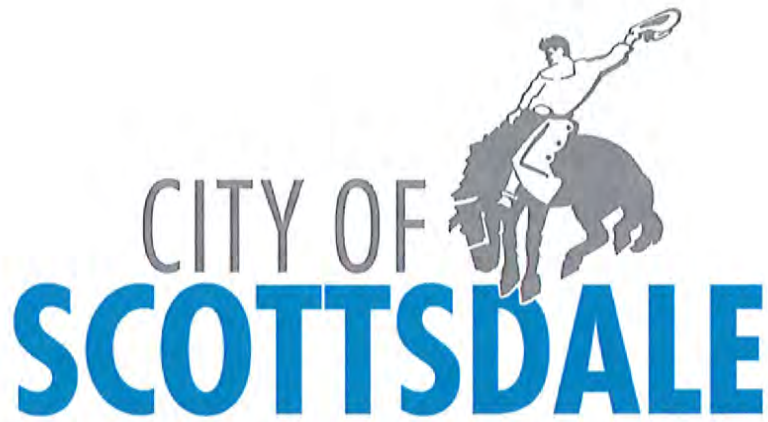
- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

Open space could be divided
space totaling the minimum
open space requirement

property must be contiguous
to qualify for bonus heights





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: David Free

Date / Time: 3-9-22 11:30 AM

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

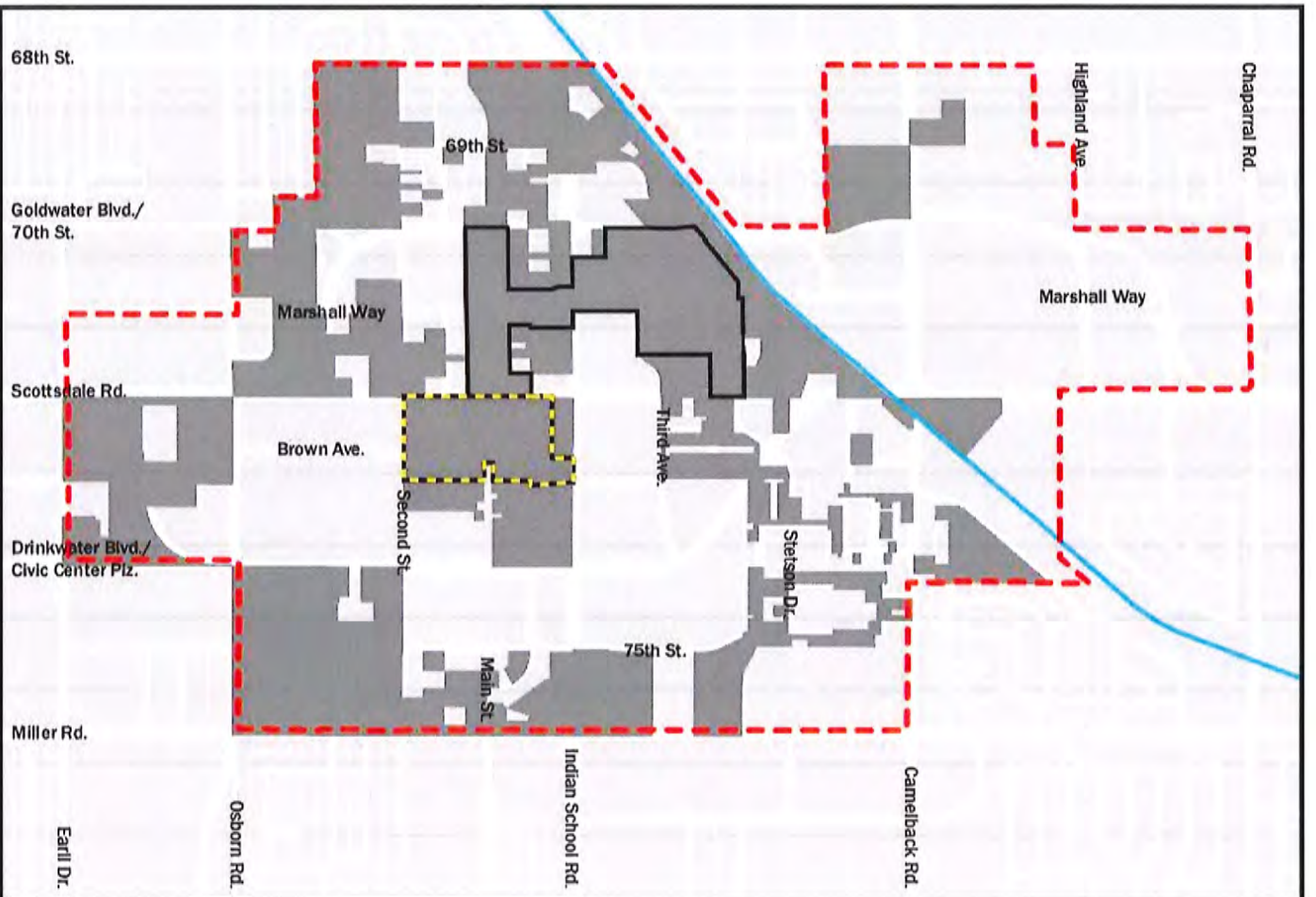
- Yes
- No

Probably but this is a moving target and best addressed on a case by case basis by neighborhood

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

Again this is a moving target



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

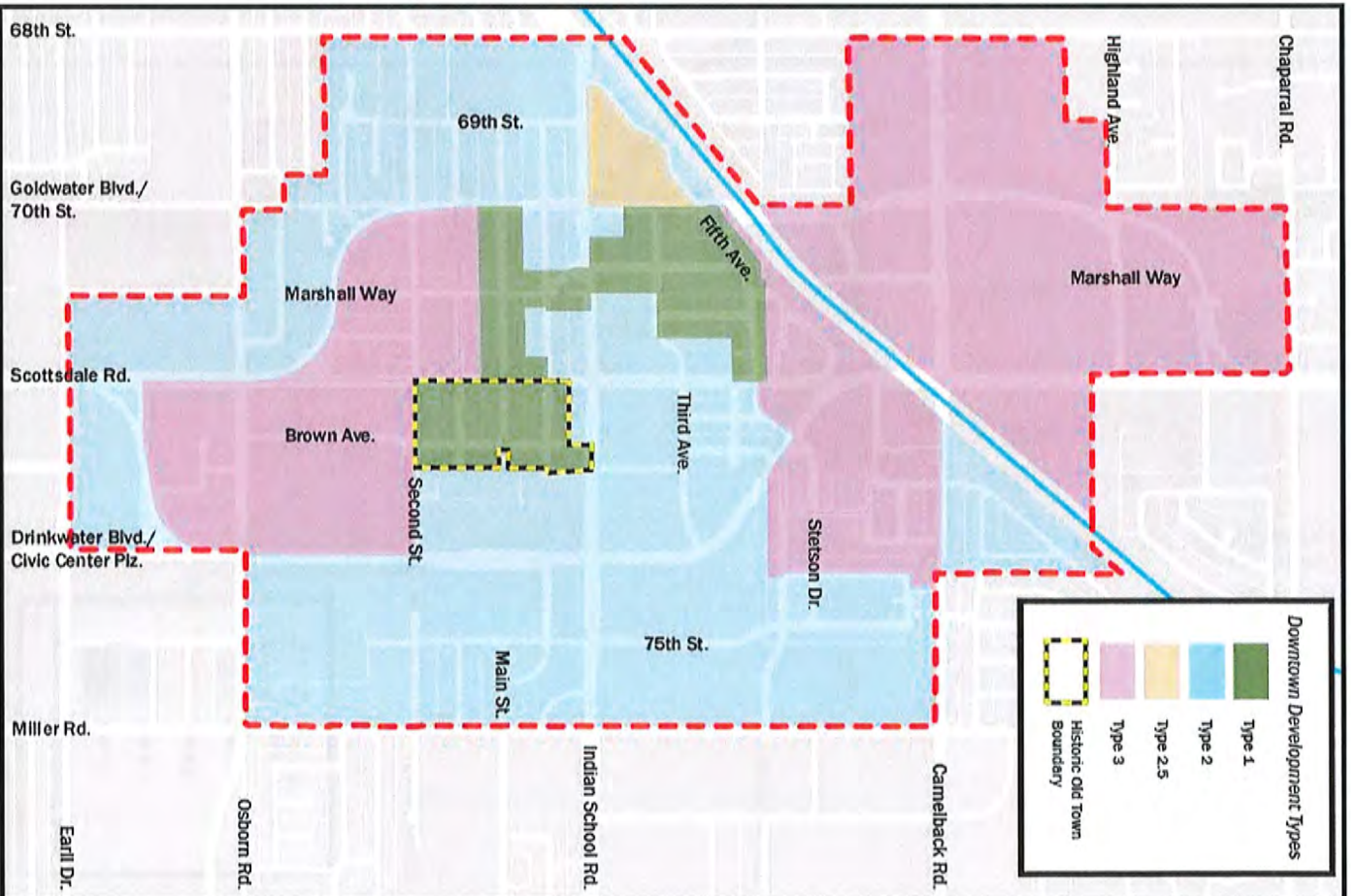
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Note: I am confused why the center of our town is lower than the surrounding area.

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



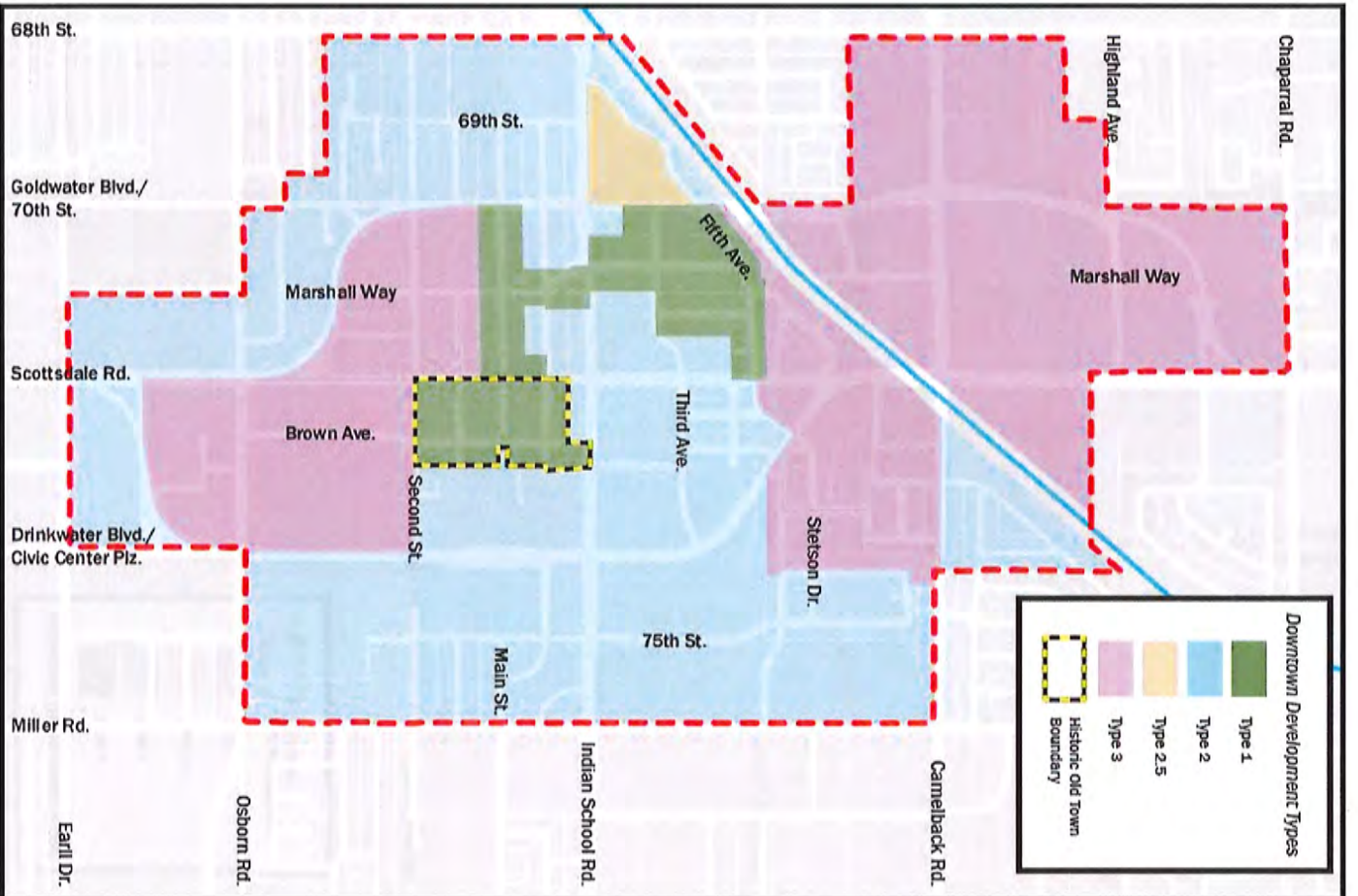
Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Gross Lot Area to be <u>equal to or greater than</u> :			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Open Space - Public Spaces/Connectivity

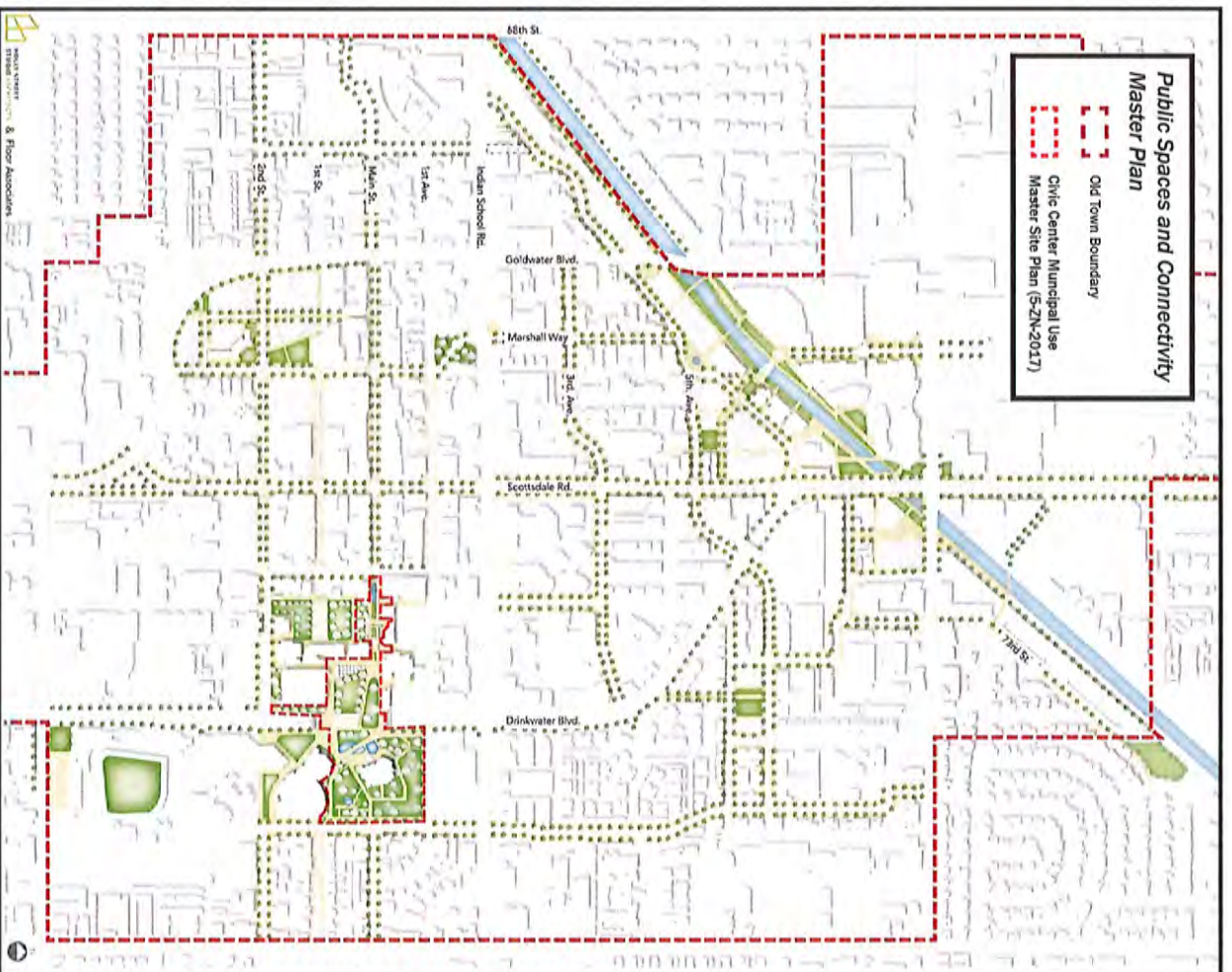
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

I'm sure there are. However, this would take a lot of studying of the maps, etc.



Map 5 - Old Town Public Spaces and Connectivity Master Plan

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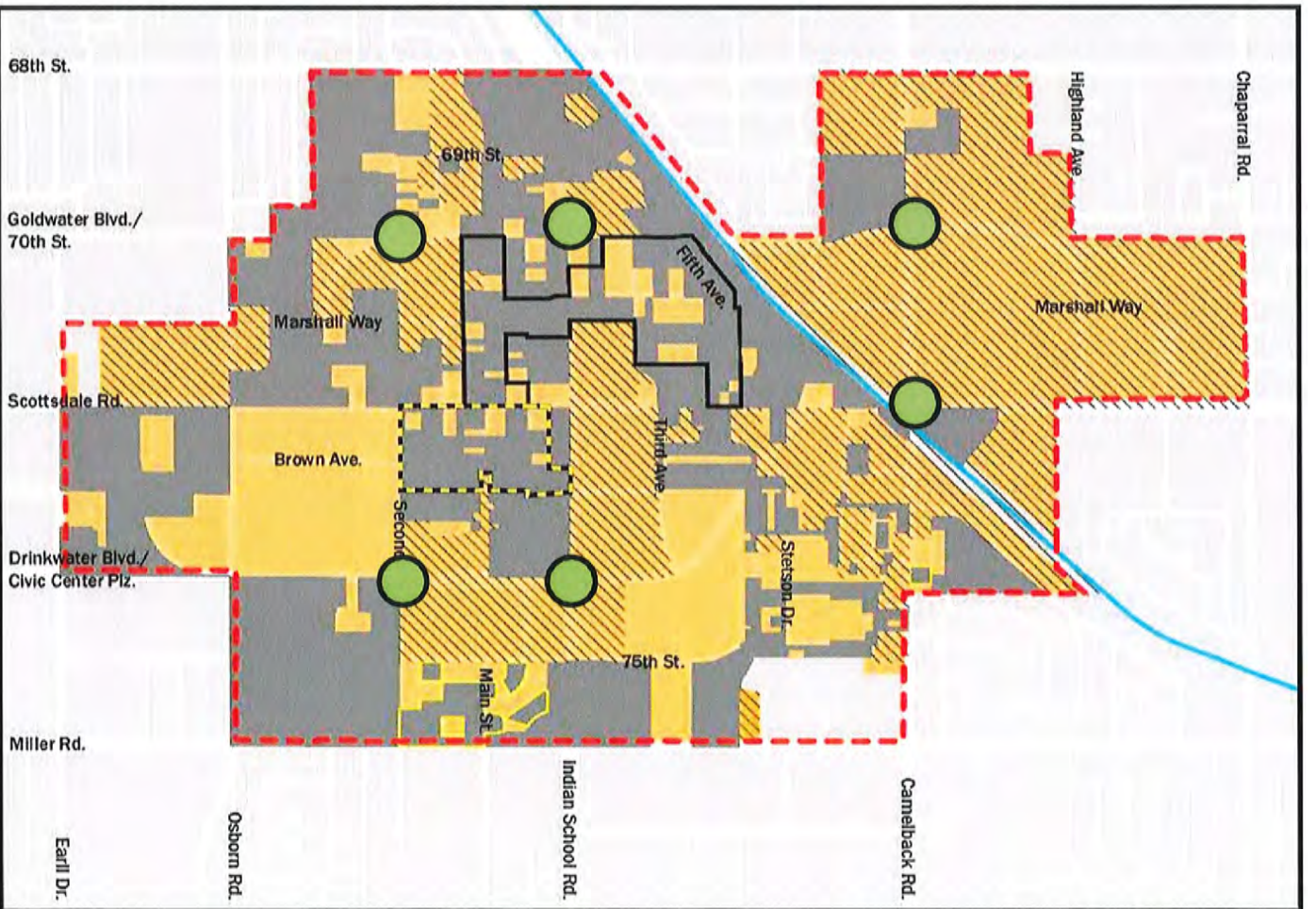
Open Space - Bonus Provisions

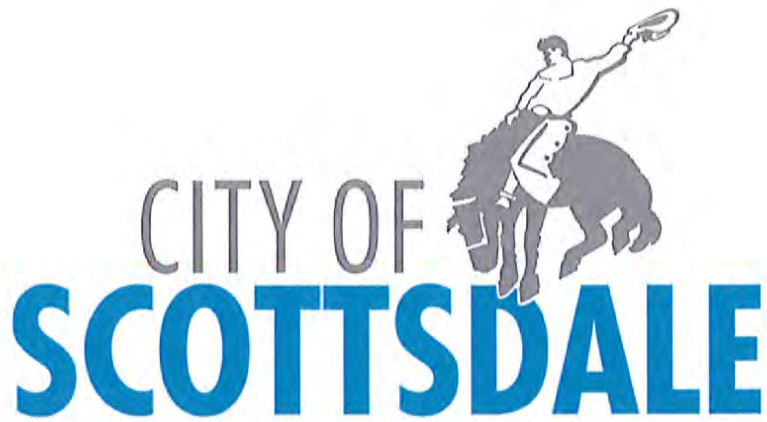
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: MARILYN PERKINS

Date / Time: WEDNESDAY, MARCH 9TH, 2021. 11:30

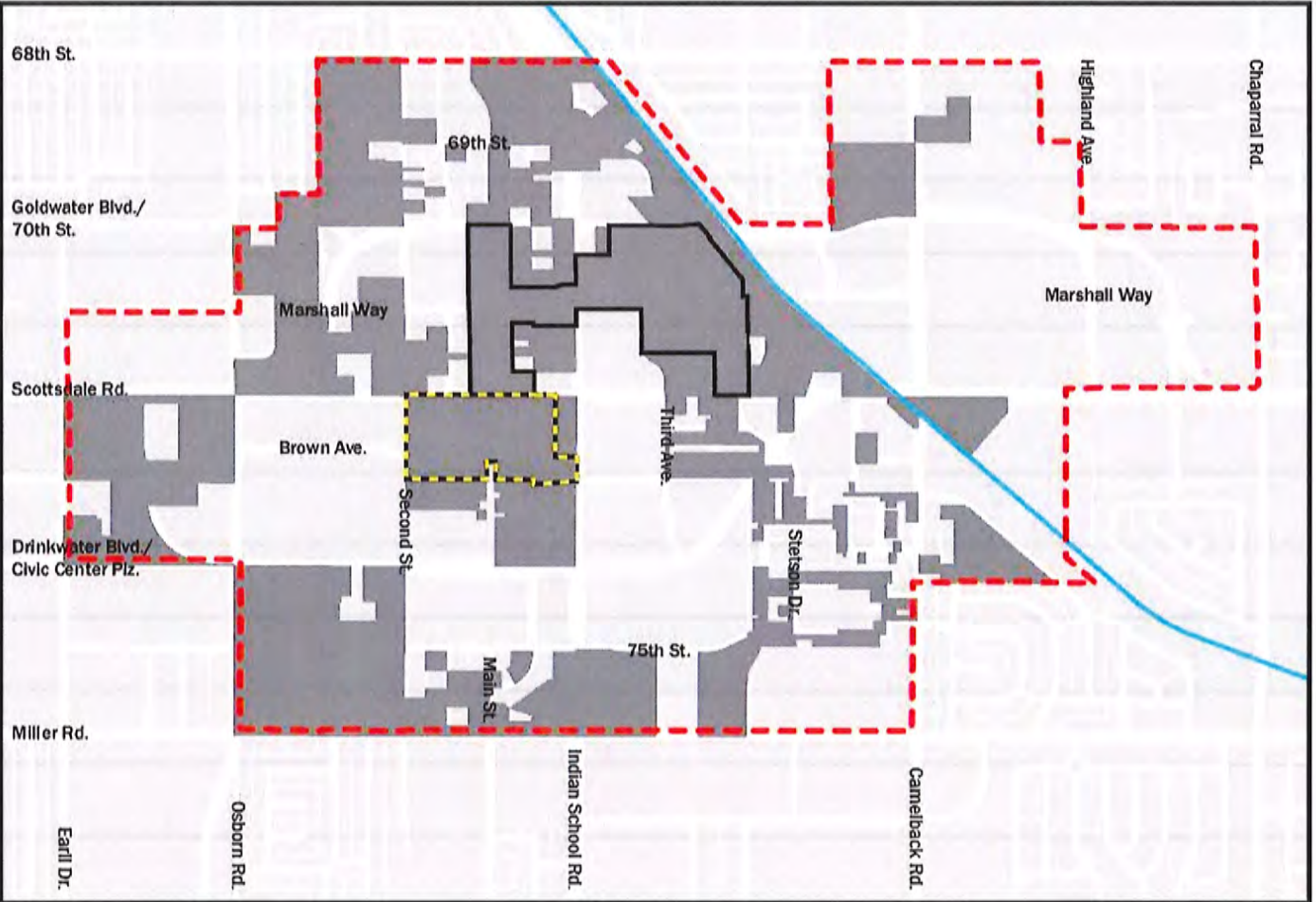
Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No







Dark Grey = Areas limited to 35% of ground floor residential.

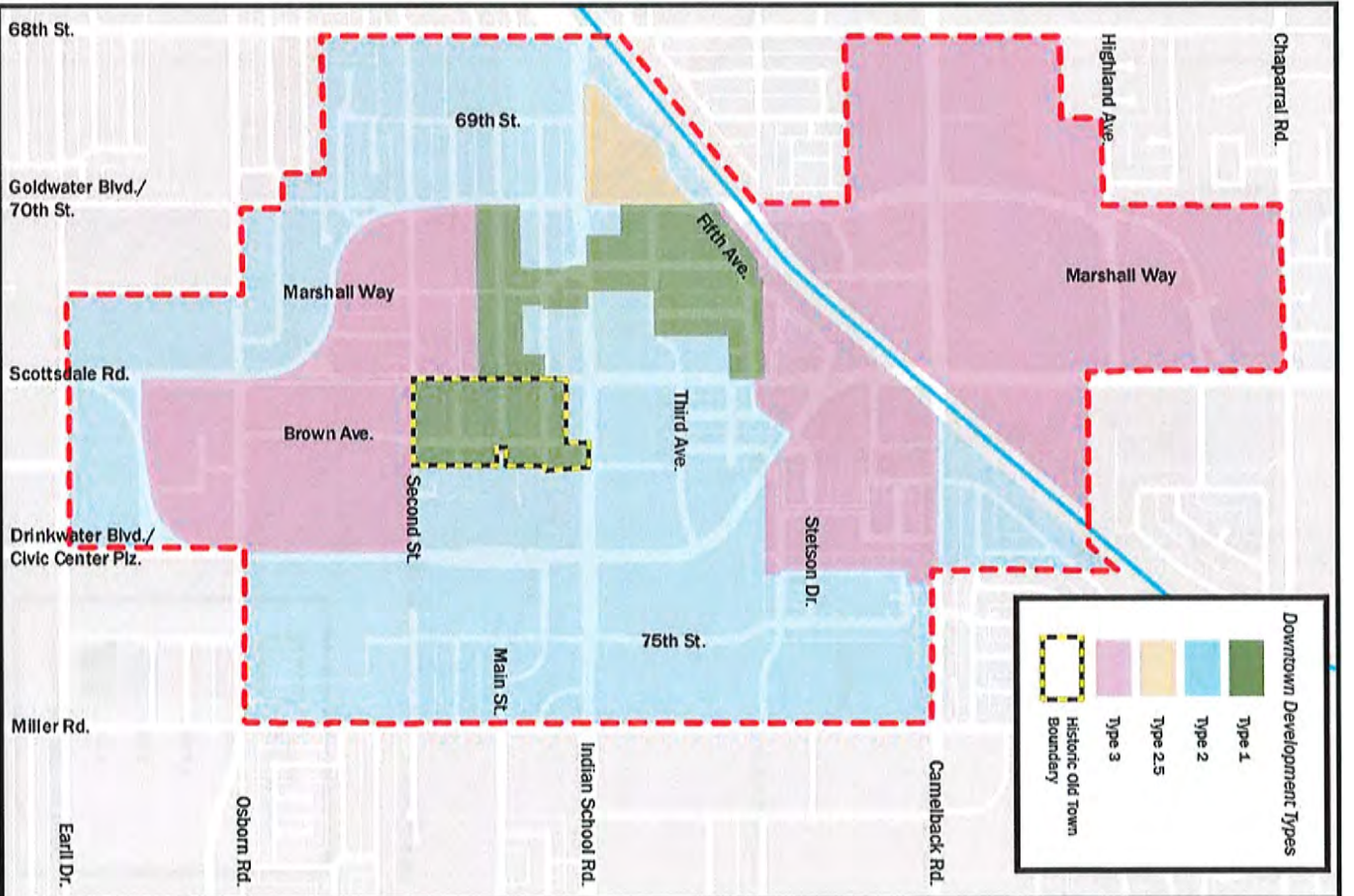
Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

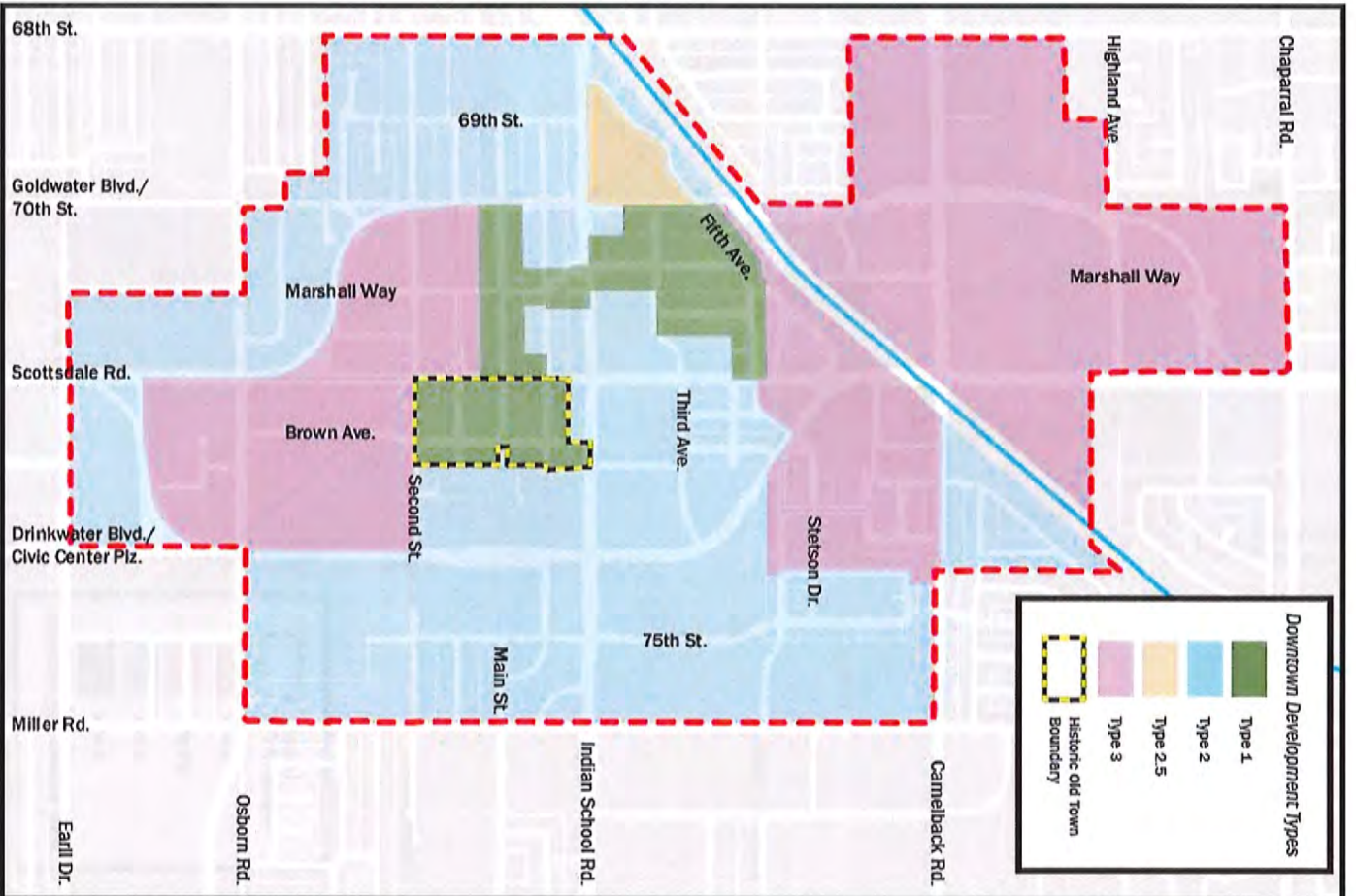
If amending, what bonus maximum building heights would you suggest changing – and where?

SHOULD NOT BE ALLOWED ON

NON-CONSECUTIVE LAND, TO

ALLOW TO ACHIEVE 200,000 FEET.

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

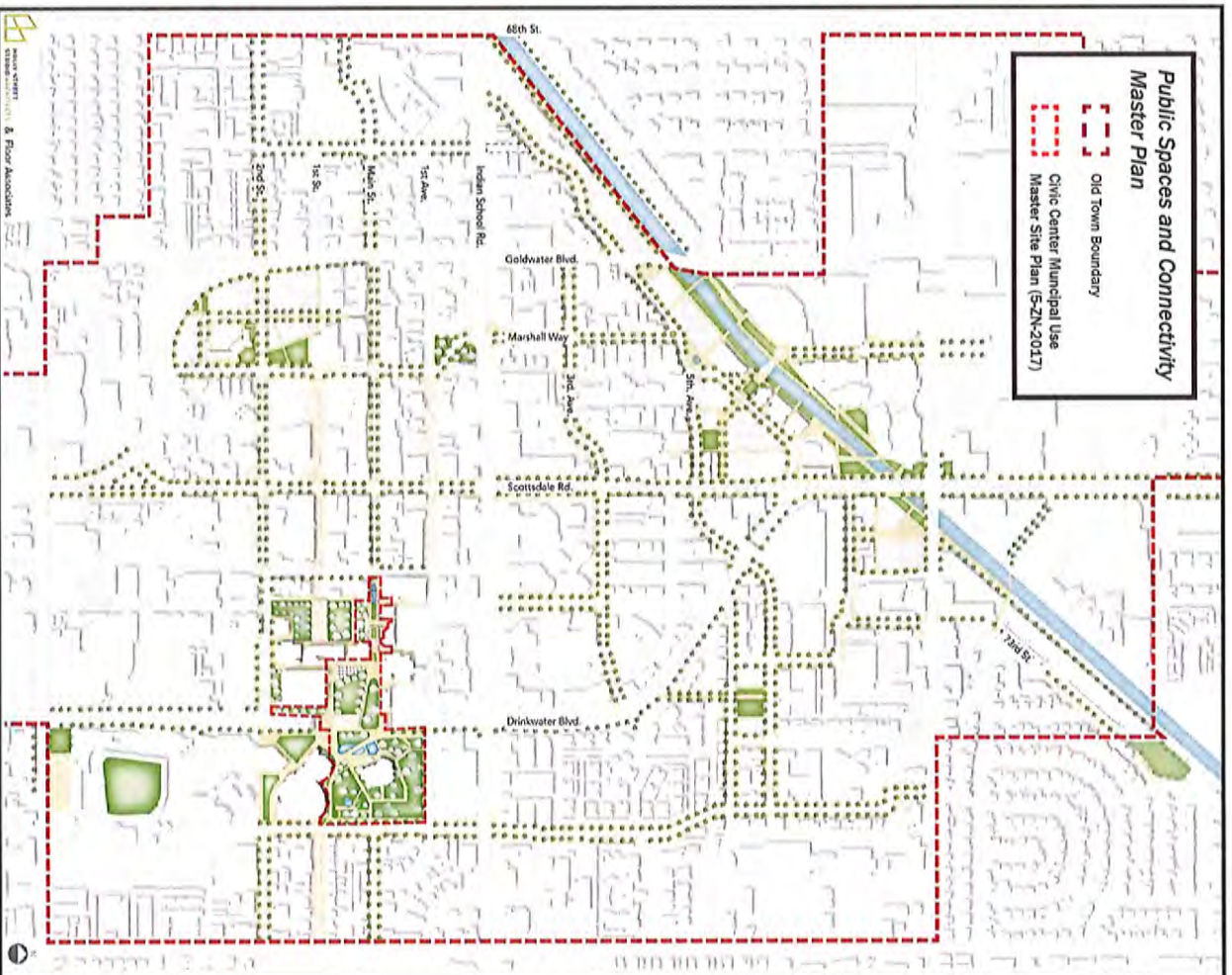
Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

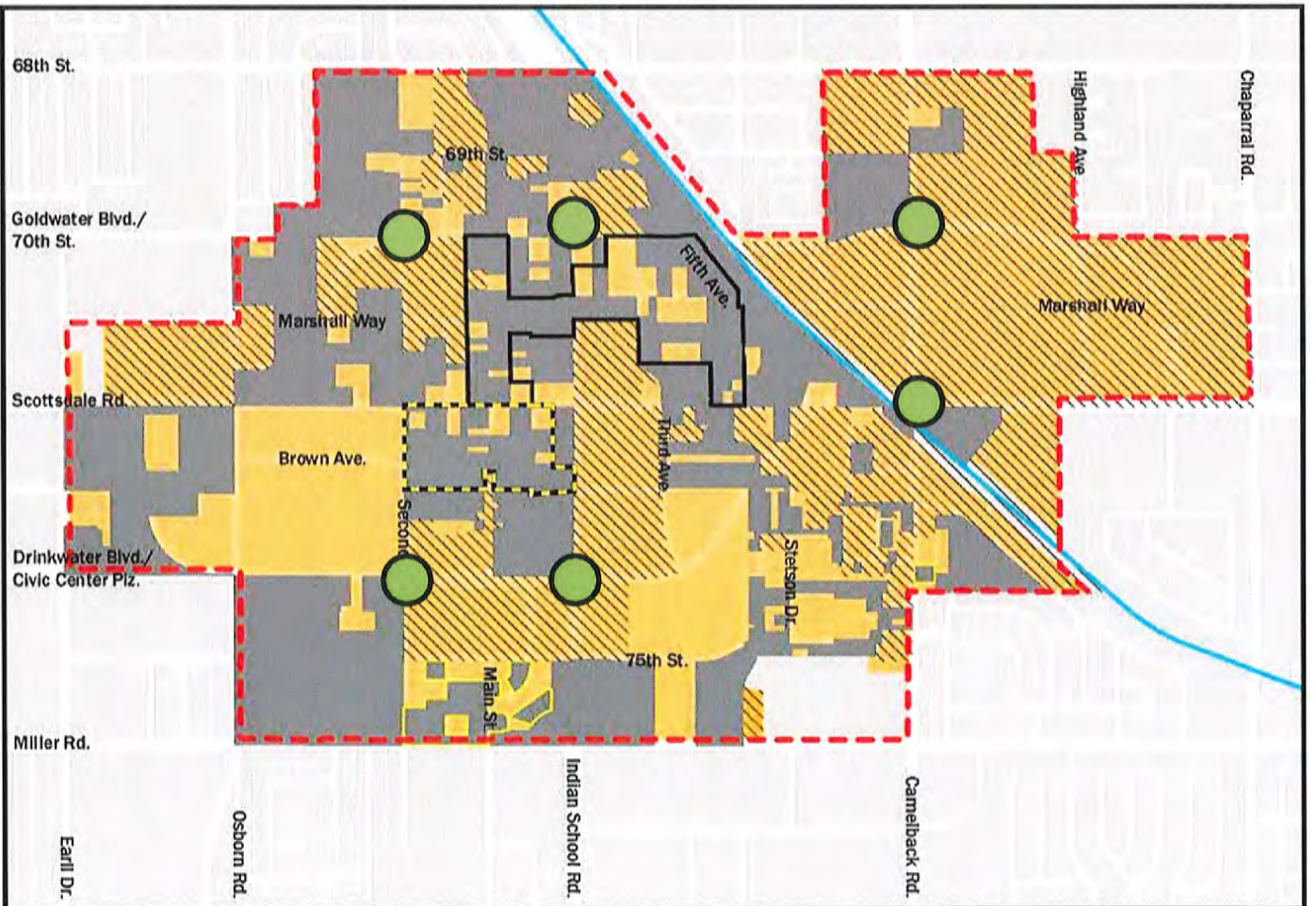
- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

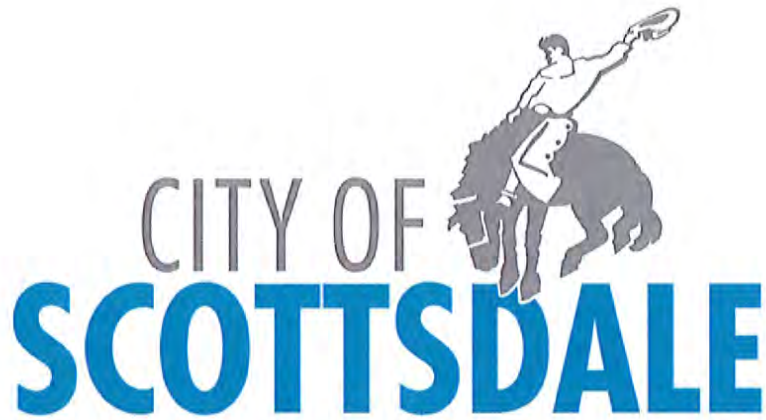
Why?

NEED FOR MORE SHADE AREAS

AND PARK TYPE WALKING PATHS

SHOULD BE A REQUIREMENT.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Bob Pejman

Date / Time: MAR 9 2022 11:30 AM.

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

In a retail area such as Main Street or Fifth Avenue in Downtown Core, first floor needs to be Retail/Commercial. To have residential on first floor is bad for tourism, and disrupts retail/pedestrian flow.

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

FOR OLDTOWN CORE ONLY:

I don't agree with a straight percentage

Retail / Total space formula. Such as
20% Retail vs 80% Residential.

As long as the first floor is retail/Commercial
and a storefront and more than 50% of
first floor is Retail/Commercial, it should
qualify for Mixed use regardless of number
of stories (floors).

* For other areas: straight Multifamily may
be ok depending on the area.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

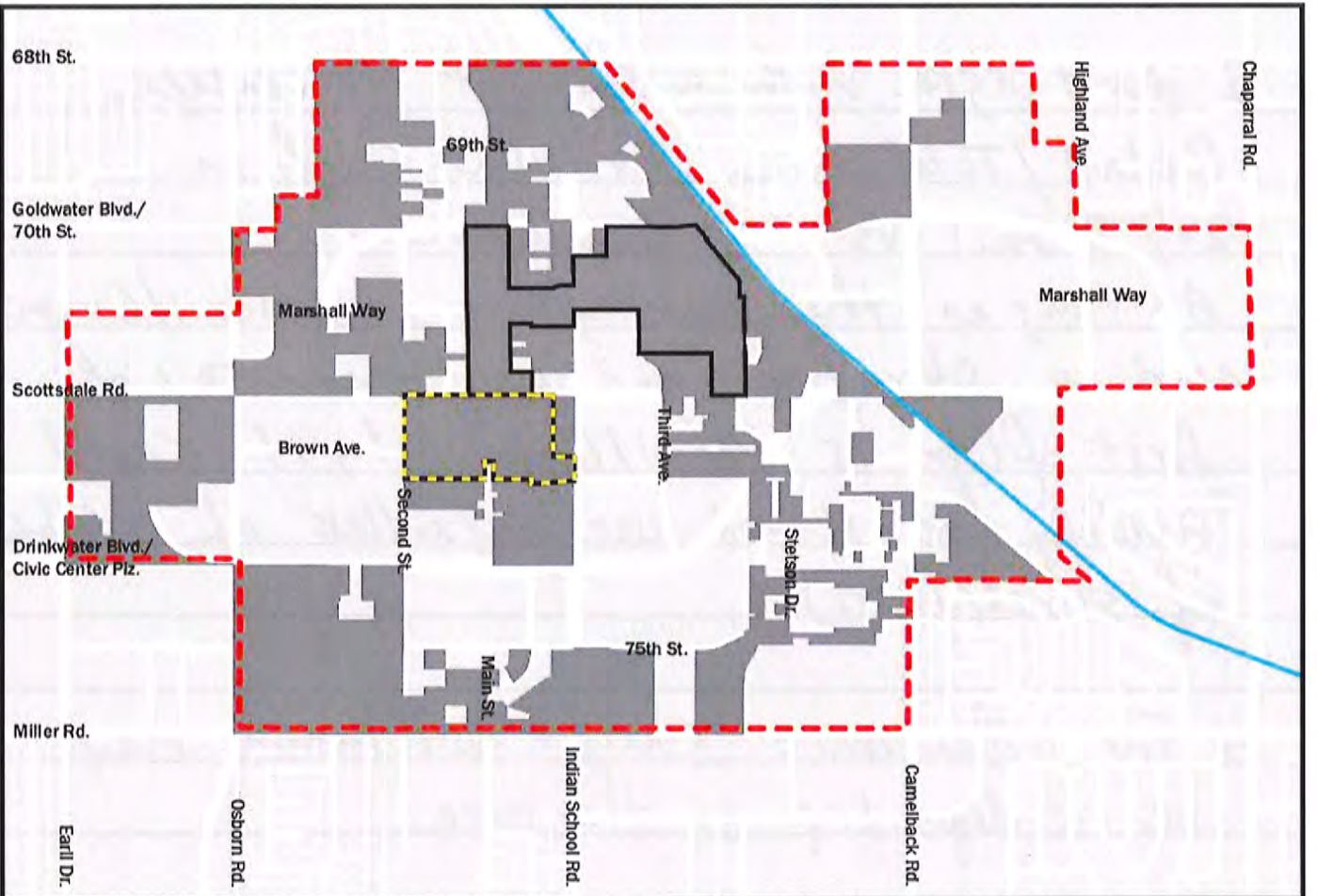
- Yes
- No

*Scottsdale Road
(Goldwater to Camelback).*

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

*As long as the front
is retail/commercial.*



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base





Should base maximum building heights be maintained, or amended?

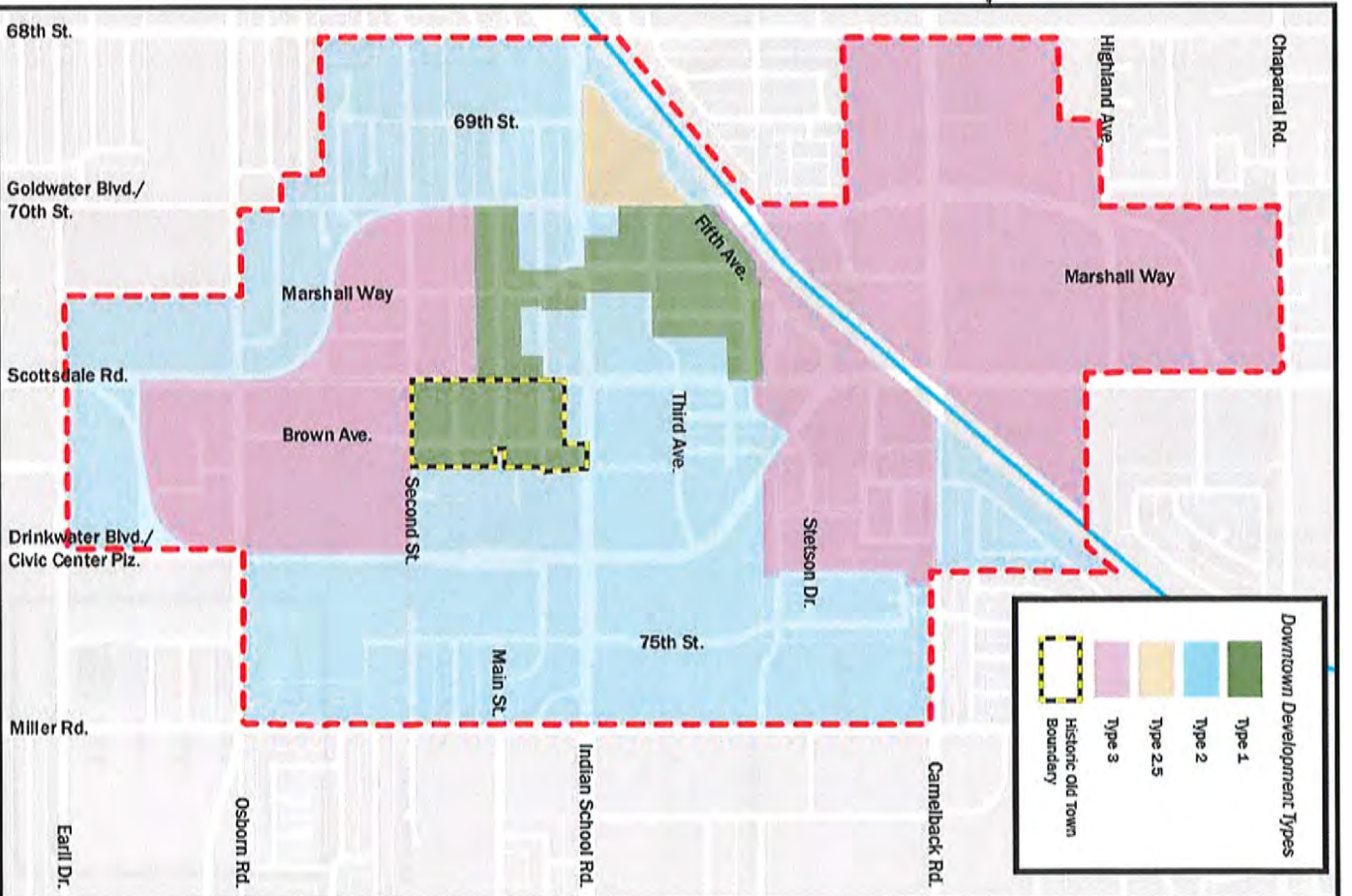
- Maintained
- Amended

** As long as Bonus heights can be assessed decreased.*

If amending, what base maximum building heights would you suggest changing – and where?

** Note: Continuous properties (parcels) should be required to count TOTAL LAND AREA to reach sq ft thresholds. This is a major loophole.*

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



Building Height - Bonus

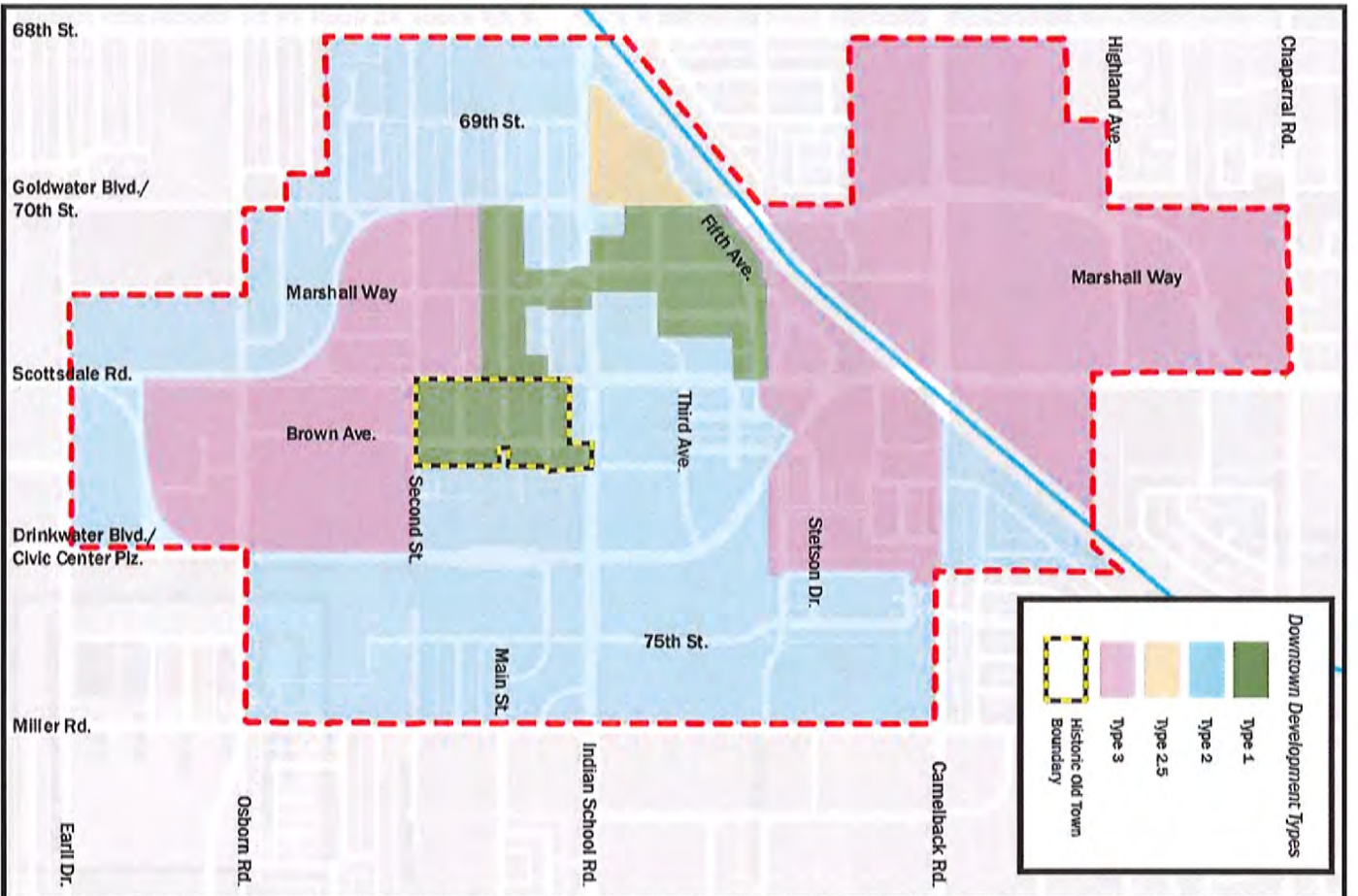
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Bonus should be limited to an additional 20% of base height providing Public Benefit is very useful & beneficial to Public (ie: Adding Public Parking)

Gross Lot Area to be equal to or greater than:		
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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes ^{* depending on}
 No ^{Public Benefit}

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

ONLY very useful public benefits
such as. Adding "Public Parking"
Since City has sold most spaces it can build
Note: "Public Art" is NOT
beneficial to Public. It is
really "Private Art" and
increases private property
value.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- Major Infrastructure Improvements
- Public Parking Areas
- Public Open Spaces (Minimum 18,000 Square Feet)
- ^{Public Art} Cultural Improvements Program Contribution
- Enhanced Transit Amenities
- Pedestrian Amenities
- Workforce Housing
- Uncategorized improvements and/or other community benefits

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

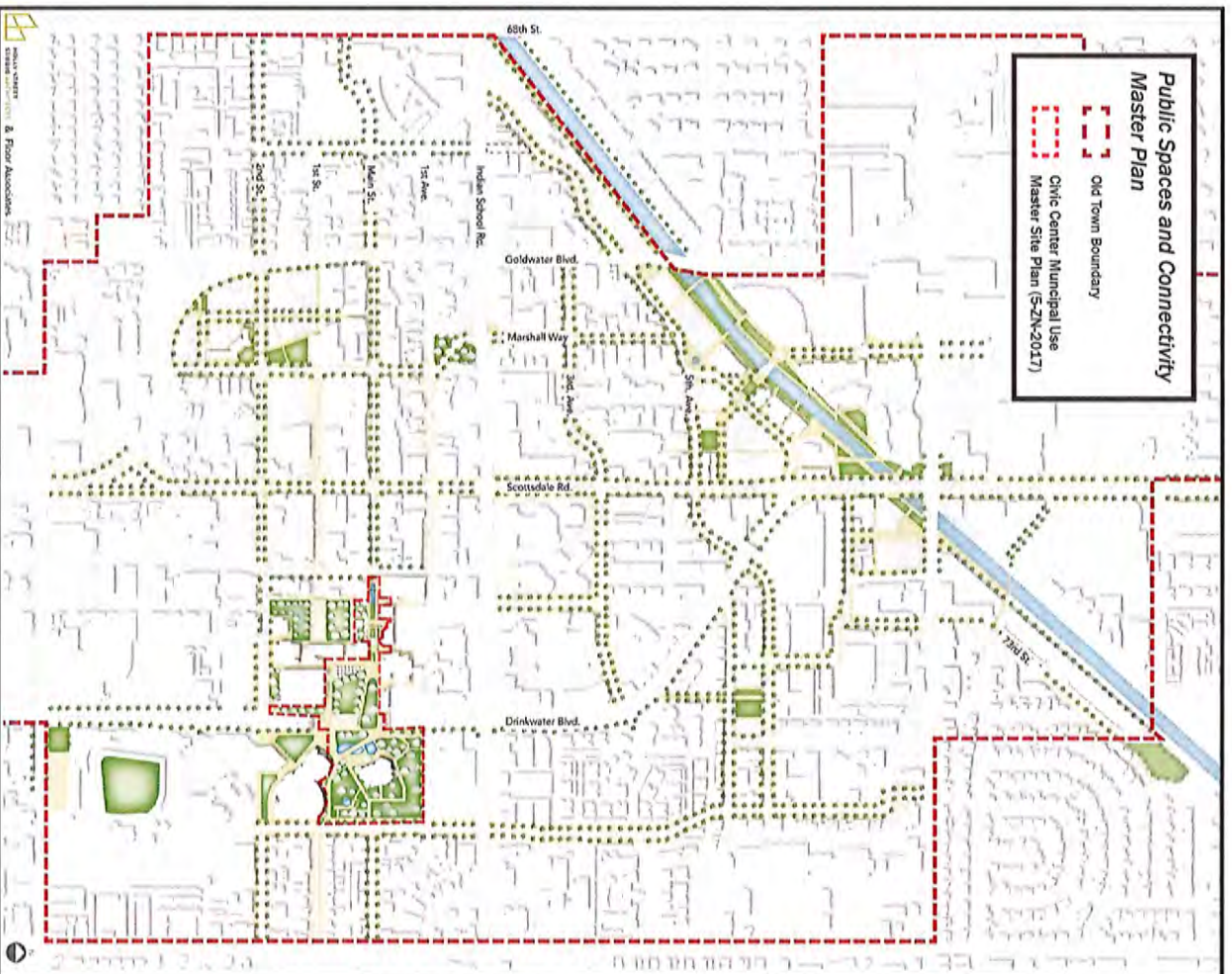
Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

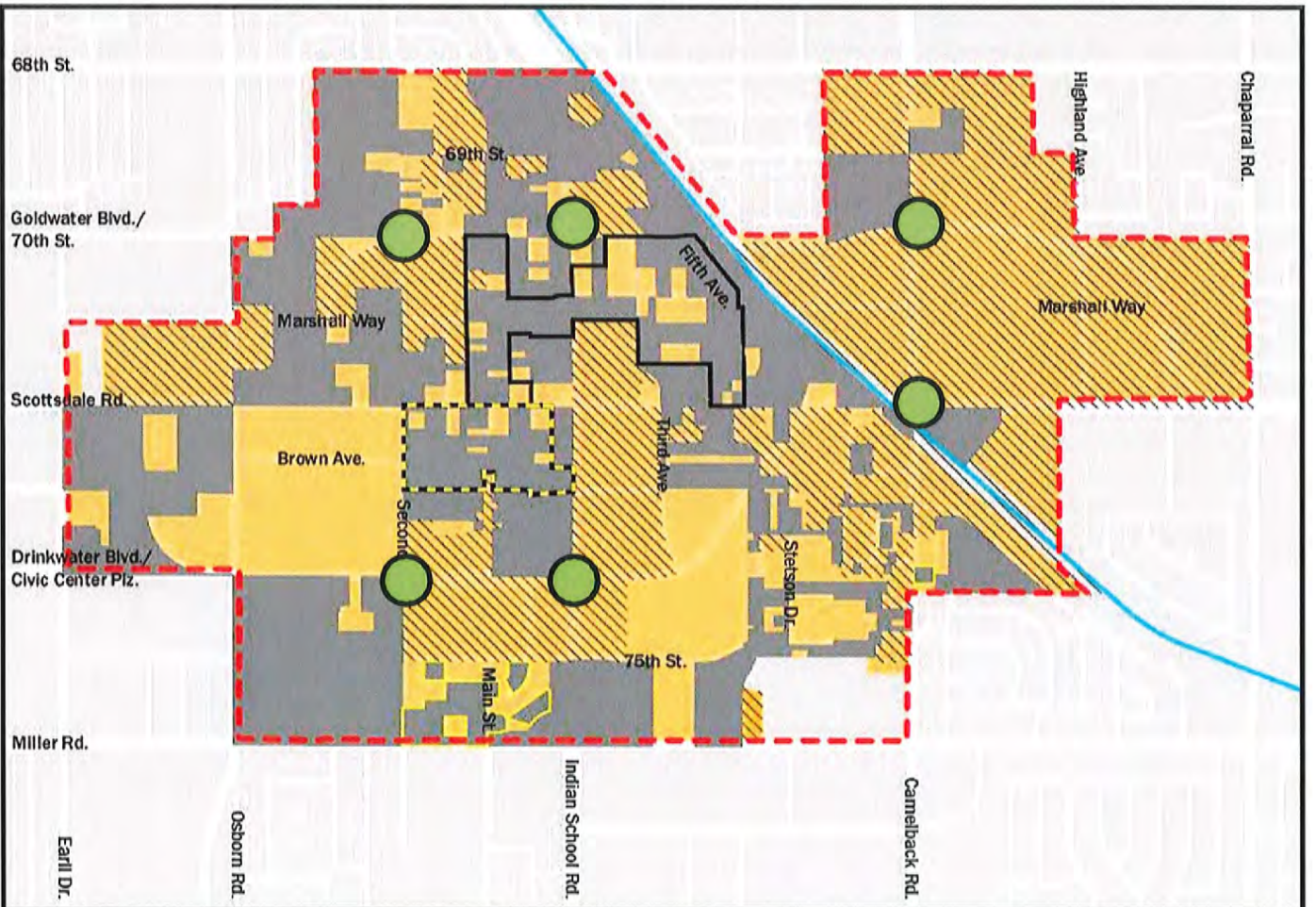
Open Space - Bonus Provisions

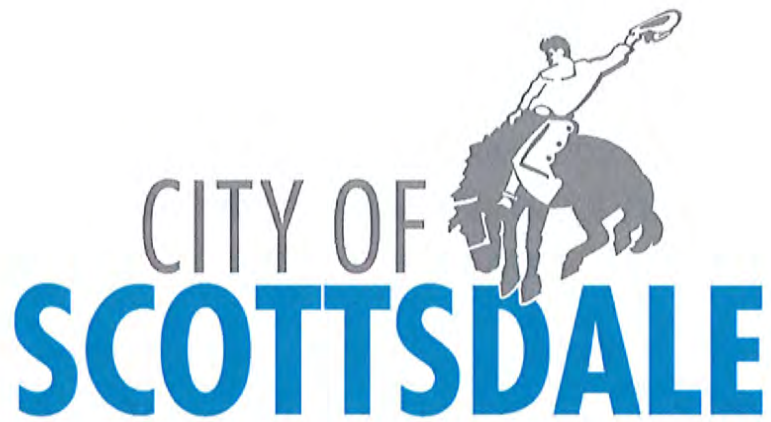
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?

To reduce Mass if extra height is sought.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Tom Rojas

Date / Time: 3.9.22

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes *with reservations*

No

If you do not agree with the current definition, how should the definition be amended?

Yes with the caveat that Mixed Use development often comes with associated problems such as setbacks encroachments, lack of landscaping, sign code issues, ~~etc.~~ party houses/condos, etc.

Scottsdale at least in the downtown area has almost no code enforcement so these problems never get addressed.

Also 20% non-residential use isn't enough for a vibrant neighborhood, if you need to require percentages. Also, that could result in way too much residential i.e. people/crowding/congestion.

Mixed-Use - Residential Units

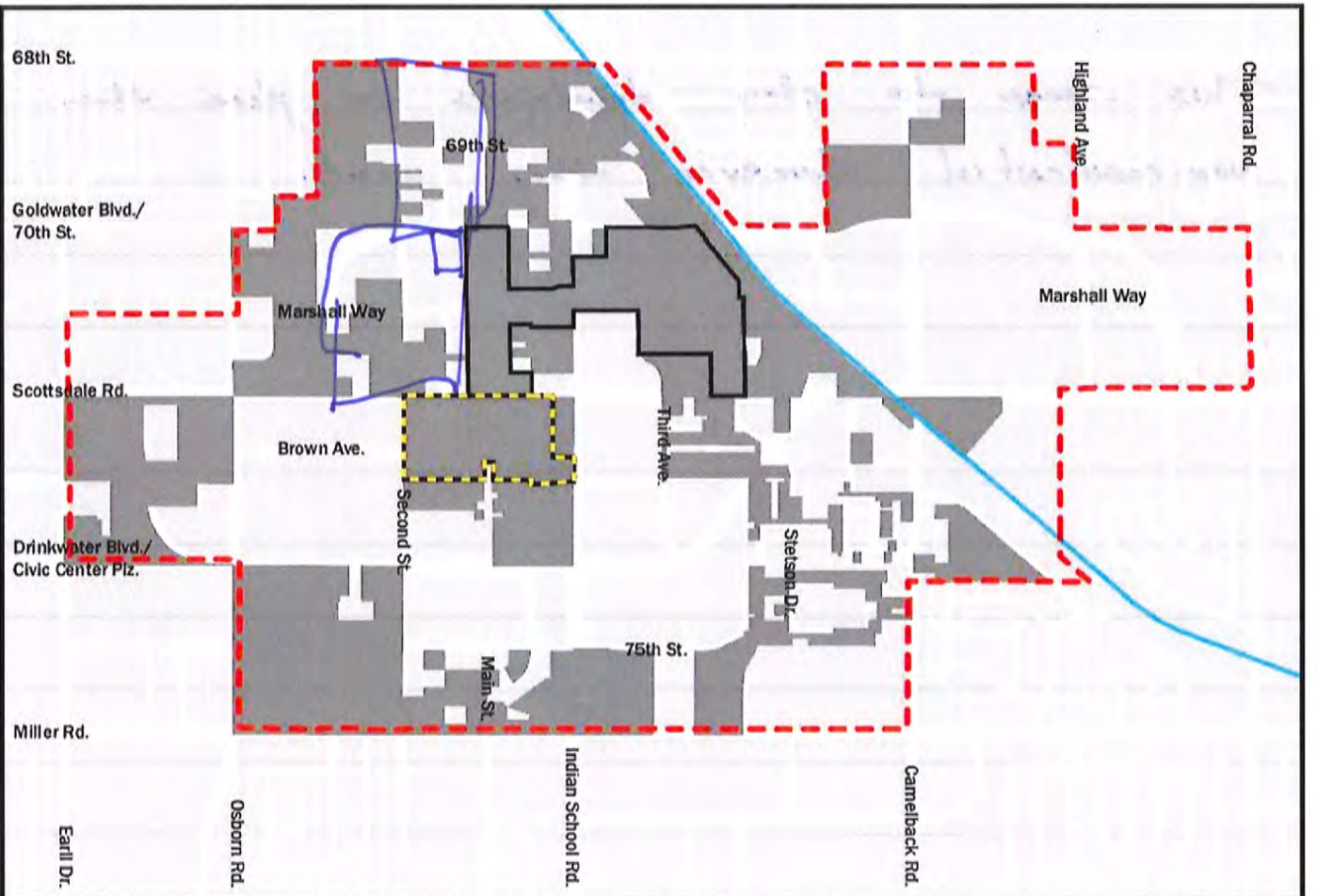
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

Yes
 No

- ① Museum Square Development
- ② Area west of Museum Square

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

Yes
 No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

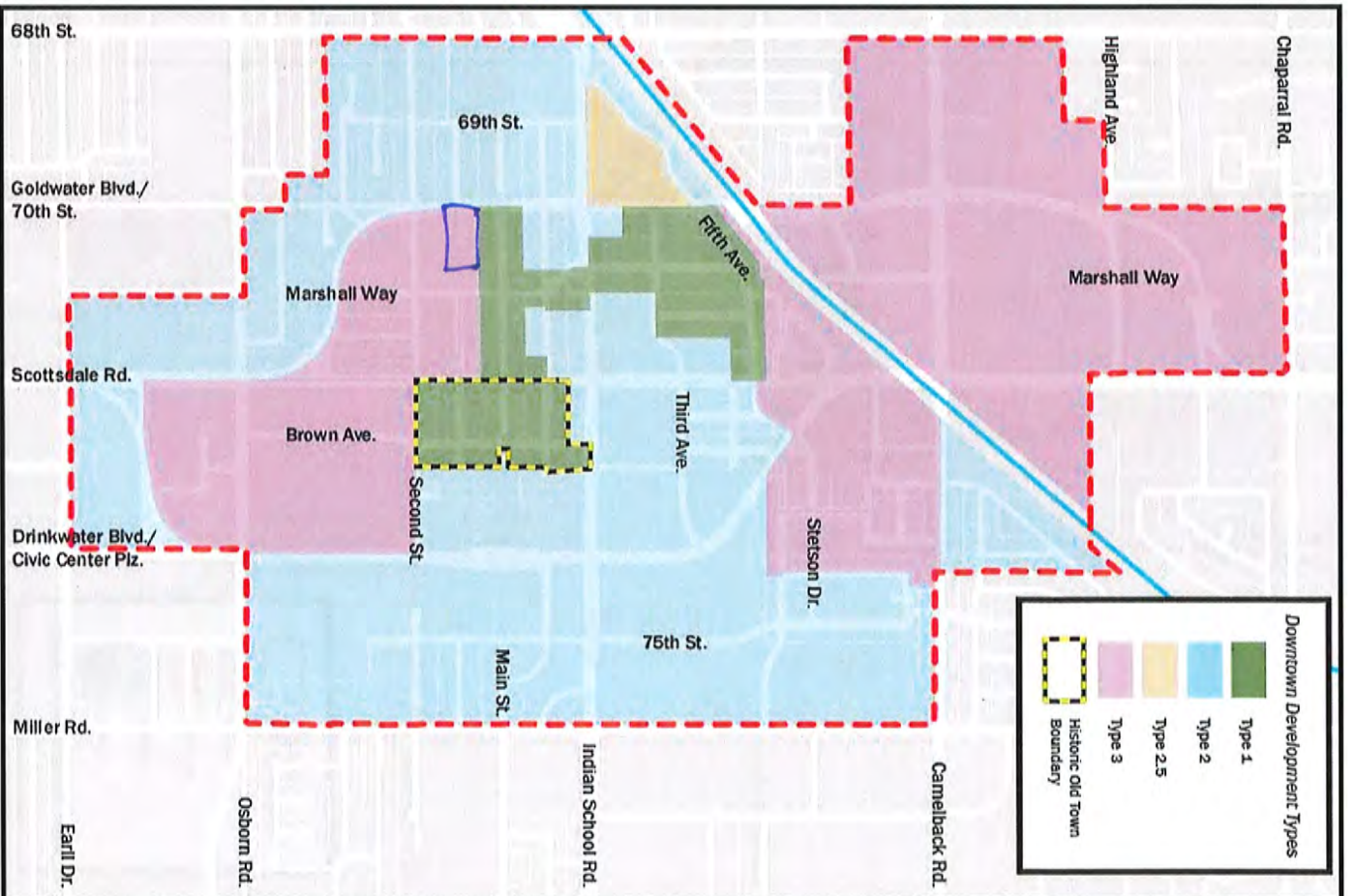
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

*May too tall - especially Types 3
 And most importantly Type 2.5.
 Type 2.5 should not be
 any higher than the surrounding
 area.*

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

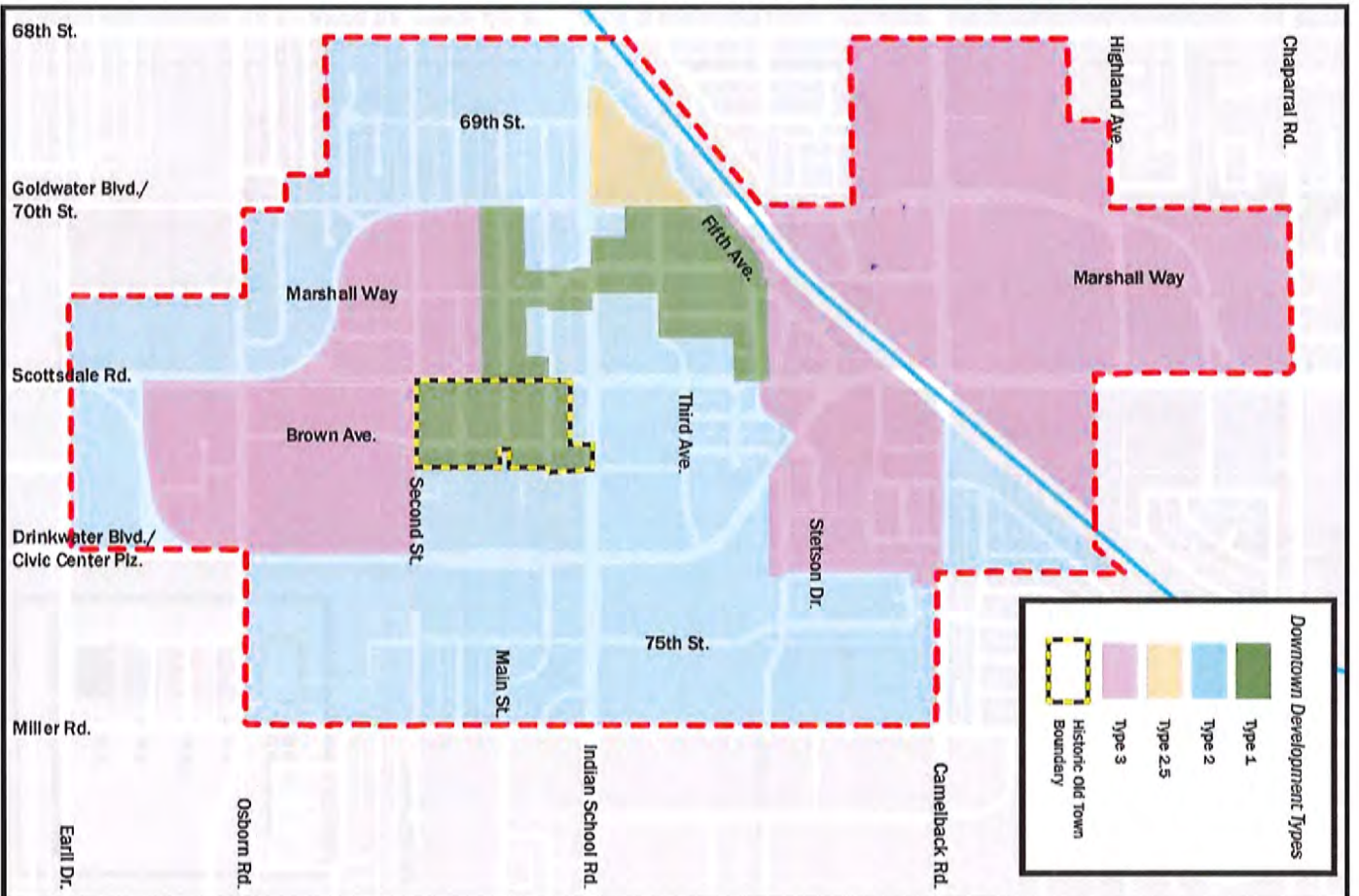
- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Wgt. Way! too tall - especially Type 2.5

Also, the 200,000 sq. ft ownership make no sense.

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Make the developer's Fund
additional Code Enforcement,

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Public Spaces/Connectivity

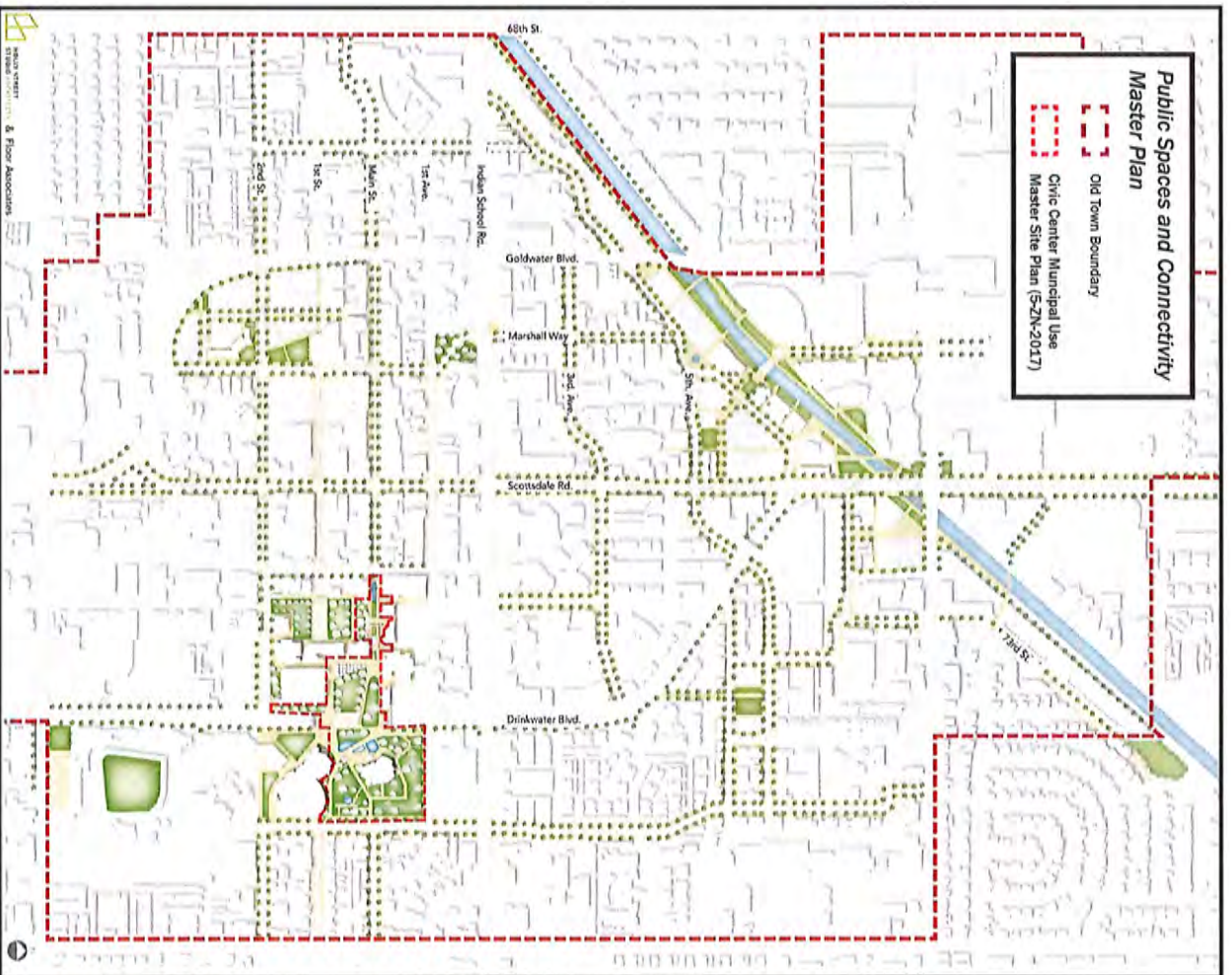
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

The city needs to plant trees on all pedestrian connections.



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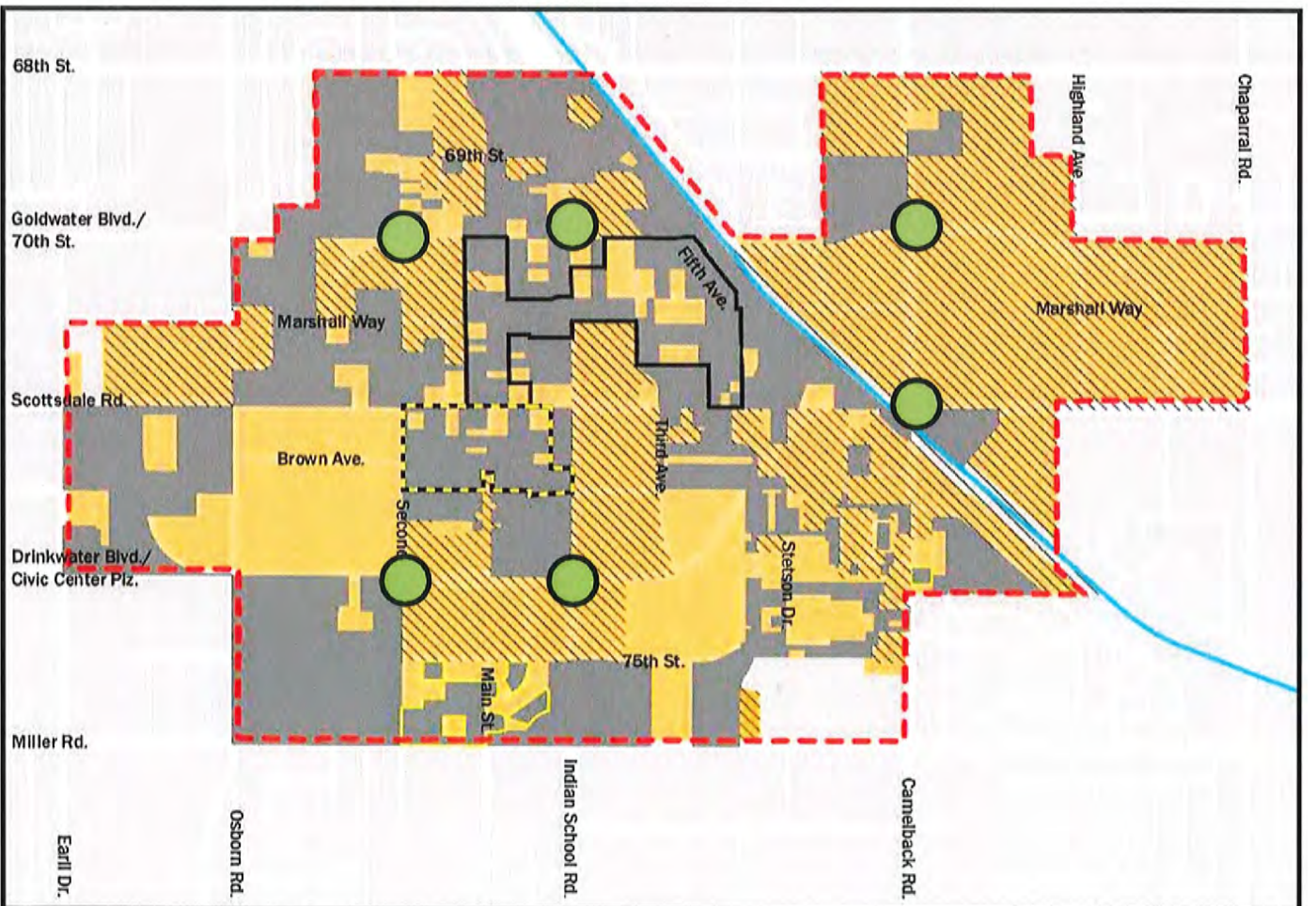
Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

- Requirement of Bonus Requests
- Remain an Option for Bonus Requests

Why?





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Martha West

Date / Time: 3/11/2022 11:30am

- 5 - GP - 2021
- 1 - TA - 2021
- 1 - 11 - 2010 #3

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

Definition is ok. The big Q is where within OT should City encourage mixed use. I think it should be outside of the OT core area.

Marshall Way spine all the way to Camelback should be encouraged to have ground floor retail.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

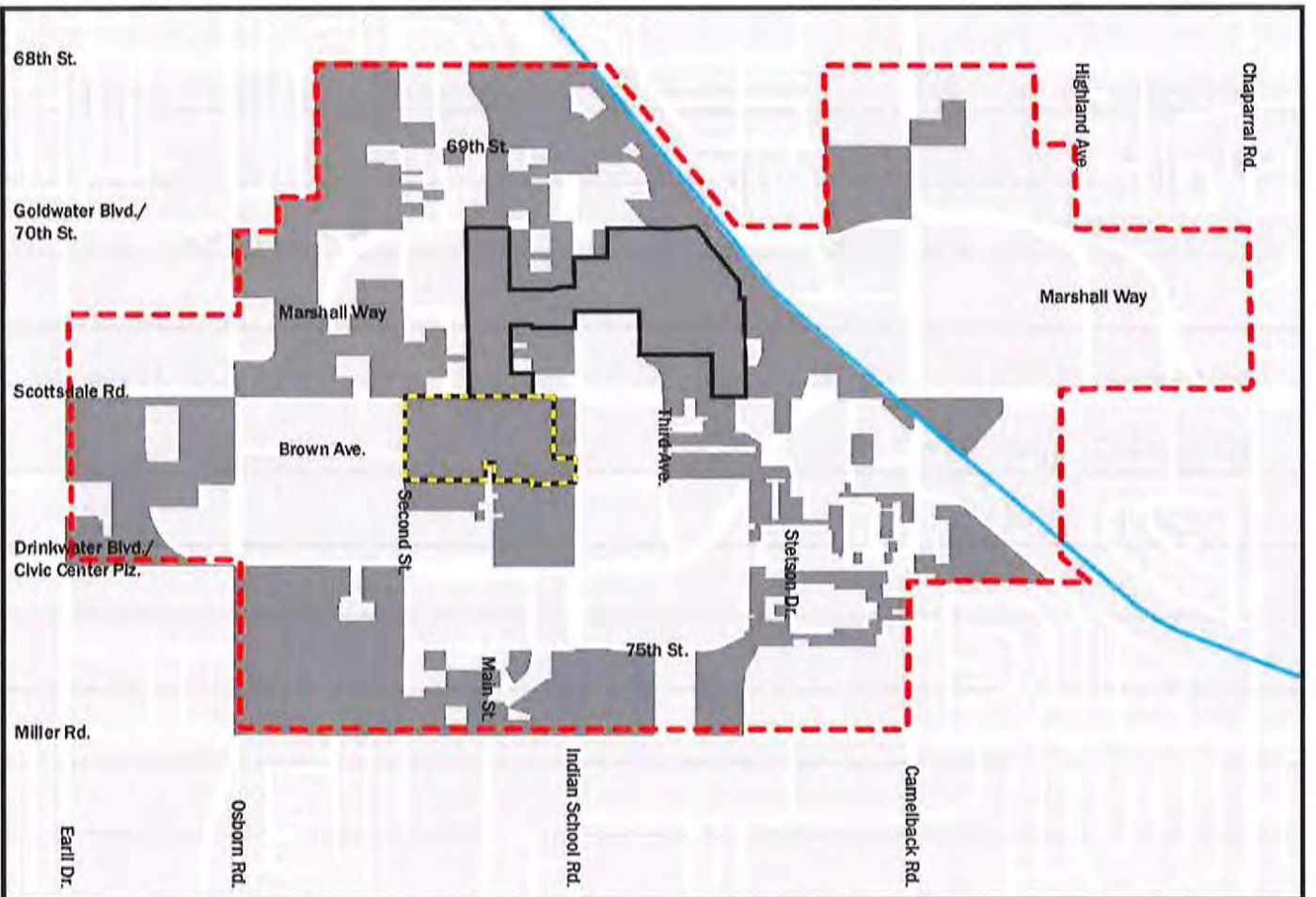
- Yes
- No

M.W n. of canal

+ S. of Camelback Rd.

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.

Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Focus on provision of

active ^{public} open spaces & ^{especially} linkages

between ^{public} open spaces

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

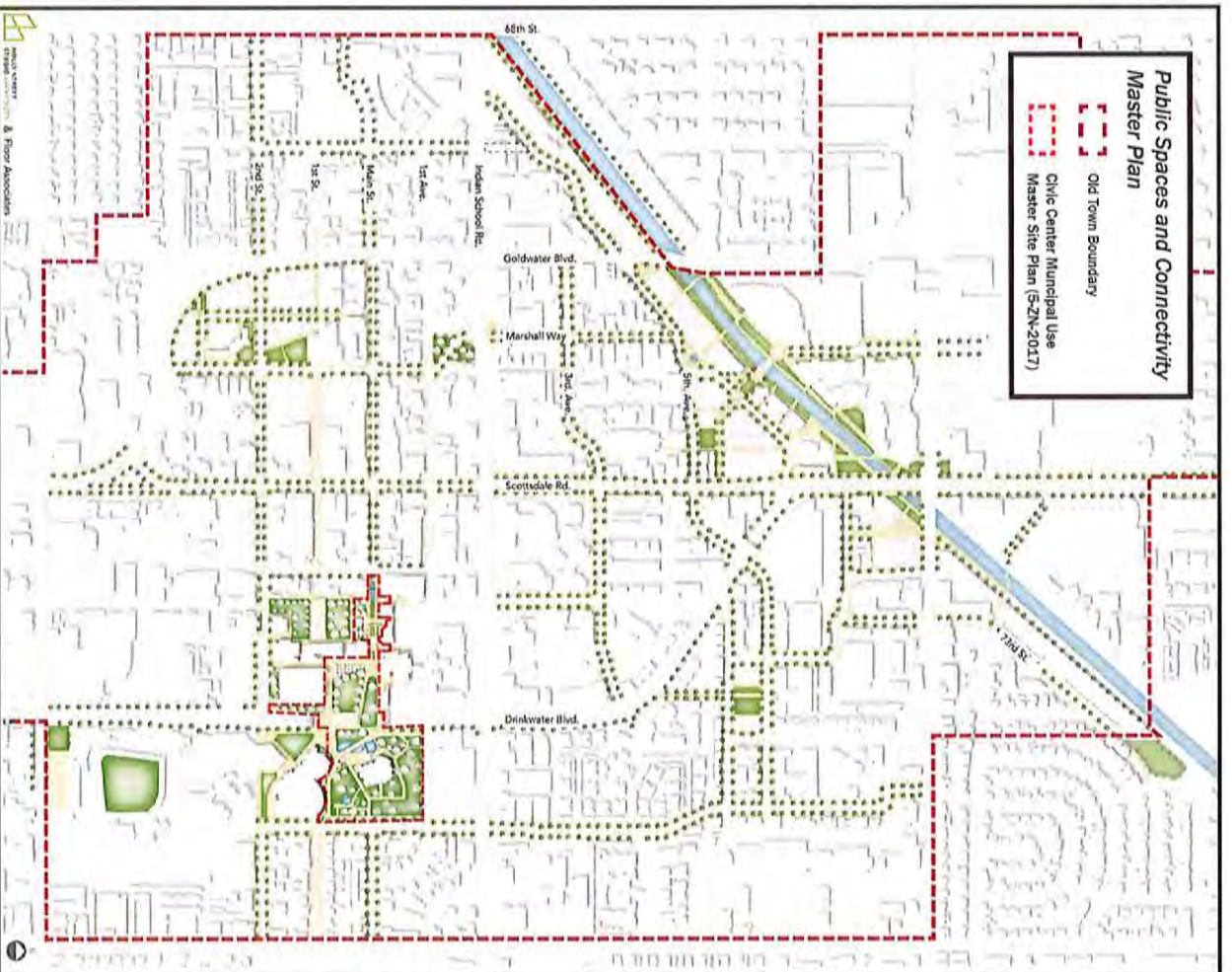
Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes *to conceptually guide.*
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

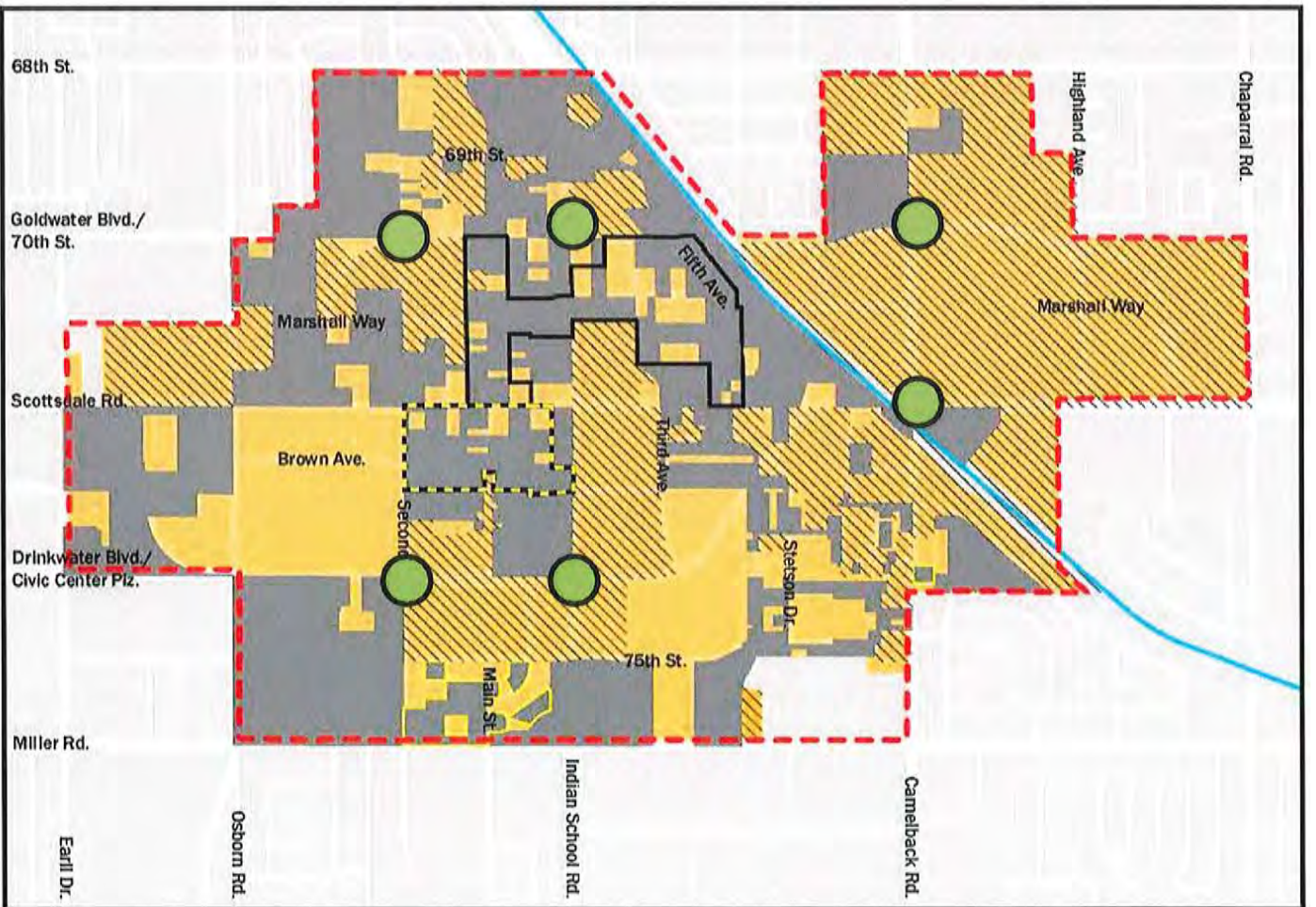
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

Maintain development flexibility





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Jon Rosenberg

Date / Time: 3-11-22 11:30am

Mixed-Use - Residential Units

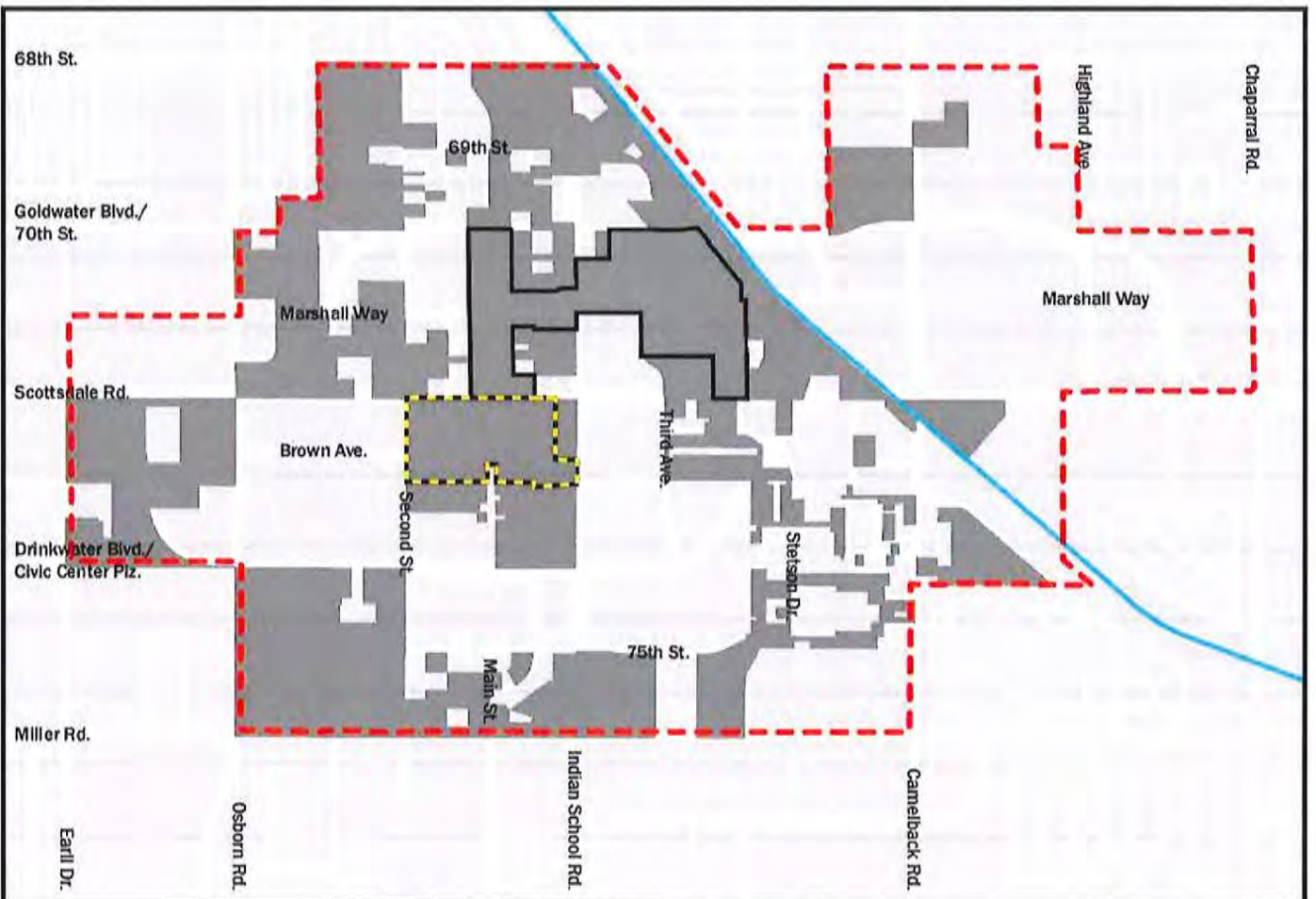
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

*Can go up to at least 50%
35% is too limiting*







Dark Grey = Areas limited to 35% of ground floor residential.

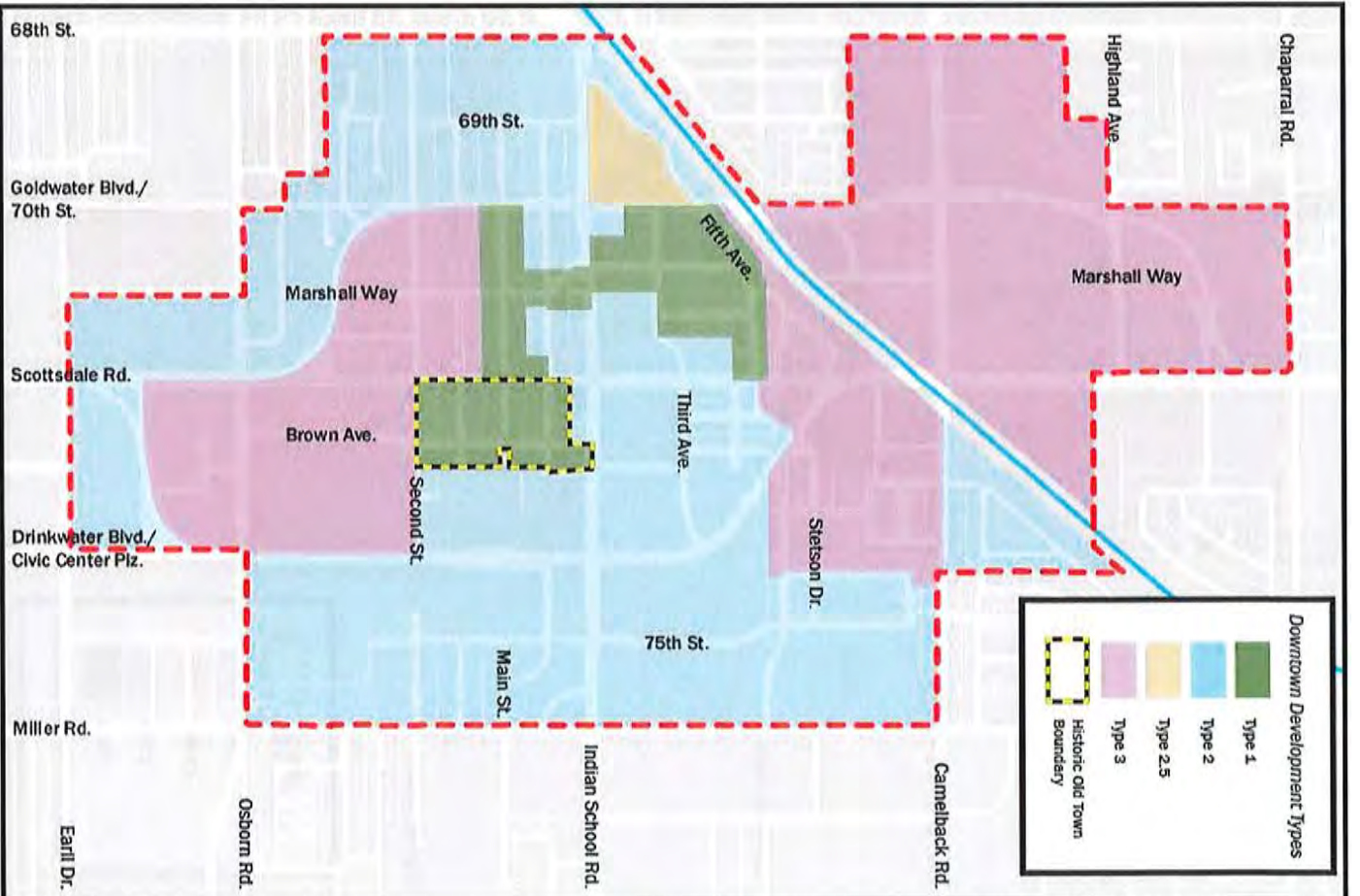
Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

Current systems already results as only a very few properties will qualify.

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes
 No

Do you agree with the existing list of public benefits?

Yes
 No See below: requests for

If not, what modifications or additions you would suggest?

Request of public open
Space seems wished and
needs to be weighted
differently. City should list
~~request~~ can't have 20000
open space)
Needs to be fair to developers as
well as we want to see any contribution

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

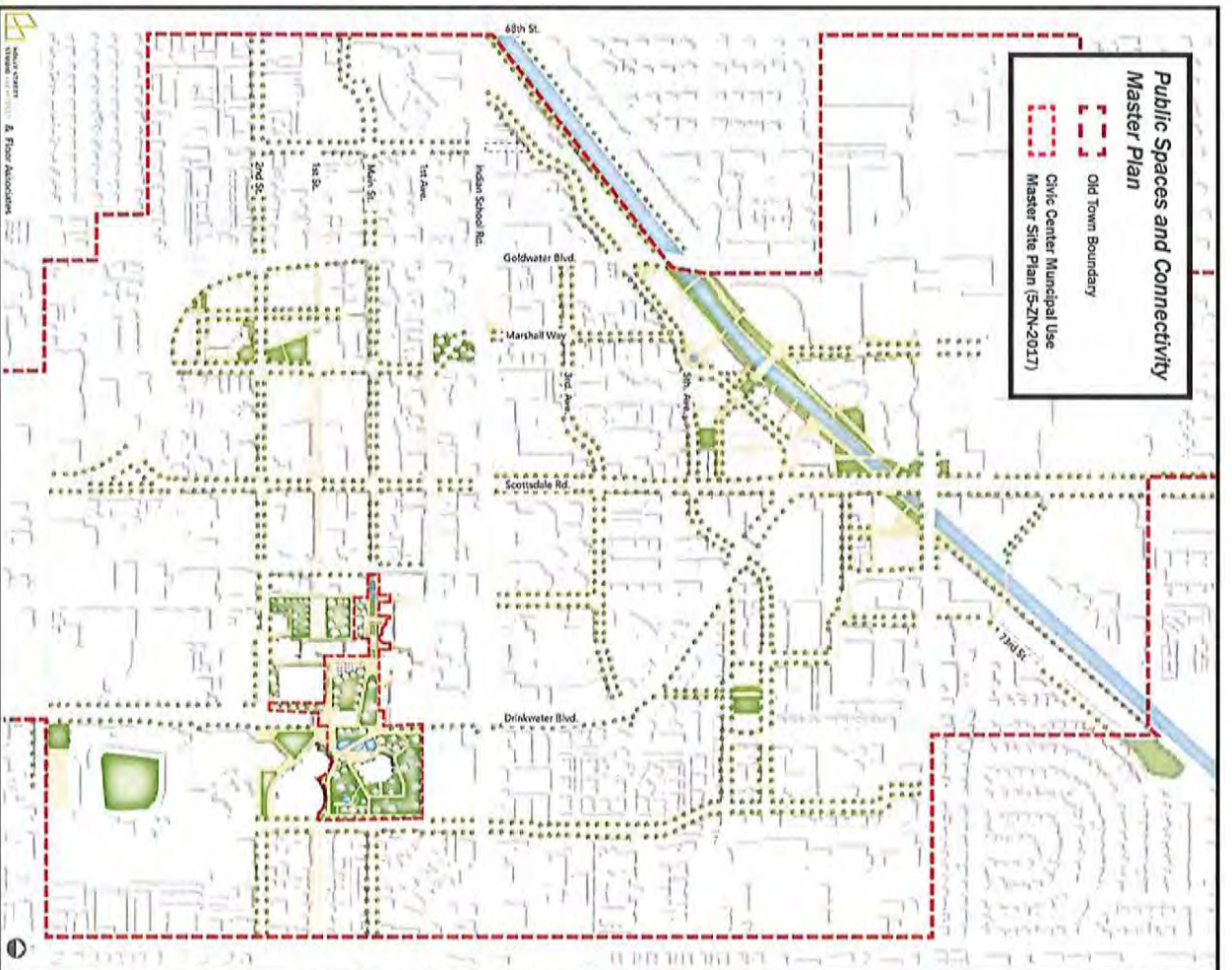
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
 No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
 No

Not necessarily more so than the graphic does not specify and seems somewhat random - there are certain areas where "public spaces" will make more sense.



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

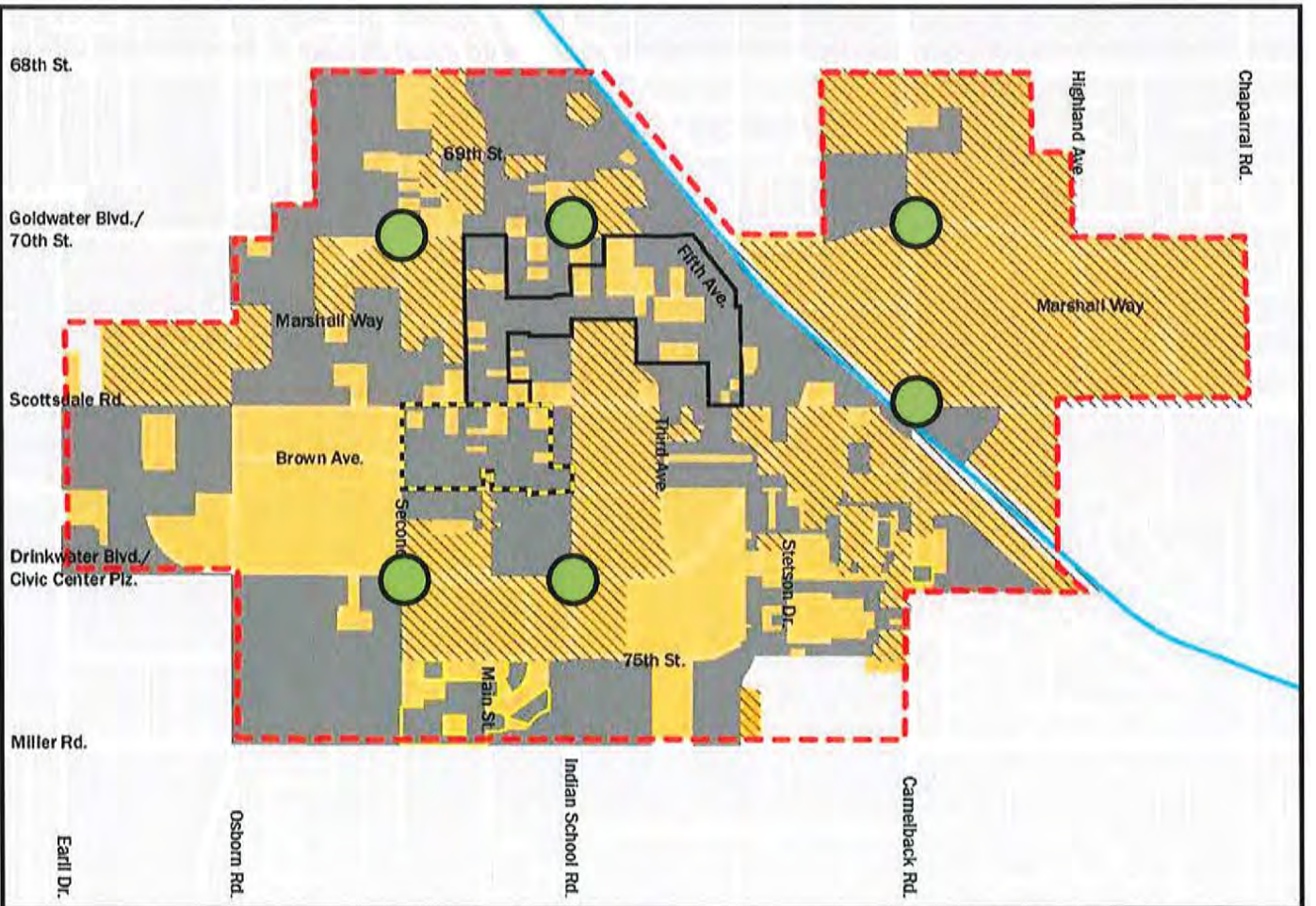
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

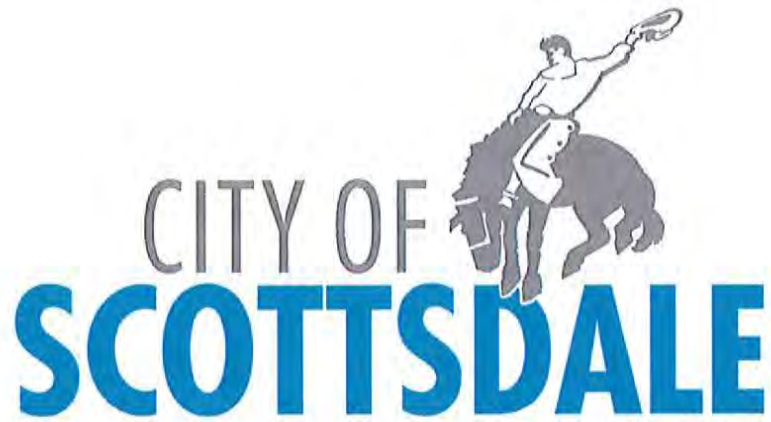
Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

ADD is unrealistic! Requirement - yes an option but certain locations & projects will make more sense than others - we need to be careful about too many open spaces one hard to manage and police if this were homelessness becomes an issue.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: ANDY GREENWOOD

Date / Time: MARCH 11, 2022 11:30A.

Mixed-Use - Residential Units

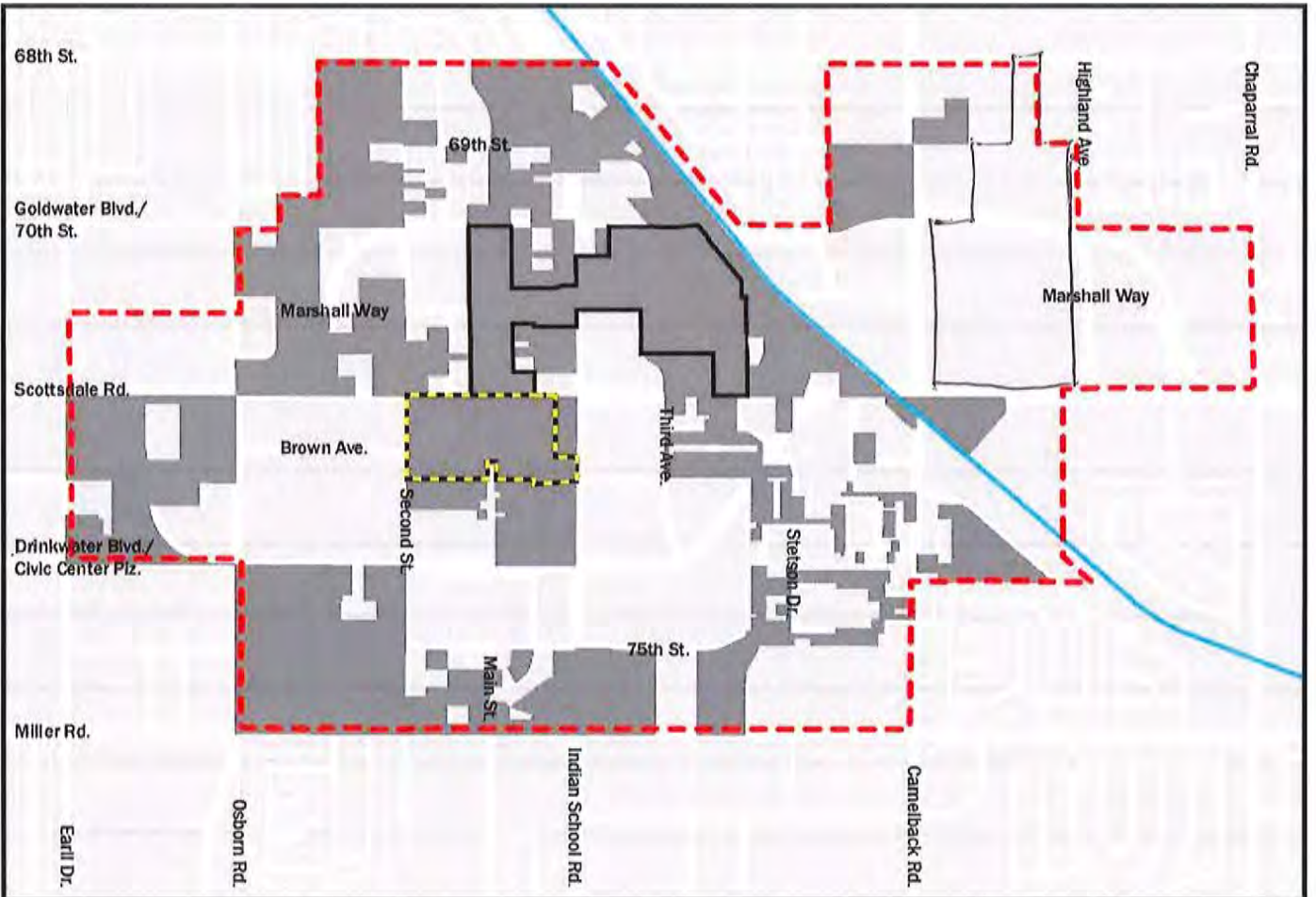
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

SHOULD NOT PRESCRIBE
 MATTER ~~CONSIDERATIONS~~
 CONSIDERATIONS (REINFORCE)
 CAN BE SET UP TO FAIL.



Dark Grey = Areas limited to 35% of ground floor residential.

Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended





If amending, what base maximum building heights would you suggest changing – and where?

TYPE 3: 60 OR TO 100'

WALK HEREAS DRIVE ONLY

WALK CORP KNOW WALK

OTHER SPACES.

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



Building Height - Bonus

Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

_____ *Very Low Areas*

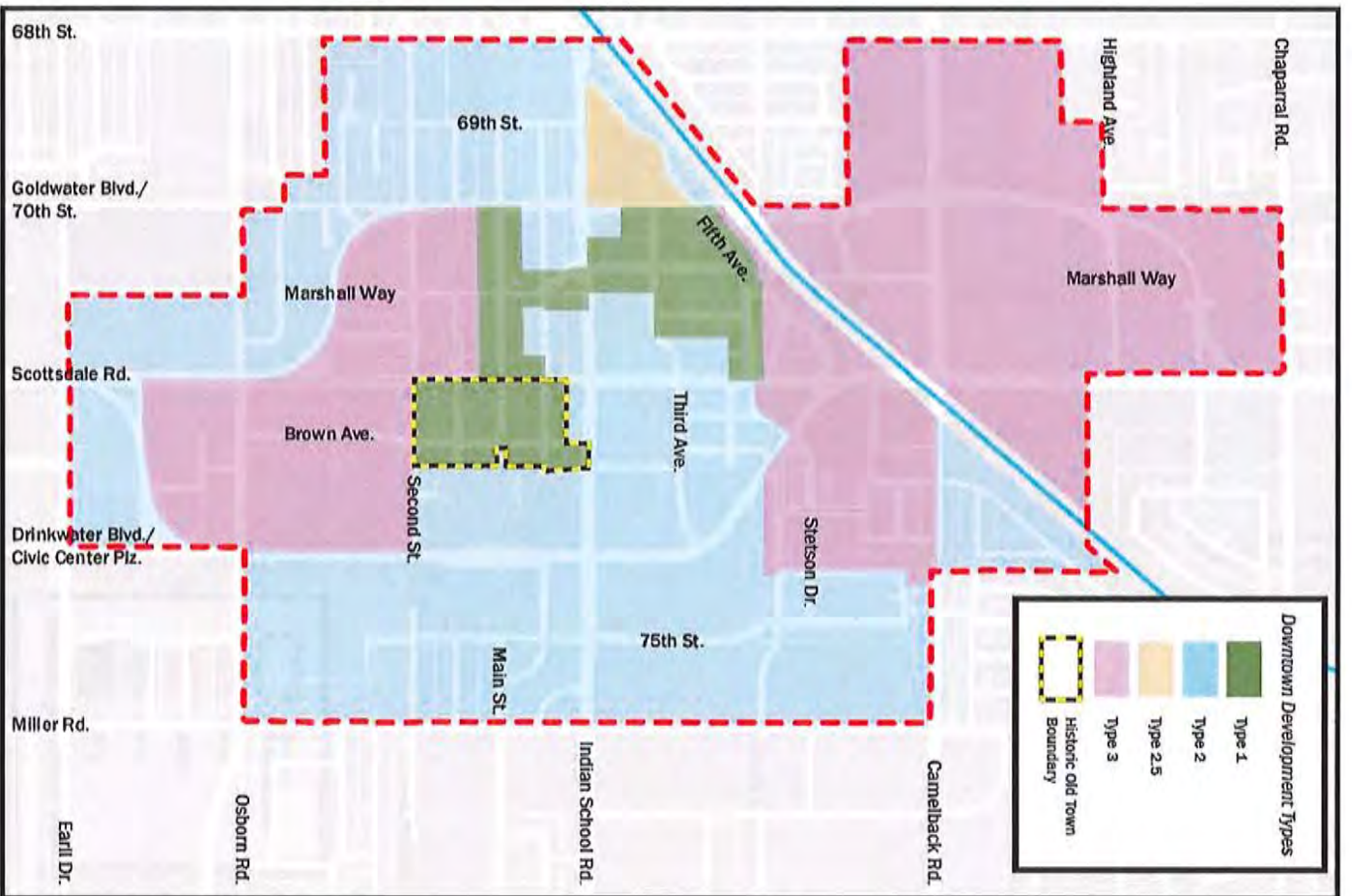
_____ *Low*

_____ *Medium*

_____ *High*

Gross Lot Area to be equal to or greater than:

	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes *1st SUBORDINATION*

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Remove the 18,000 SF

PERMITMENT. MAKE A

90 OF LAND AREA.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

Open Space - Public Spaces/Connectivity

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

Yes

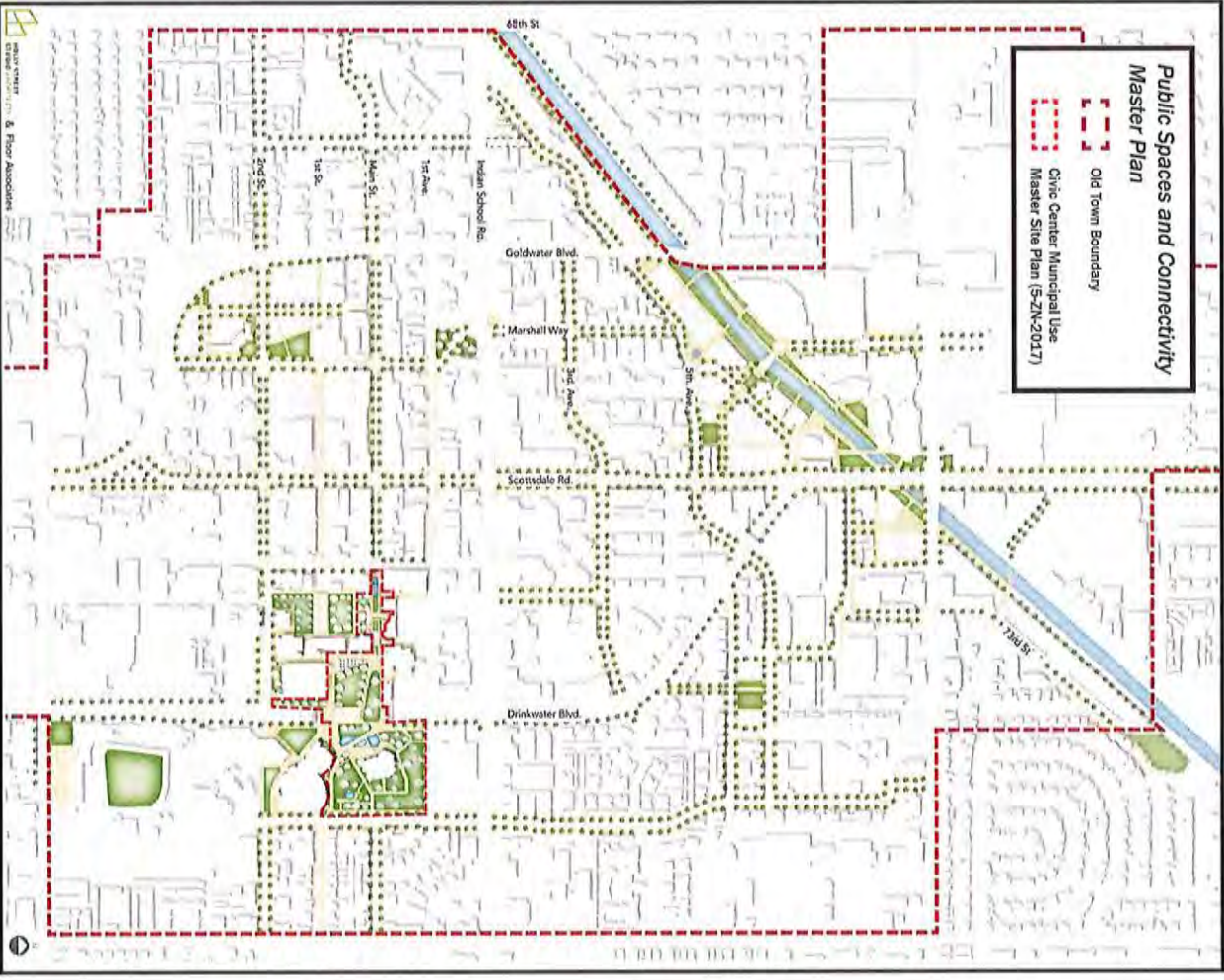
No *NO MORE IN THE PLAN*

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

Yes

No

THEY MUST BE A LINKING DOC IF IT IS TO BE USED, HOWEVER ONLY A SUGGESTION IN THERE IS OF LITTLE VALUE.



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

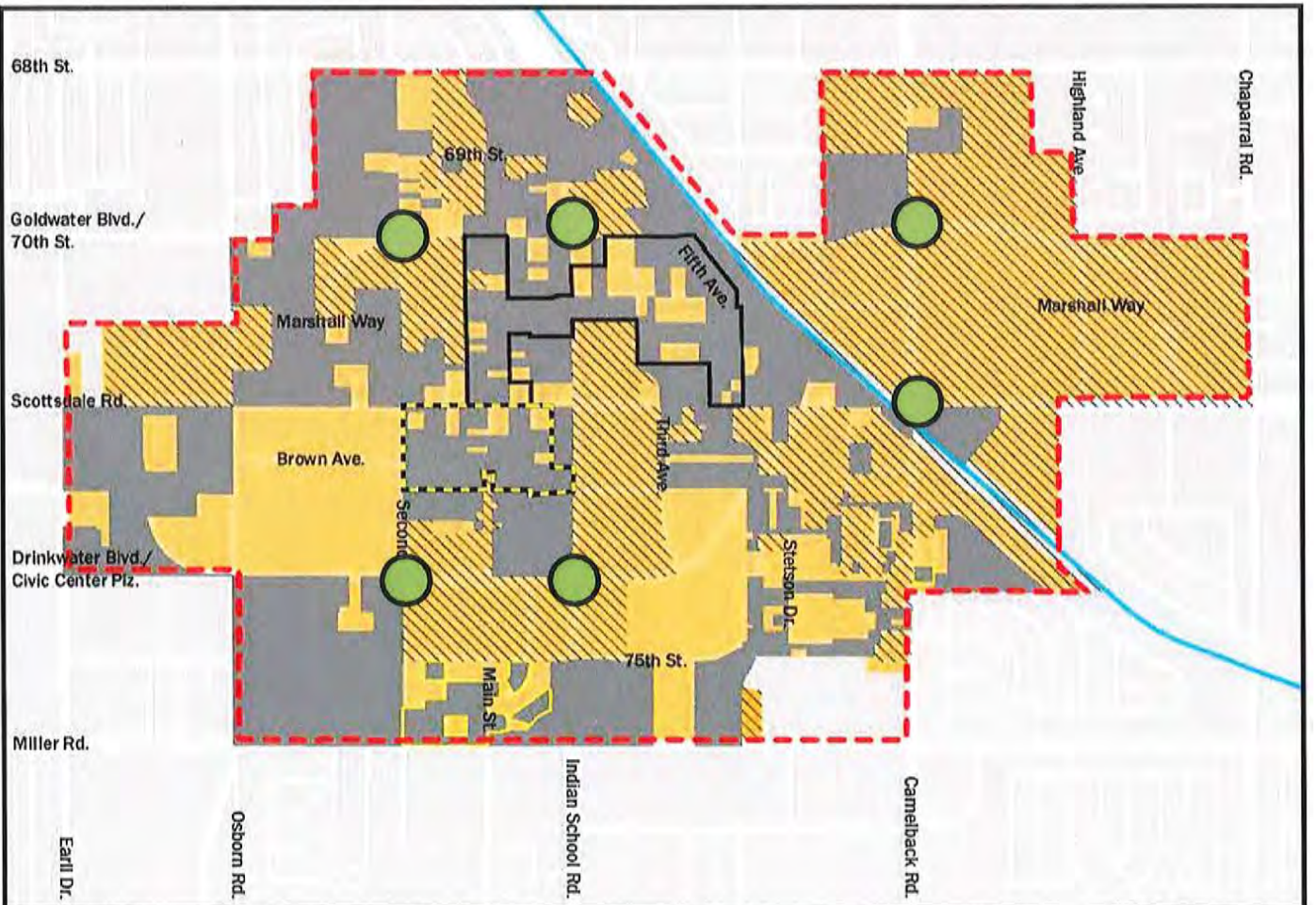
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

MUST Allow flexibility for market conditions.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: ADAM VALENTE

Date / Time: 3/11/22 11:30

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No

Quantify? Yes No

NEEDS TO BE FLEXIBLE, IDEALLY LEFT TO OWNER

ALLOW 75% RESIDENTIAL

Mixed-Use - Residential Units

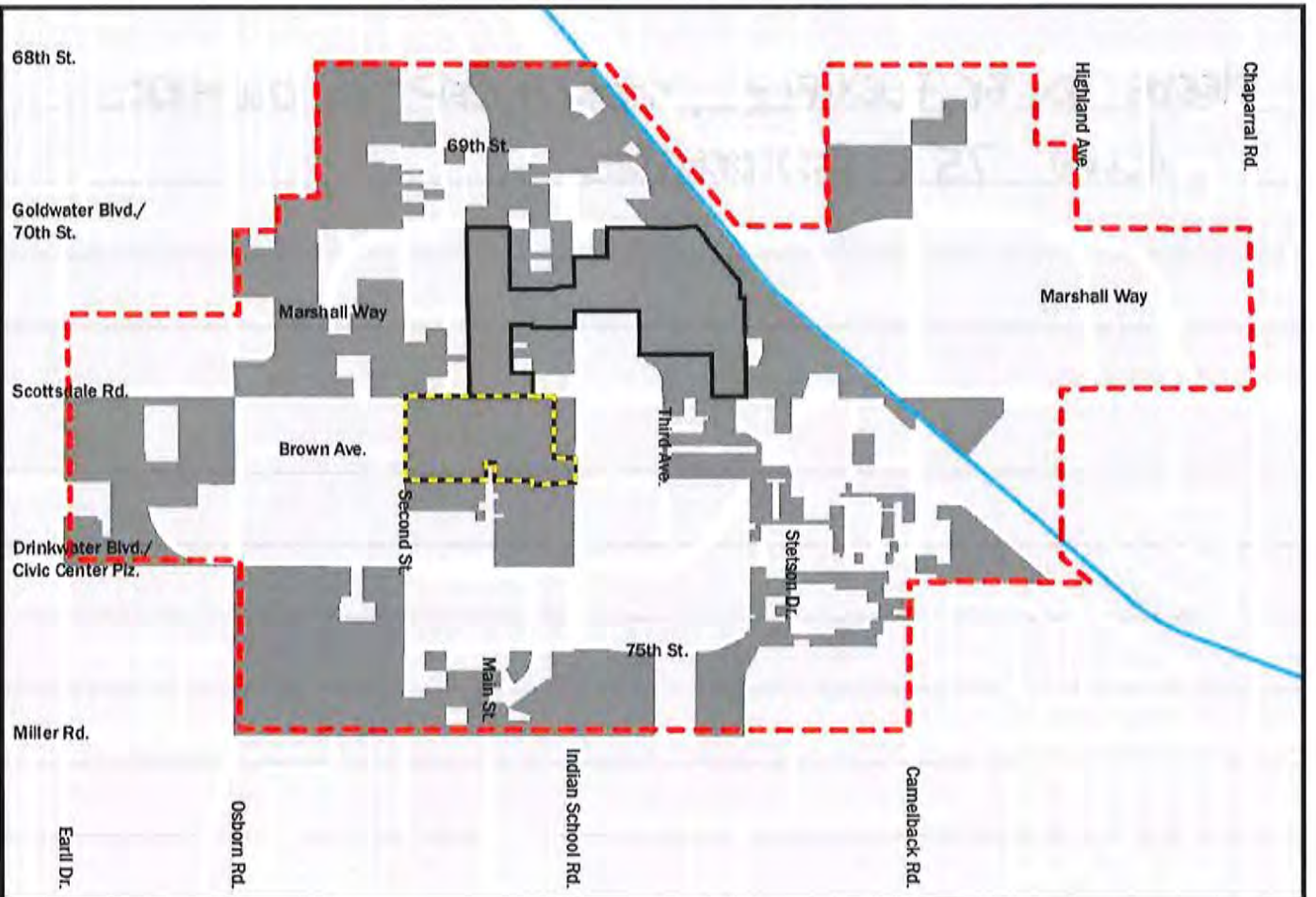
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

75%



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

75' EVERYWHERE

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



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

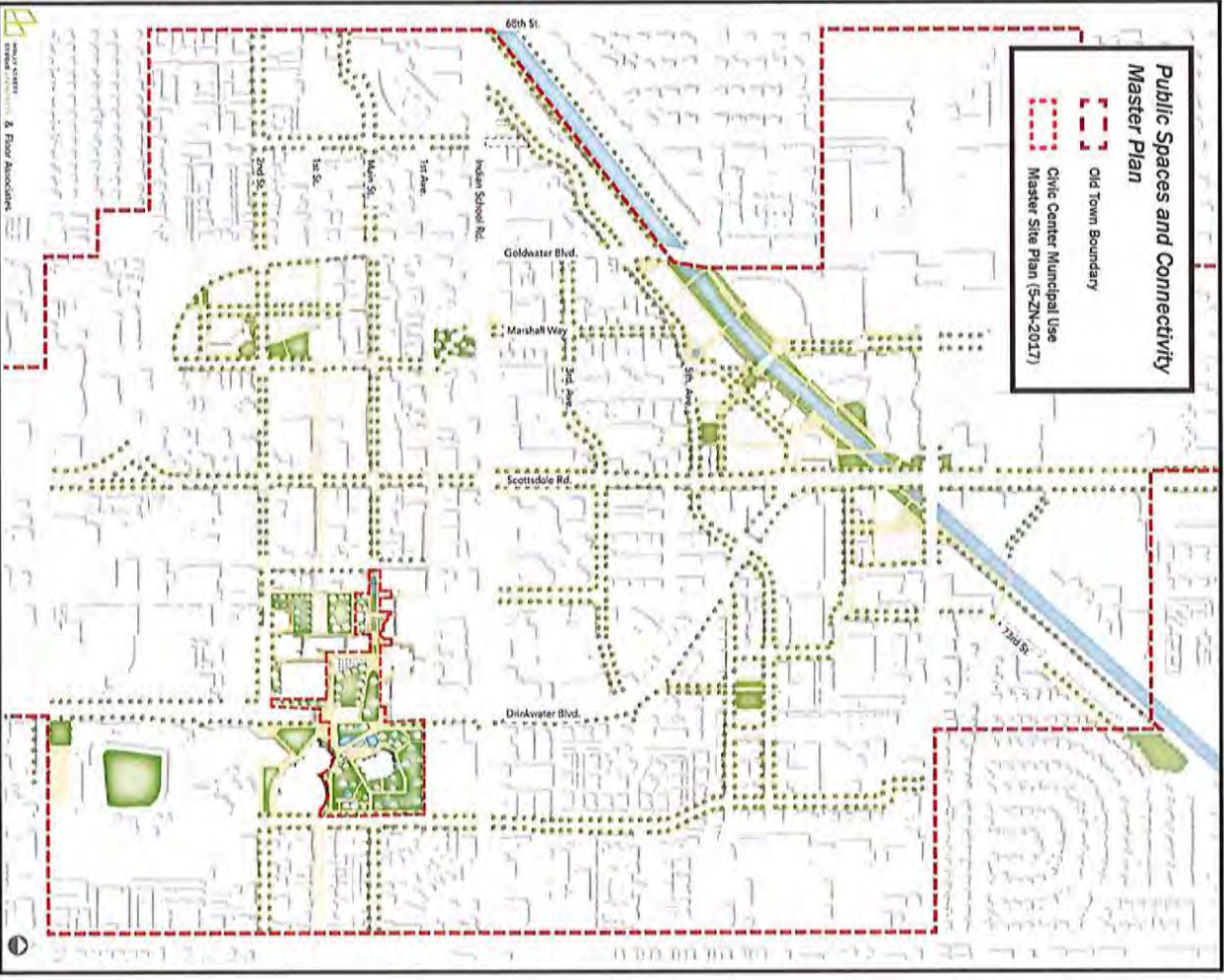
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

CITY SHOULD PROVIDE
MEANINGFUL OPEN SPACE



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

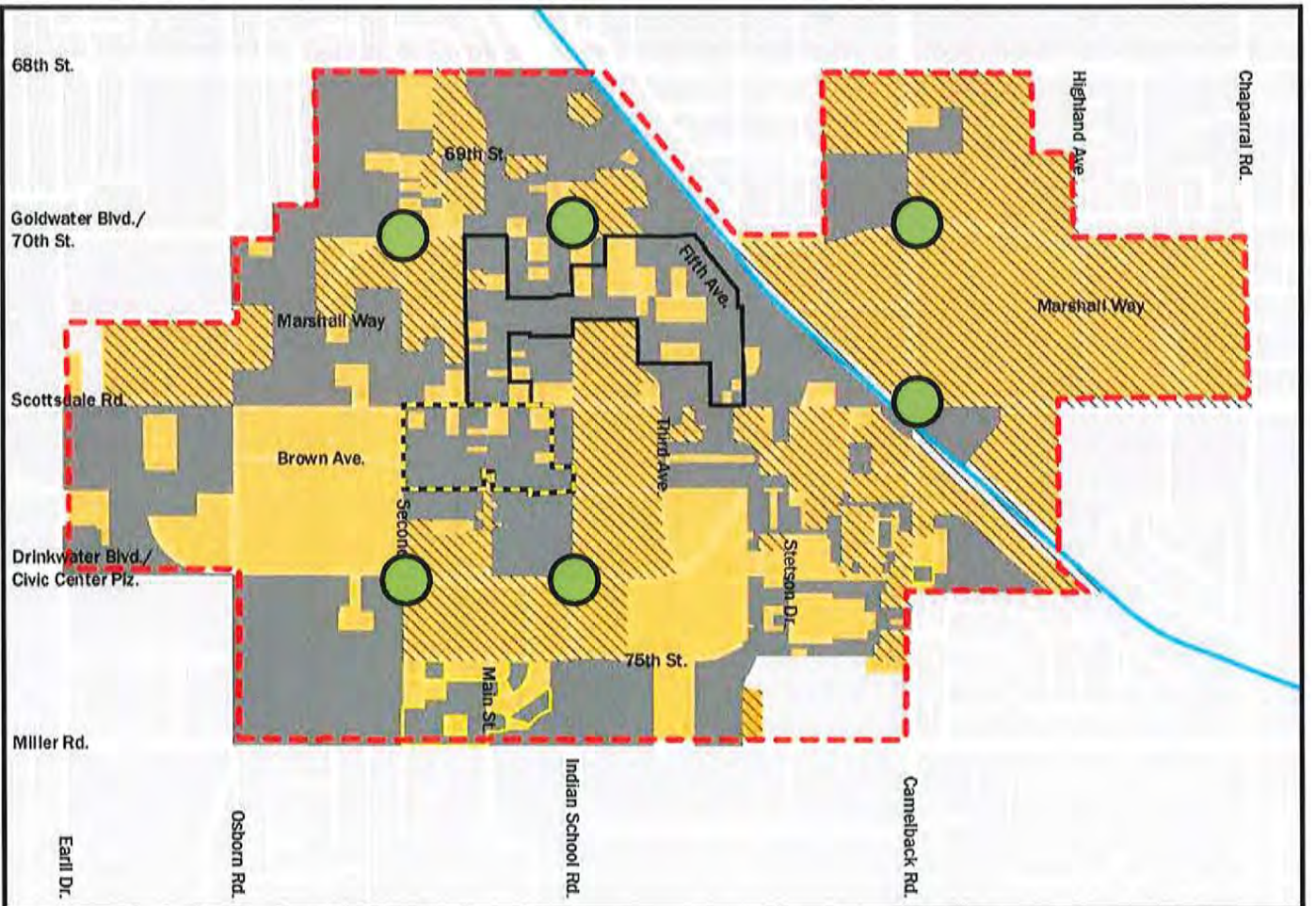
Remain an Option for Bonus Requests

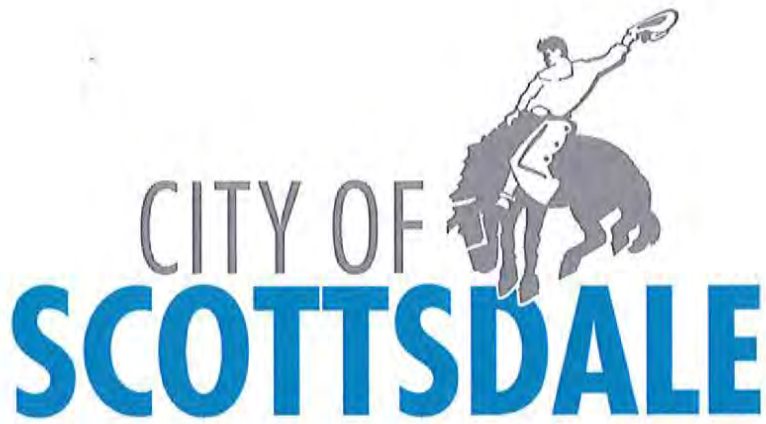
Why?

STAFF SHOULD BE ABLE TO

REVIEW ON A CASE BY CASE

BASIS





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: Carter Unger

Date / Time: 11 MAR 22

Old Town Character Area Plan Mixed-Use Definition:

The practice of allowing more than one type of land use in a building or set of buildings. Mixed-use may be developed in a variety of ways, either horizontally in multiple buildings, or vertically in the same building, or through a combination of the two.

Do you agree with the Character Area Plan definition for Mixed-Use?

Yes

No

If you do not agree with the current definition, how should the definition be amended?

20% retail will mean more bars.
you cant force more retail than the market
will bear, so developers will do the
most profitable recession proof retail which
is booze.

Scottsdale Zoning Ordinance

Mixed-Use Development Definition:

A development that contains nonresidential and residential uses that are arranged either horizontally and/or vertically within a development's area.

Do you agree with the Zoning Ordinance definition for Mixed-Use Development?

Yes

No

If you do not agree with the current definition, should it be amended to qualify and quantify a mixture of land uses? If so, how?

Qualify? Yes No *Natsure lol*

Quantify? Yes No *''*

Horizontal Mixed use loses all the benefits to the public and should be discouraged. Goes against all the new GP things like sustainability, walkability, traffic reduction, heat island, etc. As we all know vertical is right and day better in almost every measurable way, but we also know the leaders don't really care.

Mixed-Use - Residential Units

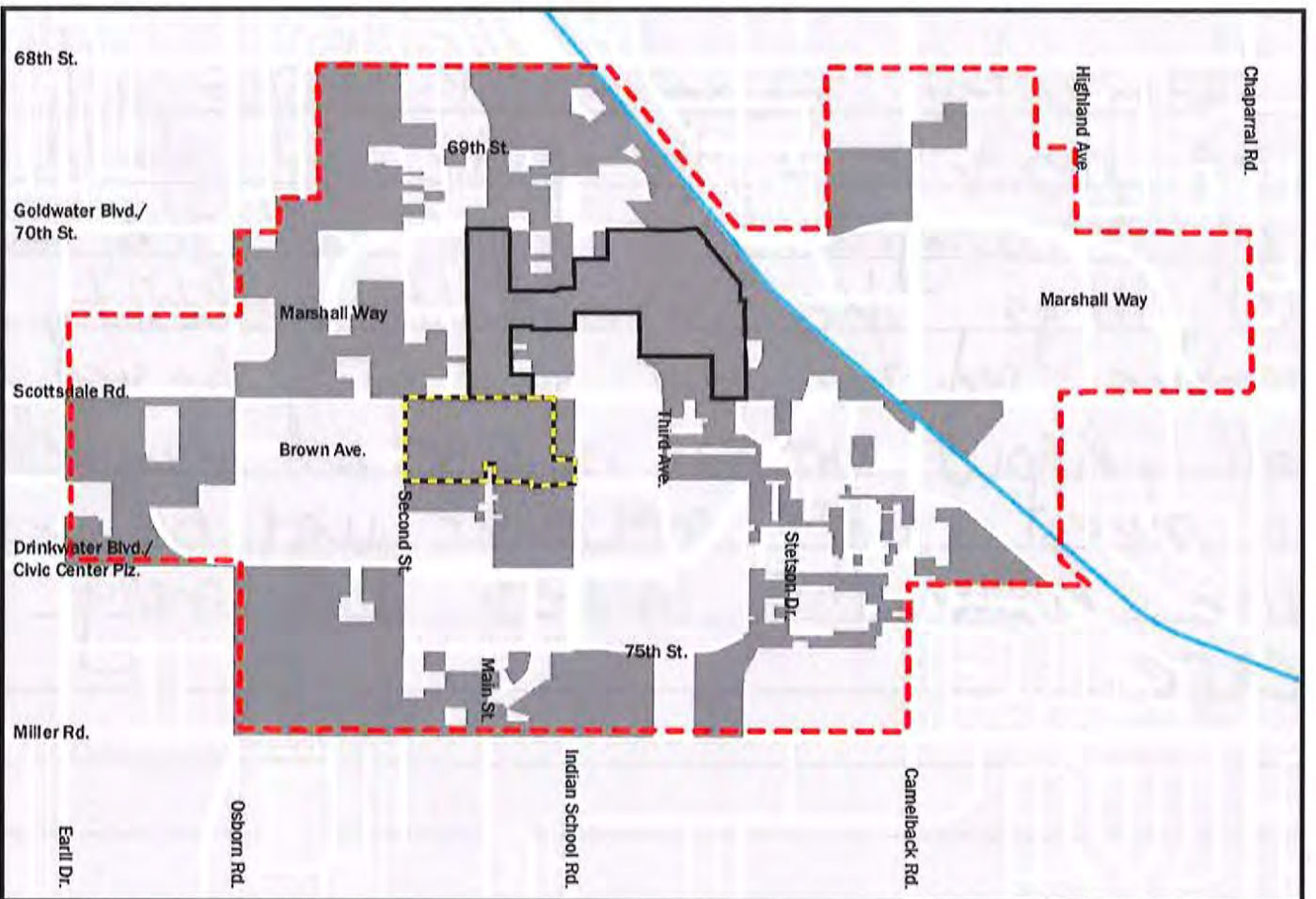
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

Unknown

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

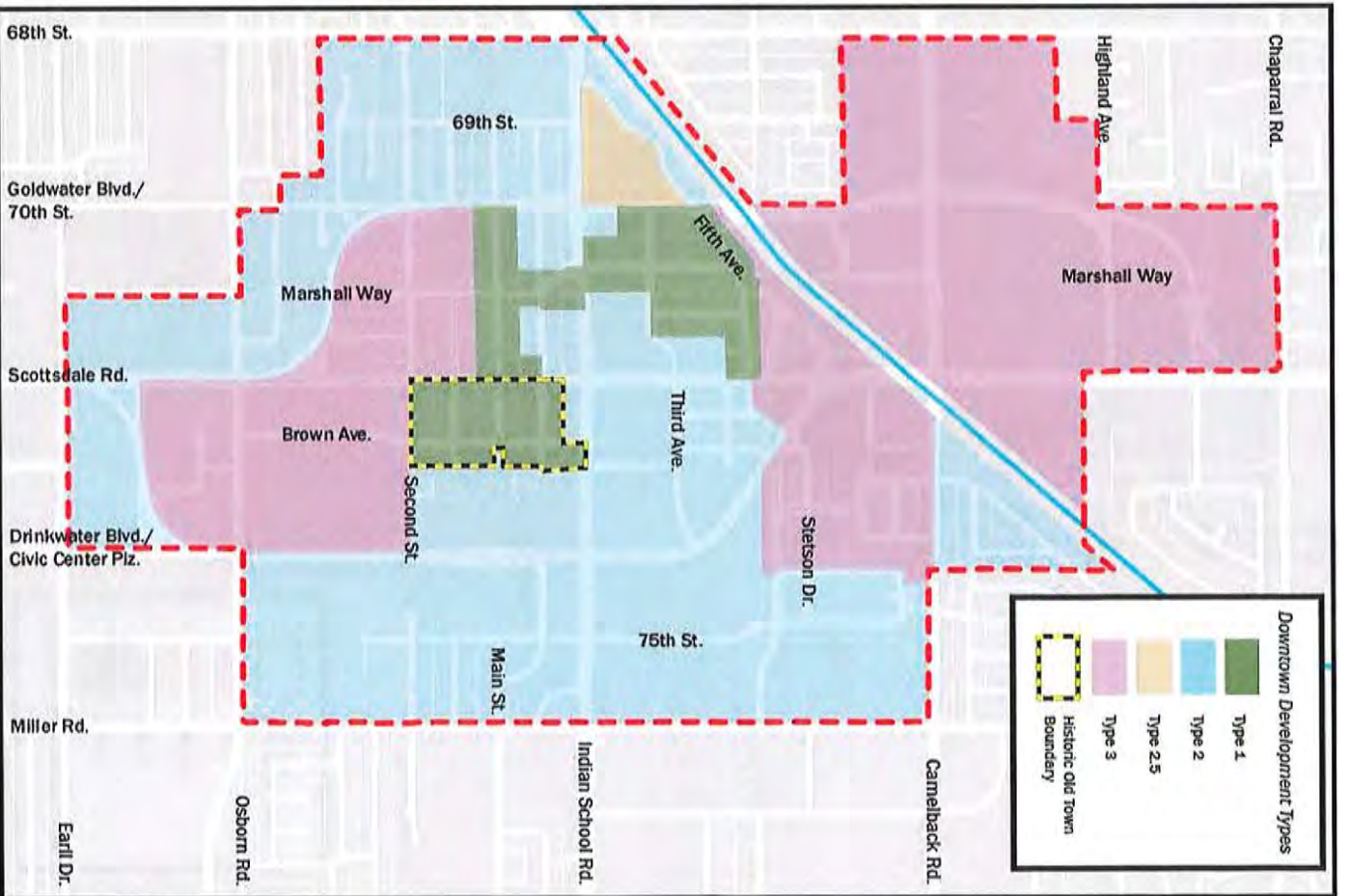
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

Transitions, AS I proposed to city staff and some on Council to ~~eliminate~~ the Type 3 along the canal.

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



Building Height - Bonus

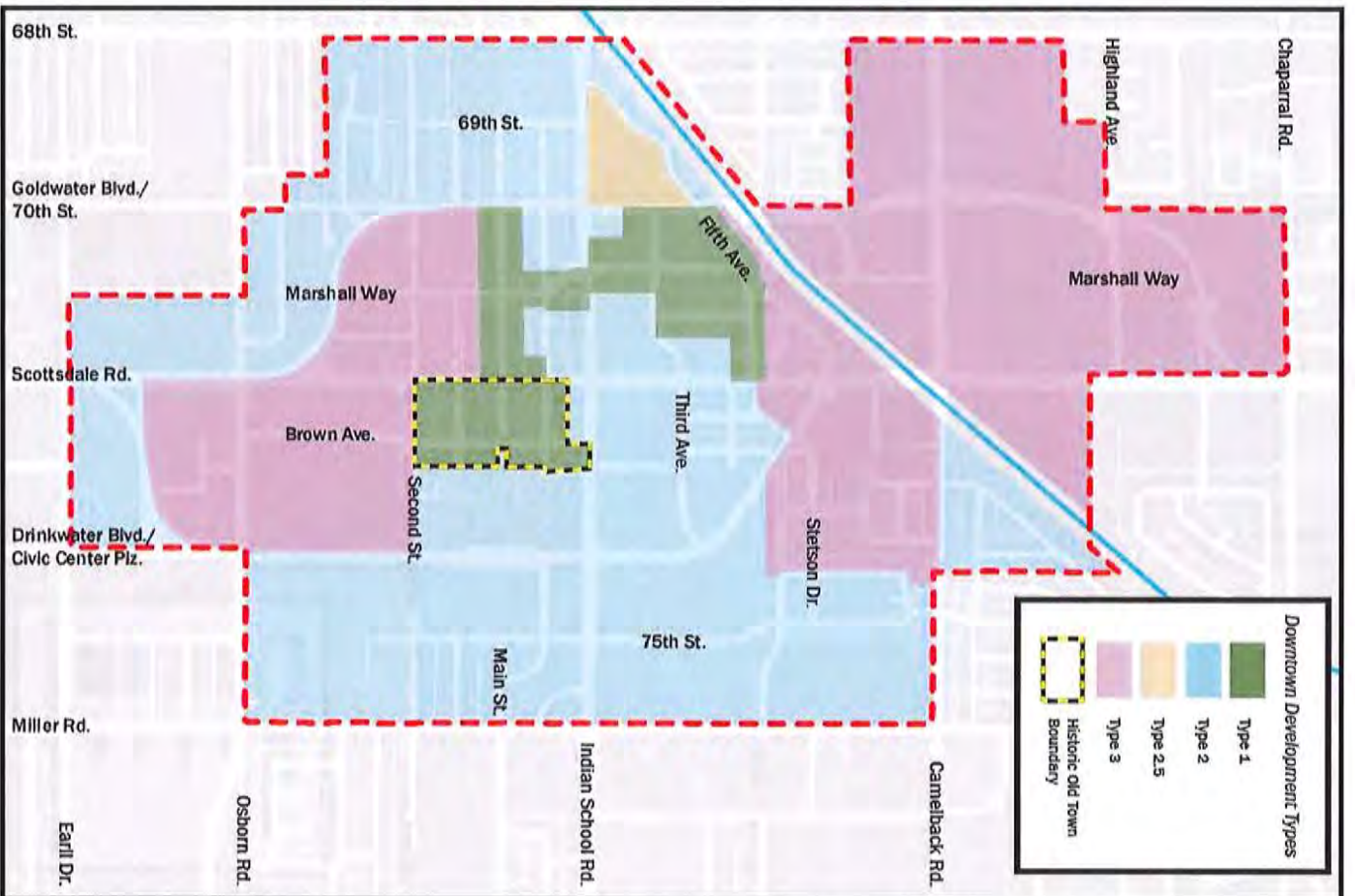
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

To vague, "economic viability" comes with any project no matter what height or size is, should have real, tangible usable to the public good to achieve bonuses.

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

MUST be more tangible and ~~measurable~~ measurable

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

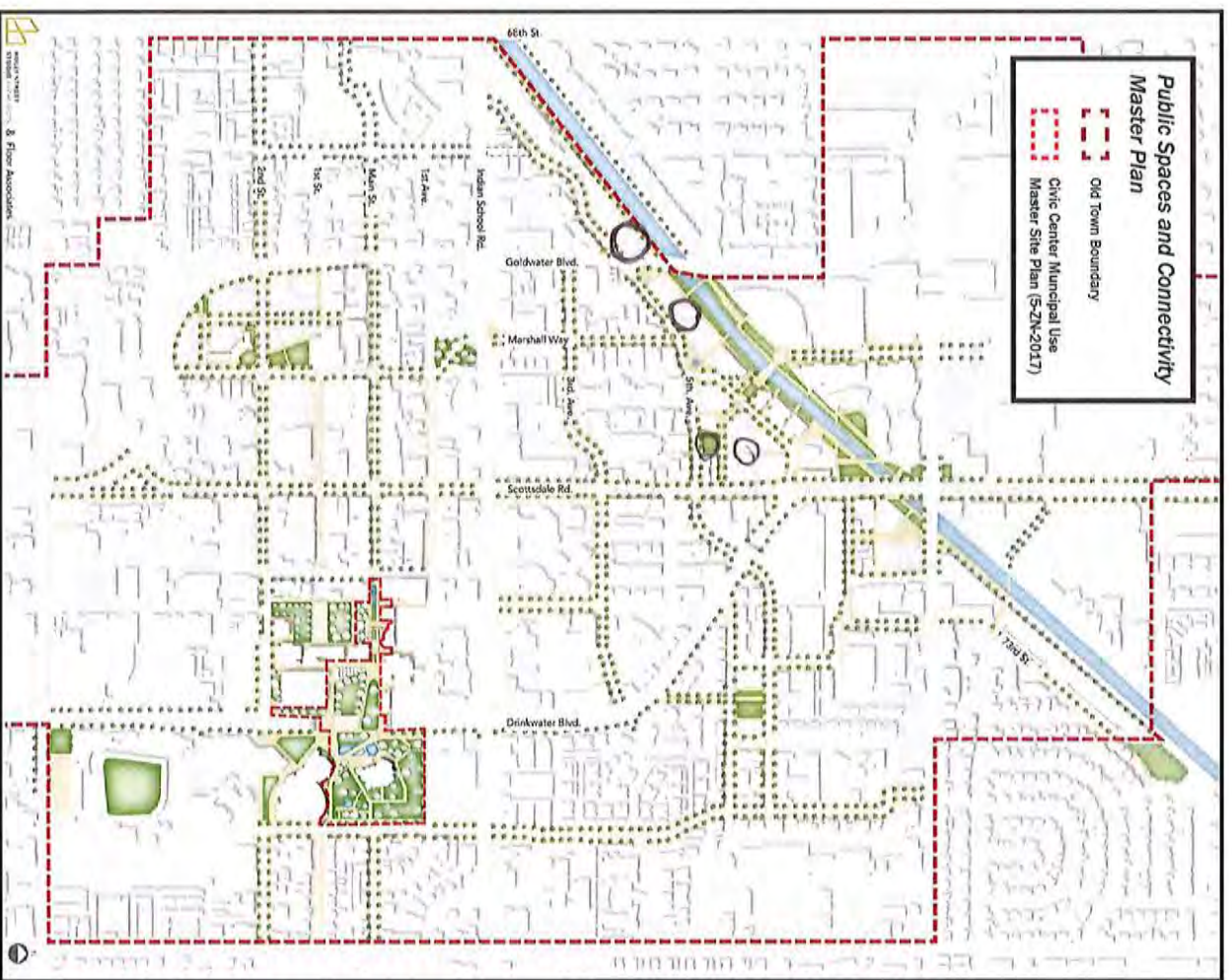
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

See circle marks
on the right,



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

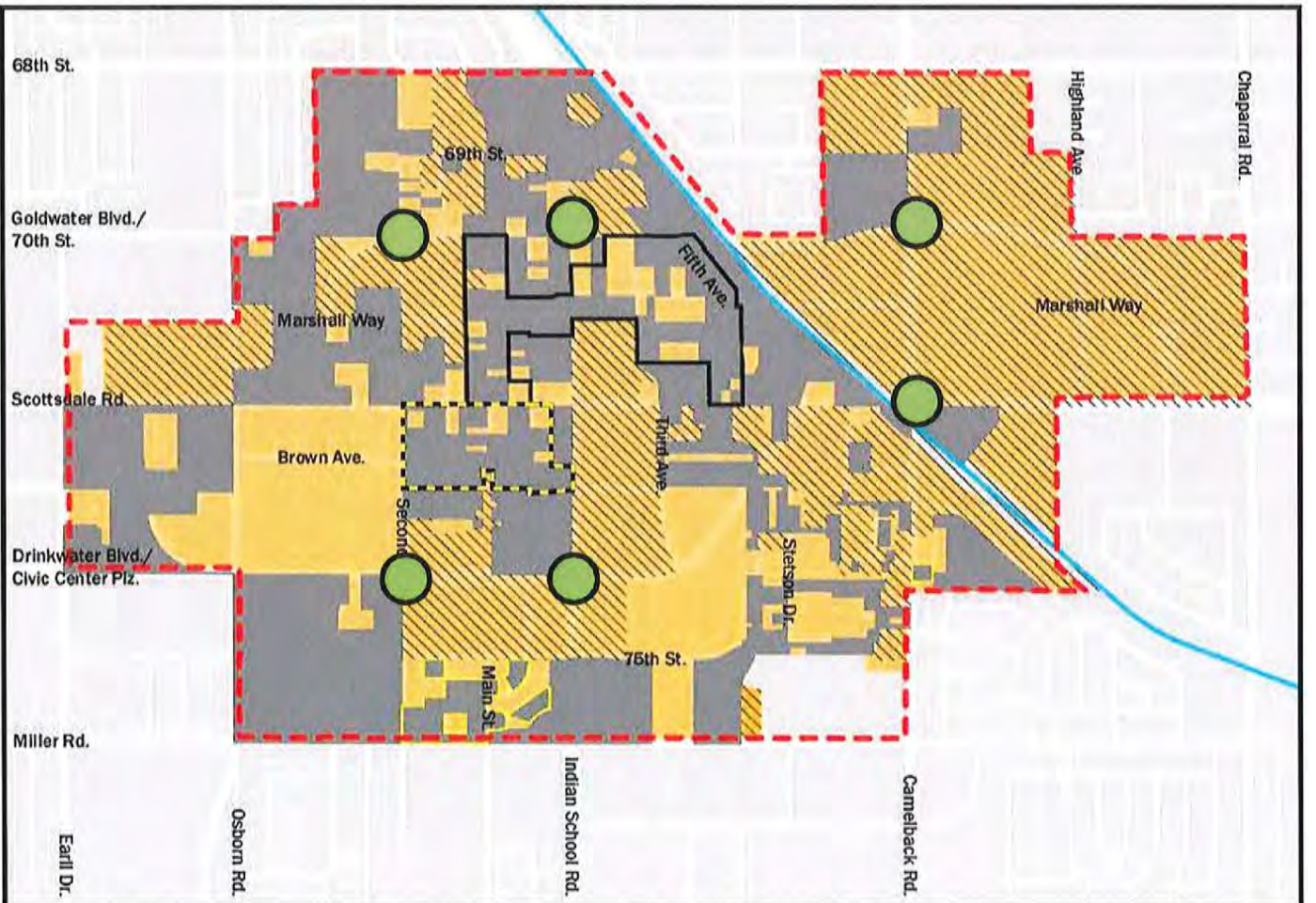
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

These could be other public good that is a greater benefit or need than open space.





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: GEORGE PASQUEL III

Date / Time: 3/11/2022 11:30 AM

Mixed-Use - Residential Units

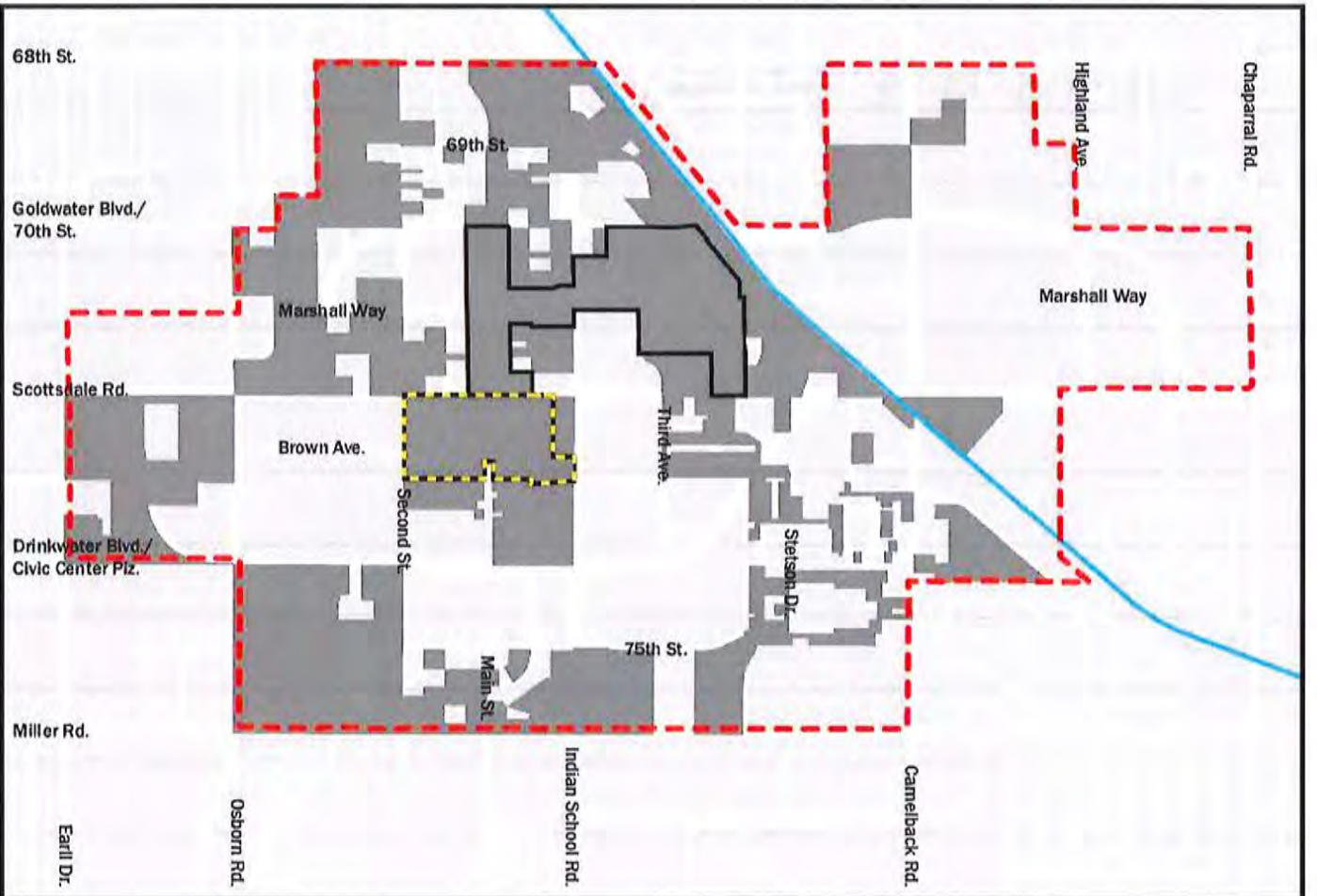
Are there other areas of Old Town where active ground-level uses be expected? If so, where?

- Yes
- No

RENNARDS THE MARKS AND WAY
"SPINE"

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

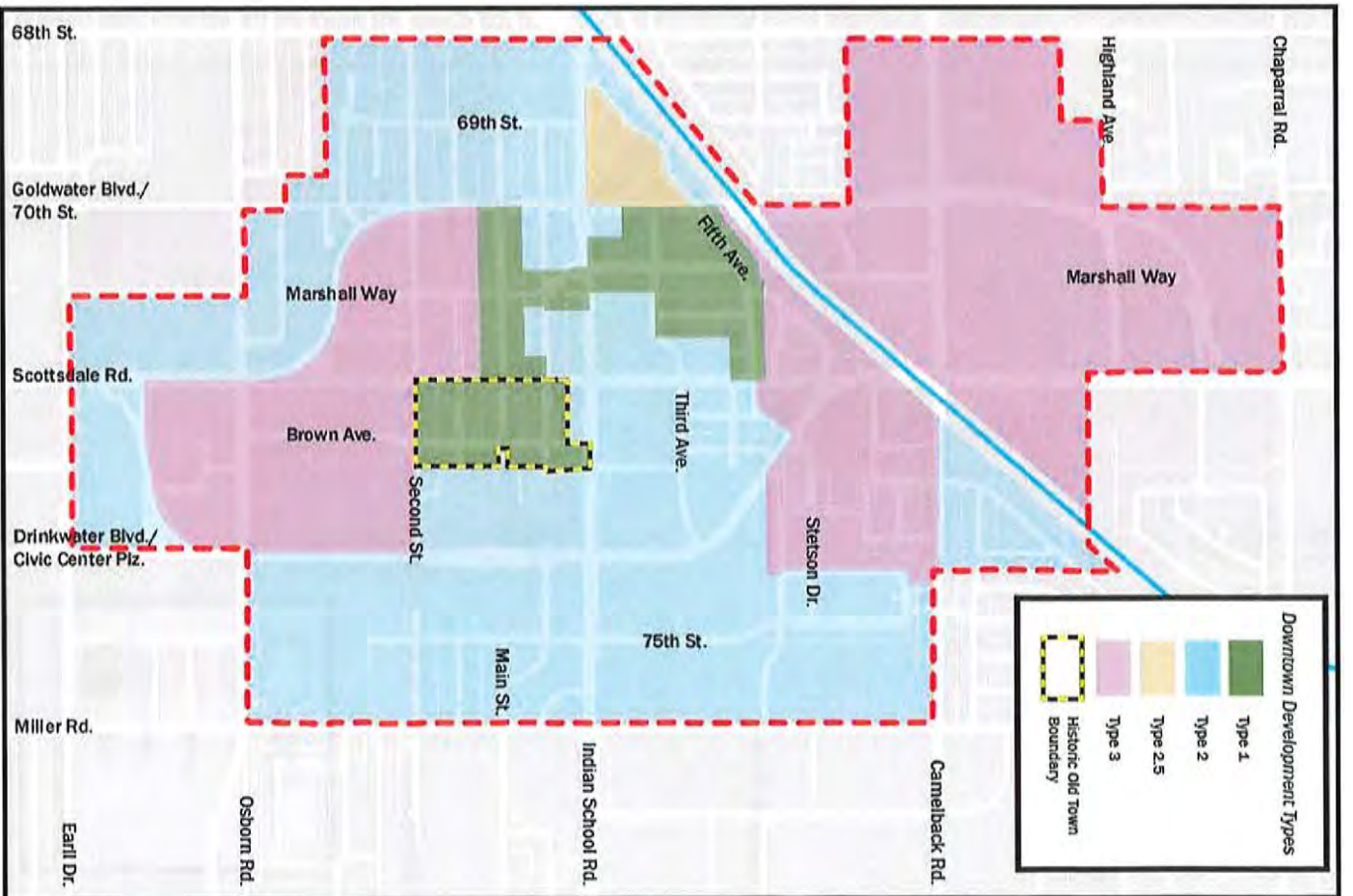
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

* ANY ATTEMPT TO REDUCE THESE BASE HEIGHTS WOULD BE MET WITH STRENGTH OPPOSITION (I LIKELY LEGAL ACTION)!

	Base Maximum
	40' in Historic Old Town 48' in all other Type 1
	66'
	66'
	84'



Building Height - Bonus

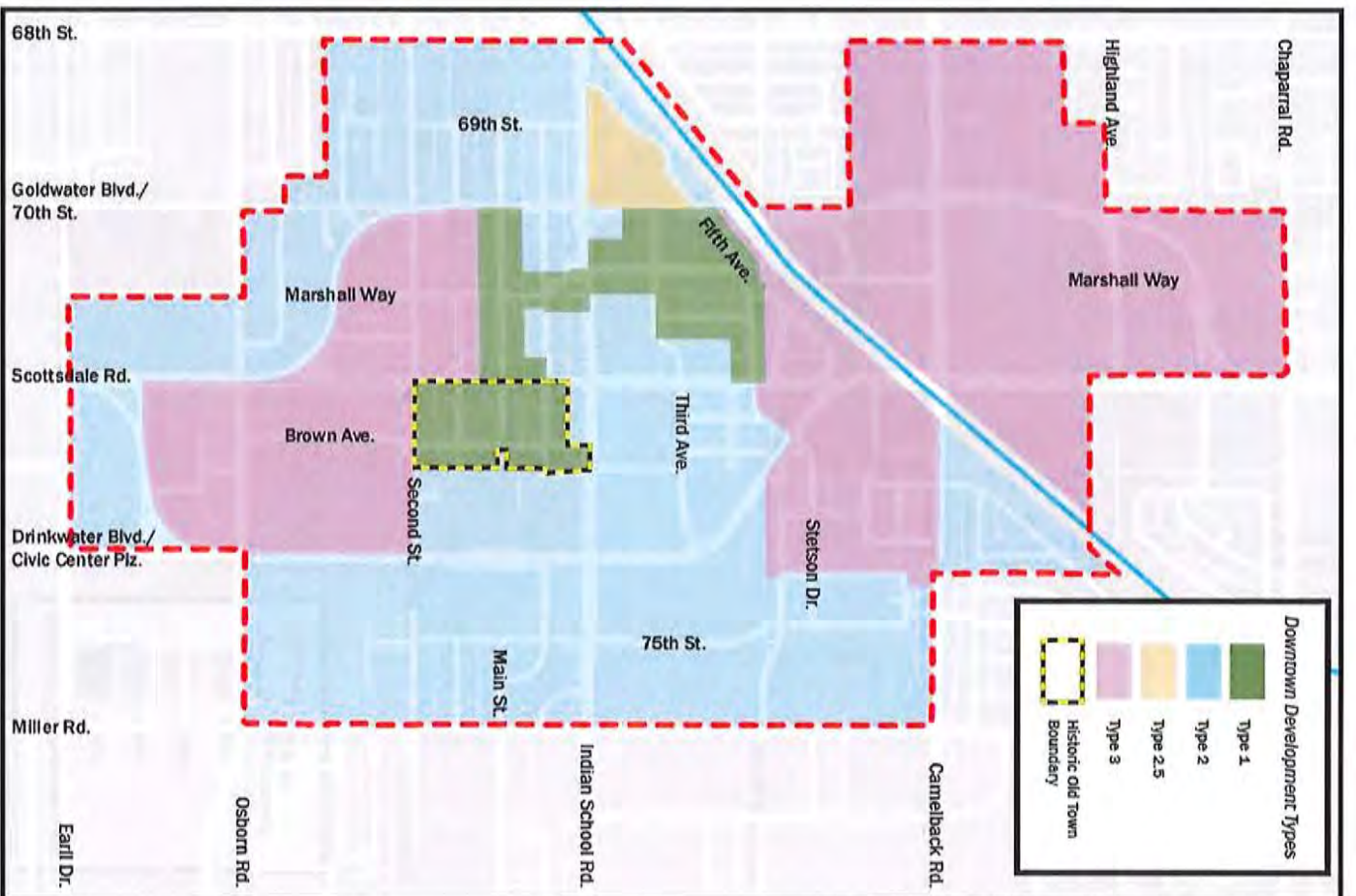
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

TYPE 1 SHOULD BE ALLOWED BONUS HEIGHTS (PERMITS ONLY OUTSIDE THE OLD TOWN BOUNDARY)

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

* GOOD LIST, BUT COULD ALSO INCLUDE GREEN BUILDING ITEMS
* 18K sqft # IS ARBITRARY AND COMPLETELY UNREALISTIC ON MOST SITES. MAY BE CHANGE TO A PERCENTAGE OR CONTRIBUTION TO LAWN, COMPACTEN OPEN SPACE

Special public improvements/ public benefits allow development bonus standards consideration – subject to City Council approval:

- 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

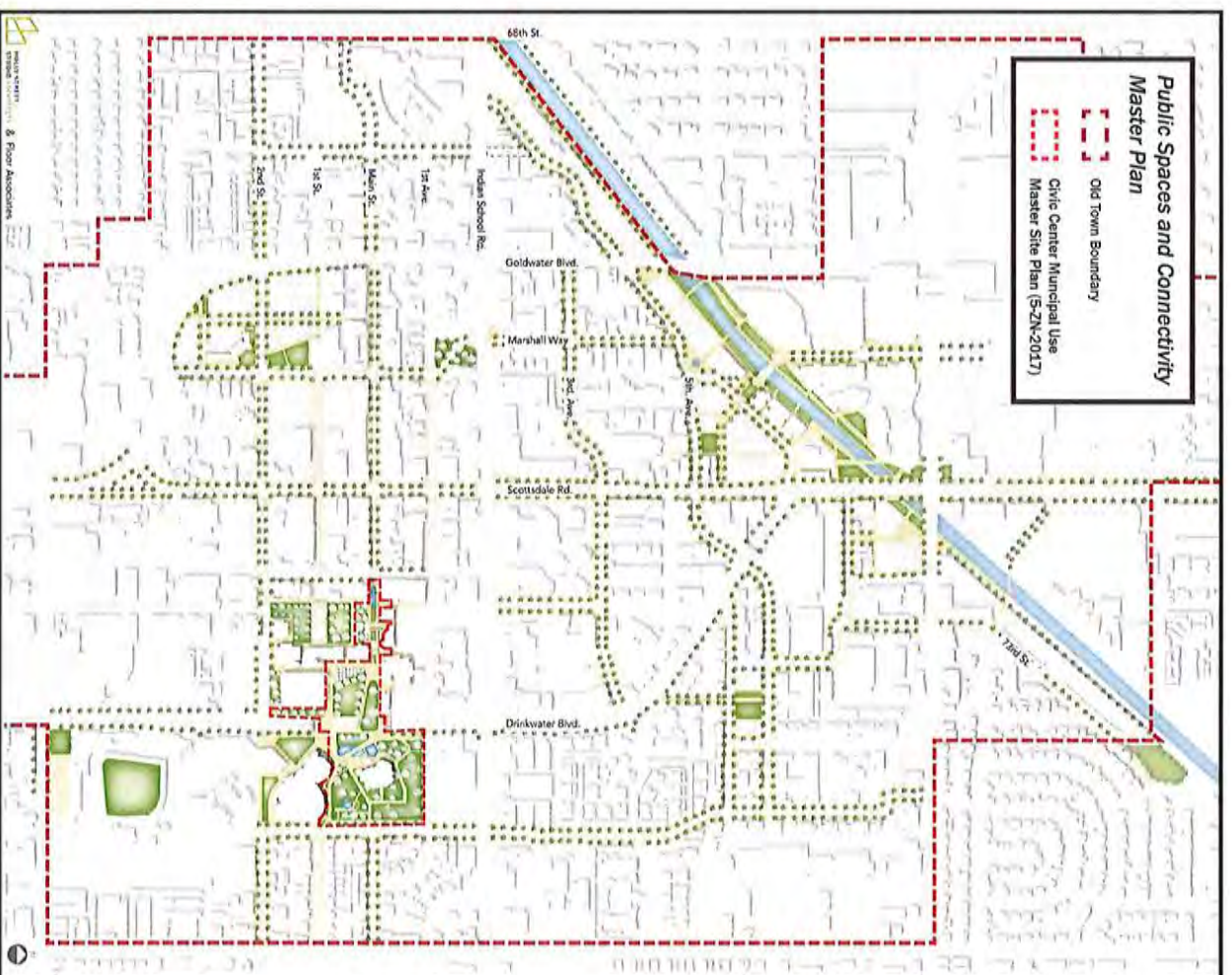
Contribution Costs for Bonus Development Standards are outlined in Section 7.1200 of the City's Zoning Ordinance.

Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

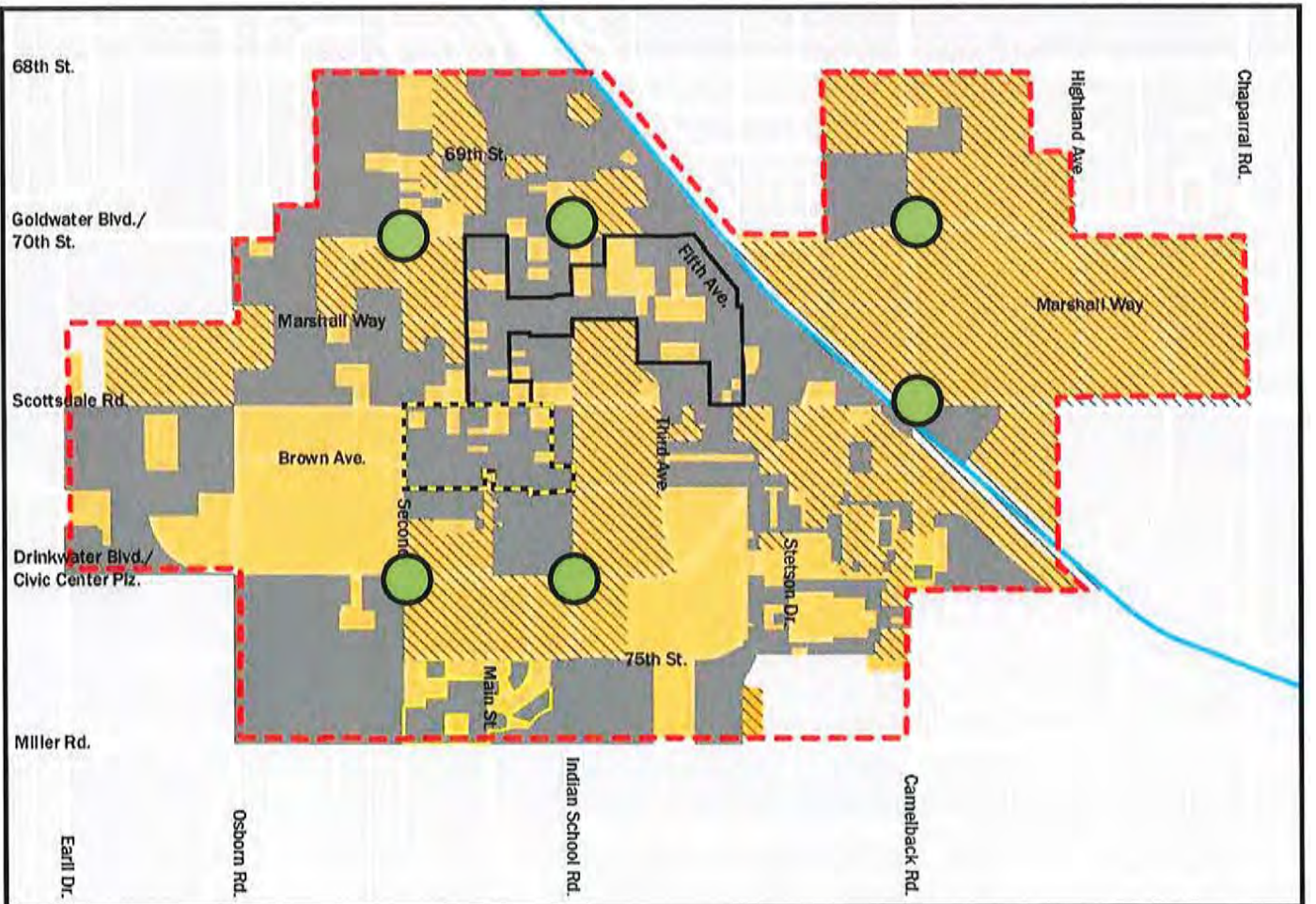
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

EACH PROJECT / PROPERTY IS UNIQUE. A "REQUIREMENT" COULD RESULT IN UNINTENDED, LEFTOVER, UNUSED SPACES AS OPPOSED TO ENABLING CITY TO REVIEW & DECIDE IF OPEN SPACE PROVIDED ON SPECIFIC SITES (OR CONTRIBUTION TO LARGER OPEN SPACE EFFORTS) IS APPROPRIATE





Old Town Plan & Zoning Ordinance Update
Participant Outreach Packet

Participant Name: DOUGLAS SYDNER

Date / Time: MARCH 11, 2022 ; 11:30 AM - 1:30 PM.

Mixed-Use - Residential Units

Are there other areas of Old Town where active ground-level uses be expected? If so, where?

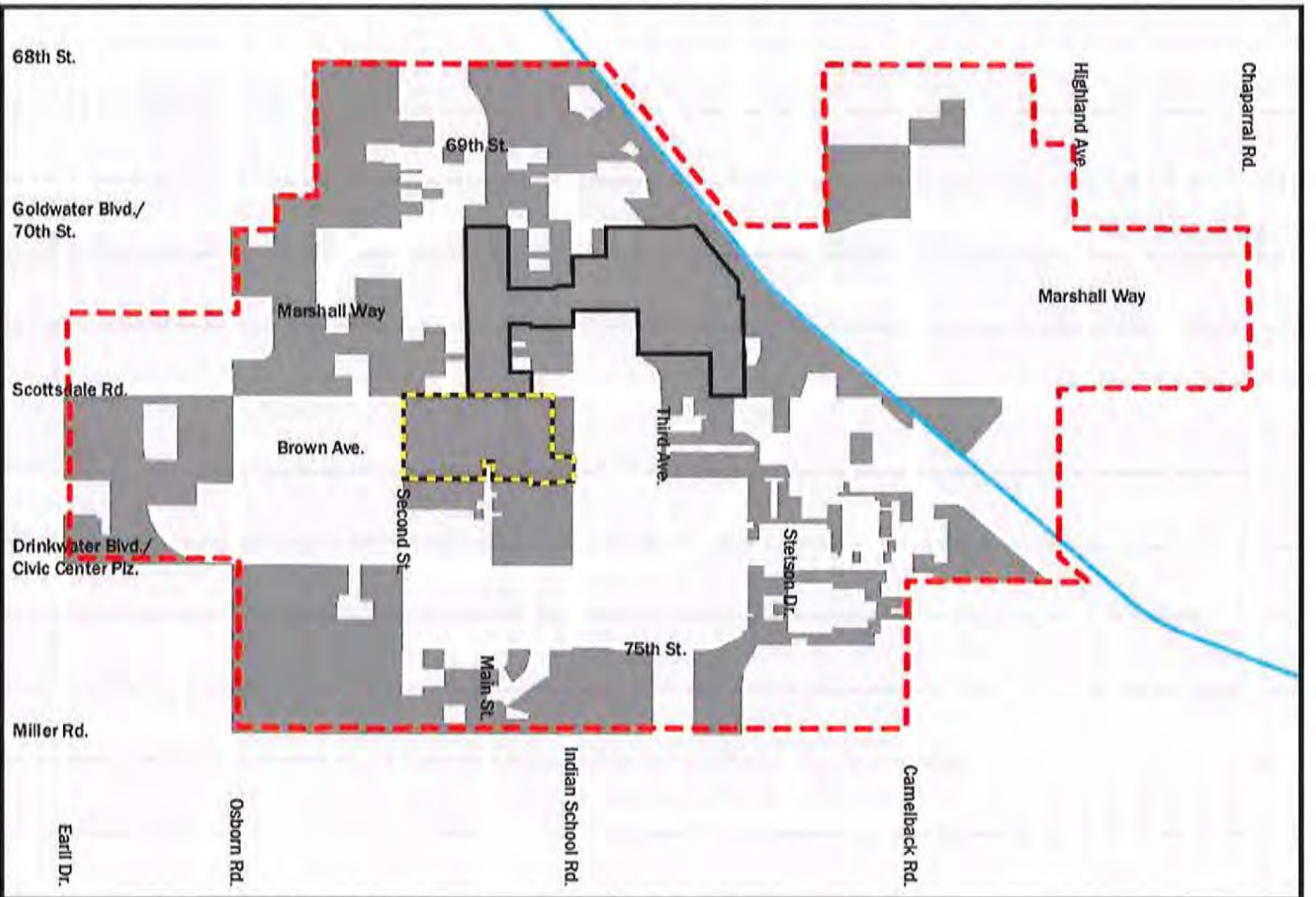
- Yes
- No

*SELECTIVE ARTERIAL
STREETS' PEDESTRIAN-ORIENTED
CONTEXT*

Is the current standard to limit residential use (35%) at the ground-level appropriate? If not, what should it be?

- Yes
- No

*NEED FLEXIBILITY FOR OFFICES,
RETAIL OR RESIDENTIAL USE AT
GROUND LEVEL.*



Dark Grey = Areas limited to 35% of ground floor residential.





Building Height - Base

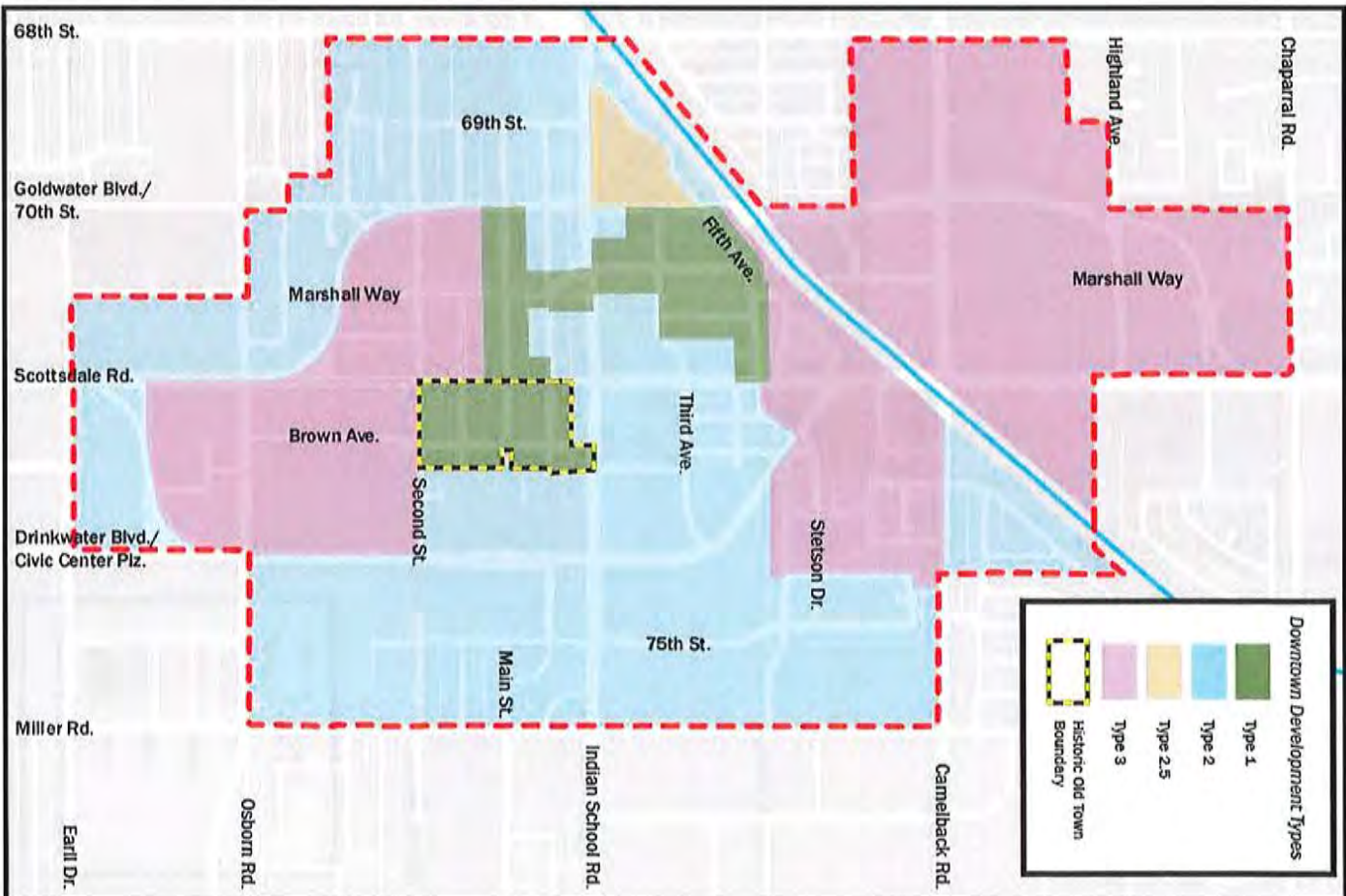
Should base maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what base maximum building heights would you suggest changing – and where?

DO NOT AMEND AND RESERVE CURRENT BUILDING HEIGHTS.

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



Building Height - Bonus

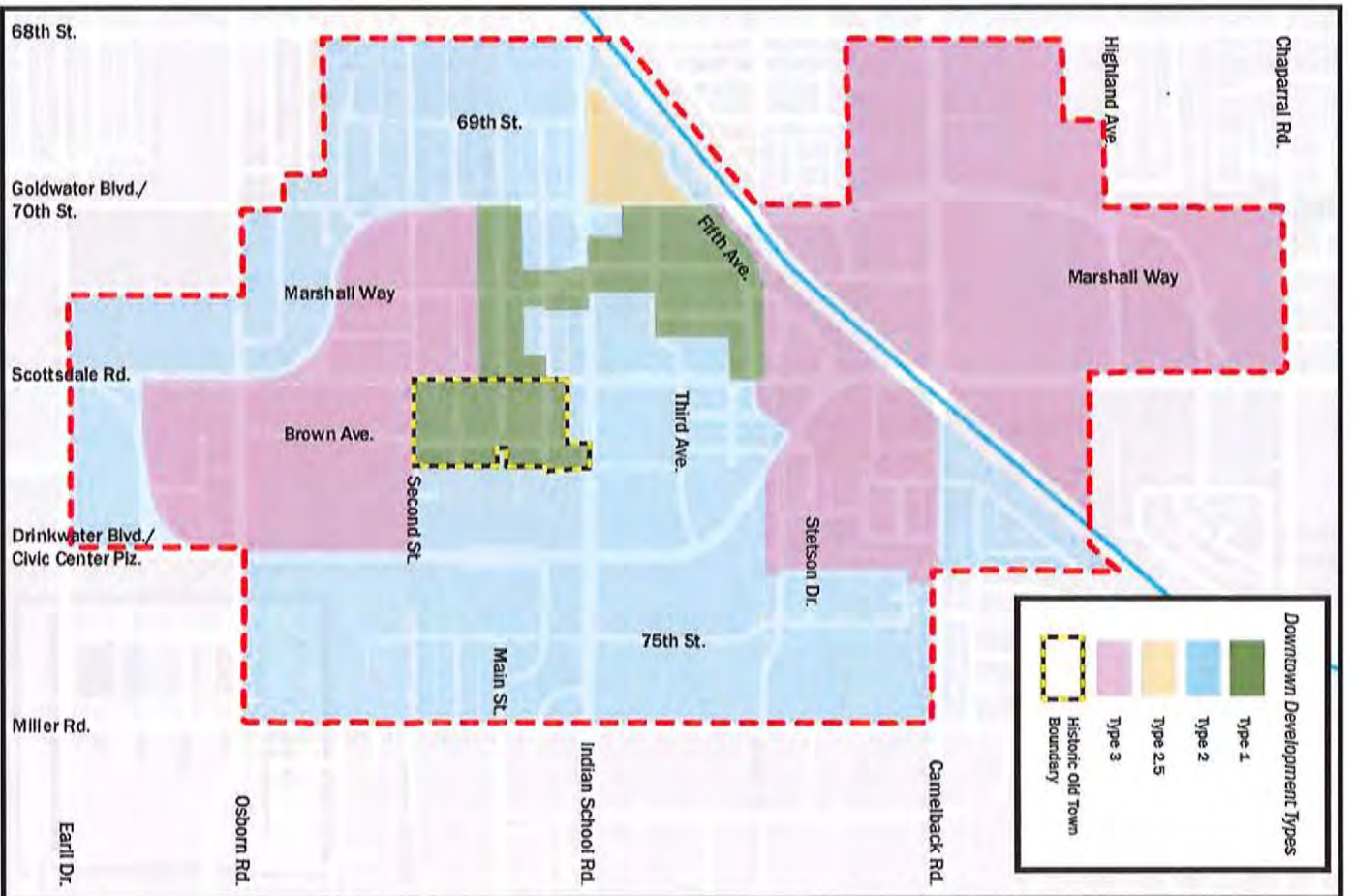
Should bonus maximum building heights be maintained, or amended?

- Maintained
- Amended

If amending, what bonus maximum building heights would you suggest changing – and where?

No Change

Gross Lot Area to be equal to or greater than:			
	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'



Do you support the provision of public benefits being a consideration of bonus development standard requests?

Yes

No

Do you agree with the existing list of public benefits?

Yes

No

If not, what modifications or additions you would suggest?

No change.

Special public improvements/
public benefits allow development
bonus standards consideration –
subject to City Council approval:

- 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

Contribution Costs for Bonus
Development Standards are outlined
in Section 7.1200 of the City's Zoning
Ordinance.

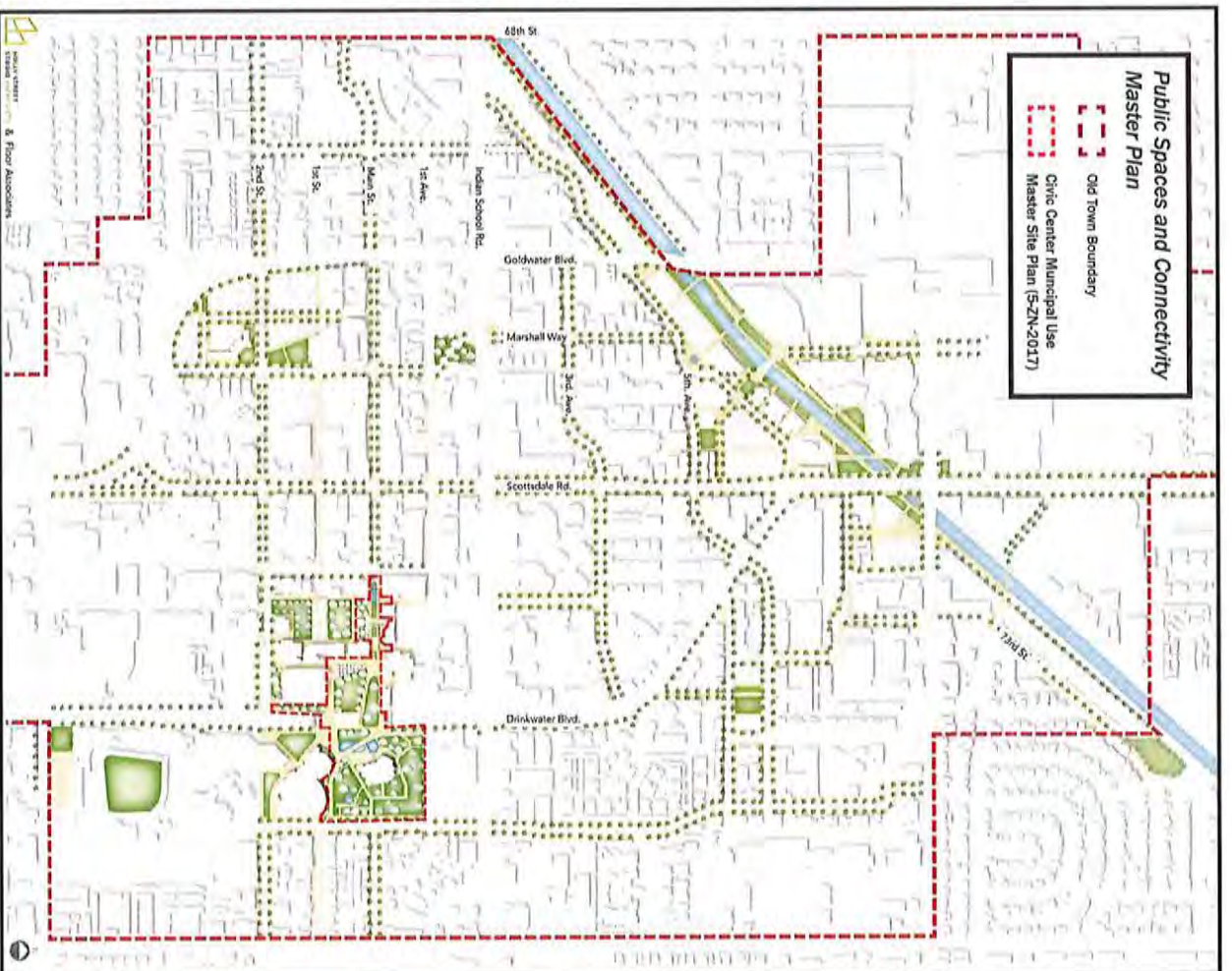
Is the process of utilizing the graphic to the right to guide private and public development of new, or expand existing, public realm, open space areas, and pedestrian connections, desirable?

- Yes
- No

Are there additional open space locations and pedestrian connections you want to suggest that are not captured in the Public Spaces and Connectivity Graphic? If so, Where?

- Yes
- No

WITHIN SPECIFIC DEVELOPMENTS



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Map 5 - Old Town Public Spaces and Connectivity Master Plan

Open Space - Bonus Provisions

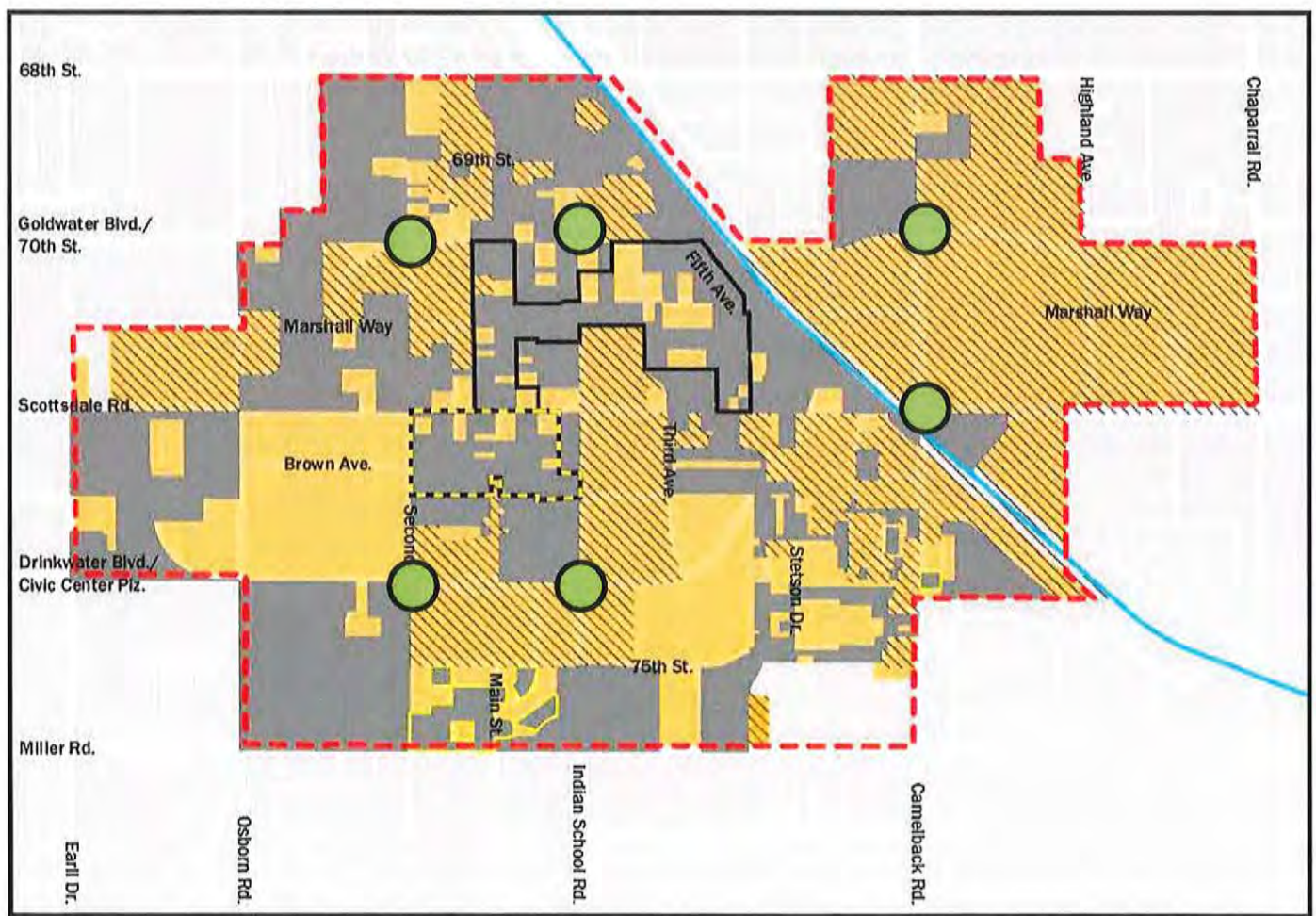
Should open space be a requirement, or continue to be an option when considering bonus development standards requests?

Requirement of Bonus Requests

Remain an Option for Bonus Requests

Why?

NEED FLEXIBILITY IN DETERMINING
WHERE AND SIZE OPEN SPACES FOR
EACH SPECIFIC PROPERTY.



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



In order to have your comments included Public Hearing Staff Reports, please return comments to oldtownupdates@Scottsdaleaz.gov or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Jesse Westad

ADDRESS 8347 E Mackenzie Dr Scottsdale AZ

E-MAIL jesse@wurkurbandesign.com OPEN HOUSE ATTENDED 3/7/22

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

COMMENTS _____

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 Comment Form



In order to have your comments included Public Hearing Staff Reports, please return comments to oldtownupdates@Scottsdaleaz.gov or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Carly Magee

ADDRESS 8347 E Mackenzie Dr. Scottsdale, AZ 85251

E-MAIL carly.m.magee@gmail.com OPEN HOUSE ATTENDED 3/7 5:30pm

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

COMMENTS _____

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.

3590

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



In order to have your comments included Public Hearing Staff Reports, please return comments to oldtownupdates@Scottsdaleaz.gov or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME MARILYN ~~R~~ ATKINSON

ADDRESS 5916 E Edgemont Ave

E-MAIL on file OPEN HOUSE ATTENDED _____

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

COMMENTS _____

I would like for HOTS ground level
Retail also Main St (west) Retail
Set Back + stepbacks request

Cut Back on BONYS

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 Comment Form



In order to have your comments included Public Hearing Staff Reports, please return comments to oldtownupdates@Scottsdaleaz.gov or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME Marietta Strano

ADDRESS 6700 E. THOMAS OASIS PARK #29

E-MAIL stranoaz@yahoo.com OPEN HOUSE ATTENDED 11:30 AM

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

COMMENTS

A lively gathering of minds.
Hope city truly addresses our
questions and extends their outreach
to increase input. Have tables at
every event where public is
gathering and address specific
topics to check. Make it digitally.
Great Meeting. Challenging. Should
be longer.

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



In order to have your comments included Public Hearing Staff Reports, please return comments to oldtownupdates@Scottsdaleaz.gov or mailing to 7447 E. Indian School Road Ste. 105, Scottsdale, AZ 85251

PLEASE PRINT NAME CATHERINE HUNT

ADDRESS WEST 2 LAFAYETTE BLVD, SCOTTSDALE, AZ 85251

E-MAIL CNAMIE@COX.NET OPEN HOUSE ATTENDED _____

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

COMMENTS _____

- VERY ORGANIZED PRESENTATION
- STILL ALLOW TIME FOR QUESTIONS BEFORE THE FEEDBACK CAPTURE
- A POINTER/LAZER WOULD HELP TO SHOW OUTLINES OF MAP - GRAPHICS/LEGENDS WERE GREAT, BUT OLDER GUESTS WERE STILL NEEDING CLARIFICATION

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PLEASE PRINT NAME JOAN ZUCKERMAN

ADDRESS 7295 E PARADISE DR

E-MAIL _____ OPEN HOUSE ATTENDED 3/7/22

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

COMMENTS

The vote on the revised plan was a joke. My neighbors had no idea there was an election & some said they didn't receive a ballot. Also, there was no indication what the plan entailed on the ballot & unless one was willing to search on-line, ~~no~~ way to know anything about the plan.

There's no provision for schools, increased traffic which all drivers have already noticed.

One AZ county is on H₂O restrictions where is H₂O coming from for all these new residents who probably don't know water restrictions where they came from

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PLEASE PRINT NAME *[Signature]*

ADDRESS _____

E-MAIL _____ OPEN HOUSE ATTENDED _____

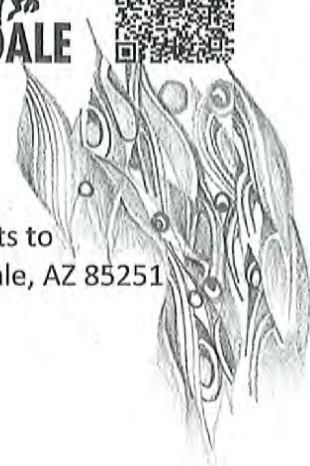
CASE NUMBER: 1-TA-2021 5-GP-2021 1-II-2010#3

COMMENTS _____

A pointer with the speaker to identify map locations would be helpful.

The speaker on the stage (not the person - the audio speaker) is located in front of screen.

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PLEASE PRINT NAME Martina West

ADDRESS 4843 E. Indianola Ave. Phx 85018

E-MAIL mmkwest@cox.net OPEN HOUSE ATTENDED 3/11/2022 11:30 am

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

COMMENTS _____

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PLEASE PRINT NAME ADAM VALENTE

ADDRESS 502 S. COLLEGE AVE TEMPE 85281

E-MAIL ADAM.VALENTE@RSPARCH.COM OPEN HOUSE ATTENDED _____

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

COMMENTS _____

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PLEASE PRINT NAME GEORGE PATOQUEL III

ADDRESS _____

E-MAIL GEORGE@WITNEYMORRIS.COM OPEN HOUSE ATTENDED 3/11/2022

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

COMMENTS _____
DO NOT CHANGE OLD TOWN OVERLAY!
JUST UPDATED A FEW YEARS AGO &
DESPITE THE CLAIMS, OLD TOWN IS
NOT RAMPANT W/ OVER DEVELOPMENT
& HEIGHT.

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PLEASE PRINT NAME Carlo Unger

ADDRESS 7144 E Stetson Dr. suite 425

E-MAIL Carlo@springcreekdevelopment.com OPEN HOUSE ATTENDED 11 MAR 22

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

COMMENTS _____

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