

SCOTTSDALE CITY COUNCIL
WORK STUDY SESSION MINUTES
TUESDAY, JUNE 5, 2018



CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor W.J. "Jim" Lane called to order a Work Study Session of the Scottsdale City Council at 4:03 P.M. on Tuesday, June 5, 2018, in the City Hall Kiva.

ROLL CALL

Present: Mayor W.J. "Jim" Lane
Vice Mayor Guy Phillips
Councilmembers Suzanne Klapp, Virginia Korte, Kathleen S. Littlefield,
Linda Milhaven, and David N. Smith

Also Present: City Manager Jim Thompson, City Attorney Bruce Washburn,
City Treasurer Jeff Nichols, City Auditor Sharron Walker, and
City Clerk Carolyn Jagger

Mayor's Report

Mayor Lane welcomed Vice Mayor Phillips to his first meeting as Vice Mayor.

Presentations/Information Updates

- **FEMA Community Rating System – Class 5 Community Recognition**
Presenter(s): Patricia Rippe, Senior Floodplain Management Specialist

FEMA Senior Floodplain Management Specialist Patricia Rippe gave a presentation in recognition of the City's ranking as a Class 5 Community, which translates to a 25% reduction in flood insurance rates for Scottsdale residents.

PUBLIC COMMENT – None

1. **Downtown Plan Update (1-GP-2018 and 1-TA-2018)**

Request: Review, discuss, and provide direction to staff regarding the Council-initiated update to the 2009 Downtown Plan (1-GP-2018) and corresponding updates to the Downtown, Downtown Overlay & PBD zoning districts within Zoning Ordinance No. 455 (1-TA-2018).

Presenter(s): Erin Perreault, Planning, Neighborhood and Transportation Manager

Staff Contact(s): Randy Grant, Planning and Development Services Director, 480-312-2664,
rgrant@scottsdaleaz.gov

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

Planning, Neighborhood and Transportation Manager Erin Perreault gave a PowerPoint presentation (attached) on the 2009 Downtown Plan Update.

Principal Planner Brad Carr gave a PowerPoint presentation (attached) on the proposed downtown plan zoning text amendment.

Councilmembers made the following suggestions and observations:

- Eliminate Type 3 and Type 2.5 development types, except for north of the canal, around the medical campus and in the Loloma area.
- Include the Scottsdale Stadium in the Civic Center district descriptive text.
- Include provisions requiring shade and trees in the Downtown Plan.
- Use the strongest language possible to prohibit the bar and entertainment district from morphing into Old Town and other portions of Downtown.
- Return to the Council with information on the participation of the public from affected downtown neighborhoods.
- Delay implementing the mobility element related to bicycles until Council considers a bike rental ordinance.
- Increase public restrooms in Downtown before providing bicycle locker and shower facilities.
- Expand the definition and purpose of "New West Meets Old West."
- Build a parking garage behind the Stagebrush Theater to add more public parking downtown.
- Reinstate the practice of holding public open meetings and receiving public comment in the public art process and add language to the plan to encourage such.
- Remove reference to artists in residence from the Downtown Plan.
- Provide additional information on the proposed festivals in public spaces.
- Put in writing that Scottsdale Road will not lose any traffic lanes.
- Better define the term "Celebration of Fine Arts."
- Better define the mobility element related to bicycle lockers and showers.

Planning, Neighborhood and Transportation Manager Erin Perreault made the following comments:

- The definition of "Celebration of Fine Arts" was retained from the Downtown 2.0 study, which reflects to "focus" on celebrating fine arts.
- Most of the mobility biking element focuses on current practice for City residents and the biking community. Showers and lockers are not intended to be public showers or lockers provided by the City, rather for offices within the City to provide those facilities for office workers that are bicycle commuters.
- The term "New West Meets Old West" was the result of community participation during a downtown town hall.
- Staff will review adding language related to reinstatement of holding public open meetings and receiving public art comments.
- Staff will review deleting artist in residence language.
- There is language in the Downtown Plan that specifies that the City will retain existing land around Scottsdale Road and there will be no loss of traffic lanes.

MOTION NO. 1 AND VOTE – ITEM 1

Councilman Smith made a motion to direct staff to bring back the Downtown Plan on July 2, with Type 3 development north of the canal, around the medical campus and only expanded to the Loloma site. Councilwoman Littlefield seconded the motion, which failed 2/5, with Mayor Lane; Vice Mayor Phillips; and Councilmembers Klapp, Korte, and Milhaven dissenting.

MOTION NO. 2 AND VOTE – ITEM 1

Vice Mayor Phillips made a motion to direct staff to bring back on July 2 the Downtown Plan recommendations as presented. Vice Mayor Korte seconded the motion, which carried 5/2, with Councilmembers Littlefield and Smith dissenting.

MAYOR AND COUNCIL ITEMS

MOTION AND VOTE – MAYOR AND COUNCIL ITEMS

Councilman Smith made a motion to agendize for July 3, 2018, a presentation and discussion on the fine art tax elimination, including where it stands, what has been done, what needs to be done, and where we go from here. Councilwoman Littlefield seconded the motion, which carried 7/0.

ADJOURNMENT

The Work Study Session adjourned at 5:37 P.M.

SUBMITTED BY:



Carolyn Jagger
City Clerk

Officially approved by the City Council on

July 2, 2018

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Work Study of the City Council of Scottsdale, Arizona held on the 5th day of June 2018.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 2nd day of July 2018.


Carolyn Jagger, City Clerk

2009 Downtown Plan Update (1-GP-2018) + Text Amendment (1-TA-2018)

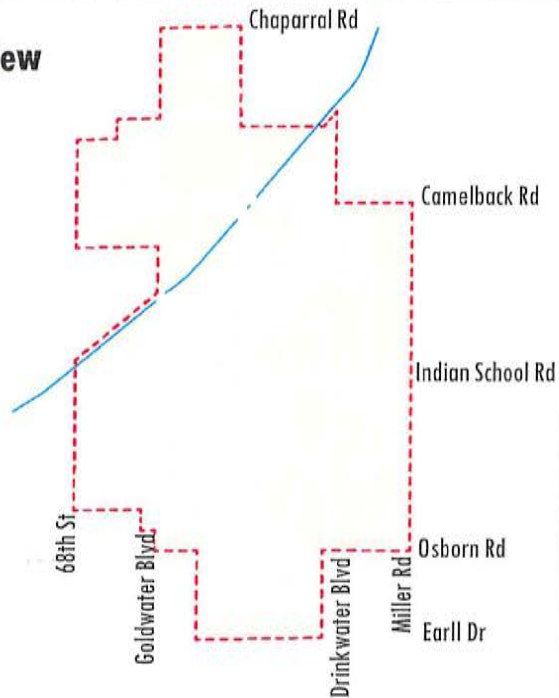


June 5, 2018
City Council
Work Study Session Discussion

Erin Perreault, AICP
+ Brad Carr, AICP

Presentation Overview

- 1-GP-2018
- 1-TA-2018
- Next steps

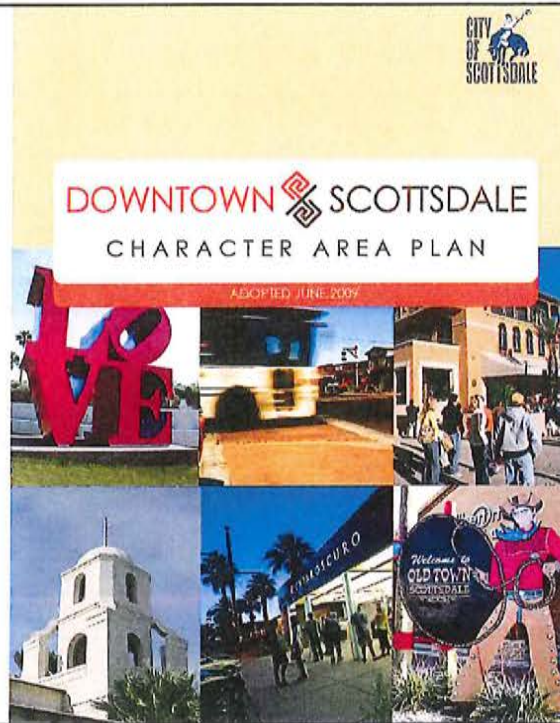


2009 Downtown Plan

Consists of 6 Chapters:

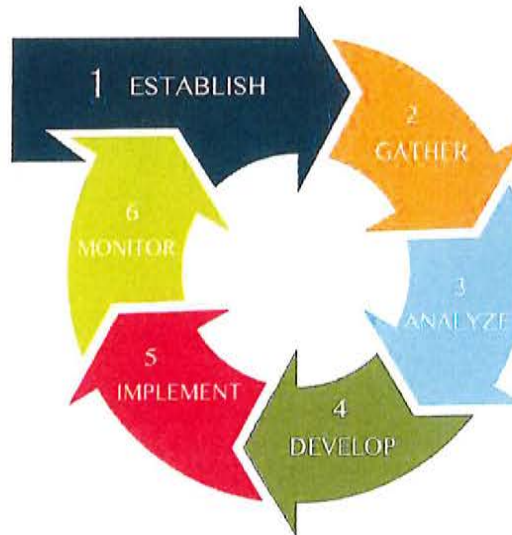
- Land Use
- Character & Design
- Mobility
- Arts & Culture
- Economic Vitality
- Public Services & Facilities

1-GP-2018



Plan Assessment

- Assess for relevance and viability
- Implementation Completion
- New plans, policies and initiatives



1-GP-2018

Downtown Plan Update Process – 2016 to Present

Plan Assessment (2016-2017)

- ✓ Existing Conditions Study
- ✓ Implementation Review

Multi-Departmental Staff Assessment + Updated Plan Content (2017)

- ✓ City Manager's Office
- ✓ Planning & Development
- ✓ Tourism & Events
- ✓ Transportation
- ✓ Economic Development
- ✓ Capital Projects
- ✓ Public Safety

Incorporation of Recently-Adopted Policy (2017)

- ✓ Public Arts Master Plan (2012)
- ✓ Community Services Master Plan (2015)
- ✓ Economic Development Strategic Plan (2015)
- ✓ Transportation Master Plan (2016)
- ✓ Downtown 2.0 (2017)
- ✓ Civic Center Master Plan (2017)
- ✓ Public Spaces Master Plan (2017)

Implementation 2009-Present

- ✓ Ordinance Amendments
- ✓ Streetscape Improvements
- ✓ Parking Ordinance Amendments
- ✓ Adjust Trolley Routes/Timing
- ✓ Pay for Hire Taxi/Pedicab Regulations
- ✓ Promotion of local, city-wide and regional transit options
- ✓ Scottsdale Museum of the West
- ✓ Public Art Master Plan
- ✓ Soleri Bridge/Plaza
- ✓ Public Art Conservation/Restoration
- ✓ Business Attraction/Retention
- ✓ Available Properties Resource Online
- ✓ Economic Development Marketing/Promotions Programs
- ✓ Tourism Development Programs
- ✓ Infrastructure Assessments/Modeling
- ✓ Wet/Dry Utilities Master Plans
- ✓ Drainage/Stormwater Retention Codes and Policies Update
- ✓ Civic Center Master Plan
- ✓ Downtown Lighting Improvements

1-GP-2018

Public Outreach – January 2018 to Present

Key Dates

- ✓ 11/13/17 + 1/8/18
City Council Direction / Initiation
- ✓ 1/10/18 + 4/11/18 + 4/26/18
Planning Commission
- ✓ 2/28/18 + 3/28/18
Neighborhood Advisory Commission
- ✓ 5/16/18
Environmental Quality Advisory Board
- ✓ 5/3/18
Development Review Board
- ✓ 5/31/18
Historic Preservation Commission
- ✓ 3/20/18 + 3/21/18
Open House Events

Outreach To Date

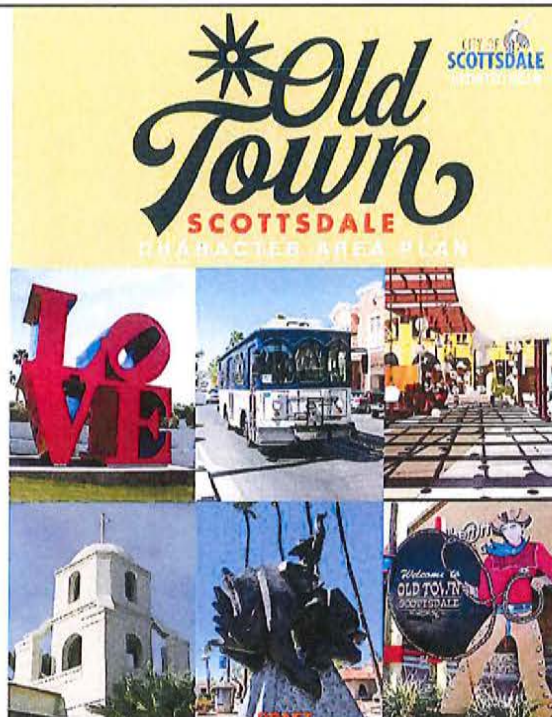
- ✓ Chamber of Commerce (EDAC & PPAC)
- ✓ Scottsdale Coalition of Today & Tomorrow
- ✓ Scottsdale Economic Vitality Coalition
- ✓ Experience Scottsdale
- ✓ Coalition of Greater Scottsdale
- ✓ Community Council of Scottsdale
- ✓ 5th Avenue Merchants
- ✓ Old Town Merchants
- ✓ Scottsdale Gallery Association
- ✓ Downtown Entertainment District Association
- ✓ Fashion Square/Macerich
- ✓ HonorHealth
- ✓ Property Owners
- ✓ Downtown Stakeholders

1-GP-2018

Land Use

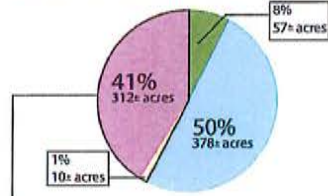
- Land Use Mixture Retained
- Downtown Districts
 - ✓ Tourism Alignment
- Proposed New Type 2.5 Development
- Existing Type 3 Development
- Proposed New Type 3 Development

1-GP-2018



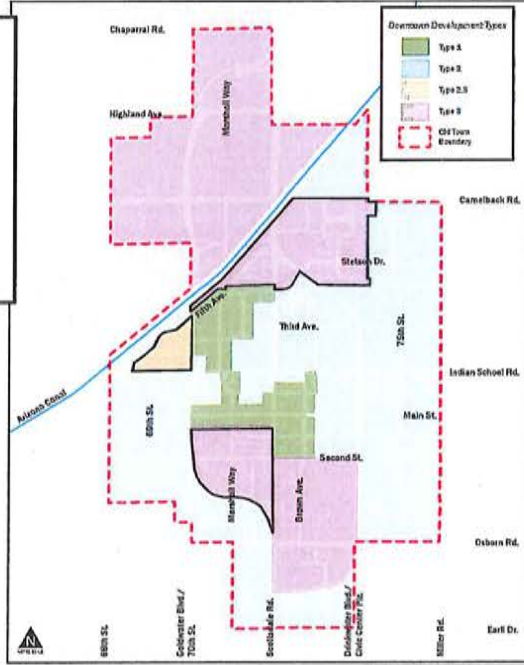
Proposed Development Types

Downtown Development Types Breakdown:



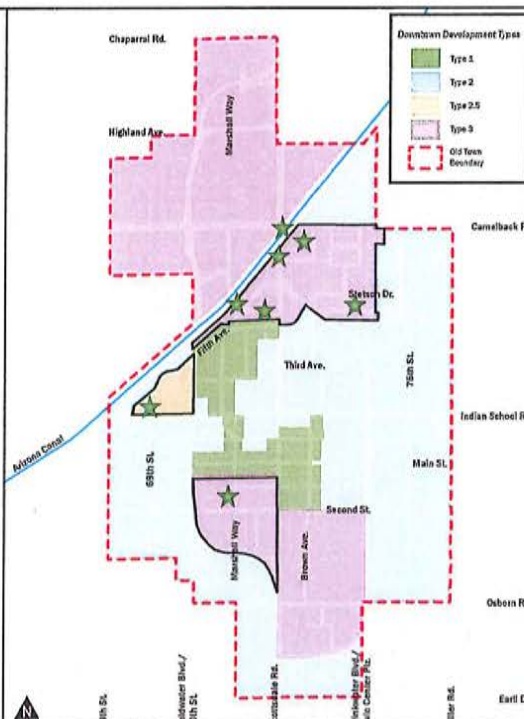
- 225± acres currently operate as Type 3 under existing Zoning (70% of all Type 3 proposed)
- The remaining 97± acres are proposed as:
 - 10 ± acres of Type 2.5
 - 87 ± acres of Type 3

1-GP-2018



Why Consider New Type 2.5 + Type 3 Areas?

- Downtown 2.0 Tourism Recommendations for more “feet on the street”
- Proximity to public spaces identified for downtown ★
- Proximity to the Canal and existing Type 3
- Land Owner Interest
- Revitalization Opportunities



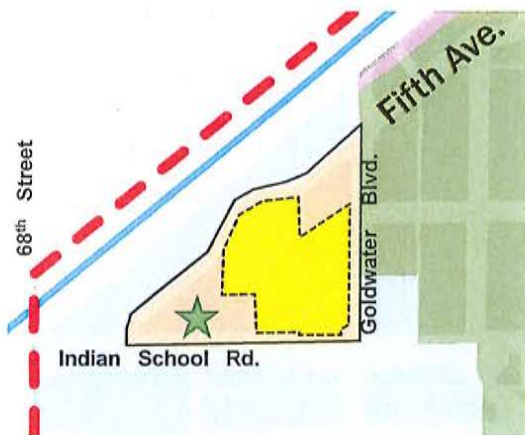
Type 3 – Scottsdale Rd/Drinkwater Blvd



- Downtown 2.0 Tourism Recommendations for more “feet on the street”
- Proximity to public spaces identified for downtown
- Proximity to the Canal and existing Type 3
- Revitalization Opportunities
 - Large, single-ownership parcels

I-GP-2018

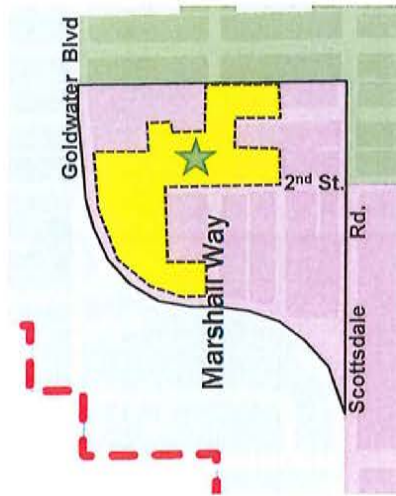
Type 2.5 – Indian School Road/Goldwater Blvd



- Downtown 2.0 Tourism Recommendations for more “feet on the street”
- Proximity to public spaces identified for downtown
- Revitalization Opportunities
 - Large, single-ownership parcels

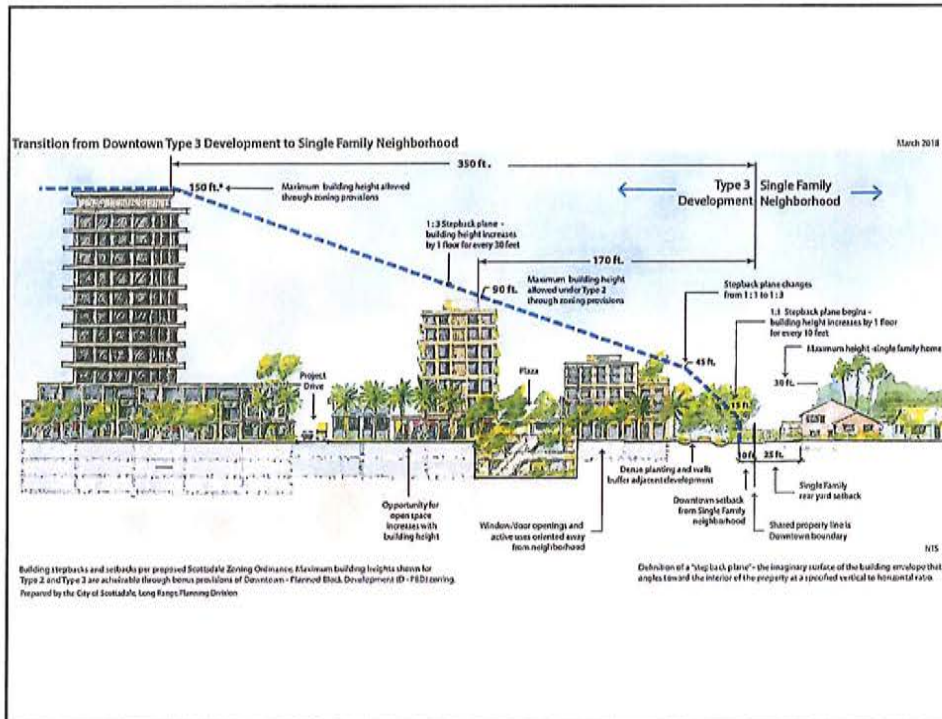
I-GP-2018

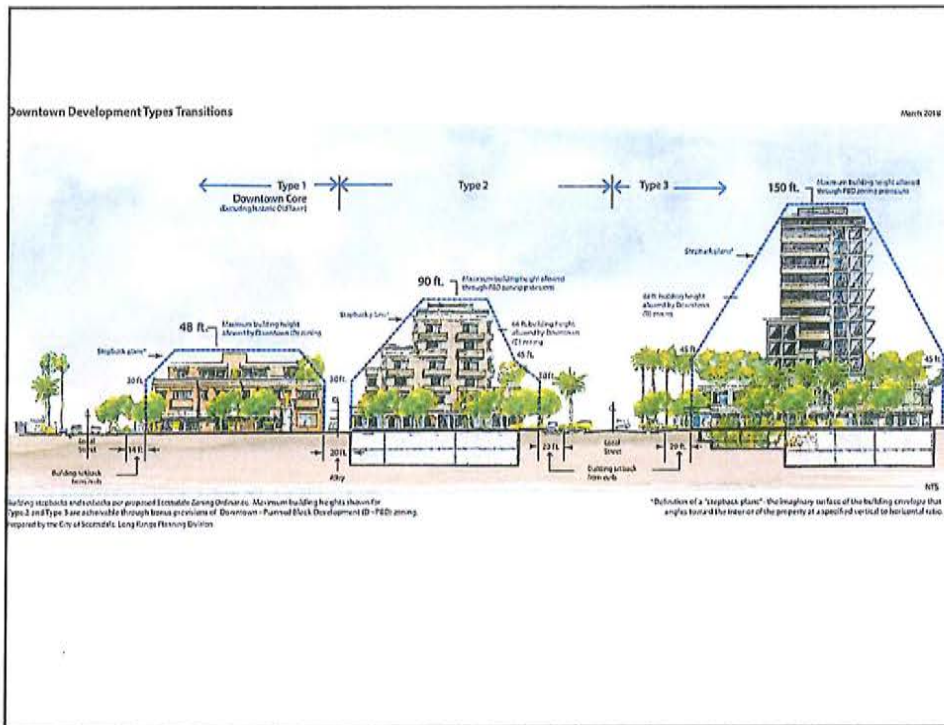
Type 3 – Loloma Area



- Downtown 2.0 Tourism Recommendations for more “feet on the street”
- Proximity to public spaces identified for downtown
- Proximity to existing Type 3
- Revitalization Opportunities
 - Large, single-ownership parcels

I-GP-2018





Character & Design

- Proposed additional emphasis on:
 - Pedestrian comfort, safety and walkability
 - Public spaces and connectivity
 - ✓ Tourism/Special Events
 - ✓ Enhanced Public Realm
 - ✓ Increased Connectivity
- Moved two goals and related policies from Public Services & Facilities to Character & Design
 - Sustainability
 - Infrastructure design

1-GP-2018



Mobility

- Pedestrian wayfinding
- Bicycling
 - ✓ Continuous Network
 - ✓ Infrastructure
 - ✓ Education, Safety and Enforcement
 - ✓ Bikeways Map
- Parking Management
 - ✓ Public Parking Map
- Transit connectivity



1-GP-2018

Arts & Culture

- Downtown 2.0 Implementation
 - ✓ Events & festivals
 - ✓ Temporary art
 - ✓ Pocket art parks
 - ✓ Art trail
 - ✓ Monumental Public Art



1-GP-2018

Economic Vitality

- Downtown as a tourism destination
- Target growth industries
 - ✓ Information Communication
 - ✓ Technology
 - ✓ Advanced Business Services
- Quality of life / Employee Attraction
- Responsiveness to trends/shifts — economic and social conditions

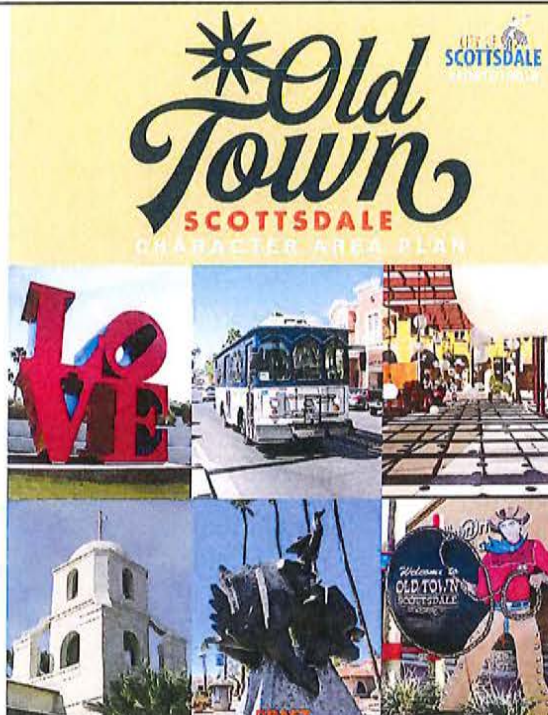


1-GP-2018

2018 Draft Old Town Scottsdale Plan

Consists of 5 Chapters:

- Land Use
- Character & Design
- Mobility
- Arts & Culture
- Economic Vitality
- Public Services & Facilities



Implementation

- New implementation program
- Incorporates implementation items from other adopted plans since 2009
 - ✓ Downtown 2.0
 - ✓ Transportation Master Plan
 - ✓ Economic Development Strategic Plan
 - ✓ Civic Center Master Plan
 - ✓ Public Spaces Master Plan

1-GP-2018

Recommended Program	Goal(s) Implemented	Responsible Entity(ies)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6-10	ONGOING
CHARACTER & DESIGN									
1	Old Town Urban Design & Architectural Guidelines Update	CD 9	Public	*					
2	Old Town District Master Plan	LU 5	Public	*	*	*	*	*	
3	Downtown Maintenance Succession Program	CD 6	Public, Private	*					*
PEDESTRIAN/STREETScape AMENITIES & IMPROVEMENTS									
4	Identify pedestrian crossing locations	M3	Public						*
5	Improve accessibility sidewalks and pedestrian amenities by repairing and replacing sidewalks and crossings to meet ADA requirements and contribute to pedestrian comfort.	M1, M2, M3	Public, Private						*
6	Pedestrian Wayfinding - Design and construct pedestrian level wayfinding signage throughout Old Town.	M2, M3	Public, Private		*				
7	Main Street Streetscape Design & Construction Phase I - Complete streetscape improvements on Main Street from Scottsdale Rd. west to Hotel Marley Dr.	CD 6, M2	Public	*	*				
8	Main Street Streetscape Design & Construction Phase II - Complete streetscape improvements on Main Street from Scottsdale Rd east to Brown St.	CD 6, M2	Public						*
9	Transform Scottsdale Road - Enhance the Scottsdale Road experience. Reduce the existing number of lanes, widen sidewalks, establish signature median, and locate gateway monuments at Dinkota and Goldwater Boulevards.	CD 6, M1, M2	Public	*					*
10	Increase Public Bicycle Parking	M7	Public, Private						*
11	Create a theme and use plan to assess and improve the shared canopy within the downtown.	CD 4, CD 7, M7	Public, Private	*					*

1-TA-2018

Zoning Ordinance Text Amendment Update to:

Downtown (D)

Downtown Overlay (DO)

Planned Block Development Overlay (PBD)

BACKGROUND

- City Council discussion on May 30, 2017 regarding bonus provisions and the Cultural Improvements Program
- Direction from City Council to:
 - Review the development bonus provisions to ensure alignment with community goals and provide meaningful benefits in exchange for increase development potential
 - Review the Cultural Improvements Program and make potential changes to the Zoning Ordinance to ensure public art is appropriately located in the public realm
 - Align Downtown, Downtown Overlay & PBD zoning districts with proposed changes to the Downtown Plan

I-TA-2018

OBJECTIVES

- Update Sections 5.3000. (D), 6.1200 (DO), 6.1300. (Planned Block Development) and any other applicable sections of the Zoning Ordinance – **add a Type 2.5 to standards; majority of changes relate to Type 3**
- Create hierarchy of development standards and unify application of development bonuses – **new Sec. 7.1200**
- Refine requirement public art on private development sites and other requirements
- Evaluate other Zoning Ordinance provisions (associated sections, definitions, etc.) to maintain consistency

I-TA-2018

OBJECTIVES – cont.

Table 6.1310.C.
Gross Floor Area Ratio (GFAR) and Building Height Maximums With Bonus(es)

Sub-district and Development Type	Building Height Maximum ⁽¹⁾			GFAR Maximum
	PBD gross lot area equal to or greater than			
	20,000 and less than 100,000 square feet	100,000 and less than 200,000 square feet	200,000 square feet or more	
Downtown Core—Type 1 within Old Town Design District Area	No additional height above the Base Building Height Maximum	No additional height above the Base Building Height Maximum	No additional height above the Base Building Height Maximum	2.5
Downtown Core—Type 4 outside of the Old Town Design District Area	No additional height above the Base Building Height Maximum	No additional height above the Base Building Height Maximum	No additional height above the Base Building Height Maximum	2.5
Downtown Civic Center—Type 2	78 feet	90 feet	90 feet	3
Downtown Multiple-Use—Type 2	78 feet	90 feet	120 feet	3
Downtown Medical—Type 2	90 feet	120 feet	160 feet	4
Downtown Regional Use—Type 2/Type 3				

Notes:
1. Excludes rooftop appurtenances.
a. Maximum height for rooftop appurtenances: 6 feet.
b. Maximum coverage for rooftop appurtenances: 20% of the rooftop.
c. Minimum setback for rooftop appurtenances: 15 feet from all sides of the building.



TYPE 2.5 CHANGE

I-TA-2018

OBJECTIVES – cont.

D. Rubric for determining bonus development standards.

The following formulas shall be utilized to determine Contribution Cost for bonus development standards:

- a. Bonus Floor Area Contribution Cost: $CC = (BSF \text{ times } 10) \text{ times } (1.035 \text{ (CY - 2013)})$
- b. Bonus Building Height Contribution Cost: $CC = (BH \text{ times } 10,000) \text{ times } (1.035 \text{ (CY - 2013)})$
- i. Bonus building height shall only apply to a limited area of the Development Plan, as determined by the Maximum Site Coverage for Bonus Building Height Contribution Cost as defined in Section 7.1200.D.1.b.ii. below. Development Plans that exceed the limitations of Section 7.1200.D.1.b.ii, shall be subject to the Bonus Building Height Coverage Overrun Contribution Cost as specified in Section 7.1200.D.1.b.iii, for that portion of the site (in square feet) that exceeds the coverage allowance.
- ii. Maximum Site Coverage for Bonus Building Height Contribution Cost. For Development Plan net lot areas of two (2) acres or less in size, the maximum area of a Development Plan that bonus height may cover under the Bonus Building Height Contribution Cost shall be ninety percent (90%). The maximum coverage area shall be reduced in size by one percent (1%) for every one (1) acre increase in net lot area of the Development Plan greater than two (2) acres, but in no case shall the Maximum Site Coverage for Bonus Building Height Contribution Cost be reduced to less than thirty percent (30%).
- iii. Bonus Building Height Coverage Overrun Contribution Cost: $CC = (BHCO \text{ times } 10) \text{ times } (1.035 \text{ (CY - 2013)})$
- c. Bonus Density Contribution Cost: $CC = (BD \text{ times } 10,000) \text{ times } (1.035 \text{ (CY - 2013)})$

Introduce Maximum Site Coverage requirement for bonus height

Maximum Site Coverage starts at 90% for 2 ac or less, then reduces proportionally for every acre increase

New cost equation for projects that exceed Maximum Site Coverage

I-TA-2018

PROCESS

- Initiation – occurred by Planning Commission on 9/27/2017
- Review update with City commissions
- Community Outreach
 - Interested Parties notification
 - Online notification with link for citizen input
 - 1/8th page ad in newspaper
 - Community open houses
- Planning Commission consideration and recommendation to City Council
- City Council action

1-TA-2018

Next Steps – Plan Update & Text Amendment

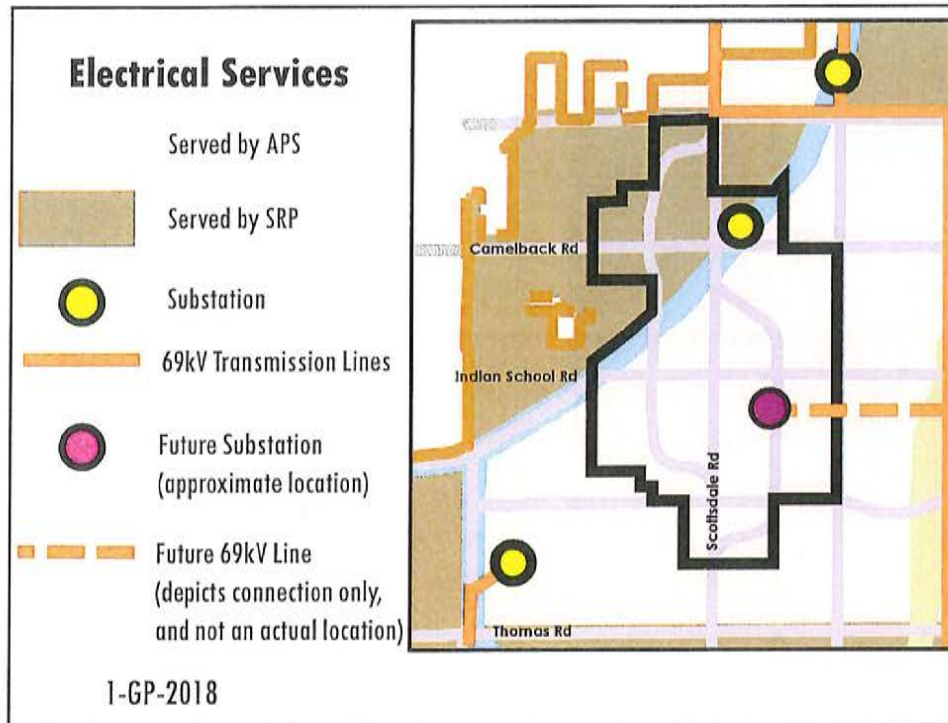
Planning Commission Hearing

June 13, 2018 - 5:00 p.m. City Hall Kiva

City Council Hearing

July 2, 2018 - 5:00 p.m. City Hall Kiva

1-GP-2018



SRP Capacity

- Existing electrical load is 30MW
- The Substation located east of Camelback/Scottsdale Road is currently capable of serving over 50MW electrical load and can accommodate future expansion to 80MW if/when required
- Current circuitry also has connections to substations southwest (56th Street/Indian School) and northeast (Hayden/Jackrabbit) — allows for more load support, if necessary
- No additional substations are required for this area

1-GP-2018

Water and Wastewater

- Development Types Proposed Expansion
 - ✓ Not proposing to increase residential density (water supply)
 - ✓ Potential to increase building height (water pressure)
 - ✓ Potential to increase employee population density (water supply)
- Land Use Assumptions Report (LUA)
 - ✓ LUA projects 10 year changes in land use and population densities (residential/employee) for water and wastewater services
 - ✓ LUA helps city plan for infrastructure to accommodate new growth and the capital costs - including private sector “proportionate share”

I-GP-2018

Water and Wastewater

- Land Use Assumptions Report (LUA) - Continued
 - ✓ LUA anticipates the most intense growth north of the canal and south near the medical campus in downtown
 - ✓ LUA also anticipates residential and employment growth in other areas of downtown
 - ✓ Council recently adopted the 2017 LUA along with adjusted fees to cover the “proportionate share” costs for infrastructure – no substantial impacts for Development Types expansion
- New development is required to provide report for water/wastewater specific to their needs/impacts

Scottsdale Fire Department

- Development Types Proposed Expansion
 - ✓ Not proposing to increase residential density
 - ✓ Potential to increase building height
 - ✓ Potential to increase employee population density
- SFD: Increasing occupant density has a cascading impact to call volume and methodology . (i.e. - aerial ladder platforms vs. tilled ladder platforms for access to buildings during fires) as such there may be capital requests associated with increasing occupant density over time.

1-GP-2018