



Downtown Infill Incentive District

**2009 Downtown Task Force
June 7, 2010**



DOWNTOWN PLAN
SCOTTSDALE

Purpose:

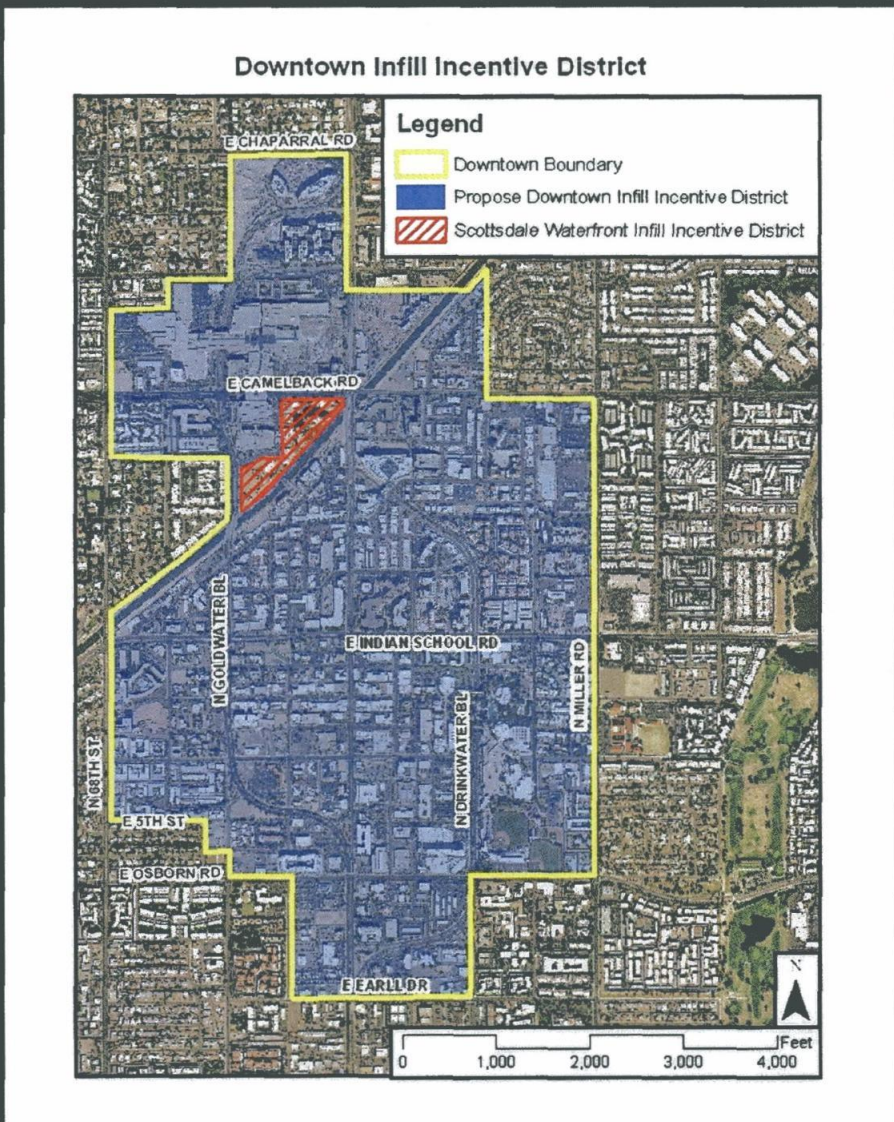
- To establish a new tool for development, redevelopment and infill development that strengthens Downtown.

Downtown Infill Incentive District



DOWNTOWN PLAN
SCOTTSDALE

Location:



Downtown Infill Incentive District



Plan Components:

- **Goals, and Objectives**
- **Application and Process Requirements**
- **Amendments**
- **Considerations**

Downtown Infill Incentive District



DOWNTOWN PLAN
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Goals:

- Encourage infill development of vacant parcels, and the revitalization and/ or redevelopment of existing buildings in Downtown Scottsdale.
- Development shall be composed of complementary and supportive design relationships of the urban neighborhood in which the development is located, a neighborhood outside of the Downtown boundary that the development is adjacent to, and to be consistent with the Downtown Plan.
- Development shall be in compliance with the Downtown Plan Urban Design & Architectural Guidelines, and the Scottsdale Sensitive Design Principles.

Downtown Infill Incentive District



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Specific Objectives:

- Encourages sensitive/compatible infill development and redevelopment in the Type 1 area
- Promotes contextually appropriate transitions between the new development within the Type 2 to :
 - the Type I area, and
 - Development outside of the Downtown boundary



Specific Objectives:

- Promotes the Downtown Plan Urban Design & Architectural Guidelines, and the Scottsdale Sensitive Design Principles.
- Promotes strict conformance to the Downtown Plan Urban Design & Architectural Guidelines specialty districts:
 - Old Town
 - Main Street
 - Fifth Avenue
 - Marshall Way – Craftsman Court

Downtown Infill Incentive District



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Specific Objectives:

- **Maintains the Downtown Taskforces' building height recommendations:**

Typical Building Heights Considerations	Maximum Height	Additional Height for Mechanical, etc.
Old Town (Type 1)	40 – Feet	None
Remainder of the Downtown Core (Type 1)	48 – Feet	None
Multiple Use (Type 2)	90 Feet	None
Regional (Type 2)	150 Feet	None
Medical (Type 2)	150 Feet	None

Downtown Infill Incentive District



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Application:

- **The application may include:**
 - **Amended development standards**
 - **Fee waivers**
 - **Expedited rezoning and/or plan review**
- **Application shall demonstrate the implementation of the goals and policies of the General Plan, Downtown Plan, and the specific goals and policies herein specific to the Downtown Infill Incentive District.**



Approvals and Consideration:

- Requires the City Council approval
- Each application is a 'Case-by-Case' consideration

Downtown Infill Incentive District



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**Downtown Infill Incentive
District**

**2009 Downtown Task Force
June 7, 2010**



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Downtown Infill Incentive District

**City Council
July 7, 2010**



DOWNTOWN PLAN
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Purpose:

- **Implement goals of the Downtown Plan**
- **Establish a new tool for revitalizing Downtown**
- **Components:**
 - **Amended Development Standards**
 - **Waiver of development fees**
 - **Expedited entitlement process**

Downtown Infill Incentive District

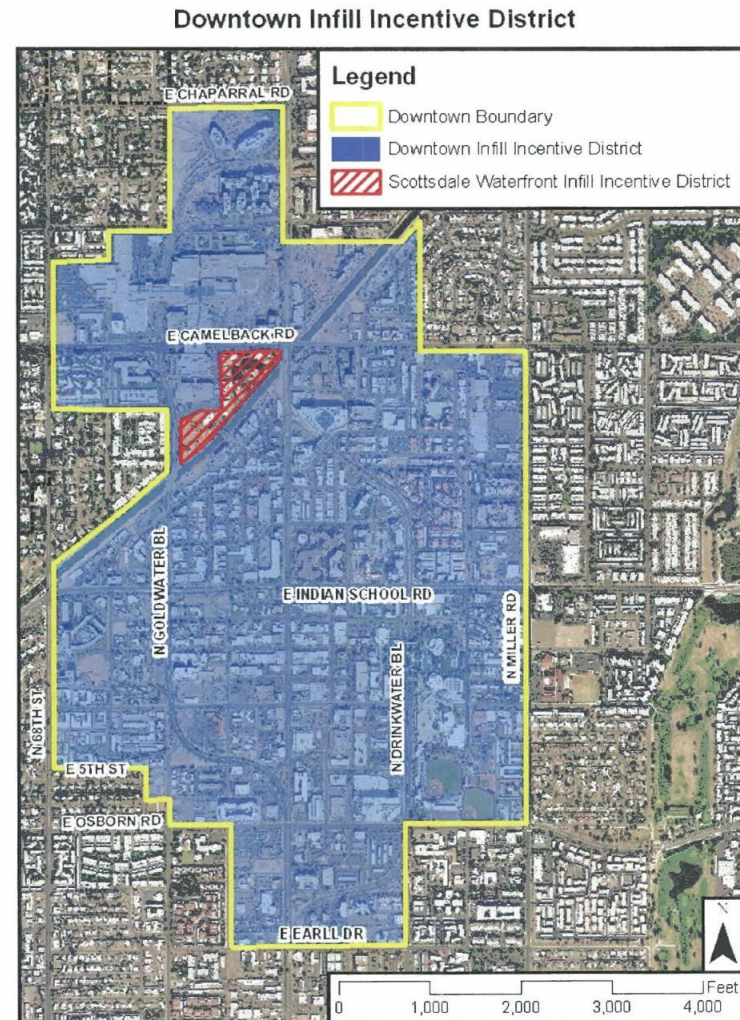


DOWNTOWN PLAN
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Location

Downtown Boundary as adopted by City Council in June 2009

Excludes Waterfront Infill Incentive District, established in 2003



Downtown Infill Incentive District

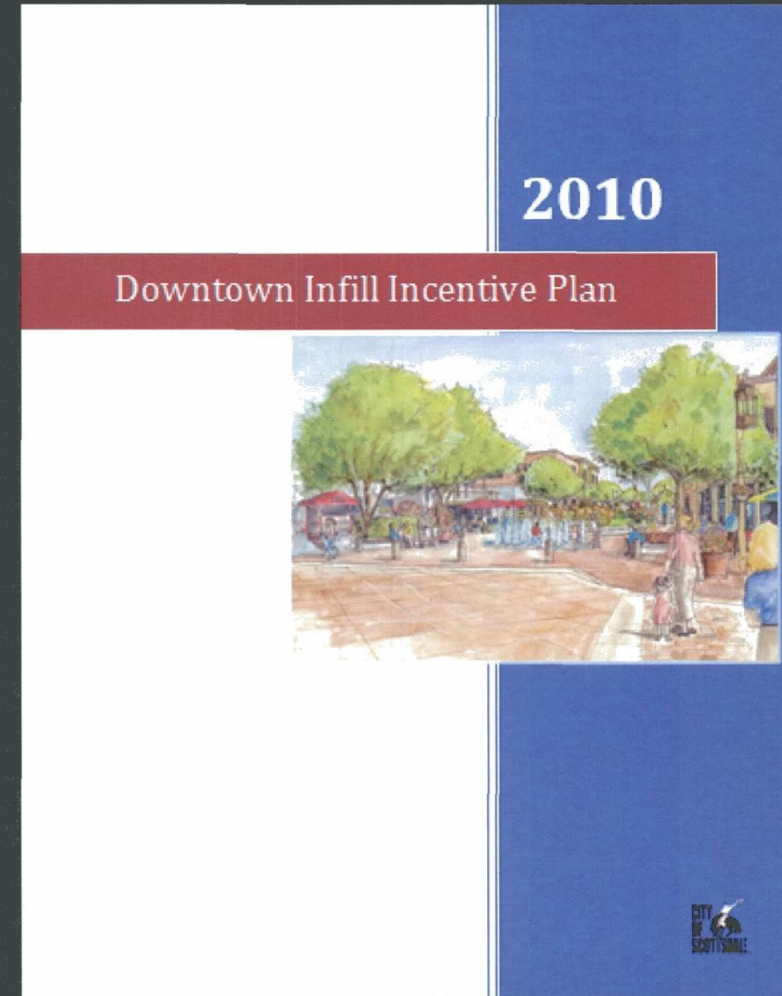


DOWNTOWN PLAN
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Infill Incentive Plan

Plan Components:

- **Goals and Objectives**
- **Application and Process Requirements**
- **Amendments**
- **Considerations**



Downtown Infill Incentive District

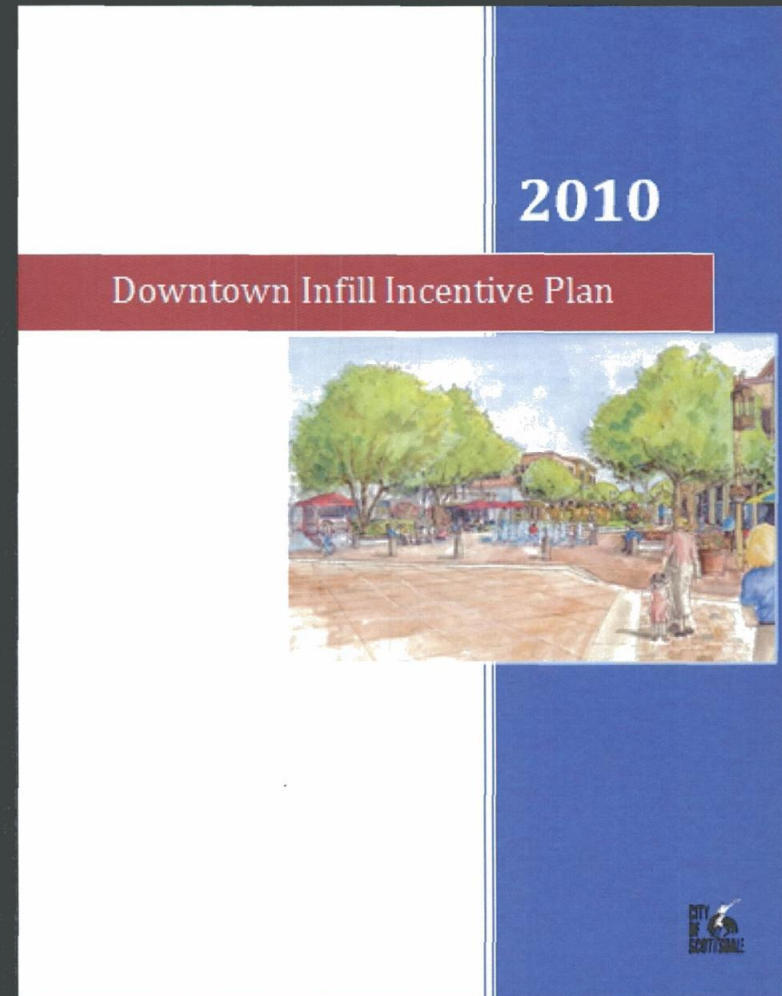


DOWNTOWN PLAN
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Infill Incentive Plan

Goals:

- Encourage revitalization of vacant parcels and existing buildings
- Development shall be consistent with the Downtown Plan
- Development shall be contextually appropriate
- Development shall be in compliance with Downtown Design Guidelines and Scottsdale Sensitive Design Principles



Downtown Infill Incentive District



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Infill Incentive Plan

Maximum Height

Old Town – Type 1 40 feet

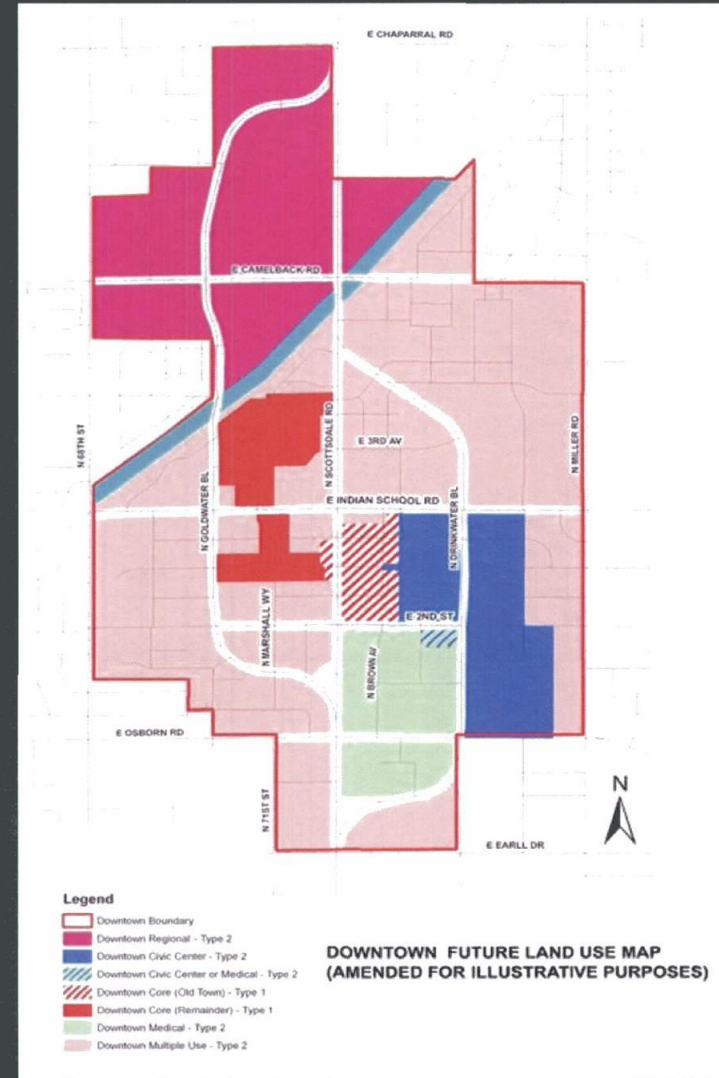
Remainder of DT Core 48 feet

Multiple Use – Type 2 90 feet

Regional -Type 2 150 feet

Medical – Type 2 150 feet

All heights are inclusive of mechanical



Downtown Infill Incentive District



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Approvals and Consideration:

- Application shall demonstrate
 - Implementation of the goals and policies of the General Plan, Downtown Plan, and the Downtown Infill Incentive Plan
- Requires City Council approval
- Each application is a 'Case-by-Case' consideration



Required Findings:

1. There is a large number of vacant older or dilapidated buildings or structures.
2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
3. There is a large number of buildings or other places where nuisances exist or occur.
4. There is an absence of development and investment activity compared to other areas in the city or town.



Public Outreach:

June 16, 2010 Two Public Open House Meetings

**Planning Commission study sessions
May and June 2010**

**Downtown Task Force
May 17 and June 7, 2010
Recommendation of approval by vote of 8-3**

Downtown Infill Incentive District



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Public Outreach:

Notices Sent:

Interested Parties Lists

**Downtown Business and Property Owners
Community Members
Homeowner Associations (adjacent to
Downtown)**

Merchant Associations:

**Old Town Merchants, Fifth Avenue Merchants,
Sixth Avenue/Stetson Drive/Brown Avenue
Business Owners, Craftsman Court Association,
Scottsdale Gallery Association**

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Downtown Infill Incentive District

**City Council
July 7, 2010**



A.R.S. §9-499.10. Infill Incentive Districts Criterion:

1. There is a large number of vacant older or dilapidated buildings or structures.
2. There is a large number of vacant or underused parcels of property, obsolete or inappropriate lot or parcel sizes or environmentally contaminated sites.
3. There is a large number of buildings or other places where nuisances exist or occur.
4. There is an absence of development and investment activity compared to other areas in the city or town.
5. There is a high occurrence of crime.
6. There is a continuing decline in population.

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A.R.S. §9-499.10. Infill Incentive Plans, may include:

1. Expedited zoning or rezoning procedures.
2. Expedited processing of plans and proposals.
3. Waivers of municipal fees for development activities as long as the waivers are not funded by other development fees.
4. Relief from development standards.

Downtown Infill Incentive District



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Infill Incentive Plan

Specific Objective: Allows for property owners to request building heights per geographic area

Typical Building Heights Considerations	Maximum Height	Additional Height for Mechanical, etc.
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**Planning Commission
June 9, 2010**



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