



**DOWNTOWN TASK FORCE
CITY HALL KIVA
3939 NORTH DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA 85251**

MONDAY, MAY 17, 2010

SUMMARIZED MEETING MINUTES

PRESENT: R. Lamar Whitmer, Chair
Betty Drake, Vice-Chair
Marilynn Atkinson, Task Force Member
Janie White, Task Force Member
Fred Unger, Task Force Member
Susie Wheeler, Task Force Member
Kathy Duley, Task Force Member
Alan Larson, Task Force Member
Jude Nau, Task Force Member
Scott Nelson, Task Force Member
Jay Petkunas, Task Force Member
Tom Giller, Task Force Member
Debbie Saba-Cooper, Task Force Member
Bret Sassenberg, Task Force Member

ABSENT: Gary Baker, Task Force Member

STAFF: Connie Padian
Joe Padilla
Erin Perrault
Dan Symer
Ben Moriarity

CALL TO ORDER

Chair Whitmer called the meeting of Downtown Task Force to order at 7:35 a.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

AGENDA

1. May 10, 2010 Meeting Minutes

TASK FORCE MEMBER PETKUNAS MOVED TO APPROVE THE MAY 10, 2010 MEETING MINUTES. SECONDED BY TASK FORCE MEMBER DULEY, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FOURTEEN (14) TO ZERO (0).

2. Downtown height discussion (including a potential designation of Type 3 and a use/height schedule) and possible action on recommendations to City Council.

Staff provided a brief overview and presentation, including the height table below.

Typical Building Heights Considerations	Maximum Height	Additional Height for Mechanical, etc
Old Town (Type 1)	40 – Feet ^A	None
Remainder of the Downtown Core (Type 1)	48 – Feet ^A	None
Multiple Use (Type 2)	66 ^B – 90 Feet ^C	None
Regional (Type 2)	90 ^B – 150 Feet ^C	None
Medical (Type 2)	90 ^B – 150 Feet ^C	None

Note: A. Regardless of having a Planned Block Development overlay designation.
B. Non-Planned Block Development overlay development height maximum.
C. Planned Block Development overlay developments height maximum.

The Task Force Members discussed and commented generally as follows:

- ~~In favor of earned height~~
- Green building for more incentives
- New standards and updates should not reduce existing property rights, should be able to opt-in, as approved by City Council
- Compromise should occur between vertical box and pyramid developments
- Minimum 16' step backs
- DRB should determine when a step back is relieved at a certain height
- Buffers to residential neighborhoods and to Type 1 will continue to exist, and should be shown on all graphics

Vice-Chair Drake moved to recommend approval to City Council of the proposed standards for consideration as developed by staff, with the following revisions:

- Minimum setbacks for Old Town and Downtown Core (Type 1) should be 16 feet;
- Medical and Regional (Type 2) should be presented as Type 3;
- A clarification that transitions between these areas and surrounding uses will apply, to be determined, and that these setbacks apply to street-side setbacks.

VICE-CHAIR DRAKE MOVED TO RECOMMEND APPROVAL TO CITY COUNCIL. SECONDED BY TASK FORCE MEMBER SASSENBERG, THE MOTION PASSED WITH A VOTE OF TWELVE (12) TO TWO (2); TASK FORCE MEMBERS WHEELER AND GILLER DISSENTING.

TASK FORCE MEMBER WHITE CLARIFIED THAT PROPERTY OWNERS WILL HAVE TO OPT-IN FOR THESE PROPOSED STANDARDS AS APPROVED BY CITY COUNCIL, AND VICE-CHAIR DRAKE CONCURRED.

3. Discussion and possible action on an Infill Incentive District in the Downtown.

Staff provided a brief overview and presentation.

No Action Taken.

4. Public Comment.

No public comment.

5. Staff and Task Force Updates (A.R.S. 38-431.02 (K))

No staff or Task Force updates.

6. Identification of Future Agenda Items.

The Task Force identified continued discussion and possible action on an Infill Incentive District in the Downtown.

ADJOURNMENT

With no further business to discuss, the meeting of Downtown Task Force adjourned at 9:15 a.m.