

CITY COUNCIL REPORT



Meeting Date: March 21, 2023
General Plan Element: ***Character & Culture***
General Plan Goal: ***Identify and protect Scottsdale's historic, archaeological, and cultural resources, to promote awareness and sustain community character.***

ACTION

158-PA-2023: Initiation of a Zoning District Map Amendment to designate Scottsdale City Hall as a historic resource and/or landmark.

Request to consider initiation of the following:

1. A Zoning District Map Amendment (ZN) case for Scottsdale City Hall located at 3939 N Drinkwater Boulevard, proposing a zoning change from Downtown Civic Center Type 2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO) to Downtown Civic Center Type 2 Planned Block Development Downtown Overlay Historic Property district (D/DCC-2 PBD DO HP) on a portion of a +/- 3.87 acre site; and
2. A Historic Property (HP) case for Scottsdale City Hall to determine the historic status as a Historic Resource and/or Landmark, develop the Historical Significance Report, and establish a Historic Preservation Plan.

Key Items for Consideration

- Scottsdale City Council requested staff to agendize the initiation of a historic preservation amendment for Scottsdale City Hall on December 7, 2021 (Attachment 1).
- Scottsdale's Historic Preservation Commission identified Scottsdale City Hall as a site with potential historic significance at their June 2, 2022, Commission retreat and as such, this item is reflected on their 2022 work program (Attachment 2).

OWNER

City of Scottsdale

APPLICANT CONTACT

Jesus Murillo – City of Scottsdale Historic Preservation Officer
480-312-7849

LOCATION

Scottsdale City Hall
3939 North Drinkwater, Scottsdale, Arizona 85251

Action Taken _____

BACKGROUND

Scottsdale General Plan

The Land Use Element of Scottsdale General Plan 2035 designates the subject site as Mixed-Use Neighborhoods. Mixed-Use Neighborhoods focus on human-scale development and located in areas with strong access to multiple modes of transportation and major regional services.

Old Town Scottsdale Character Area Plan

The subject site is located within the boundary of the 2018 Old Town Scottsdale Character Area Plan (OTSCAP), a policy document that guides growth and development decisions for Scottsdale's downtown area. The Future Land Use Map of the OTSCAP designates the subject property as Downtown Civic Center, an area of Old Town that is encouraged to "Maintain, enhance, and expand the development of the Downtown Civic Center with land uses consisting of Old Town's primary public open space, along with cultural, sports and municipal activities, such as the Scottsdale Center for the Performing Arts, Scottsdale Museum of Contemporary Art, Scottsdale Stadium, City Hall, Civic Center Library, and the Public Safety and Courts complex" (Policy LU 2.2). To strengthen and enhance Old Town's character, the plan encourages the protection of prominent historic resources (Policy CD 1.4).

Zoning

The subject site was annexed into the City in 1951 (Ord. #1) and zoned to the Central Business (C-2) zoning designation. In 2003 the City Council adopted Ord. 3521 applying the Downtown Overlay (DO) over the downtown area, including the subject site. The C-2 district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods. The DO allows the site to utilize certain standards of the Downtown (D) district, to develop consistent with the Old Town Plan.

Context

Scottsdale City Hall is generally located east of North Brown Avenue, west of North 75th Street, north of East 2nd Street and South of East Indian School Road, the surrounding development includes a carwash, event venue (analogues to a theater), mixed use development office, residential, retail, travel accommodation and vehicle parking.

Adjacent Uses and Zoning

- North Existing office, residential, restaurant, retail, travel accommodation, and East Indian School Road uses, zoned Central Business Downtown Overlay (C-2 DO), Central Business Downtown Overlay Historic Property (C-2 DO HP), and Downtown / Office Residential – Type 2 Planned Development Block Overlay Downtown Overlay (D/OR-2 PBD DO)
- South Existing parking, mixed use development (residential and commercial in one building), office, parking, museum, municipal use, and East 2nd Street uses, zoned Open Space Downtown Overlay (O-S DO), Multiple Family Residential Downtown Overlay (R-5 DO), Central Business Downtown Overlay (C-2 DO), Central Business Downtown Overlay Historic Property (C-2 DO HP), and Downtown / Medical – Type 2 Special Campus Downtown Overlay (D/M-2 SC DO)

- East Existing carwash, office, and mixed-use development (residential and commercial in one building) (under construction) and North 75th Street uses, zoned Central Business Downtown Overlay (C-2 DO), Service Residential Downtown Overlay (S-R DO), and Downtown / Office Residential – Type 2 Downtown Overlay (D/OR-2 DO)
- West Existing office, restaurant, mixed use development (residential and commercial in one building) retail, and North Brown Avenue uses, zoned Central Business Downtown Overlay (C-2 DO), Highway Commercial Downtown Overlay (C-3 DO), Downtown / Retail Specialty – Type 1 Downtown Overlay (D/RS-1 DO), and Downtown / Downtown Civic Center – Type 2 (D/DCC-2).

Related Policies, References:

Scottsdale General Plan 2035, as amended

2018 Old Town Scottsdale Character Area Plan

2019 Old Town Scottsdale Urban Design & Architectural Guidelines

Scottsdale Zoning Ordinance

- 22-UP-1990 Approval of a Municipal Use Master Site Plan for Scottsdale Civic Center Mall and Scottsdale Stadium
- 27-ZN-1969 Approval of a Zoning District Map Amendment confirming the property zoning, without the Downtown Overlay.
- 5-ZN-2003 Approval of a Zoning District Map Amendment applying to Downtown Overlay to the property.
- 5-ZN-2017, 22-UP-1990#2, 6-UP-2017 Approval of Scottsdale Civic Center Masterplan

APPLICANTS PROPOSAL

Goal/Purpose of Request

Scottsdale’s original Civic Center, “The Plaza”, was originally envisioned in the 1964 Scottsdale Town Enrichment Program as the City’s civic and municipal center. In 1965 Architect Bennie Gonzales, AIA was selected from among 35 other architects to design Scottsdale’s Civic Center which included Scottsdale City Hall. At that time, the only direction given to Mr. Gonzalez was that the design should “represent the southwestern way of life and the spirit of Scottsdale. The entire complex should bring about a dignity of government in the eyes of the people and provide an environment of dignity to the people who came to these buildings”. Consequently, City Hall was dedicated on October 11, 1968.

The proposed Zoning District Map Amendment to rezone the property to the Downtown Civic Center Type 2 Planned Block Development Downtown Overlay Historic Property district (D/DCC-2 PBD DO HP) will assist in maintaining and preserving City Hall as the central location of the City of Scottsdale’s primary government, library, museum, park, recreational facilities, and cultural center.

Development Information

- Existing Use: Municipal Use
- Proposed Use: Municipal Use
- Site Area: A portion of a +/- 3.87 acre site

Staff contracted Logan Simpson Design (LSD) to assist in the preparation of a forthcoming Scottsdale Historic Property Register nomination and historic preservation plan for City Hall. As part of this effort, LSD will:

1. Complete the archival research of City Hall necessary to establish the history, significance, and Scottsdale Historic Property Register eligibility. This research will be overseen by an individual of LSD that meets or exceeds the Secretary of the Interior’s Professional Qualification Standards for a Historian.
2. Complete in-person documentation (photographs and notes) of City Hall; and
3. Prepare a Preservation Plan for City Hall.

IMPACT ANALYSIS

Land Use

The proposed request to determine Scottsdale City Hall with a Historic Preservation status (Historic Resource and/or Landmark) conforms to the policies of General Plan 2035 and the Old Town Scottsdale Character Area Plan.

Community Involvement

This proposal will include standard community involvement consisting of public notice in the newspaper, online notification, postcard mailing to interested parties and community outreach meetings – including the following two (2) public outreach events:

- Open House, April 12th and 13th, 2023, 5:00PM, Community Design Studio

Community Impact

This proposal provides increased public awareness of Scottsdale's heritage; identifying a historic and cultural resource and/or landmark; designating and recognizing a significant local resource; and assisting in protecting, preserving and enhancing an example of Scottsdale's past.

STAFF RECOMMENDATION

Recommended Approach

Staff recommends that City Council initiate both a Zoning District Map Amendment (ZN) and a Historic Preservation (HP) Case for Scottsdale City Hall, located at 3939 North Drinkwater Boulevard.

RESPONSIBLE DEPARTMENT

Planning and Development
Current & Long Range Planning Services

STAFF CONTACT

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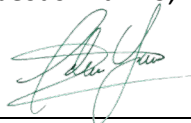
APPROVED BY



March 2, 2023

Jesus Murillo, Report Co-Author

Date



03/02/2023

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Date



3/6/2023

Tim Curtis, AICP, Current Planning Director
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Date



03/02/2023

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Date

ATTACHMENTS

1. December 7, 2021 City Council Meeting Minutes
2. 2022 Historic Preservation Commission Work Program
3. 158-PA-2023: Scottsdale City Hall HP Zoning Initiation Narrative