

PLANNING COMMISSION REPORT



Meeting Date: May 24, 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

Scottsdale City Hall Historic Preservation 3-ZN-2023 & 21-HP-2023

Request to consider the following:

1. Recommendation to City Council for approval of a zoning district map amendment (3-ZN-2023) from Downtown, Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) to Downtown, Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) and (21-HP-2023) to determine the historic significance of City Hall as a Scottsdale Landmark, develop a Historical Significance Report, and establish a Historic Preservation Plan and Design Guidelines on +/- .65 acres of a +/- 8.54 acre site.
2. Recommendation to City Council to designate Scottsdale City Hall as a Scottsdale Landmark on +/- .65 acres of a +/- 8.54 acre site, with existing Downtown, Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning designation to be rezoned with case 3-ZN-2023, to Downtown, Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) zoning designation and approve the Historic Preservation Plan and Guidelines for Scottsdale City Hall.

Goal/Purpose of Request

The applicant is not proposing any changes to City Hall with this request, the purpose of this request will promote and celebrate public awareness of City Hall as a focal point in Scottsdale's heritage; designate City Hall as a significant local resource; and assist in protecting, preserving and enhancing City Hall into the future.

Key Items for Consideration

- No changes to Scottsdale City Hall are proposed with this request.
- Scottsdale City Council requested staff to agendize the initiation of a historic preservation amendment for Scottsdale City Hall on December 7, 2021 (Attachment 4).
- 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 5).

OWNER

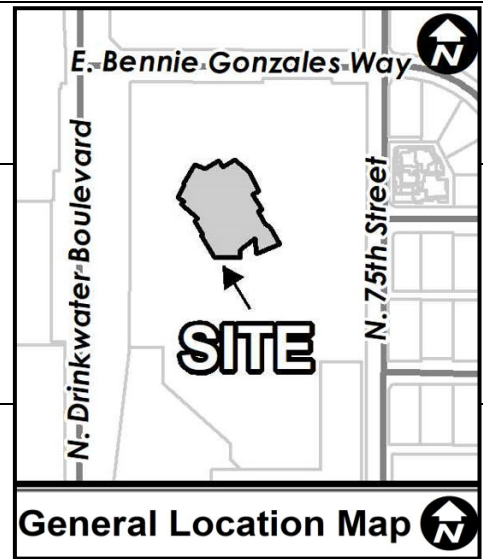
City of Scottsdale

APPLICANT CONTACT

Adam Yaron
City of Scottsdale
480-312-2761

LOCATION

3939 North Drinkwater Boulevard, Scottsdale, AZ 85251



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 are 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. A Zoning Map Amendment for the Scottsdale Civic Center Mall, including Scottsdale City Hall along with an updated Municipal Use Master Site Plan were approved in 2017 changing the zoning to Downtown/Downtown Civic Center – Type 2 Planned Block Development Overlay Downtown Overlay (D/DCC-2 PBD DO). The Downtown, Downtown Civic Center sub-district includes lush lawns, public art, large special and sporting events, and many civic buildings, including City Hall, Civic Center Library, Scottsdale Center for the Performing Arts, Scottsdale Stadium, and the Scottsdale Museum of Contemporary Art. The zone is intended to include uses for recurring shopping, service needs, offices, civic and social organizations, cultural Institutions, and municipal government.

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.

Adjacent Uses and Zoning

- North Existing municipal office, East Indian School Road right of way, and residential uses beyond, zoned Downtown/Downtown Civic Center – Type 2 Planned Block Development Overlay Downtown Overlay (D/DCC-2 PBD DO) and Downtown / Office Residential – Type 2 Planned Development Block Overlay Downtown Overlay (D/OR-2 PBD DO)
- South Scottsdale Civic Center, Civic Center Library and structured parking, zoned Downtown/Downtown Civic Center – Type 2 Planned Block Development Overlay Downtown Overlay (D/DCC-2 PBD DO).
- East Scottsdale Civic Center, surface parking, North 75th Street right of way and mixed-use developments beyond zoned Downtown/Downtown Civic Center – Type 2 Planned Block Development Overlay Downtown Overlay (D/DCC-2 PBD DO) Downtown/Downtown Multiple Use – Type 2 Downtown Overlay (D/DMU-2 DO), and Downtown / Office Residential – Type 2 Downtown Overlay (D/OR-2 DO)
- West Scottsdale Civic Center mall, North Drinkwater Boulevard right of way, and existing hotel, zoned Downtown/Downtown Civic Center – Type 2 Planned Block Development Overlay Downtown Overlay (D/DCC-2 PBD DO) and Central Business Downtown Overlay (C-2 DO).

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 the Downtown Overlay to the property.
- 5-ZN-2017, 22-UP-1990#2, and 6-UP-2017 Approval of a Zoning District Map Amendment and updating the Scottsdale Civic Center Master Plan

APPLICANT’S PROPOSAL

Description of Property

Scottsdale City Hall is located at 3939 North Drinkwater Boulevard in Scottsdale, Arizona (Attachments 1 and 1A). The building was originally constructed in 1968 by notable architect Bennie M. Gonzales as part of his 1966 master plan for the Scottsdale Civic Center complex. 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 building is a purpose-built municipal building that houses the City of Scottsdale Council chambers along with municipal offices such as the Office of the Mayor, City Manager, City Clerk and others. The building exhibits a stylistically integrated design that serves as a centerpiece of regional architectural style in Scottsdale.

Purpose of Request

On March 21, 2023 (Attachment 6), Scottsdale City Council initiated two cases pertaining to this request:

1. A Zoning District Map Amendment (3-ZN-2023) 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) (Attachment 7) to Downtown Civic Center Type 2 Planned Block Development Downtown Overlay Historic Property district (D/DCC-2 PBD DO HP) (Attachment 8) on +/- .65 acres of a +/- 8.54 acre site; and
2. A Historic Property (21-HP-2023) 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.

The (HP) Historic Property zoning overlay district is intended to protect and enhance the cultural, historical, social or archaeological heritage of the city. The HP District encourages the retention of historic resources by keeping them in active use in their original appearance, setting, and placement. More specifically, the purposes of these historic preservation regulations are to:

- A. Protect, enhance and preserve improvements and landscape features of historic resources which represent distinctive elements of the city's cultural, educational, social, economic, political, architectural and archaeological history;
- B. Safeguard the city's historic, aesthetic and cultural heritage, and encourage cultural heritage tourism at appropriate historic and archaeological sites;
- C. Foster civic pride in the accomplishments of the past and promote public awareness of the rich heritage of Scottsdale from all periods of history and prehistory;

- D. Retain and enhance historic resources and those properties which contribute to the character of an Historic Property District, and encourage their adaptation for current use;
- E. Assure that alterations of existing structures are compatible with the original structure and character of an historic resource;
- F. Assure new construction and subdivision of lots in an Historic Property District are compatible with the character of the district;
- G. Encourage the restoration of historic resources, and protect and enhance property values through the restoration, preservation and promotion of historic resources.

Although no changes are proposed to City Hall with this request, the purpose of this request will promote and celebrate public awareness of City Hall as a focal point in Scottsdale's heritage; designate City Hall as a significant local resource; and assist in protecting, preserving and enhancing City Hall into the future.

Historical Designation Report

In early 2023, staff contracted with Logan Simpson Design to complete a Historic Designation Report for the Scottsdale Historic Register and establish a Historic Preservation Plan for Scottsdale City Hall (Attachment 3 – Exhibit 1).

Pursuant to Section 6.113 of Scottsdale's Zoning Ordinance there are two categories of designation with specific criteria, that may be considered with the application of the Historic Property Zoning Overlay District: A) Historic Resources, and B) Landmarks. The criteria for each are as follows:

Historic Resource. To be eligible for designation as an historic resource and placement on the Scottsdale Historic Register, a district, site, building, structure, or object must be located in Scottsdale and have special historical significance in United States, Arizona or Scottsdale history, architecture, archaeology, engineering, or culture. Fifty (50) years of age is a general estimate of the time necessary for achieving historical significance, but resources younger than fifty (50) years are eligible for designation as an historic property and placement on the Scottsdale Historic Register in appropriate cases. Historical significance is present in buildings, districts, structures, sites, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable whole whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history; and
5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possess physical features necessary to convey that significance and are significant within the historic context of the Scottsdale geographic area

and chronological periods known to have been associated with the occupation and settlement of Scottsdale by people from all involved cultures.

Landmarks. To be eligible for designation as a Landmark, a district, site, building, structure or object must meet all the criteria for designation as an historic resource and placement on the Scottsdale Historic Register, and in addition must possess exceptional significance in United States, Arizona or Scottsdale history, archaeology, architecture, engineering, or culture, as determined by the City Council. Such exceptional significance is present in those historic resources which:

1. Contain outstanding or extraordinary examples of an architectural style; and/or
2. Contain or are associated with a major historic event or activity; and/or
3. Are associated with the lives of historically significant persons; and/or
4. Embody distinctive characteristics of a type, period, or method of construction; and/or
5. Represent the work of a master; and/or
6. Contain important, intact archaeological resources; and/or
7. Are of unique visual quality and identification; and/or
8. Are of general historic or cultural recognition by the community.

Based on the analysis and recommendations from the Historic Designation Report, Scottsdale City Hall is recommended as eligible for listing as a Landmark as it meets the criteria listed in Sections 6.113.A.3, 6.113.A.5, 6.113.B.1, 6.113.B.5, 6.113.B.7, and 6.113B.8. The building is over fifty years of age and possesses integrity of location, setting, design, workmanship, materials, feeling, and association. The building represents the work of a master and possesses high artistic values. Additionally, it is an outstanding example of the Pueblo Revival architectural style and represents the work of master architect Bennie M. Gonzales. A Statement of Significance within the Report describes the importance of this designation and how it meets the Landmark criteria. Further, the Report identifies character-defining features of the building and how it should be preserved to permit the building to continue to display tangible ties to its significance within the community.

Historic Preservation Plan

The primary goal when practicing historic preservation is to preserve the character-defining features of the building and to allow the building to visually communicate its significance. Alterations should be addressed on a case-by-case basis. Proposed alterations to the building should be assessed for their physical impact upon the character-defining features of the building and should be carried out in adherence with the applicable Rehabilitation Standards. The specific character defining features for Scottsdale City Hall are listed below and guidance is provided to help manage future alteration decisions.

Exterior Defining Features:

Design features that relate the building to the Pueblo Revival style

- Irregular stepped massing
- Asymmetrical shape and form
- Tapered walls
- Tapered columns

- Flat roof with parapet wall
- Recessed windows
- Rough stucco cladding

Design features that demonstrate Mid-Century Modern architectural style principles

- Floor to ceiling windows
- Blending of interior and exterior spaces (i.e., porch on the south elevation)
- Asymmetrical shape and form
- Distinctive fenestration pattern on each elevation
- Emphasis on horizontality and verticality through tapered columns and varied rooflines.

Organization of circulation networks

- Primary public entrance on the west elevation
- Staff entrances on the northeast, east, and southeast elevations

Artistic principles incorporated into overall design

- Balance of solid and void, positive and negative space
- Multi-bay elevations
- “Navajo White” paint color
- Obtuse angles

Exterior Preservation Recommendations:

It is recommended that future alterations should use similar design principles as listed above to avoid detracting from or negatively impacting the current character-defining features of the exterior. Alterations that disrupt the balance of positive and negative space, create visual symmetry, and employ right or acute angles are not recommended. Alterations that adversely impact the overall Pueblo Revival style of the building by altering or removing the features listed above are not recommended.

The porch on the south elevation should be preserved as it is a tangible aspect of the original Bennie Gonzales design. The porch is a significant character-defining feature of the exterior as it represents a tangible aspect of the Mid-Century Modern architectural style influence on the design of the building. The organization of the circulation networks should be maintained with the primary public entrance on the west elevation with staff entrance organized on the remaining elevations. Due to the significance of the “Navajo White” paint color on the rough stucco cladding, the color is recommended to be preserved. Alterations and additions should be compatible to the original building in terms of scale, massing, and materials.

Interior Defining Features:

Atrium

- Recessed floor
- Offices organized around the perimeter of the recessed floor
- Enclosed dais

Organization of circulation networks

- Pathways organized around perimeter of the recessed floor

- Ramps organized along perimeter of the recessed floor

Consistency with exterior design

- Rough stucco cladding
- Emphasis on horizontal and vertical lines
- Tapered columns

Artistic features

- Stained-glass skylights
- Balance of solid and void, positive and negative space
- Asymmetry
- Obtuse angles

Interior Preservation Recommendations:

It is recommended that future alterations should use similar design principles as listed above to avoid detracting from or negatively impacting the current character-defining features of the interior.

Alterations that disrupt the balance of positive and negative space, create visual symmetry, and employ right or acute angles are not recommended. It is recommended that the atrium be preserved with subdivided office spaces organized around the perimeter of the recessed floor. Circulation networks around the atrium and material features that create visual continuity with the exterior are recommended to be retained.

Housing Cost

In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

Open houses were advertised with two signs posted on the site, postcards were sent by the City to property owners within 1,250-feet of the subject site, published legal ads within the newspaper and through City eNewsletters. On April 12, 2023 and April 13, 2023, open house meetings regarding the Zoning Map Amendment and Historic Overlay were held, 9 people attended. As of the writing of this report, staff has not received any comments in opposition or support of the proposal. Attachment 9 includes a summary of all community involvement.

OTHER BOARDS & COMMISSIONS

Historic Preservation Commission

The Historic Preservation Commission considered these cases at their regular meeting on May 4, 2023 (Attachment 10). The Commission recommended unanimous approval (4-0) of both 3-ZN-2023 and 21-HP-2023.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission recommend approval to City Council the following:

1. A Zoning District Map Amendment (case 3-ZN-2023) for Scottsdale City Hall located at 3939 North Drinkwater Boulevard, changing the zoning from Downtown/Downtown Civic Center Type 2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO) to Downtown/Downtown Civic Center Type 2 Planned Block Development Downtown Overlay Historic Property (D/DCC-2 PBD DO HP) on +/- .65 acres of a +/- 8.54 acre site consistent with the Scottsdale General Plan 2035 and Old Town Scottsdale Character Area Plan;
2. Designating Scottsdale City Hall as a Scottsdale Landmark (case 21-HP-2023) finding uniqueness and exceptional significance of City Hall as a historic resource, as per Sections 6.113.A.3, 6.113.A.5, 6.113.B.1, 6.113.B.5, 6.113.B.7, and 6.113.B.8 of the city's Zoning Ordinance; and
3. Direct the city manager or designee to process the Historic Preservation Plan and Guidelines for Scottsdale City Hall (case 21-HP-2023) consistent with Sections 6.118.F. and 6.119.B. of the city's Zoning Ordinance.

Proposed Next Steps:

- City Council to consider possible adoption of the requests on June 13, 2023
- Based on the recommended approach, once adopted by City Council, bring the Historic Preservation Plan and Guidelines for Scottsdale City Hall to the Historic Preservation Commission for approval.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Historic Preservation Office

STAFF CONTACT

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Phone: 480-312-2761 E-mail: ayaron@scottsdaleaz.gov

APPROVED BY



Adam Yaron, Report Author

May 10, 2023

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

05/17/2023

Date



Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05/11/2023

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4597
Exhibit 1: Zoning Map
3. Resolution No. 12821
Exhibit 1: Historic Designation Report and Historic Preservation Plan for Scottsdale City Hall
4. December 7, 2021 City Council Meeting Minutes
5. 2022 Historic Preservation Commission Work Program
6. March 21, 2023 City Council Marked Agenda
7. Existing Zoning Map
8. Proposed Zoning Map
9. Community Involvement Report
10. May 4, 2023 Historic Preservation Commission Marked Agenda



Q.S.
16-45
Google Earth Pro Imagery

Context Aerial

3-ZN-2023 & 21-HP-2023

Attachment 1



Close-up Aerial

3-ZN-2023 & 21-HP-2023

DRAFT

ORDINANCE NO. 4597

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 3-ZN-2023 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), AND IN CASE NO. 21-HP-2023 HAVE DETERMINED THE HISTORIC SIGNIFICANCE OF SCOTTSDALE CITY HALL AS A SCOTTSDALE LANDMARK, AND DEVELOPED A HISTORICAL SIGNIFICANCE REPORT WITH A HISTORIC PRESERVATION PLAN, ON +/- .65 ACRES OF A +/- 8.54 ACRE SITE, LOCATED AT 3939 NORTH DRINKWATER BOULEVARD.

WHEREAS, the Historic Preservation Commission held a hearing on May 4, 2023; and

WHEREAS, the Planning Commission held a hearing on May 24, 2023; and

WHEREAS, pursuant to Section 6.118.I.2. the Historic Preservation Commission, Planning Commission, and City Council have determined that Scottsdale City Hall meets the criteria as a Scottsdale Landmark, meeting the criteria for designation as a Historic Resource (Section 6.113.A.3 and Section 6.113.A.5), as it possesses uniqueness and exceptional significance (Section 6.113.B.1, Section 6.113.B.5, Section 6.113.B.7, and Section 6.113.B.8) in Scottsdale's history, architecture, and culture, with the following significance:

- 1) Having embodied the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable whole whose components may lack individual distinction; and
- 2) Having retained the integrity of location, design, setting, materials, workmanship, feeling, and association, possess physical features necessary to convey that significance and are significant within the historic context of the Scottsdale geographic area and chronological periods known to have been associated with the occupation and settlement of Scottsdale by people from all involved cultures; and
- 3) Is associated with the lives of historically significant persons; and
- 4) Represents the work of a master; and
- 5) Has unique visual quality and identification; and
- 6) Is of general historic or cultural recognition by the community.

WHEREAS, the City Council is authorized to approve, approve with modifications, or deny the request for HP District designation and rezoning, and any associated Historic Preservation Plan; and

WHEREAS, the City Council has considered the probable impact of Ordinance No. 4597 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale (“District Map”) be amended to conform with the decision of the Scottsdale City Council in Case No. 3-ZN-2023.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the “District Map” adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning +/- .65 acres of a +/- 8.54 acre site located at 3939 North Drinkwater Boulevard and marked as “Site” (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Downtown/Downtown Civic Center Type 2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO) to Downtown/Downtown Civic Center Type 2 Planned Block Development Downtown Overlay Historic Property (D/DCC-2 PBD DO HP), and by adopting that certain document entitled “Historic Designation Report and Historic Preservation Plan for Scottsdale City Hall” (21-HP-2023) declared as public record by Resolution No. 12821 which is incorporated into this ordinance by reference as if fully set forth herein.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2023.

ATTEST:

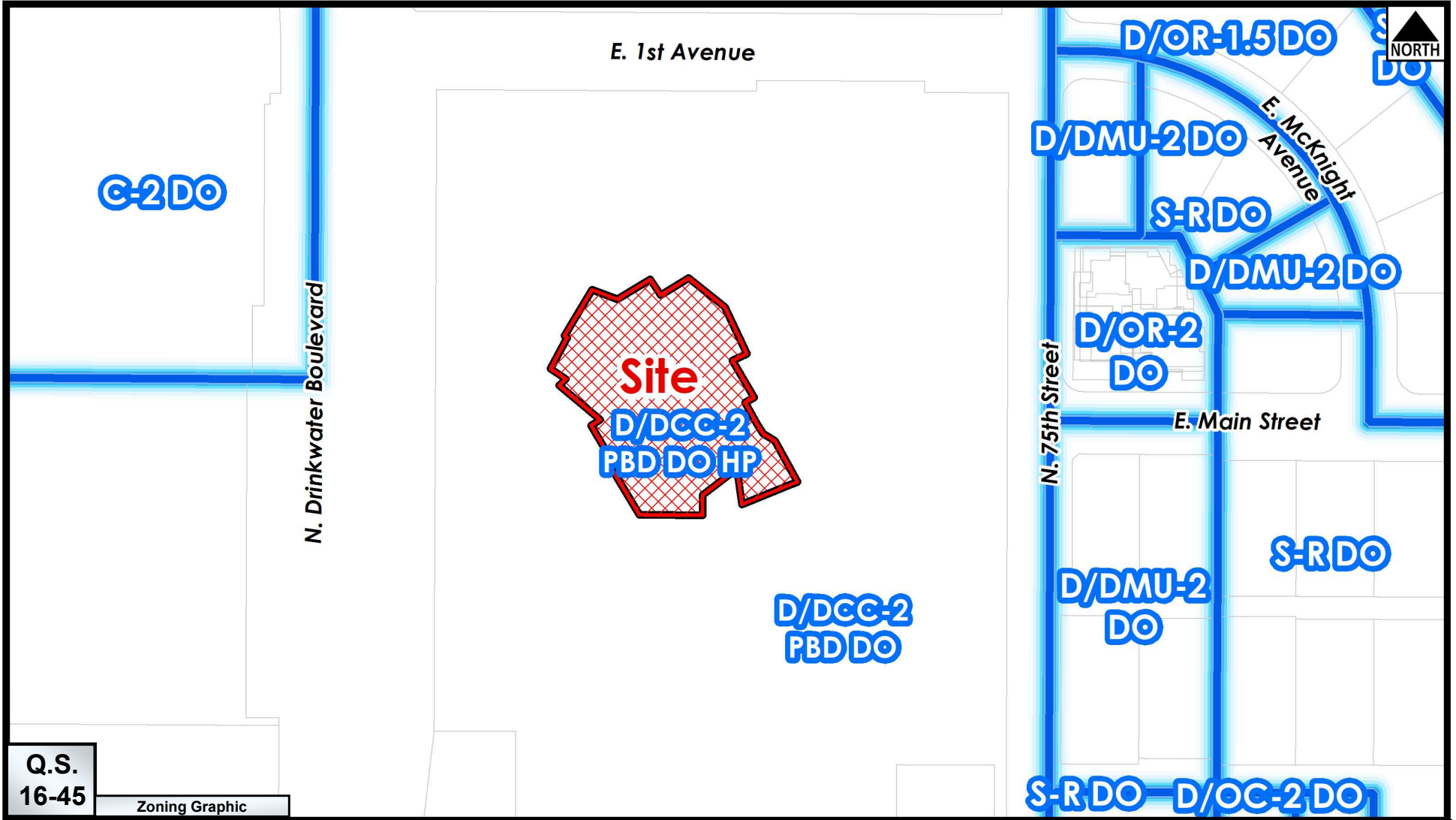
CITY OF SCOTTSDALE, an Arizona municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Proposed Zoning

3-ZN-2023 & 21-HP-2023

DRAFT

RESOLUTION NO. 12821

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "HISTORIC DESIGNATION REPORT AND HISTORIC PRESERVATION PLAN FOR SCOTTSDALE CITY HALL".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, Scottsdale City Hall meets an eligibility requirement as a Historic Resource, pursuant to Section 6.113.A.3 and Section 6.113.A.5 of the Zoning Ordinance; and

WHEREAS, Scottsdale City Hall meets eligibility requirements as a Scottsdale Landmark, pursuant to Section 6.113.B.1, Section 6.113.B.5, Section 6.113.B.7, and Section 6.113.B.8 of the Zoning Ordinance; and

WHEREAS, the City Council is authorized to approve, approve with modifications, or deny the request for HP District designation and rezoning, and any associated Historic Preservation Plan; and

WHEREAS, the City Council held a public hearing on June 13, 2023 and determined Scottsdale City Hall with a Scottsdale Landmark designation, approving the associated Historic Preservation Plan for Scottsdale City Hall.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the required Historic Resource findings in Section 6.113.A of the Zoning Ordinance have been met.

Section 2. That the required Scottsdale Landmark findings in Section 6.113.B of the Zoning Ordinance have been met.

Section 3. That certain document entitled "Historic Designation Report and Historic Preservation Plan for Scottsdale City Hall" attached as Exhibit A, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

Section 4. Pursuant to Sec. 6.119.B, that certain document entitled "Historic Designation Report and Historic Preservation Plan for Scottsdale City Hall" will not go into effect until and unless it is approved by the Historic Preservation Commission through 21-HP-2023.

PASSED AND ADOPTED by the Council of Scottsdale this ____ day of _____, 2023.

ATTEST:

CITY OF SCOTTSDALE, an Arizona

municipal corporation

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

DRAFT

Scottsdale City Hall

Historic Designation Report for the City of Scottsdale Historic Register & Historic Preservation Plan

Maricopa County, Arizona

Prepared for:

The City of Scottsdale Historic Preservation Commission

Prepared by:

Mariah Justice, M.Sc.

Amanda Peters, M.A.

Submitted by:

John Southard, M.A.



L O G A N S I M P S O N

Scottsdale City Hall
Historic Designation Report for the City of Scottsdale Historic Register
&
Historic Preservation Plan

Prepared for:

The City of Scottsdale Historic Preservation Commission
3939 North Drinkwater Boulevard
Scottsdale, Arizona 85251

Prepared by:

Logan Simpson
51 West Third Street, Suite 450
Tempe, Arizona 85281



L O G A N S I M P S O N

May 2023

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On April 26, 2023, Historic Preservation Program Lead, John Southard, and Deputy Historic Preservation Program Lead, Mariah Justice, met with Mayor David Ortega and Mr. B.J. “Barney” Gonzales, son of architect Bennie M. Gonzales, to discuss the origin, construction, and impact of Scottsdale City Hall. Logan Simpson recorded their experience, knowledge, and expertise and incorporated the information into this report.



Photo 1. From left to right: John Southard, Mariah Justice, Mayor Ortega, and Mr. B.J. Gonzales

Introduction

Scottsdale City Hall is located at 3939 North Drinkwater Boulevard in Scottsdale, Arizona. The building was originally constructed in 1968 by notable architect Bennie M. Gonzales, FAIA as part of his 1966 master plan for the Scottsdale Civic Center complex (Photograph 1). The building is a purpose-built municipal building that houses the City of Scottsdale City Council chambers along with municipal offices such as the Office of the Mayor, City Manager, and others. The building exhibits a stylistically integrated design that serves as a centerpiece of regional architectural style in Scottsdale.

The irregular stepped massing rises from the landscape with varying roof lines allowing the eye to travel along the horizontal form, speaking to the mid-century modern influence on architectural design. Voids in the form of entries and recessed windows balance the otherwise blind walls of the exterior. Parapet walls obscure the flat roof and tapered, rough stucco walls evoke memories of Puebloan building traditions. A striking and memorable presence is articulated through a balanced blending of traditional and modern architectural practices.

The interior design alludes to the ancestral Puebloan kiva – a large underground room that is circular in form and traditionally utilized for spiritual and political ceremonies. The interior of Scottsdale City Hall is centered around an atrium with subdivided office spaces surrounding the perimeter, accessible through recessed entries between engaged tapered columns. The atrium evokes feelings of openness and transparency through obtuse angles and high ceilings, despite the contrast created by robust building materials and imposing engaged columns and stairways. The design of the interior reinforces the theme of open government for the people and transparency of elected City officials.



Photo 2. Historic view of the primary entrance to Scottsdale City Hall, c.1968 (Scottsdale Public Library)

Narrative Description

Scottsdale City Hall is constructed entirely of concrete block and beam. The double concrete walls are eight inches thick with four feet of space between the two walls for wiring and insulation (Photograph 2).¹ The construction materials and architectural design serve practical function by insulating the building from the extreme heat during the summers. It is low-lying in shape and form with emphasis on horizontality and verticality. The building utilizes a Pueblo Revival architectural style integrated with Mid-Century Modern design principles. The recessed windows on all elevations, flat roof with parapet wall, tapered walls and columns, stepped massing, lack of ornamentation, and the rough stucco exterior cladding speak to the Pueblo Revival architectural style of the building. The building blends the exterior and interior on all elevations through features such as porches, placement of entrances, and the use of floor to ceiling fenestration. The use of exterior tapered support columns gives the building the appearance of upper levels resting on these columns, further emphasizing the stepped massing. The tiered form of the building, with the center roofline rising above the surrounding wings emphasizes the irregular form along with the horizontal and vertical lines accentuated with the exterior design.



Photo 3. Historic view of the west elevation under construction. The double concrete block walls and beam construction can be clearly seen, c. 1967 (Scottsdale Public Library)

The irregular massing is carried over to the interior of the building with an asymmetrically organized atrium serving as the primary interior space (Figures 1 & 2). Subdivided office spaces are organized along the perimeter of the interior. Themes of solid and void are continued from the exterior while facilitating practical municipal functions.

¹ *A Bit of Information, Scottsdale Civic Center*, "Southwest Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

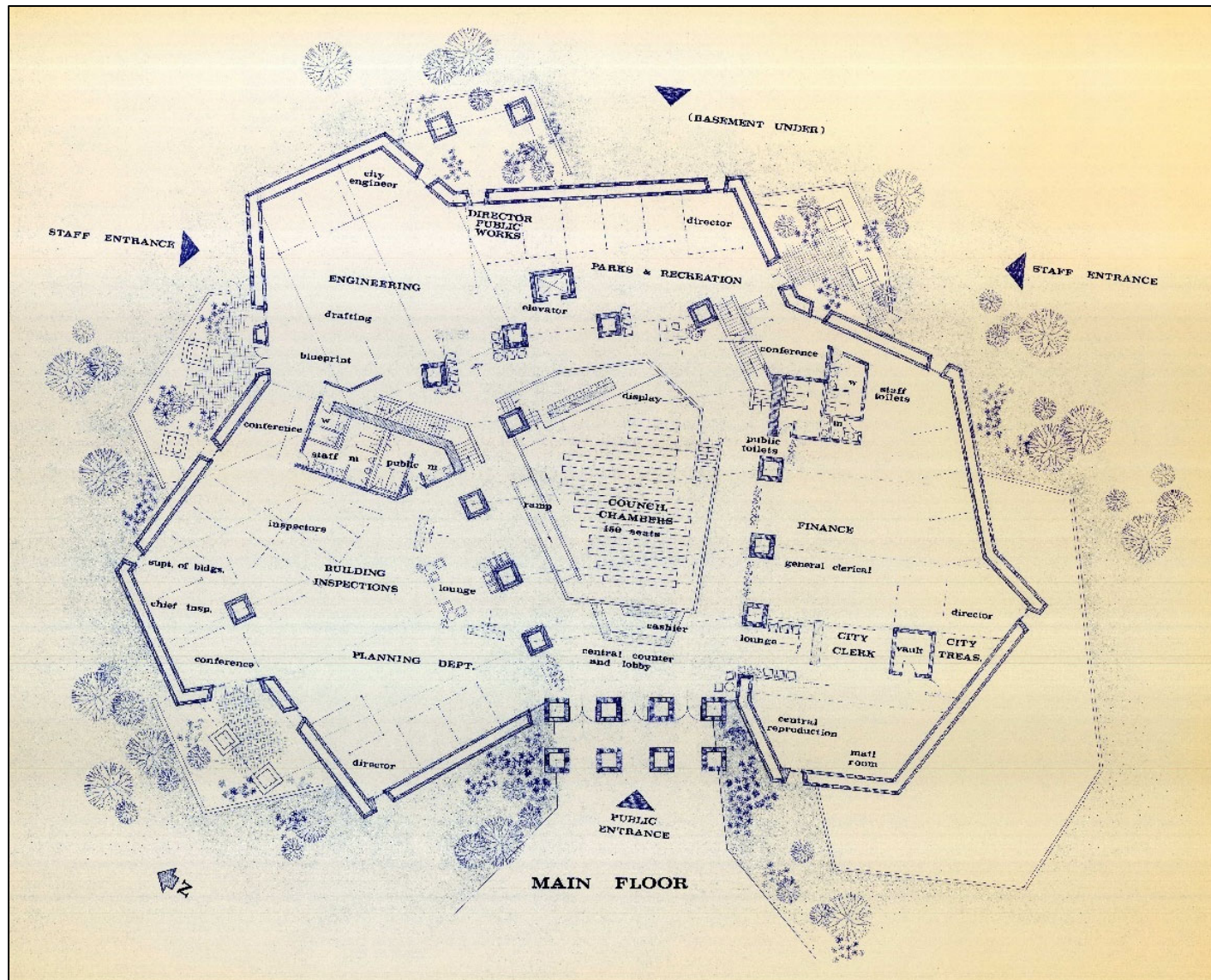


Figure 1. Bennie Gonzales drawing of the first floor of Scottsdale City Hall (Scottsdale Public Library)

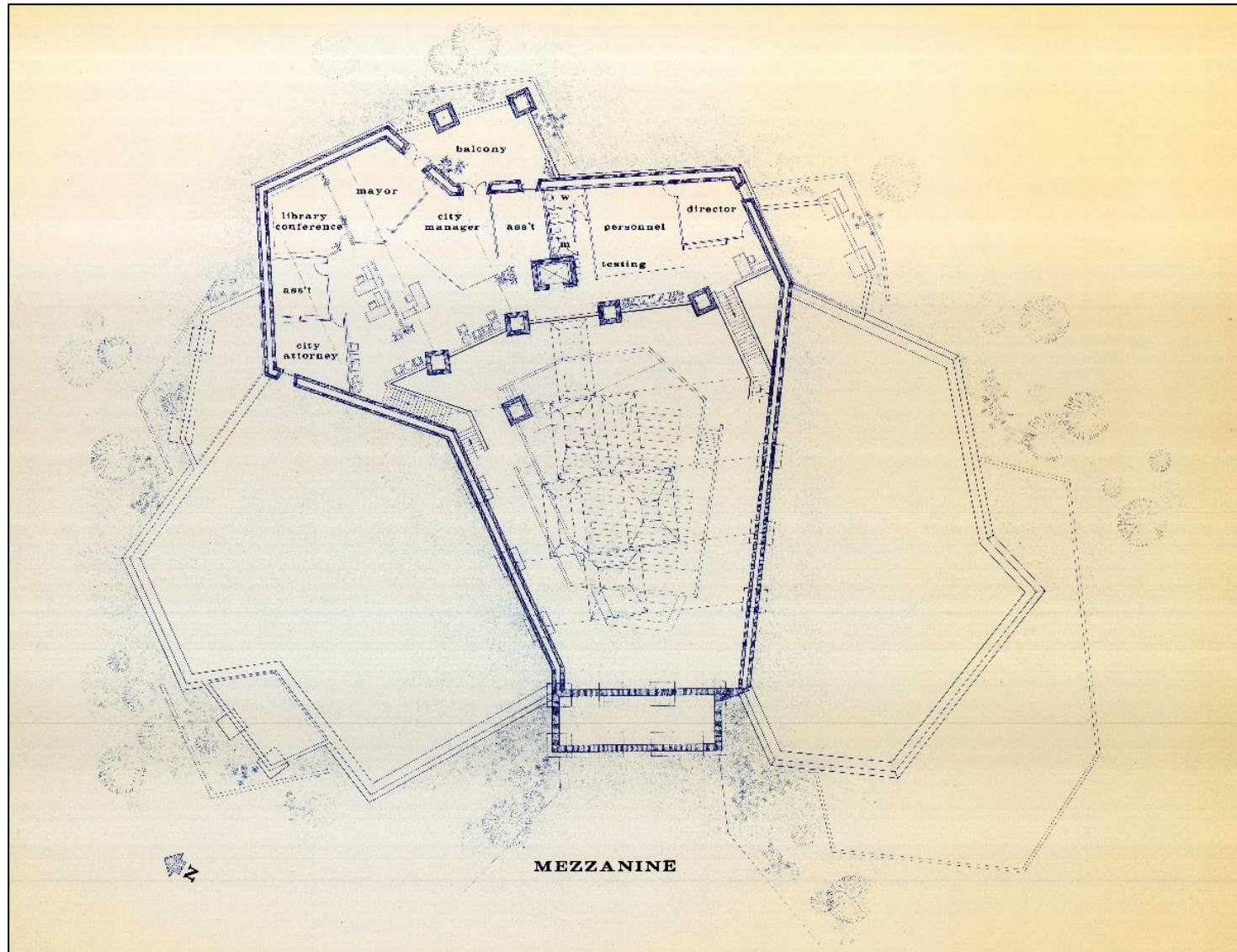


Figure 2. Bennie Gonzales drawing of the mezzanine of Scottsdale City Hall (Scottsdale Public Library)

Exterior

The west elevation composes the primary elevation of the building. From this elevation, the irregular, stepped massing is most prevalent. The southernmost end of this elevation has a single recessed floor to ceiling window. The building is identified as “Scottsdale City Hall” along this elevation between the floor to ceiling window and the three-bay entrance vestibule.

The primary entrance into the interior of the building is entered through a symmetrically organized three-bay vestibule on the west elevation (Photograph 3). Two sets of aluminum-framed glass double doors are separated by a floor to ceiling picture window and lead from the exterior of the building into the vestibule space (Photograph 4). Both exterior doors are topped by an aluminum framed picture window that visually integrates both entrances with the center picture window to provide a symmetrical and vertical appearance.

North of the entrance, the west elevation is visually divided into two bays via varied depths of the concrete walls. The first bay has a single recessed floor to ceiling picture window while the second bay has a single steel door emergency exit in the center of the bay (Photograph 5).

The north elevation is visually organized into two bays via varied depths of the concrete walls at the west end. The western bay has two nine light metal framed floor to ceiling windows separated by two engaged tapered columns (Photograph 6). The northern bay is devoid of fenestration. The north elevation at the east end is the primary staff entrance into the building (Photograph 7). The elevation is organized by a three bay, single-story portion at the west end with the second-story massing at the east end. The westernmost bay has a single recessed floor to ceiling window. The central bay has a double aluminum framed glass door entry. A single light horizontal picture window comprises the third bay. Engaged tapered columns separate the second and third bays (Photograph 8). The second-story portion has asymmetrically arranged recessed windows with one window opening to the first floor and the other to the second floor.

The northern portion of the east elevation has two symmetrically arranged recessed windows opening to the second floor. The elevation is otherwise devoid of fenestration or ornament. The elevation has a single aluminum framed glass door staff entrance on the first floor with an external quarter-turn stair leading to the second story. A small landing is formed at the top of the stairs and the roof extends above the entryway to provide shelter from the elements. A semi-engaged tapered column rises from ground level to support the overhanging roof. The second story has a band of multi-light picture windows that span the perimeter of the bay and the top landing. An engaged tapered column separates the band of windows. Moving southward, the elevation is composed of a loading bay framed by a stepped concrete wall. A single recessed window to the first story comprises the only fenestration above the loading bay (Photograph 9).

A porch covered entry composes the southern portion of the east elevation (Photograph 10). The overhanging roof of the single-story is supported by a tapered column. The entryway is recessed through tapered walls and is comprised of a single aluminum framed glass door flanked by aluminum framed picture windows. Two recessed windows occupy the western wall of this elevation.

The south elevation is visually divided into three bays via varied depths of the concrete walls. A single recessed floor to ceiling windows occupies the westernmost end of both the second and third bays.



Photo 4. Primary entrance into Scottsdale City Hall. View facing southeast (Logan Simpson, 2023)



Photo 5. Entrance doors into Scottsdale City Hall. View facing southeast (Logan Simpson, 2023)



Photo 6. View of west elevation. View facing southeast (Logan Simpson, 2023)



Photo 7. View of north elevation. View facing east (Logan Simpson, 2023)



Photo 8. View of staff entrance on the north elevation. View facing west (Logan Simpson, 2023)



Photo 9. View of staff entrance on the north elevation. View facing northwest (Logan Simpson, 2023)



Photo 10. View of east elevation. View facing northwest (Logan Simpson, 2023)



Photo 11. View of porch on the east elevation. View facing northwest (Logan Simpson, 2023)

Interior

The primary entrance into the building is through the two sets of double doors on the west elevation that lead to a small vestibule (Photographs 3 & 4). The interior of the vestibule is organized identically to the exterior with three bays. Each bay is comprised of a pair of aluminum framed glass double doors (Photograph 11).

The vestibule leads into the atrium, which serves as the primary interior space of Scottsdale City Hall (Photograph 12). Asymmetrically arranged stained-glass skylights occupy the ceiling above the recessed floor of the atrium (Photographs 19 & 20). Interior walls and columns are rough stuccoed. Three rectangular tapered columns support the second story along both the north and south of the interior space. To the east of the interior, four identical rectangular tapered columns rise to support the roof and create a mezzanine along the eastern portion of the room. A security desk occupies the initial western portion of the space and directs visitors along the walkways to the north and south. Steps to the north and south of the security desk provide access to the centrally located recessed floor. To the south and east of the security desk, an ADA compliant ramp provides access to the recessed floor.

The recessed floor serves as a significant feature associated with the interior of the building, with the subdivided interior spaces and second floor are organized around the perimeter of the irregularly shaped recessed floor space. An ADA compliant ramp defines the south and west edges of the recessed floor. A raised wall provides space for a screen at the southeast end of the recessed space. A set of stairs at the east of the recessed floor provide access to the main level and the dais. The dais occupies the northeastern portion of the recessed floor and provides a designated space for council or commission members. An ADA compliant ramp is behind the dais and obscured by a stepped wall (Photograph 13). The north portion of the recessed floor space is bound by a low interior wall.

Interior circulation is created via two walkways to the north and south of the security desk. These walkways are defined by a low, rough stuccoed interior wall (Photograph 14). The northern walkway leads to enclosed office space entered through a recessed entryway between two of the rectangular tapered support columns. An aluminum framed glass doorway topped by a picture window with three picture windows to the west provides access into the subdivided office space (Photograph 16).

The southern walkway leads to three subdivided office spaces, each entered through three separate recessed entryways between the single-story rectangular tapered columns. All doors consist of aluminum framed glass, with the westernmost and easternmost entries surrounded by aluminum framed picture windows (Photograph 15). The southern walkway leads to a set of stairs at its easternmost end. The walkway continues along the first floor of the eastern portion of the interior space, as leads to the north. This walkway leads to the subdivided office spaces that characterize the first floor of the northern portion of the interior of the building. An elevator is centrally located along the east interior wall. A second stairway at the northeast corner leads to the mezzanine (Photograph 17).

The stairs at the southeast corner lead to the mezzanine that spans the entirety of the eastern wall of the interior space (Photograph 18). Solid concrete railing spans the length of the mezzanine. The mezzanine leads to subdivided office space at the southeast corner, a centrally located elevator, and landing with subdivided office space at the northeast corner.



Photo 12. Aluminum framed glass doors as seen from the interior of the vestibule. View facing east (Logan Simpson, 2023)



Photo 13. Panoramic view of the atrium. View facing east (Logan Simpson, 2023)



Photo 14. View of the dais, stepped wall, and eastern stairs as viewed from the recessed floor. View facing east (Logan Simpson, 2023)



Photo 15. View of the atrium and recessed floor space. View facing southwest (Logan Simpson, 2023)



Photo 16. View of partitioned office space along southern portion of atrium. View facing southeast (Logan Simpson, 2023)



Photo 17. View of office space entered from the northern walkway. View facing north (Logan Simpson, 2023)



Photo 18. Panoramic view of the atrium from the mezzanine. View facing west (Logan Simpson, 2023)



Photo 19. View of the mezzanine along the eastern wall. View facing southeast (Logan Simpson, 2023)



Photo 20. Asymmetrically arranged stained-glass skylights. View facing east (Logan Simpson, 2023)



Photo 21. Representative view of stained-glass skylights (Logan Simpson, 2023)

Alterations

Scottsdale City Hall underwent later alterations following its original design and construction in 1968. In the mid-1980s, coinciding with a larger urban renewal effort in Scottsdale, the City altered the interior and exterior of the building to provide for expanded city services within the interior and greater security from the exterior.

Exterior alterations involved the enclosure of the porches on the northwest, north, and east elevations, along with the enclosure of the balcony adjacent to the Mayor's Office on the second floor of the east elevation. The porches were enclosed in a manner consistent with the original design intent of the building utilizing the existing roofline of the canopy to continue the obtuse angles that define the exterior form. Walls were recessed utilizing the existing tapered support columns so as to not obscure the prominence of the columns along each elevation. The balcony was enclosed using picture windows to continue to the appearance of void along the second story of the east elevation. Further exterior modifications include the addition of windows along the north, east, and south elevations corresponding to the subdivision of interior office space.

The original public entrance through the porch was enclosed in the early twenty-first century to create the entrance vestibule to provide more security for the building (Photographs 26-27). The creation of the vestibule slightly diminishes the original design intent of the building as it reduces the amount of natural sunlight permitted into the atrium. However, the enclosure of the porch utilizes tinted glass windows and doors to mimic the original design intent of voided space between the tapered columns. The windows are slightly recessed between the tapered columns, further enhancing the balance of solid and voided space and continuing themes of verticality.

As originally designed, the interior featured removable partitions in lieu of walls to separate working areas around the perimeter of the atrium (Photograph 21). Alterations involved the subdivision of office spaces by more formal means, involving the full enclosure of offices with walls. Walls were recessed between the tapered columns of the south and northern office spaces to maintain the visual prominence of the columns (Photographs 22 & 23). Some of the subdivisions included the use of aluminum framed windows and glass doors, which compromised between the need for subdivision while continuing the theme of openness and transparency within the space. Within the office spaces, further subdivisions were undertaken to provide necessary individual workspaces for city employees. The cashier's desk was removed, and a more permanent, low, rough stucco clad dividing wall was installed at the entrance.

Alterations to the atrium in the mid-1980s were primarily for the integration of upgraded audio and video equipment utilized for the civic functions of the space.² The dais within the recessed floor was altered with the renovations. An ADA compliant ramp was included behind the dais to provide access to the area. The original stairway leading upwards from the recessed floor to the west of the dais was moved to its current position to the east of the dais (Photographs 24 & 25). The original shape of the dais was altered to provide for an expanded number of seats. The new form continued the intention of the original design through the use of a solid, rough stucco clad wall with obtuse angles providing its form. A tall, stucco clad wall sits behind the dais, obscuring

² Conversation with Mayor Ortega on 02.17.2023.

the ADA ramp as viewed from the recessed floor. The original stairs to the dais were removed with stairs on the south side of the dais and the ADA ramp the new points of access (Photographs 22-25).



Photo 22. View of unpartitioned office space along southern portion of the atrium, c. 1968 (Scottsdale Public Library)

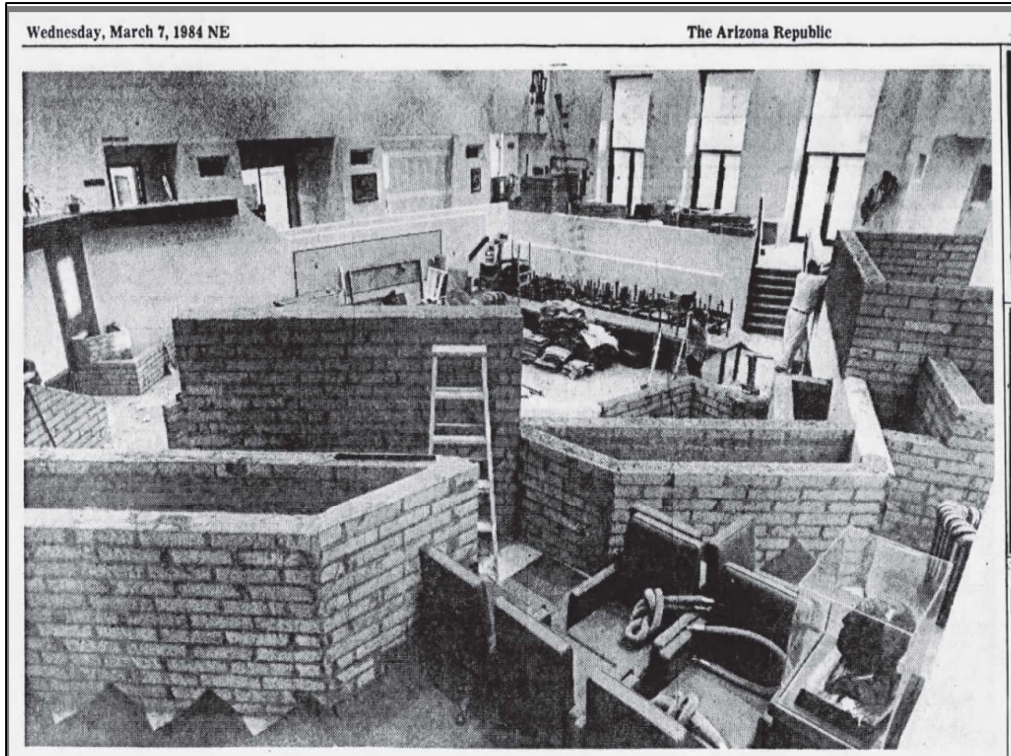


Photo 23. Renovation photo from 1984. Arizona Republic 7 Mar 1984.

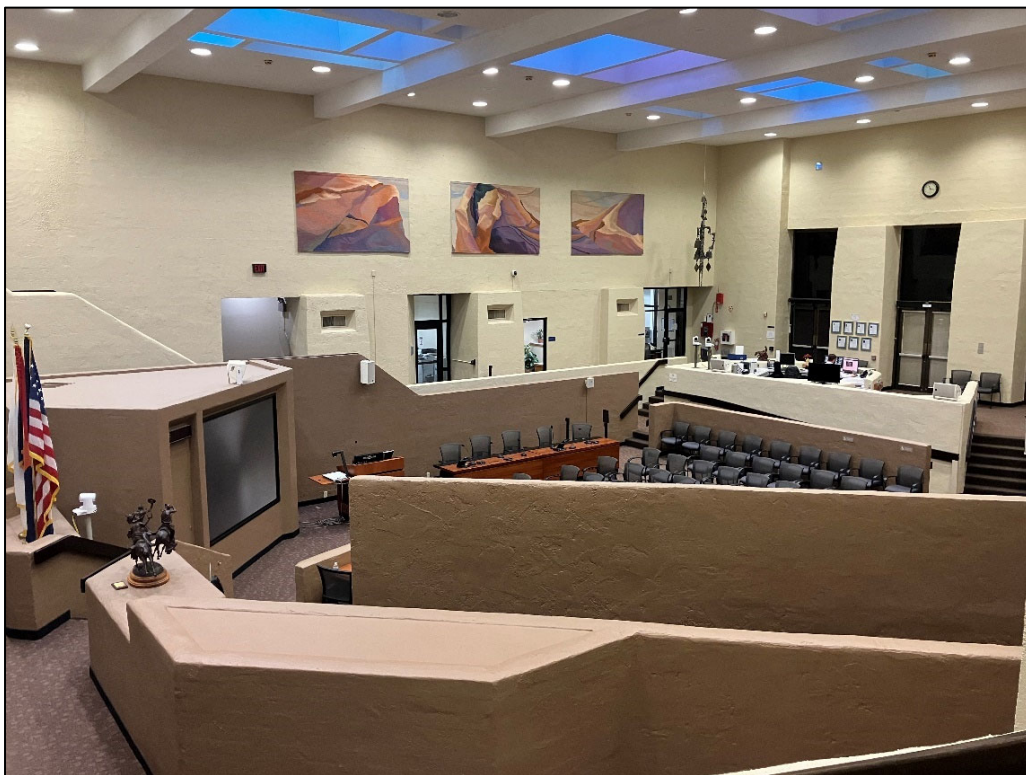


Photo 24. Modern day view of altered atrium interior. View facing southwest (Logan Simpson, 2023)



Photo 25. Historic view of the original dais, c. 1968 (Scottsdale Public Library)



Photo 26. Modern day view of the altered dais. View facing east (Logan Simpson, 2023)



Photo 27. Historic view of the original entrance into Scottsdale City Hall, c. 1968 (Scottsdale Public Library)



Photo 28. Modern day view of the entrance into Scottsdale City Hall. View facing southeast (Logan Simpson, 2023)

Integrity Analysis

Location: The building retains integrity of location as it remains in its original location as constructed in 1968.

Setting: The building retains integrity of setting, despite recent alterations to the landscaping and surrounding plaza. The setting remains a designed public space accessible from multiple directions with no significant building, structure, or object obscuring views of the building.

Design: The building retains integrity of design, despite later exterior alterations to enclose three of the original porches and the balcony along the eastern elevation. While the porch enclosures slightly diminished the Mid-Century Modern architectural design influence through further separation of interior and exterior spaces, the enclosures are not out of character with the overall building as they integrate within the original massing and utilize the obtuse angles of the original design (Photographs 30-34). The porch on the southeast elevation remains extant (Photographs 10, 39 & 40). The columns remain prominent and the stacked, irregular massing of the building remains prevalent and a significant character defining feature.

While the integrity of design is slightly diminished due to the enclosure of the office spaces within the interior, the office spaces remain around the perimeter of the atrium and thereby continue the prominence of the atrium within the building. Alterations to the recessed floor space have moderately impacted integrity of design as the original dais was altered and new points of entry to the recessed floor and dais were created. However, these alterations followed the original design intent using obtuse angles and asymmetry and are integrated with the original design. This permits the space to continue to communicate the design as kiva-inspired (Figure 3; Photographs 28 & 29).

Despite subsequent alterations, the building retains integrity of design as it continues to display its integrated Pueblo Revival and Mid-Century Modern design through character defining features on both the exterior and interior.

Workmanship & Materials: The building retains integrity of workmanship through the retention of the features that reflect the design skills of architect Bennie Gonzales. The irregular stepped massing, tapered columns, tapered exterior walls, and the use of columns to support the roof structure within the interior contribute to the integrity of workmanship. These features speak to the craft of Gonzales and remain important ties to the original construction of the building. While porch enclosures and the addition of windows were added to the building following original construction, these do not detract from the integrity of materials. The defining original construction materials, such as the double concrete block walls, concrete columns, and stucco cladding remain extant.

Feeling & Association: The building retains a high degree of integrity of feeling and association. The building remains associated with municipal functions as it still serves as the City Council chamber and houses various municipal offices for the City of Scottsdale. Retention of character defining features on the exterior contributes to integrity of association as they continue to reflect the significant Pueblo Revival architectural style with integrated Mid-Century Modern design principles. The continued reflection of the integrated design contributes to the integrity of feeling

as the building remains a significant example of regional architecture. Despite alterations to the interior, the atrium remains the focal point and the inspiration from the Puebloan kiva in its design remains legible. This contributes to the integrity of feeling as the atrium remains a space of openness, reflective of the local government of Scottsdale.



Photo 29. 1968 view of the atrium. View facing northeast (Arizona Memory Project)



Photo 30. Modern day view of the atrium. View facing east (Logan Simpson, 2023)

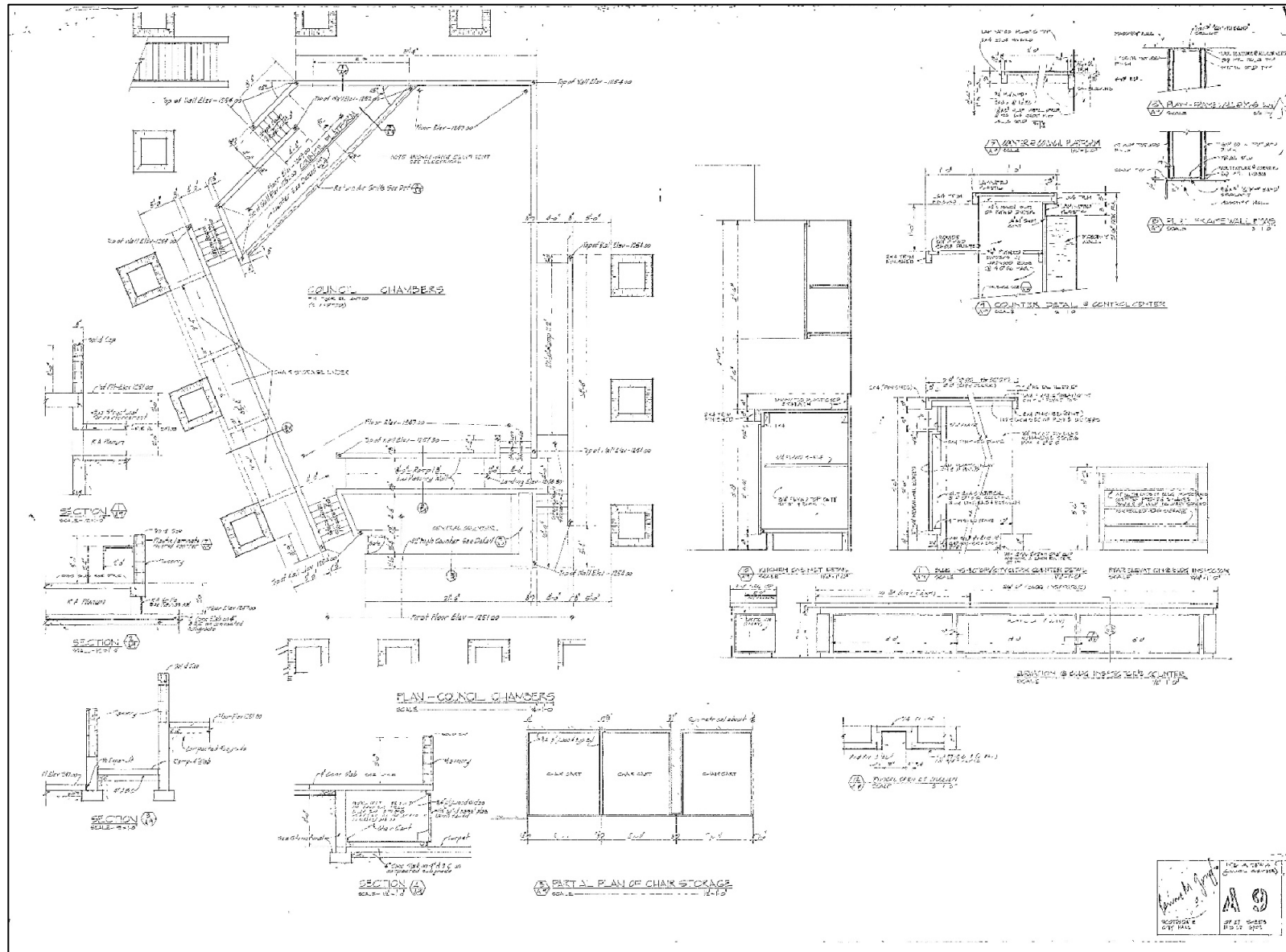


Figure 3. Original architectural drawings depicting the original spatial design of the atrium (Scottsdale Public Library)



Photo 31. View of the north elevation under construction with the porch opening c. 1968 (Scottsdale Public Library)



Photo 32. View of the north elevation with the porch enclosed (Logan Simpson, 2023)



Photo 33. View of the east elevation under construction c. 1968 (Scottsdale Public Library)

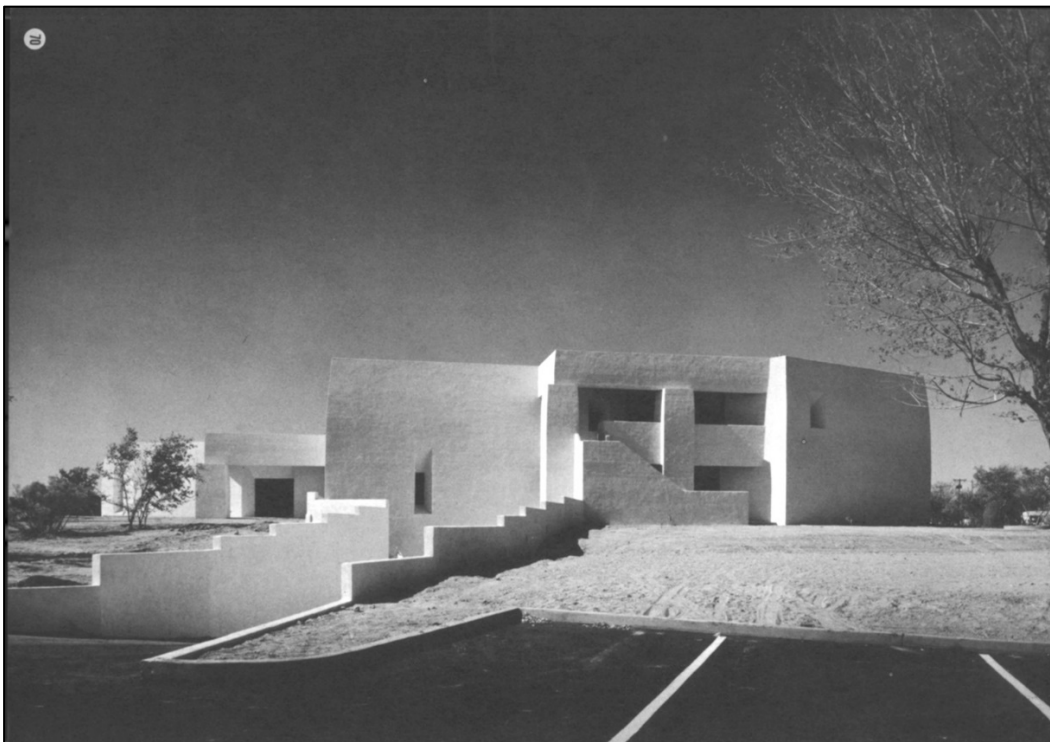


Photo 34. 1968 view of the east elevation. View facing north (Arizona Memory Project)



Photo 35. View of east elevation. View facing west (Logan Simpson, 2023)

Historic Context

The History of Scottsdale

After the Mexican-American War in the late-1840s and Gadsden Purchase in 1853, the United States gained western territory which included land that became Arizona.³ During the decade between the Gadsden Purchase and the establishment of the Territory of Arizona in 1863, Jack Swilling, a pioneer from Virginia and former Confederate officer turned Union ally, began to travel the territory.⁴ It was between Prescott and Wickenburg that he first discovered gold as a prospector, a discovery which began a gold rush in the territory and prompted the establishment of Prescott as the first territorial capital.⁵ In 1867, Swilling traveled to the Salt River Valley near the newly established Camp (later Fort) McDowell and found a rich landscape full of potential.⁶ Previously settled by the ancestral Hohokam, and north of the Gila River Pima and Maricopa, the ruins and fertile lands around the Salt River inspired Swilling to establish an irrigation company.⁷ The area was quickly settled as the water system provided ideal farming conditions which lead to the recognition of the town in 1868 and its official naming as Phoenix in 1870.⁸

Eighteen years later, Winfield Scott, a U.S. Army officer, traveled to the growing Salt River Valley where he purchased farmland near the present-day Old Town Scottsdale which featured a beneficial proximity to the Arizona Canal.⁹ Through recruitment efforts by Scott himself, the land around his property was quickly settled to bring in agricultural and socioeconomic development to that area of the valley and would soon be named after him.¹⁰ Scottsdale's early history was one that involved agriculture and ranching. By the 1930s and 1940s, the town embraced the arrival of the arts with notable habitants such as Frank Lloyd Wright and the military during the Second World War (WWII).¹¹

In the decades following WWII, Scottsdale experienced a population boom. With the influx of residents, Scottsdale began in earnest to cultivate an identity and sought to establish itself as a town that was defined by a fusion of modernity and western roots. The Chamber of Commerce "...established a Western design theme for the downtown and adopted the 'West's Most Western Town' as Scottsdale's slogan."¹² The 1950s saw an expansion of residents from 2,000 to 10,000 and welcomed the first baseball spring training season and the first All Arabian Horse Show, bringing tourism to the small community.¹³ A decade later, the population rose exponentially to over 68,000 and spread even further out into the valley.¹⁴ To accommodate this rapid growth, Scottsdale began the process of planning for a brand-new civic center. This ambitious project

³ Jon Talton, *A Brief History of Phoenix*, (Charleston, South Carolina: History Press, 2015), 11.

⁴ Talton, *A Brief History of Phoenix*, 10-12.

⁵ Talton, 10-12.

⁶ Ibid. 11-12.

⁷ Ibid. 13-14.

⁸ Ibid. 13-14.

⁹ "West's Most Western Town," City of Scottsdale, accessed March 13, 2023, <https://www.scottsdaleaz.gov/about/history>.

¹⁰ "West's Most Western Town."

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

¹⁴ Ibid.

would see the creation of a space where city services, governance, and the arts could occupy a central location to service the growing community.



Photo 36. Unattributed photograph of Bennie Gonzales and his wife (From the “Gonzales, Bennie M. Vertical File,” Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona).

***Barnaby (Bennie)
Montague Gonzales***

Bennie Gonzales was born in Phoenix in 1924 to Arizona parents of Mexican, Native American, German, French, and Irish descent and a family heavily invested in the construction trade.¹⁵ Gonzales was raised in Phoenix and became one of the first graduates of the new Architecture Program at Arizona State University in 1953.¹⁶ Gonzales then continued his education at the University of Mexico in Mexico City. In 1965, he stated that he became enamored with the architecture of Mexico during his time there and was inspired by the “...integration of inside and outside [and] the one folding into the other such as I have not seen in the

work of any contemporary architect.”¹⁷ Once Gonzales returned to Arizona, he began working as a registered architect and built a reputation in the valley (Photo 34).¹⁸

During the peak of Gonzales’ career in the 1960s and 1970s, he developed a style that was representative of modern Arizona and the southwest. His approach to design included an integration of Arizona cultural expressions, such as Mexican and Native American motifs; creation buildings that lacked 90-degree angles; and incorporated the interior with the exterior through a penchant for open spaces derived from his education in Mexico.¹⁹ In 1962, Gonzales

¹⁵ Desmond Muirhead, “Buildings for a Desert Culture,” *Phoenix Point West*, January 1965, 27.

¹⁶ Muirhead, “Buildings for a Desert Culture,” 27.

¹⁷ Muirhead, 27-28.

¹⁸ Susan Tanner, “New Civic Center combines Open beauty and practicability,” *The Arizonian*, September 5, 1968, 4.

¹⁹ Kate Nolan, “Noted Ariz. Architect Gonzales dies at 84,” *Arizona Republic*, December 3, 2008, 24, <https://www.newspapers.com/image/126402402>.

was given his first major project where he was the lead designer and architect for the first public library in the border town of Nogales, Arizona.²⁰ Working off a small budget of only \$70,000, Gonzales created a design that became the precursor of a style that he would follow for the remainder of his career.²¹ Using a mixture of southwestern elements such as whitewashed adobe and a landscape of desert plants combined with modern materials of wood decking and large panes of glass, Gonzales' library displayed a light, openness that was positively received by the community.²²

For his design of the Nogales Public Library, he was awarded an Honor Award by the Central Arizona Chapter of the American Institute of Architects.²³ During his career, Bennie Gonzales was the recipient of many awards. In 1967 alone, he received the American Institute of Architects Competition Award of Excellence, the Community Recognition Award for his work in Litchfield Park, and he was named "Man of the Year" by the Mexican Chamber of Commerce.²⁴ In 1976, Gonzales was named a Fellow of The American Institute of Architects.²⁵ When Bennie Gonzales passed away in 2008, he left behind a decorated legacy and an extensive number of buildings that are renowned for their style and, while these buildings have included the numerous apartment complexes and churches, his most notable works include the Heard Museum additions and renovations, South Mountain Community College, the Hopi Cultural Center, the Nogales Public Library, and Scottsdale's Civic Center.²⁶



Photo 37. Bennie Gonzales, City Manager Bill Donaldson, and Mayor Bill Clayton examining a model of Gonzales' Civic Center (From *The Arizona Republic*, September 9, 1965).

²⁰ Mary Leonhard, "Little Nogales Library, Architectural Triumph," *The Arizona Republic*, November 4, 1962, 81 <https://www.newspapers.com/image/117650000>.

²¹ Leonhard, "Little Nogales Library, Architectural Triumph," 82.

²² Leonhard, 82.

²³ Nolan, "Noted Ariz. Architect Gonzales dies at 84," 24.

²⁴ Susan Tanner, "New Civic Center combines Open beauty and practicability," *The Arizonian*, September 5, 1968, 4.

²⁵ *The American Institute of Architects College of Fellows History & Directory* (n.p.: The American Institute of Architects, 2022), 185, https://issuu.com/aiacollegeoffellows/docs/2022_ebook_faia_directory.

²⁶ Nolan, "Noted Ariz. Architect Gonzales dies at 84," 24.

City Hall

In 1965, the City of Scottsdale formed the Scottsdale Town Enrichment Program (STEP). The aim of this program, formed by Scottsdale citizens, was to study various ways in which the city could be improved. STEP led to the recommendation of a new Civic Center in the heart of Scottsdale.²⁷ The STEP Committee was placed in charge of finding an architect to make this recommendation materialize.²⁸ The STEP committee interviewed thirty-five proposals by architects, guided by design stipulations specified by the City Council, including criteria such as uniqueness, spaciousness, and warmth.²⁹ In May of 1965, Phoenix based architect Bennie Gonzales was endorsed by the STEP committee to design Scottsdale's proposed Civic Center (Photo 35).³⁰

Gonzales chose to create a Pueblo Revival styled building with design principles incorporated from Mid-Century Modern concepts for Scottsdale's City Hall. This decision not only utilized Gonzales' distinctive style but emphasized the building's unique southwestern design and Scottsdale's aim of highlighting its character while differentiating itself from other cities. When compared to other city halls elsewhere in Arizona, such as Phoenix's County-City Administration Building, Gonzales' Scottsdale's City Hall showcases a departure from traditional municipal architecture.

Phoenix's Old City Hall, constructed by 1929, was the second in a line of three buildings that served as City Hall over Phoenix's history. This early twentieth century building was dual use as it housed the Maricopa County Courthouse along with municipal offices (Photo 36).³¹ The building is a fusion of Art Deco and Mission Revival architectural styles and is an example of the reliance on symmetrical, classical architecture that is dominating and heavily compartmentalized. This imposing municipal building takes up an entire city block and is defined by its construction materials of concrete, terra cotta, and granite with cast iron, steel, and bronze ornamentation.³²

Gonzales' design, on the other hand, is a departure from the eclectic style through its use of incorporating practicality with approachability. Gonzales was quoted in 1967 stating, "I don't think there is any more painful experience of separation than when you walk down the halls of a government building and see rows and rows of rooms."³³ With this sensibility in mind, Gonzales incorporated into his design asymmetrical features adorned with off-white paint over stucco,

²⁷ Dennis Farrell, "Civic Center Plan Creates Uproar," *Phoenix Gazette*, June 6, 1965, 110, <https://www.newspapers.com/image/20020713>.

²⁸ "Civic Center Facts," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

²⁹ "Civic Center Facts," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

³⁰ "Architect Endorsed," *The Arizona Republic*, May 30, 1965, 32, <https://www.newspapers.com/image/116641719>.

³¹ Shereen Lerner, "Maricopa County Courthouse," National Register of Historic Places Registration Form, (Phoenix, Arizona: Arizona State Historic Preservation Office, February 10, 1989), section 8, page 9, <https://npgallery.nps.gov/NRHP/GetAsset/48d9f0c5-eed9-4d81-9a3b-5d03b5d95e1e>.

³² Lerner, "Maricopa County Courthouse," section 7, summary-page 2.

³³ Robert Masullo, "New Scottsdale City Hall to be Wall-less Inside," *The Arizona Republic*, October 22, 1967, 34, <https://www.newspapers.com/image/118194557>.

skylights of brilliant colors, and an interior of unrestricted interconnectivity which included a Puebloan inspired Kiva-like council meeting room. Gonzales designed a municipal building that was light, modern, and characteristically southwestern.³⁴ Scottsdale's City Hall was built within an similarly designed landscape that is meant to mirror the inside, and vice versa, through concepts of openness and non-compartmentalization of space while also allowing for its use and enjoyment by the public.³⁵ It was noted at the time as being a community project where, "no partitions hide the staff from the public...to provide an informal, friendly atmosphere....The Scottsdale Civic Center is designed as a place for public enjoyment and enrichment."³⁶



Photo 38. Phoenix Old City Hall and Maricopa County Courthouse, May 1988 (From the "Maricopa County Courthouse," National Register of Historic Places Registration Form).

While government officials worked in temporary offices, Scottsdale City Hall came to fruition and, although the design underwent some changes during the early stages such as walls being included for the mayor's office, the treasurer's office, and the restrooms, overall, the initial plans by Gonzales went primarily unaltered.³⁷ In December of 1967, the contract was awarded to the

³⁴ "Kivas," The Museum Collections of Chaco Culture National Historic Park Slide Show, National Park Service Museum Management Program, last modified Thursday, January 18, 2007, <https://www.nps.gov/museum/exhibits/chcu/slideshow/kivas/kivasintro.html>.

³⁵ Susan Tanner, "New Civic Center combines Open beauty and practicability," *The Arizona*, September 5, 1968, 4.

³⁶ Susan Tanner, "New Civic Center combines Open beauty and practicability," *The Arizona*, September 5, 1968, 27.

³⁷ Masullo, "New Scottsdale City Hall to be Wall-less Inside," 36.

Arnold Construction Company and construction was scheduled to completed in eight months.³⁸ In addition to Arnold Construction, work on City Hall was completed by the efforts of firms such as the A-1 Building Wreckers, Bentson Construction, Termite Specialists, Arizona Sand and Rock, Ora Hopper & Son, among others.³⁹

The creation of Scottsdale City Hall was largely a community effort propelled forward by fundraising efforts.⁴⁰ Local artists were involved in the creation of City Hall as seven pieces of public art were chosen to be incorporated into the design, which included a giant metal windchime by famed architect Paolo Solari and colorful glass skylights by artist Glidden Parker and Scottsdale's Glassart Studios, both of which remain extant in the building today.⁴¹ On October 11, 1968, a crowd of people watched as City Hall was officially dedicated with a ribbon cutting, a display of fireworks, and open tours of the new building.⁴² With a final cost of \$2.54 million, the first phase of Gonzales' Civic Center complex, which featured a landscaped park, the Public Library, and City Hall, was complete.⁴³

The Civic Center and Modern Scottsdale

After the construction of City Hall and the Public Library in 1968, the Civic Center was continuously worked upon and added to over the following decades. This consisted of renovations to existing buildings and landscapes, the construction of a police and court building, a senior center, a center for the arts, and a museum of contemporary art. In February of 1972, the Public Services Building was dedicated. This was the third building to be added to the Civic Center Complex and was designed by Gonzales to house the city's police department, parks and recreation offices, court system, and Arizona Highway Department's licenses bureau.⁴⁴

As part of a downtown renewal program, Scottsdale began adding and approving the inclusion of hotels, shops, restaurants, parking garages, a pedestrian mall, and a performing arts center west of the Civic Center complex.⁴⁵ A formal dedication of this Scottsdale Mall area occurred on Sunday, November 24, 1974, involving activities such as an address by Mayor William Jenkins, the planting of a living Christmas Tree, band concert, and an art show.⁴⁶ By 1975, the city had

³⁸ "Civic Center Pact Signed," *The Arizona Republic*, December 22, 1967, 36, <https://www.newspapers.com/image/20057749>.

³⁹ "A Bit of Information, Scottsdale Civic Center informational flyer," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

⁴⁰ BJ "Barney" Gonzales, in discussion with John Southard and Mariah Justice at Scottsdale City Hall, April 26, 2023.

⁴¹ "Scottsdale City Hall informational flyer," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

⁴² "Tim opens Scottsdale's civic complex," *The Arizona Republic*, October 12, 1968, 4, <https://www.newspapers.com/image/117540902>.

⁴³ "Scottsdale City Hall informational flyer," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

⁴⁴ "Scottsdale building to be dedicated," *The Arizona Republic*, February 18, 1972, 28, <https://www.newspapers.com/image/117795419>.

⁴⁵ "Scottsdale plans downtown face-lift," *Arizona Republic*, January 8, 1973, 41, <https://www.newspapers.com/image/8273885>.

⁴⁶ "Scottsdale Mall Dedication Program, November 24, 1974," found in "Scottsdale Civic Center Vertical File," Scottsdale Heritage Research Room, Scottsdale Public Library, Arizona.

completed construction on the Center for the Arts, also designed by Bennie Gonzales.⁴⁷ In 1985, Scottsdale connected the Civic Center on the east side of Civic Center Plaza Street to the Scottsdale Mall on the west side via an overhead walkway, converting the road into an underpass.⁴⁸ On February 14, 1999, the 87th anniversary of Arizona's statehood, the Scottsdale Museum of Contemporary Art was opened.⁴⁹ With this opening, SMOCA became one of the last buildings to be added to the Civic Center Complex. While the area is continually renovated and maintained, this building marked a finale to the decades of planning, development, and construction by the City of Scottsdale.



Photo 39. Aerial view of the Scottsdale Civic Center complex, c. 1970s. Scottsdale City Hall can be seen in the upper left corner (Scottsdale Public Library)

⁴⁷ "Arts center on final tour," *The Arizona Republic*, May 2, 1976, 109, <https://www.newspapers.com/image/117846269>.

⁴⁸ "Mayor really digs improvements on Civic Center Plaza," *The Arizona Republic*, April 26, 1985, 42, <https://www.newspapers.com/image/120139365>.

⁴⁹ Richard Nilsen, "New art's new home," *The Arizona Republic*, February 14, 1999, 88, <https://www.newspapers.com/image/124416248>.

Recommendations

Scottsdale City Hall meets the criteria established by the City of Scottsdale's Code of Ordinances Article VI Section 6.113 as a Historic Landmark in the city registry. As a public, government building that is extant and centrally located in the city's civic center, City Hall has become a defining feature for the community of Scottsdale. It is a historically significant building that is a representative example of the overall aesthetic and character of the city. It encapsulates the blend of modern design concepts with southwest regional architectural elements that is indicative of the development of Scottsdale during the second half of the twentieth century. The extant design features directly associate the building as a prime example of a work by master architect Bennie Gonzales.

According to the City of Scottsdale's Code of Ordinances Article VI Section 6.113 the criteria for listing a historic resource in the City of Scottsdale Historic Register are as follows:

A. Historic Resource. To be eligible for designation as an historic resource and placement on the Scottsdale Historic Register, a district, site, building, structure, or object must be located in Scottsdale and have special historical significance in United States, Arizona or Scottsdale history, architecture, archaeology, engineering, or culture. Fifty (50) years of age is a general estimate of the time necessary for achieving historical significance, but resources younger than fifty (50) years are eligible for designation as an historic property and placement on the Scottsdale Historic Register in appropriate cases. Historical significance is present in buildings, districts, structures, sites, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable whole whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history; and
5. That in addition to having retained their integrity of location, design, setting, materials, workmanship, feeling, and association, possess physical features necessary to convey that significance and are significant within the historic context of the Scottsdale geographic area and chronological periods known to have been associated with the occupation and settlement of Scottsdale by people from all involved cultures.

B. *Landmarks*. To be eligible for designation as a Landmark, a district, site, building, structure or object must meet all the criteria for designation as an historic resource and placement on the Scottsdale Historic Register, and in addition must possess exceptional significance in United States, Arizona or Scottsdale history, archaeology, architecture, engineering, or culture, as determined by the City Council. Such exceptional significance is present in those historic resources which:

1. Contain outstanding or extraordinary examples of an architectural style; and/or
2. Contain or are associated with a major historic event or activity; and/or
3. Are associated with the lives of historically significant persons; and/or
4. Embody distinctive characteristics of a type, period, or method of construction; and/or
5. Represent the work of a master; and/or
6. Contain important, intact archaeological resources; and/or
7. Are of unique visual quality and identification; and/or
8. Are of general historic or cultural recognition by the community.⁵⁰

Scottsdale City Hall is recommended as eligible for listing as a Landmark as it meets the criteria listed in Section 6.113.A.3, Section 6.113.A.5, Section 6.113.B.1, Section 6.113.B.5, Section 6.113.B.7, and Section 6.113.B.8 (Figure 4). The recommended boundary for local designation encompasses approximately 0.65 acres. The building is over fifty years of age and possesses integrity of location, setting, design, workmanship, materials, feeling, and association. The building represents the work of a master and possesses high artistic values. It is an outstanding example of the Pueblo Revival architectural style and represents the work of master architect Bennie M. Gonzales. The building remains significant within the historic context of the City of Scottsdale and is a notable component of the community.

⁵⁰ City of Scottsdale Ord. No. 3242, § 7, 7-13-99; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 125), 5-6-14



Figure 4. Recommended boundary for Scottsdale City Hall

Statement of Significance

After the end of WWII, Scottsdale experienced a population boom that altered the city from a quiet unincorporated town of around 2,000 residents in 1950 to the third largest city in the state by 1970 with a population of almost 68,000.⁵¹ To accommodate this rapid growth, Scottsdale created a civic center where city services, governance, and the arts could occupy larger spaces and be more accessible to the public. Scottsdale's City Hall was constructed in 1968 to meet the increasing needs of the city government and community. It soon enveloped within an expanded Civic Center which aided in furthering the visibility and convenience of the building by placing it within a section of the city that was meant to be used by the public. From its construction to present, Scottsdale City Hall has remained extant and utilized for its original purpose as an open, public space where the community and its leaders can meet and work. City Hall's location and setting supports its historical significance as a Scottsdale landmark.

Architect Bennie Gonzales employed a fusion of Pueblo Revival and Mid-Century Modern architectural styles to emphasize the building's departure from traditional, closed off government buildings. The open layout of City Hall embraces the idea of a government building that functions as a meeting space for the public and open to all. Scottsdale City Hall's design moves away from previous government buildings that employed imposing facades and interiors with closed in and physically separated spaces that visually and physically isolated the government from the public. This idea of an open community building is further reinforced with City Hall's proximity to the historic downtown area and the increased traffic of local residents and visitors. The exterior features, such as the floor to ceiling windows and the asymmetrical shape and form, have been maintained, despite subsequent alterations. The interior reflects these same elements, while incorporating an open space design with character defining columns, illuminated asymmetrical stained-glass skylights, and multiple access points to increase the ease of access and movement into and throughout the interior space. The Mid-Century Modern elements of the City Hall are defining features that have continued to embody the distinct characteristics of City Hall's modern style.

The Pueblo Revival style building is characterized by its stepped massing shape and form, a flat roof with parapet walls, deep recessed windows, and the cladding of rough stucco coated in Navajo White paint color. The irregular stepped massing provides depth and texture while the design balances solid and void spaces (Figure 5). These features conform to a southwestern style that is characteristic of its location and setting. The merging of the Pueblo Revival and Mid-Century Modern styles not only integrates the building within the character of Scottsdale and Arizona at large, but it enabled the building to be usable in an extreme climate that fluctuates from mild winters to intense summer heat. City Hall's features are practical as they aid in excluding excess heat and glare.⁵²

⁵¹ U.S. Census Bureau, "Number of Inhabitants, Arizona," 1950 Census, accessed March 2, 2023, <https://www2.census.gov/library/publications/decennial/1950/population-volume-1/vol-01-06.pdf>; U.S. Census Bureau, "Number of Inhabitants, Arizona," 1980 Census, accessed March 2, 2023, https://www2.census.gov/prod2/decennial/documents/1980a_azABC-01.pdf.

⁵² Ann Patterson, "City Hall," *The Arizona Republic*, June 10, 1984, <https://www.newspapers.com/newspage/120066783/>.

The interior continues the exterior characteristics of rough stucco walls, stepped forms in the staircases and balconies, and deep recessed windows which allow for a less intensely focused but more diffused light. The interior also incorporates a kiva-inspired meeting room created by the use of tapered columns to support the roof structure to create a space without walls (Figure 6). This space is recessed into the floor and is open and centrally placed at the entrance, which works in tandem with the modern, open concept design. This element echoes the form of a Kiva, a Puebloan architectural form that functioned as a ceremonial meeting space.⁵³ The atrium emphasizes the transparency of local government. This design creates a place that welcomes the community and creates a “plebian” meeting space that communicates to residents and visitors that, “this is their house.”⁵⁴

The interior design incorporates modern elements such as the asymmetrically arranged recessed stained-glass skylights (Figure 7). The interior design continues themes of balance between solid and void spaces with the solid tapered columns contrasted by the open space of the atrium and office spaces arranged around the perimeter. The combination of modern design with established southwestern features showcases the shift in Scottsdale character during the second half of the twentieth century which embraced a more sophisticated, modern approach to southwestern aesthetics.⁵⁵ These features are fundamental to the design, workmanship, materials, and feeling of City Hall as a significant architectural resource directly associate the building to the story of Scottsdale.

The design of the building has undergone some alterations since 1968. Subsequent alteration enclosed portions of the exterior, and renovated the interior to facilitate ADA compliant features, incorporate modern technology, and subdivide offices around the central atrium to improve functionality and limit noise disruption. However, these alterations have not significantly impacted City Hall’s distinctive style since the building still utilizes the idea of offices surrounding the open, central recessed meeting floor. The interior design and the feeling associated are defining characteristics of City Hall.

Scottsdale City Hall is an outstanding example of the work of Arizona architect Bennie Gonzales. Gonzales, who came to prominence in the state during the 1960s and 1970s, was a prolific architect that created not only City Hall, but almost the entirety of Scottsdale’s Civic Center. He is noted for designing South Mountain Community College, several churches, libraries, and hundreds of homes and residences in Arizona.⁵⁶ With his education as one of the first graduates from Arizona State University’s architecture program and as a student at the University of Mexico, Gonzales possessed a strong understanding of southwestern and Mexican

⁵³ “Kivas,” The Museum Collections of Chaco Culture National Historic Park Slide Show, National Park Service Museum Management Program, last modified Thursday, January 18, 2007, <https://www.nps.gov/museum/exhibits/chcu/slideshow/kivas/kivasintro.html>.

⁵⁴ BJ “Barney” Gonzales, in discussion with John Southard and Mariah Justice at Scottsdale City Hall, April 26, 2023.

⁵⁵ Joan Bucklew, “Ring Around the Art Circuit,” *The Arizona Republic*, October 27, 1968, <https://www.newspapers.com/image/117549912>.

⁵⁶ Kate Nolan, “Noted Ariz. Architect Gonzales dies at 84,” *Arizona Republic*, December 3, 2008, <https://www.newspapers.com/image/126402402>.

cultural styles and elements that he united with his modern design knowledge. Scottsdale City Hall is a leading example of this approach to architectural design by Gonzales.

The design of Scottsdale City Hall ensured its relevancy within the community as Scottsdale adapted and grew throughout subsequent years. The integration of southwestern motifs with modern design remains a signature characteristic of Scottsdale, of which Scottsdale City Hall serves as an integral architectural component. The building remains a formal, yet organic, focal point of the Civic Center Campus and continues to “stand the test of time” providing an identity to the community of Scottsdale.⁵⁷

⁵⁷ Mayor David Ortega, in discussion with John Southard and Mariah Justice at Scottsdale City Hall, April 26, 2023.

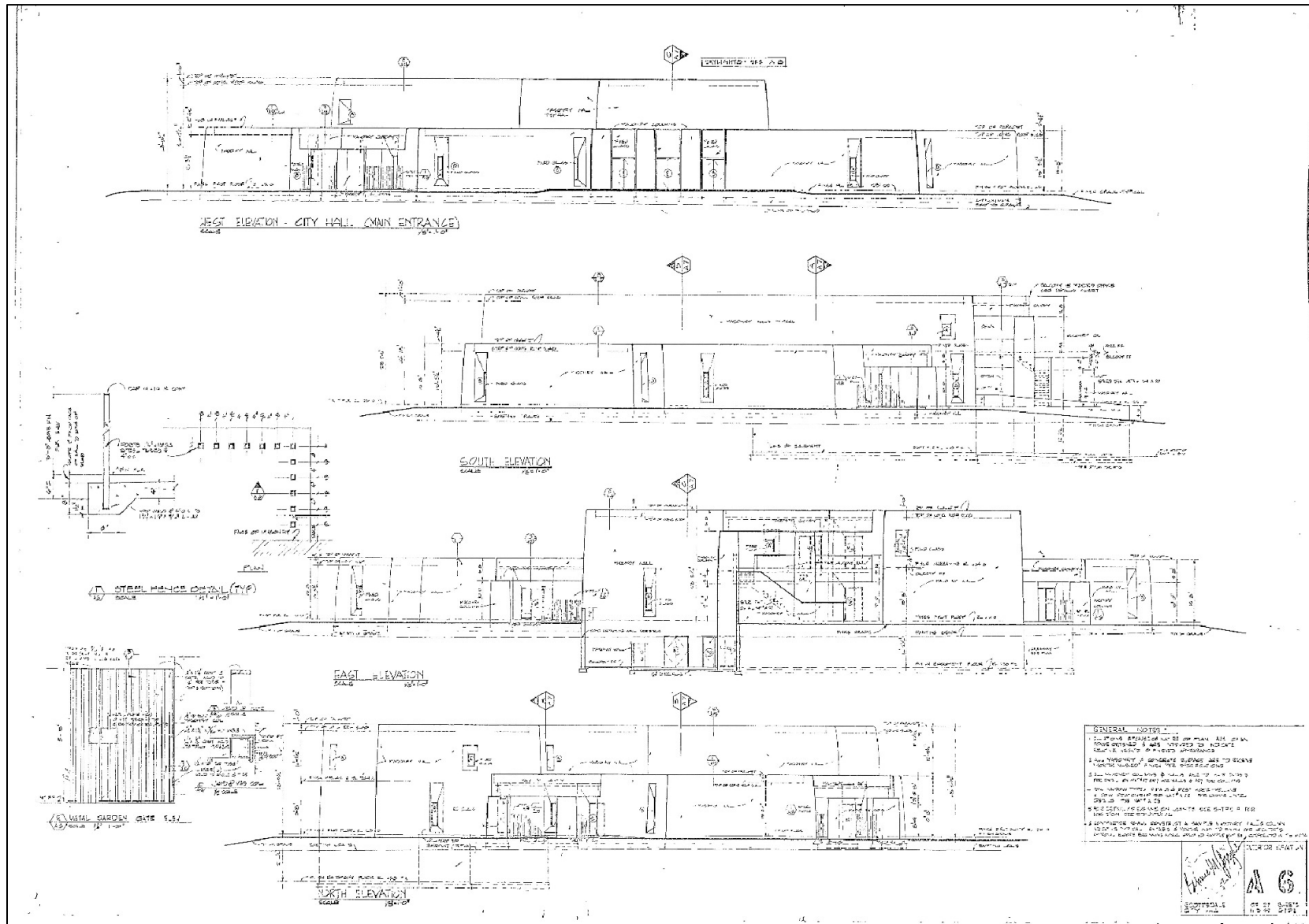


Figure 5. Original architectural drawings depicting the irregular massed elevations of the building (Scottsdale Public Library)

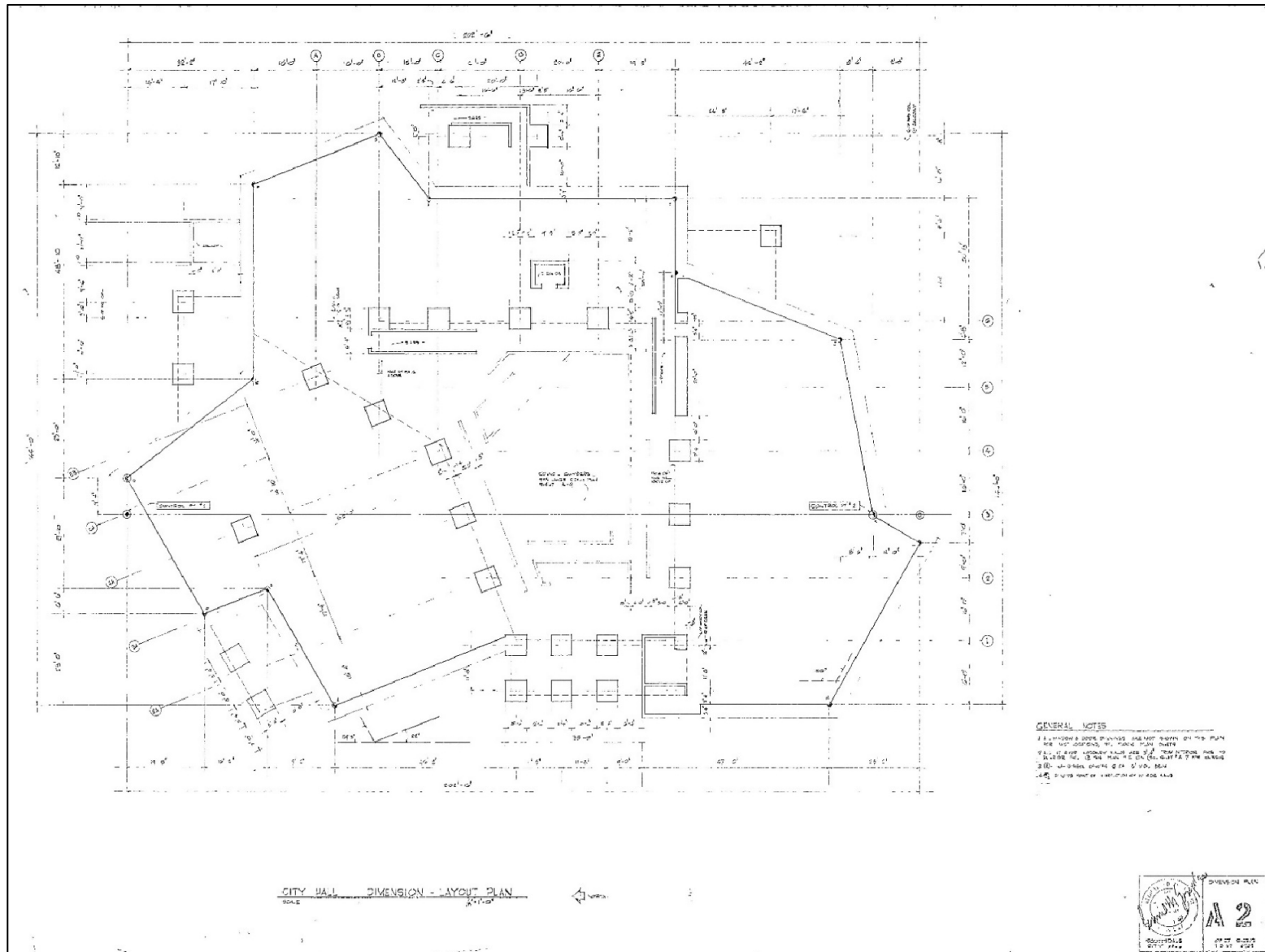


Figure 6. Original architectural drawings depicting the distribution of interior and exterior columns to support the roof structure (Scottsdale Public Library)

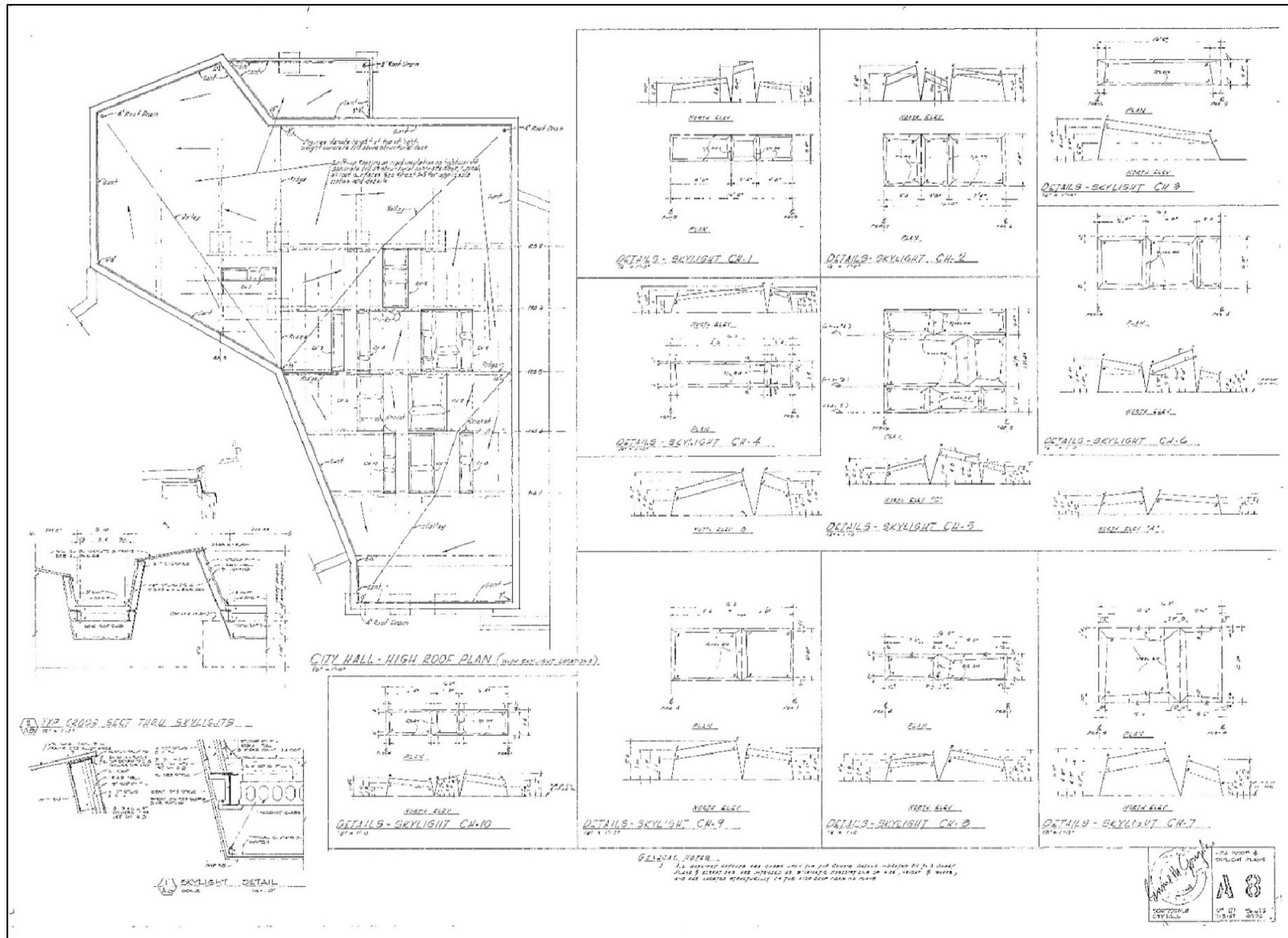


Figure 7. Original architectural drawings depicting the distribution of skylights above the atrium (Scottsdale Public Library)

Historic Preservation Plan for Scottsdale City Hall

According to City of Scottsdale’s Code of Ordinances Article VI Section 6.119 a historic preservation plan shall be prepared to create standards necessary to help maintain the historic character of the designated historic resource. As Scottsdale City Hall maintains an active role in the growing community of Scottsdale, a historic preservation plan is prepared as a guide for future alterations to accommodate growth and modernization. The guidelines balance preservation of the building while providing standards for alterations that facilitate the continued use of the building.

Recommendations for Future Alterations

It is recommended that future alterations to Scottsdale City Hall should follow the Rehabilitation Standards outlined in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*. Rehabilitation is the “act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”⁵⁸ The Rehabilitation Standards recognize that historic buildings are continually utilized and that alterations or additions to a historic building may be needed to meet continuing or new uses while retaining the building’s historic character. Future alterations should follow the Treatment Standards for Rehabilitation to ensure that Scottsdale City Hall retains its character defining features that directly associate the building with its significance.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

⁵⁸ Grimmer, Anne E., ed. 2017, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties*, Washington D.C.: United States Department of the Interior, National Park Service, 2.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.⁵⁹

This guidance begins with identifying the architectural materials and features that are essential in defining the historic character of the building and which must be retained to preserve that character. Historic character is defined as the physical qualities or attributes of a building that visually relate it with its historic significance. The individual physical features or traits that comprise the historic character of a building are the character-defining features. Following the identification of the character-defining materials and features, the Rehabilitation Standards then address the protection and maintenance of these features through an emphasis on preservation and retention.

With the Rehabilitation Standards, character-defining features are protected and maintained, however, room is provided to replace deteriorated or damaged features using the same or compatible materials. When the physical condition of the character-defining features is deteriorated, the Rehabilitation Standards recommend the repair of features, or, if necessary, the replacement of features using in kind or substitute compatible materials. Replacement with in-kind materials is the preferred method, however, substitute compatible materials may be a suitable alternative if the form, design, texture, and scale of the material can replicate the characteristics of the feature.

Some interior and exterior alterations may be necessary to provide for the continuing or new use of the historic building. Further leeway is provided by the Rehabilitation Standards to allow for the construction of a new addition or alteration of the interior, if deemed necessary. It is vital that the alteration should not radically change, detract from, obscure, or remove character-defining

⁵⁹ Grimmer, ed., *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 76.

features, materials, or spaces. Alterations required to meet accessibility and life-safety requirements should be assessed for their potential impact on the historic building.

The primary goal when practicing historic preservation is to preserve the character-defining features of the building so as to continue to allow the building to visually communicate its significance. Alterations should be addressed on a case-by-case basis. Proposed alterations to the building should be assessed for their physical impact upon the character-defining features of the building and should be carried out in adherence with the applicable Rehabilitation Standards. The specific character defining features for Scottsdale City Hall are listed below and guidance is provided to help manage future alteration decisions.

Exterior Character Defining Features

The character-defining features of the exterior are the features that associate the building with the Pueblo Revival architectural style and Mid-Century Modern design principles utilized in the design. The irregular stepped massing prevalent throughout the design of the building is character defining as it reflects the strong association with the Pueblo Revival style. Exterior features such as the tapered walls and columns, flat roof with parapet wall, recessed windows, and rough stucco cladding are character defining for the building as they are characteristic of the Pueblo Revival style.

The exterior design of the building features Mid-Century Modern design principles such as floor to ceiling windows, blending of interior and exterior spaces through windows and the porch on the south elevation, asymmetrical shape and form, and emphasis on verticality and horizontality. The building demonstrates asymmetry through its irregular footprint and distinctive fenestration configuration on each elevation. The emphasis on vertical lines is realized through the tapered columns and vertically emphasized windows while the emphasis on horizontal lines is realized through the stepped massing and relation of the parapet walls to each other.

The organization of the entrances and exits to the interior is character defining for the space. The entries and exits follow the original Bennie Gonzales design with the primary public entrance located on the west elevation and three staff entrances located on the northeast, east, and southeast elevations. The “Navajo White” paint along the entirety of the exterior is a significant character defining feature. This was a signature color developed by Bennie Gonzales and its use on the building emphasizes the contrast between light and dark, solid and void. The color permits the building to simultaneously integrate withing and stand out amongst the landscaping of the civic center.

The high architectural style of the building utilizes character defining features through artistic principles articulated in the design. The balance of positive and negative space along all elevations of the exterior is a defining characteristic of the building as it represents the balanced blending of the Pueblo Revival and Mid-Century Modern architectural styles.

In summary, the character defining features for the exterior of the building are as follows:

- Design features that relate the building to the Pueblo Revival style

- Irregular stepped massing
- Asymmetrical shape and form
- Tapered walls
- Tapered columns
- Flat roof with parapet wall
- Recessed windows
- Rough stucco cladding
- Design features that demonstrate Mid-Century Modern architectural style principles
 - Floor to ceiling windows
 - Blending of interior and exterior spaces (i.e., porch on the south elevation)
 - Asymmetrical shape and form
 - Distinctive fenestration pattern on each elevation
 - Emphasis on horizontality and verticality through tapered columns and varied rooflines.
- Organization of circulation networks
 - Primary public entrance on the west elevation
 - Staff entrances on the northeast, east, and southeast elevations
- Artistic principles incorporated into overall design
 - Balance of solid and void, positive and negative space
 - Multi-bay elevations
 - “Navajo White” paint color
 - Obtuse angles

Exterior Recommendations

It is recommended that future alterations should use similar design principles as listed above to avoid detracting from or negatively impacting the current character-defining features of the exterior. Alterations that disrupt the balance of positive and negative space, create visual symmetry, and employ right or acute angles are not recommended. Alterations that adversely impact the overall Pueblo Revival style of the building by altering or removing the features listed above are not recommended.

The porch on the south elevation should be preserved as it is a tangible aspect of the original Bennie Gonzales design (Photographs). The porch is a significant character-defining feature of the exterior as it represents a tangible aspect of the Mid-Century Modern architectural style influence on the design of the building. The organization of the circulation networks should be maintained with the primary public entrance on the west elevation with staff entrance organized on the remaining elevations. Due to the significance of the “Navajo White” paint color on the rough stucco cladding, the color is recommended to be preserved. Alterations and additions should be compatible to the original building in terms of scale, massing, and materials.



Photo 40. Historic view of the porch on the south elevation, c.1969 (Scottsdale Public Library)



Photo 41. Modern day view of the porch and entrance on the south elevation. View facing east (Logan Simpson, 2023)

Interior Character Defining Features

The interior space is primarily associated with the public civic functions of the building. The atrium serves as the most character defining aspect of the interior, with the spatial organization of subdivided interior spaces organized around the perimeter. Circulation patterns within the interior are articulated through the design. All subdivided interior spaces open into the atrium with pathways defined by low, rough stuccoed walls. The pathways are organized by the obtuse angles that characterize the design of the building.

The use of positive and negative space within the design of the interior is character defining. Similar to the exterior, the interior balances blind stucco walls with voids created by columns and recessed entries. Despite the enclosure of the interior spaces on the north, south, and east portions, the engaged tapered columns still provide an anchor to which voided space is created. The recessed floor of the atrium creates a tangible void reminiscent of the traditional Puebloan kiva and provides the focal point for civic functions within the space. The employ of obtuse angles in the interior space enhances the openness of the atrium and are highly character defining for the space. Further voids are utilized to provide a sense of openness through the recessed bays of the ceiling and the asymmetrical arrangement of the skylights above the atrium. The use of open space is reflective of the original Bennie Gonzales design with the use of columns to eliminate the need for interior walls. Ultimately the balance between the positive and negative space within the interior succeeds in the creation of a public space reflective of the idea of open government for the people.

Design features that create visual continuity with the exterior of the building are character defining for the space. The rough stucco wall material provides visual continuity with the exterior and enhances the southwestern character of the space. The tapered columns further provide continuity with the exterior through the use of similar shape and form. Engaged single-story columns are similar to those of the exterior and create the illusion of the upper massing of the building resting upon the columns with voids created between them. The columns are therefore character defining for the interior space as they support visual continuity with the exterior and provide a sense of the characteristic irregular massing within the interior.

The use of asymmetry with a focus on bold shapes created by obtuse angles is character defining for the space. The interior focuses heavily on asymmetry with an emphasis on horizontality and verticality. The creation of strong horizontal and vertical lines without the use of right angles is a significant feature of the interior design. The tapered columns provide a sense of openness along with verticality, drawing the eye upward. The most notable features are the asymmetrically arranged recessed stained-glass skylights. Created by local artist Glidden Parker in 1968, the stained-glass panels display abstract geometric designs with each panel unique. The stained-glass skylights are angled along the ceiling, cast colored light against the recessed portion of the ceiling, and illuminate the rectangular recessed spaces in a variety of colors (Photograph).

The organization of the entrances and exits to the interior is character defining for the space. The entries and exits follow the original Bennie Gonzales design with the primary public entrance located on the west elevation and three staff entrances located on the northeast, east, and southeast elevations.

In summary, the character defining features for the interior of the building are as follows:

- Atrium
 - Recessed floor
 - Offices organized around the perimeter of the recessed floor
 - Enclosed dais
- Organization of circulation networks
 - Pathways organized around perimeter of the recessed floor
 - Ramps organized along perimeter of the recessed floor
- Consistency with exterior design
 - Rough stucco cladding
 - Emphasis on horizontal and vertical lines
 - Tapered columns
- Artistic features
 - Stained-glass skylights
 - Balance of solid and void, positive and negative space
 - Asymmetry
 - Obtuse angles

Interior Recommendations

It is recommended that future alterations should use similar design principles as listed above to avoid detracting from or negatively impacting the current character-defining features of the interior. Alterations that disrupt the balance of positive and negative space, create visual symmetry, and employ right or acute angles are not recommended. It is recommended that the atrium be preserved with subdivided office spaces organized around the perimeter of the recessed floor. Circulation networks around the atrium and material features that create visual continuity with the exterior are recommended to be retained.

Summary

Scottsdale City Hall remains a significant building that contributes to the definition of the regional southwest architectural style that characterizes the City of Scottsdale. The historic character of the original Bennie Gonzales design is significant, and it is recommended that the building be listed in the City of Scottsdale Historic Register under Article VI Section 6.113 as a Historic Landmark to recognize the high level of significance of the building and its contributions to the community. The identified character-defining features of the building should be preserved to permit the building to continue to display tangible ties to its significance within the community of Scottsdale.

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**SCOTTSDALE CITY COUNCIL
REGULAR MEETING AND WORK STUDY MINUTES
TUESDAY, DECEMBER 7, 2021**



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

CALL TO ORDER

Mayor David D. Ortega called to order a Regular Meeting of the Scottsdale City Council at 5:00 P.M. on Tuesday, December 7, 2021 in the City Hall Kiva.

ROLL CALL

Present: Mayor David D. Ortega; Vice Mayor Tammy Caputi; and Councilmembers Tom Durham, Betty Janik, Kathy Littlefield, Linda Milhaven, and Solange Whitehead

Also Present: City Manager Jim Thompson, City Attorney Sherry Scott, City Treasurer Sonia Andrews, City Auditor Sharron Walker, and City Clerk Ben Lane.

PLEDGE OF ALLEGIANCE – Vice Mayor Caputi

MAYOR'S REPORT – Mayor Ortega announced that Chaparral High School and Saguaro High School will be heading to the State football championships held at Arizona State Sun Devil Stadium on Saturday, December 11, 2021. Chaparral High School, led by quarterback Brayten Silbor, will begin their game at noon. Saguaro High School, led by quarterback Devon Dampier, will begin their game at 5:00 p.m.

PUBLIC COMMENT – None

MINUTES

Request: Approve the Special Meeting Minutes of November 9, 2021; Regular Meeting Minutes of November 9, 2021; and Work Study Session Minutes of November 9, 2021.

MOTION AND VOTE – MINUTES

Councilwoman Janik made a motion to approve the Special Meeting Minutes of November 9, 2021; Regular Meeting Minutes of November 9, 2021; and Work Study Session Minutes of November 9, 2021. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

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.

CONSENT AGENDA**1. Churchill's Fine Cigars & Bar Liquor License (75-LL-2021)**

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 6 (bar) State liquor license for a new location and existing owner.

Location: 18529 N. Scottsdale Road, Suite 127A

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

2. Yasuo Sushi & Tapas Liquor License (76-LL-2021)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.

Location: 8300 N. Hayden Road, Suite E108

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

3. Element Skysong Scottsdale Liquor License (81-LL-2021)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 11 (hotel) State liquor license for an existing location with a new owner.

Location: 1345 N. Scottsdale Road

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

4. Pizza Hut Liquor License (83-LL-2021)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.

Location: 4436 N. Miller Road, Suite 105

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

5. Pitadale Mediterranean Kitchen Liquor License (84-LL-2021)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.

Location: 17025 N. Scottsdale Road, Suite 160

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

6. Thompson 105 Liquor License (85-LL-2021)

Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 10401 E. McDowell Mountain Ranch Road, Suite 160

Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210,
tcurtis@scottsdaleaz.gov

- 7. Buddhas Ritual Liquor License (86-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 16580 N. 92nd Street, Unit 100
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 8. Lacquer Nails and Spa Liquor License (87-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for a new location and owner.
Location: 8664 E. Shea Boulevard, Suite 152
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 9. Spiga Cucina Italiana Liquor License (88-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 7500 E. Pinnacle Peak Road, Suite J125
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 10. Hyderabad House Arizona Liquor License (89-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.
Location: 16495 N. Scottsdale Road, Suite 105
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 11. The Brush Bar Liquor License (90-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for a new location and existing owner.
Location: 7010 E. Main Street
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 12. Nori Sushi Liquor License (92-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 10115 E. Bell Road, Suite 109
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

- 13. Arco Food Market Liquor License (93-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 10 (beer and wine store) State liquor license for an existing location with a new owner.
Location: 10809 N. Frank Lloyd Wright Boulevard
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 14. Tequila Corrido Liquor License (94-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 4 (wholesaler) State liquor license for a new location and owner.
Location: 15035 N. 73rd Street, Suite A
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 15. Hash Kitchen Liquor License (95-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 8777 N. Scottsdale Road, Suite 308
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 16. Hash Kitchen Liquor License (96-LL-2021)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 14838 N. Frank Lloyd Wright Boulevard
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov
- 17. Crown Castle BU 826045 – Monarch Property Type 4 Wireless Communication Facility Conditional Use Permit (24-UP-2005#5)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 12320** approving a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility designed as a 55-foot-tall artificial palm tree with Multiple Family Residential District (R-5) zoning.
Location: 7220 E. McKellips Road (a.k.a. 409 N. Scottsdale Road)
Staff Contact(s): Randy Grant, Planning, Economic Development, and Tourism Executive Director, 480-312-2664, rgrant@scottsdaleaz.gov
- 18. T-Mobile PH60902D – Towercom Hambro Tree Conditional Use Permit (12-UP-2021)**
Request: Find that the conditional use permit criteria have been met and adopt **Resolution No. 12319** approving a Conditional Use Permit for an existing Type 4, Alternative Concealment Wireless Communication Facility designed as a 65-foot-tall artificial eucalyptus tree with associated ground mounted equipment, with Planned Community District Industrial Park (I-1 PCD) zoning.
Location: 16423 N. 91st Street
Staff Contact(s): Randy Grant, Planning, Economic Development, and Tourism Executive Director, 480-312-2664, rgrant@scottsdaleaz.gov

19. Joint Use School Site Intergovernmental Agreement**Request:** Adopt Resolution No. 12335 to authorize:

1. Intergovernmental Agreement No. 1995-009-COS-A1, the first amendment to the agreement with the Scottsdale Unified School District No. 48 regarding joint use school site for the district to fund and construct a shaded seating area on city property adjacent to Desert Canyon Elementary School.
2. The execution and recording of a Temporary Construction Easement to accomplish the improvements.
3. The Assistant City Manager overseeing Community Services, or designee, to take such other actions necessary to carry out the intent of this Resolution.

Location: Adjacent to 10203 E. McDowell Mountain Ranch Road**Staff Contact(s):** William B. Murphy, Assistant City Manager, 480-312-7954, bmurphy@scottsdaleaz.gov**20. Tournament Players Club (TPC)/PGA Tour Lease and Management Agreement Amendment****Request:** Adopt Resolution No. 12340 authorizing Agreement No. 1985-060-COS-A8, the eighth amendment to the lease and management agreement with the Tournament Players Club of Scottsdale, Inc., (TPC) and PGA Tour, Inc., to authorize a right-of-entry onto the Expo Pad Parcel; to lease additional property to the TPC; and to update provisions relating to the location and operation of sportsbook wagering and related improvements at the TPC golf facility.**Location:** 17020 N. Hayden Road**Staff Contact(s):** William B. Murphy, Assistant City Manager, 480-312-7954, bmurphy@scottsdaleaz.gov**21. Community Development Block Grant (CDBG) CV3 Budget Transfer****Request:** Adopt Resolution No. 12332 authorizing a Fiscal Year 2021/22 budget transfer in the amount of \$1,231,675 from the Community Services Division, CDBG Fund Operating Budget to three newly created Capital Improvement Projects to be titled "*Paiute Park Ramada*", "*Paiute Park Parcourse*", and "*Paiute Park Bathrooms*" to be funded by the CDBG-CV3 grant funding source.**Staff Contact(s):** William B. Murphy, Assistant City Manager, 480-312-7954, bmurphy@scottsdaleaz.gov**22. Request for Exemption from Posting Security for Outstanding Workers' Compensation Claims****Request:** Adopt Resolution No. 12336 authorizing the execution of a letter to the Industrial Commission of Arizona requesting an exemption to the requirement to post security for outstanding workers' compensation claims.**Staff Contact(s):** George Woods, Risk Management Director, 480-312-7040, gwoods@scottsdaleaz.gov**23. Certificate of Necessity Application for Ambulance Services****Request:** Adopt Resolution No. 12333 to authorize:

1. The City Manager to submit an application for a Certificate of Necessity to the Arizona Department of Health Services to operate ground ambulance transport services in the City of Scottsdale and to approve, sign, and file the application necessary to carry out the purpose of this Resolution.
2. The City Manager, City Treasurer, City Attorney, or their respective designees, to execute any such documents and take any such other actions reasonably necessary to carry out the purpose of this Resolution.

Staff Contact(s): Tom Shannon, Fire Chief, 480-312-1821, tshannon@scottsdaleaz.gov

- 24. Mobile Food Vendors Code Amendment**
Request: Adopt **Ordinance No. 4525** amending Scottsdale Revised Code, Chapter 16, Licenses, Taxation, and Miscellaneous Business Regulations, adding Article XXII and Sections 16-650 to 16-656, to add minimum standards for safety and security for the operation of mobile food vendors.
Staff Contact(s): Whitney Pitt, Business Services Director, 480-312-5925, wpitt@scottsdaleaz.gov
- 25. Legal Fees for Federal Aviation Administration (FAA) Flight Path Petition**
Request: Adopt **Resolution No. 12328** authorizing Contract No. 2020-144-COS-A1, the first amendment to the agreement with Leech Tishman Fuscaldo & Lampl, Inc., authorizing additional legal fees in the amount of \$90,000 for the handling of the City's Petition for Review regarding FAA Flight Path disputes filed in the D.C. Circuit Court of Appeals.
Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov
- 26. Boreyko Settlement Agreement and General Release of All Claims**
Request: Adopt **Resolution No. 12334** authorizing Agreement No. 2021-184-COS with Plaintiff Cowen Boreyko, a minor child by and through his father, Benson Boreyko, in the amount of \$50,000 to settle Plaintiff's lawsuit against the City and its employees, *Benson Boreyko v. City of Scottsdale, et al.*, Case No. CV2021-005887, currently pending in Maricopa County Superior Court.
Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov
- 27. Independent Ethics Reviewers Professional Services Contracts**
Request: Adopt **Resolution No. 12289** authorizing Professional Services Contract No. 2021-157-COS to allow retired judge Lawrence H. Fleischman to serve as an independent ethics reviewer as required by Scottsdale Revised Code Section 2-57.
Staff Contact(s): Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov
- 28. National Opioid Settlement Agreements**
Request: Adopt **Resolution No. 12341** to authorize:
1. The City of Scottsdale to participate in pending settlement agreements with one manufacturer defendant and three distributor defendants as received from the National Opioid Litigation Settlement Administrators in the national opioid litigation.
 2. The execution and submittal of Janssen Settlement Participation Form (Contract No. 2021-186-COS) and Distributors Settlement Participation Form (Contract No. 2021-187-COS) to the National Opioid Litigation Settlement Administrators for the City of Scottsdale to receive funds from these settlements directly and to maximize the total funds received in the State of Arizona for abatement and remediation of the impacts from the opioid epidemic.
- Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, sscott@scottsdaleaz.gov

MOTION AND VOTE – CONSENT AGENDA

Councilwoman Whitehead made a motion to approve Consent Agenda Items 1 through 28. Councilmember Durham seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

REGULAR AGENDA**29. Conservation Program Investment**

Request: Adopt **Resolution No. 12306** authorizing Agreement No. 2021-172-COS with the National Forest Foundation in the amount of \$210,000 for conservation program investment to the Northern Arizona Forest Fund toward improving the forest watersheds that are critical to the City's water supply.

Presenter(s): Kevin Rose, Water Resources Administrator and Rebecca Davidson, National Forest Foundation

Staff Contact(s): Brian Biesemeyer, Water Resources Executive Director, 480-312-5683, bbiesemeyer@scottsdaleaz.gov

Water Resources Administrator Kevin Rose, National Forest Foundation Southwest Regional Director Rebecca Davidson, and National Forest Foundation Arizona Program Manager Sasha Stortz gave a PowerPoint presentation (attached) on the conservation program and agreement.

MOTION AND VOTE – ITEM 29

Councilwoman Whitehead made a motion to adopt Resolution No. 12306 authorizing Agreement No. 2021-172-COS with the National Forest Foundation in the amount of \$210,000. Vice Mayor Caputi seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

PUBLIC COMMENT – None**CITIZEN PETITIONS****30. Receipt of Citizen Petitions**

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL ITEMS – MOTION AND VOTE

Mayor Ortega made a motion to direct staff to agendize the initiation of a historic preservation amendment for Scottsdale City Hall for a date to be determined within the next 60 days. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

The City Council recessed at 5:34 P.M.

The City Council reconvened at 5:46 P.M.

CITY COUNCIL WORK STUDY SESSION**PUBLIC COMMENT**

- Don Henninger, with the Scottsdale Coalition of Today and Tomorrow (SCOTT), cautioned against putting blanket restrictions on growth and development in the Old Town area.
- Marilyn Atkinson asked for clarification and guidance on any proposed bonus point system.
- French Thompson spoke against adding bonus points for height or density.
- Daniel Ishac expressed concern about the short term-focus for additional restrictions on development, the lack of affordable housing, and the need for future revenue sources.
- Jon Rosenberg said that the current system of development review and approval works, and the current Old Town Character Area Plan should remain in place.

**1. Old Town Character Area Plan and Zoning Ordinance Update
(5-GP-2021, 1-TA-2021, 1-II-2010#3)**

Request: Presentation and discussion regarding public outreach efforts associated with the Old Town Scottsdale Character Area Plan and downtown zoning ordinance update process.

Presenter(s): Adam Yaron, Principal Planner and Brad Carr, Planning and Development Area Manager

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

Principal Planner Adam Yaron gave a PowerPoint presentation (attached) on the Old Town Character area plan and zoning ordinance update.

MOTION AND VOTE – POINT OF ORDER

Following a call to order by the Presiding Officer for comments that he believed were off topic, Councilmember Milhaven raised a point of order to allow Vice Mayor Caputi to complete her remarks. After clarification from the City Attorney, the Council voted on whether to uphold the Presiding Officer's ruling. The motion failed 3/4, with Mayor Ortega and Councilmembers Janik and Littlefield voting in the affirmative and Vice Mayor Caputi and Councilmembers Durham, Milhaven, and Whitehead dissenting. Based on the vote, Vice Mayor Caputi completed her remarks.

The City Council requested staff seek public feedback on the following observations and suggestions:

- Redefining height density by moving the Type 1 category to 40 feet, the Type 2 category to 52 feet, and the Type 3 category to 66 feet, with an additional bonus of 6 feet, for total of 72 feet.
- Further clarifying the definition of mixed-use to include preservation of walkability and commercial use and suggesting that commercial development be 20 percent of any mixed-use project.
- Providing guidance on successful commercial endeavors.
- Re-evaluating bonus heights keeping to the character of Scottsdale, which includes views, open space, weather, and tourism.
- Clarifying the definition of the bonus system, including:
 - Detailing possible tradeoffs, noting what the City would receive in return for approving the bonus height.
 - Including a 10 percent open space commitment.

- Including a one percent public art contribution.
- Restricting bonus items to those that have greater significance, such as open space and pedestrian walkways.
- Creating a list of benefits to determine what types of improvements would be beneficial for the City to receive amenities and fulfill community requirements and needs.
- Explaining how to qualify for bonuses and where they may be used.
- Increasing bonus fees for heights and density.
- Providing information from other municipalities on how they handle bonuses and charge bonus fees.
- Prioritizing repairs, upkeep and investment in City property including:
 - Ensuring open roads and adequate parking.
 - Cleaning, repairing, and conducting regular maintenance for alleys, cracked sidewalks, and signage.
 - Developing and implementing plans for tree canopies and the Emerald Necklace pedestrian connectivity path.
 - Planting trees and flowers and establishing regular watering schedules.
 - Installing additional lighting, seasonal decorations, and performing regular maintenance on lighting systems.
- Reinstating grants for business owners to use towards façade improvements.
- Establishing an Old Town stakeholder group to meet regularly.
- Using bonus funds to establish a park at the Rose Garden.
- Activating alleys for use as dining areas or other activities, such as music and/or entertainment events.
- Continuing public outreach and increasing engagement with the community.
- Determining growth areas and ways to have tourists year-round.
- Finding areas of agreement and common ground. Focusing on the City's strengths.
- Continuing open discussion on all ideas presented, maintaining flexibility, and pursuing thoughtful growth.

ADJOURNMENT

MOTION AND VOTE – ADJOURNMENT

Councilwoman Whitehead made a motion to adjourn. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Caputi; and Councilmembers Durham, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

The Regular Meeting and Work Study Session adjourned at 7:24 P.M.

SUBMITTED BY:



Ben Lane, City Clerk

Officially approved by the City Council on January 11, 2022

C E R T I F I C A T E

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting and Work Study Session of the City Council of Scottsdale, Arizona held on the 7th day of December 2021.

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

DATED this 11th day of January 2022.



Ben Lane, City Clerk

Scottsdale Historic Preservation Commission 2022 Work Program As Amended HPC Retreat (June 2, 2022)

Historic Preservation Plans and Guideline Updates

- *Encourage and provide resources for the completion and approval of Historic Preservation Plans for: Villa Monterey Historic District; Charles Miller House; McCormick-Stillman Railroad Park Road Amundsen Pullman Car; Glass & Garden Community Church; Holy Cross Lutheran Church; and First Church of Christ, Scientist.*
- *Investigate alternative funding for completing new historic contexts and plans (CLG Pass Through Grant).*
- *Interest council in creating a bond/monies form current development to protect a HP candidate or preserve an HP property (ex: Mesa/Tempe).*

Designation

- Valley Field Riding and Polo Club
- Rusty Spur Area District
- Oasis Park - Mobile Home Park
- Old Kiva Theatre
- Fifth Avenue District
- Coach House
- Properties and budlings that are most danger of being demolished
- Kiva Building
- Community Design Center
- Los Olivos
- Titus House
- Cowboy and Lasso
- Woolworths
- Los Sombreros
- Elks Building (Thomas/Scottsdale)
- Auto Store (Honor Health)
- Sites with Mid-Century Architecture and an emphasis on the use of concrete:
 - The bank at the southwest corner 74th Street and McDowell
 - The bank at the southwest corner of Palm Lane and Scottsdale Road
 - The Coronado High School gymnasium

- The Holy Cross Lutheran church on Hayden Road between Thomas and Osborn
- The St. Mario Goretti Catholic Church on Granite Reef north of McDonald
- The Saguaro High School auditorium
- Sites that have been notable eateries or store:
 - The Mag's Ham Bun / Pishcke's restaurant on N. First Street east of N. Scottsdale Road
 - The Crystal Pistol / Chuckbox / Oregano's restaurant on E. Shea Boulevard just east of N. Scottsdale Road
 - The NYPD / Mag's Ham Bun restaurant on Scottsdale Road just south of Shea
 - The Handlebar J's restaurant
 - Cactus Flower florists
 - The General Store at the southwest corner of Pinnacle Peak and Pima Roads
 - The shopping center at the northwest corner of Hayden and Via de Ventura
 - May be useful to recognize the locations of Pinnacle Peak Restaurant, Reata Pass Restaurant, Rawhide as well as the Quilted Bear restaurant as the memory of these quickly fades into the past.
- Early townhouse neighborhoods (Scottsdale led the way in Arizona for this type of housing):
 - Villa Adrian near the southeast corner of 68th St. and Camelback
 - The Golden Keys neighborhood at the northwest corner of 64th St. and Thomas
 - The Sands Townhouses neighborhood at the northwest corner of Indian School and Pima
 - The Briarwood neighborhood on McDonald east of Scottsdale Road
 - The Colonia Encantada neighborhood on the north side of McCormick Parkway east of Scottsdale Road (one of the first projects by Geoffrey Edmunds)
 - The four townhouse neighborhoods on the west side of Scottsdale Road between McDonald and Jackrabbit
- Residential projects designed by Bennie Gonzales:
 - The Las Villas townhomes at the southeast corner of Scottsdale Road and McDonald
 - The original models at the El Cuadros townhouse neighborhood on Miller south of Thomas
 - The Scottsdale Shadows condominiums at the northwest corner of Hayden and Camelback
 - The Los Cuatros apartments at N. 2nd St. and N. 69th Street
- The Eldorado Park Phase I – This was the first park to incorporate the 'greenbelt' design concept for the Indian Bend Wash. In the floods of 1970 and 1972 it proved to the Corps and the public that the concept would work.



SCOTTSDALE

CITY COUNCIL MEETING

***** AMENDED *** MEETING NOTICE AND AGENDA**

[REWORDED ITEM No. 16]

COUNCIL

David D. Ortega, Mayor

Tammy Caputi

Tom Durham

Barry Graham

Betty Janik

Kathleen S. Littlefield

Solange Whitehead

Tuesday, March 21, 2023

City Council meetings are also televised on Cox Cable Channel 11 and streamed online at ScottsdaleAZ.gov (search "live stream"). Unless an exception is made, or unless otherwise noted, the Council will not begin discussion on any new items after 10:00 p.m. Items that are not heard will be continued to the next scheduled Council meeting (April 4, 2023).

In-person spoken public comment is being accepted on Items 1 through 20. To sign up to speak on these items, please click [here](#).

In-Person spoken public comment is also being accepted on non-agendized items that are within the Council's jurisdiction. Scottsdale citizens, business owners, and/or property owners may speak on items that are within the Council's jurisdiction but are not on the agenda, with a total of 15 minutes at the beginning and 15 minutes at the end of the meeting dedicated to comment on non-agendized items. To sign up to speak in-person on a non-agendized item that is within the Council's jurisdiction, please click [here](#).

Requests for in-person public comment may be submitted online or at the City Council meeting. Registration for in-person public comment is available online by completing a Request to Speak form. In-Person Public Comment Request to Speak forms for Consent, Regular, and Non-Agendized items must be submitted online no later than 90 minutes before the start of the meeting. Additionally, in-person meeting attendees may submit a Request to Speak form utilizing the kiosk located in the foyer area of City Hall for each agenda item they wish to address. Forms must be submitted and received before the Mayor announces the agenda item.

Written public comment may be submitted in-person by completing a yellow written public comment card or electronically by completing a Written Public Comment form. Written public comment received during the meeting will be shared with the Council. Written comments that are submitted electronically at least 90 minutes before the meeting will be emailed to the Council and posted online prior to the meeting. A written public comment may be submitted electronically by clicking [here](#).

5:00 P.M.

Marked Agenda

REGULAR CITY COUNCIL MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order – 5:00 P.M.

Roll Call – All present

One or more members of the Council may be attending the Council Meeting by telephone, video, or Internet conferencing, pursuant to A.R.S. §38-431(4).

Pledge of Allegiance – Councilwoman Caputi

Mayor's Report

Mayor Ortega asked for a moment of silent reflection for the people of Ukraine as they fight for their freedom and democracy.

Mayor Ortega announced that the Scottsdale Family Arts Festival will be held at SkySong on March 24-25, 2023. It is a free festival of creativity and includes performances, interactive demonstrations, and culinary delights from local food trucks. Mayor Ortega noted that Scottsdale Community Partners will be holding the annual Alli Ortega Empty Bowls Fundraiser during the Festival. This event helps to fund many vital programs for Scottsdale's Human Services Department.

Presentations/Information Updates

- **[Spirit of Scottsdale Awards](#) – Neighborhood Advisory Commission Vice Chair Larry Hewitt and Commissioner Louise Lamb gave a PowerPoint presentation. They presented the Spirit of Scottsdale 2022 Individual Award to Mildred Heber and the Spirit of Scottsdale 2022 Organization Award to The Holland Center.**

Presenter(s): Larry Hewitt, Vice Chair and Louise Lamb, Commissioner, Neighborhood Advisory Commission

- **Partners for Paiute Check Presentation – Mayor David D. Ortega and Scottsdale Area Chamber of Commerce President and Chief Executive Officer Mark Stanton gave a presentation and presented a check. Partners for Paiute Board Member Raoul Zubia accepted the check and thanked Mayor Ortega and Mr. Stanton on behalf of the Partners for Paiute Board.**

Presenter(s): Mayor David D. Ortega and Mark Stanton, President and Chief Executive Officer, Scottsdale Area Chamber of Commerce

Note: The Council may make comments or ask questions to the presenter(s); however, no Council action will be taken.

Possible Executive Session

Notice is hereby given that, at any time during tonight's meeting, the Council may make a motion to recess into Executive Session to discuss and consult with the attorneys and representatives of the public body to obtain legal advice on any applicable item on tonight's agenda. If authorized by a majority vote of the Council, the Executive Session will be held immediately after the vote and will not be open to the public. A.R.S. §38-431.03(A)(3). The public meeting will resume following the Executive Session.

Public Comment – None

Public Comment time is reserved for Scottsdale citizens, business owners, and/or property owners to comment on non-agendized items that are within the Council's jurisdiction. No official Council action can be taken on these items. Advocacy for or against a candidate or ballot measure during a Council meeting is not allowed pursuant to State law and is therefore not deemed to be within the Council's jurisdiction.

Public Comment time is also the designated time for presenting a citizen petition. There is no limit on the number of petitions a citizen may present; however, each citizen is limited to a total time of three minutes to present and speak to the petition(s). A Request to Speak [form](#) must be submitted together with the petition(s) before the Mayor announces the second Public Comment period.

Speakers may address the Council once under Public Comment at the beginning or the end of the meeting, but not both. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Council during "Public Comment."**

MINUTES

Request: Approve the following Council meeting minutes from February 2023:

- a. [Special Meeting Minutes of February 21, 2023](#)
- b. Executive Session Minutes of February 21, 2023
- c. [Regular Meeting and Work Study Session Minutes of February 21, 2023](#)
 – Councilwoman Whitehead made a motion to approve the Special Meeting Minutes of February 21, 2023; Executive Session Minutes of February 21, 2023; and Regular Meeting and Work Study Session Minutes of February 21, 2023. Councilwoman Janik seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Graham, Janik, and Whitehead voting in the affirmative.

CONSENT AGENDA ITEMS 1-18

How the Consent Agenda Works: The Council may take one vote to act on all of the items on the Consent Agenda or may remove items for further discussion. Items not removed from the Consent Agenda will be considered in one motion. Items removed for clarification or discussion by the Council will be acted on as appropriate.

– Councilwoman Janik made a motion to approve Consent Agenda Items 1 through 18, except Item 2 [Martinson GLOPE Abandonment (5-AB-2022)] and Item 14 [Osborn Road Complete Street: Hayden Road to Scottsdale Road Project Budget Transfer], which were moved to the Regular Agenda. Councilmember Durham seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Graham, Janik, and Whitehead voting in the affirmative.

1. [Sushi Brokers Liquor License \(3-LL-2023\)](#) – **Approved on Consent.**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an owner transfer of a Series 6 (bar) State liquor license for an existing location and owner.
Location: 17025 N. Scottsdale Road, Suite 190
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

2. [Martinson GLOPE Abandonment \(5-AB-2022\)](#)
Request: Adopt **Resolution No. 12710** authorizing the abandonment of 33-foot wide General Land Office (GLO) roadway easement along the northern property line and 250-square feet of a 1/4 cul-de-sac abutting North 69th Street of Parcel No. 216-50-028A with Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning.
Location: 31421 N. 69th Street
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov
 – Planner Chris Zimmer gave a PowerPoint presentation on the Martinson GLOPE Abandonment application.

 – Mayor Ortega made a motion to adopt Resolution No. 12710 authorizing the abandonment of 33-foot wide General Land Office (GLO) roadway easement along the northern property line and 250-square feet of a 1/4 cul-de-sac abutting North 69th Street of Parcel No. 216-50-028A with Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-70 ESL FO) zoning located at 31421 North 69th Street. Councilwoman Janik seconded the motion, which carried 6/1, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Janik, and Whitehead voting in the affirmative and Councilmember Graham dissenting.

3. **Hawkins – CSOK Final Plat (8-PP-2020) – Approved on Consent.**
Request: Approve the final plat for a new subdivision comprised of three commercial lots and one residential lot on a ±5.1-acre site with Central Business (C-2), Service Residential (S-R) and Single-Family Residential Planned Residential Development (R1-18 PRD) zoning.
Location: 11355 E. Shea Boulevard
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

4. **Legacy at DC Ranch Final Plat Replat (3-PP-2021) – Approved on Consent.**
Request: Approve the final plat replat for a new residential subdivision comprised of nine lots and associated tracts on a ±3.13-acre site with Single-Family Residential, Planned Community District (R1-7/PCD) zoning.
Location: Southeast corner of N. 92nd Street and Union Hills Drive
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

5. **Crossroads East Zoning Adoption – ASR Well Site (19-ZN-2002#9) – Approved on Consent.**
Request: Adopt **Ordinance No. 4586** setting certain boundaries on the “district map” for the Aquifer Storage Recovery (ASR) Well 159 as Planned Community District with Comparable Commercial Office (P-C C-O) district zoning.
Location: 7440 E. Legacy Boulevard
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

6. **Rawhide Wash Flood Hazard Mitigation Project Intergovernmental Agreement Amendment – Approved on Consent.**
Request: Adopt **Resolution No. 12759** authorizing Agreement No. 2020-011-COS-A1 with the City of Phoenix and the Maricopa County Flood Control District to provide for further funding and revise cost share for the additional funding of construction, construction management, and operation and maintenance for the Rawhide Wash Flood Hazard Mitigation Project.
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

7. **Roosevelt Street Storm Drain Project Intergovernmental Agreement – Approved on Consent.**
Request: Adopt **Resolution No. 12760** authorizing Agreement No. 2023-031-COS with the City of Tempe and the Maricopa County Flood Control District to allow partnership and cost share for the right-of-way acquisitions, design, utility relocations, construction, construction management, and operation and maintenance for the Roosevelt Street Storm Drain Project.
Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

8. **Community Action Program Intergovernmental Agreement – Approved on Consent.**
Request: Adopt **Resolution No. 12748** to authorize:
 1. Agreement No. 2022-094-COS-A1, the first amendment to the agreement with the Maricopa County Human Services Department to increase the amount that the City is reimbursed for its Community Action Program administrative costs.
 2. The Human Services Director to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.**Staff Contact(s):** Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov

9. **Scottsdale Housing Agency General Depository Agreement (GDA) – Approved on Consent.**
Request: Adopt **Resolution No. 12757** to authorize:
1. Scottsdale Housing Agency General Depository Agreement No. 2023-029-COS [Housing and Urban Development (HUD) Form 51999] with Wells Fargo Bank, National Association subject to and contingent upon the final negotiation of contract terms and bank account details.
 2. The City Treasurer/Chief Financial Officer to execute any supplements or amendments to, and amendments and restatements of Contract No. 2023-029-COS; any future updated versions of the GDA issued by HUD; any future GDAs as needed to cover additional or different accounts associated with HUD funds; any terminations and consolidations as necessary; and any future GDAs with another depository bank of the City's choosing and to take such other actions as necessary to carry out the intent of this Resolution.
- Staff Contact(s):** Greg Bestgen, Human Services Director, 480-312-0104, gbestgen@scottsdaleaz.gov
10. **Employee Healthcare Benefit Contract Extension – Approved on Consent.**
Request: Adopt **Resolution No. 12769** authorizing Contract No. 2014-009-COS-A1, the first amendment to the agreement with Cigna Healthcare, granting an initial one-year time extension to begin July 1, 2024 with an option for an additional one-year period, if necessary, to provide for program administration and access to provider network services or for medical, pharmacy, dental, employee assistance programs and behavioral health benefits for City employees and eligible beneficiaries to the City as needed.
- Staff Contact(s):** Monica Boyd, Human Resources Director, 480-312-2615, mboyd@scottsdaleaz.gov
11. **Employee 457(b) Deferred Compensation and Retirement Health Savings Plans – Approved on Consent.**
Request: Adopt **Resolution No. 12761** to authorize:
1. Contract No. 2023-036-COS with Nationwide Retirement Solutions, Inc. to provide recordkeeping and administrative services for the City's 457(b) Deferred Compensation Plan and Retirement Health Savings Plan.
 2. The City Manager, or the City Manager's designee, to execute any future documents relating to the Deferred Compensation Plan and Retirement Health Savings Plan.
 3. The City Manager or City Treasurer, or designee, to take such other actions as necessary to carry out the intent of this Resolution and the administrative services to be provided for through the City's deferred compensation plan.
- Staff Contact(s):** Monica Boyd, Human Resources Director, 480-312-2615, mboyd@scottsdaleaz.gov
12. **Pima Road: Pinnacle Peak to Happy Valley Road Construction Contract – Approved on Consent.**
Request: Adopt **Resolution No. 12776** to authorize:
1. Construction Manager at Risk Contract No. 2022-062-COS-A3, the third amendment to the contract with Haydon Building Corp., in the amount of \$5,712,674.05, for Guaranteed Maximum Price No. 4 for the construction of the noise mitigation barrier for Pima Road, Pinnacle Peak Road to Happy Valley Road (SC01).
 2. A Fiscal Year (FY) 2022/23 Budget Appropriation transfer, in the amount of \$6,000,000, from the available appropriation in the Adopted FY 2022/23 Capital Improvement Plan (CIP) to the newly created project titled "*Pima Road Soundwall*" to be funded by the CIP General Fund (\$3,000,000) and Transportation Sales Tax Fund (\$3,000,000).
 3. The City Manager and City Treasurer, or respective designee(s), to take such actions as necessary to carry out the intent of this Resolution.
- Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, daworth@scottsdaleaz.gov

13. Savannah Bananas Baseball Exhibition Event Funding – Approved on Consent.

Request: Adopt **Resolution No. 12741** to authorize:

1. Funding, not to exceed \$50,000, from the portion of the Fiscal Year 2022/23 Tourism Development Fund that is allocated toward event retention and development for the Savannah Bananas Baseball Exhibition.
2. New Event Funding Agreement No. 2023-023-COS with Fans First Entertainment doing business as Savannah Bananas.

Staff Contact(s): Karen Churchard, Tourism and Events Director, 480-312-2890, kchurchard@scottsdaleaz.gov

14. Osborn Road Complete Street: Hayden Road to Scottsdale Road Project Budget Transfer

Request: Adopt **Resolution No. 12771** to authorize:

1. A Fiscal Year 2022/23 Capital Budget Appropriation Transfer, in the amount of \$369,306, from the Dynamite Blvd: Pima Road to 136th Street Turn Bays and Bike Lanes (SH05) capital project to the Osborn Road Complete Street: Hayden Road to Scottsdale Road capital project (SF02) to be funded by the Transportation 0.2% Sales Tax.
2. The City Manager and City Treasurer, or respective designee(s), to take such actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Mark Melnychenko, Transportation and Streets Director, 480-312-7651, mmelnychenko@scottsdaleaz.gov

– City Engineer Alison Tymkiw gave a presentation.

– Councilwoman Janik made a motion to adopt Resolution 12771 to authorize:

- 1. A Fiscal Year 2022/23 Capital Budget Appropriation Transfer, in the amount of \$369,306, from the Dynamite Blvd: Pima Road to 136th Street Turn Bays and Bike Lanes (SH05) capital project to the Osborn Road Complete Street: Hayden Road to Scottsdale Road capital project (SF02) to be funded by the Transportation 0.2% Sales Tax.**
- 2. The City Manager and City Treasurer, or respective designee(s), to take such actions as necessary to carry out the intent of this Resolution.**

Vice Mayor Littlefield seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Graham, Janik, and Whitehead voting in the affirmative.

15. Railroad Park Ramada Budget Transfer – Approved on Consent.

Request: Adopt **Resolution No. 12780** to authorize:

1. A Fiscal Year 2022/23 General Fund Capital Contingency Budget Appropriation Transfer, in the amount up to \$300,000, to a newly created Capital Improvement Plan (CIP) project to be titled “McCormick-Stillman Railroad Park Ramada” to be funded by CIP contributions.
2. The Assistant City Manager overseeing Community Services or designee, to take such actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): William B. Murphy, Assistant City Manager, 480-312-7954, bmurphy@scottsdaleaz.gov

*****16. 9-1-1 Service Grant – Approved on Consent.**

Request: Adopt **Resolution No. 12779** to authorize:

1. The City Manager, or designee, to terminate the agreement with the Maricopa Regional 9-1-1 for 9-1-1 service.
2. The City Manager, or designee, to complete and submit any necessary or desirable instruments related to the acceptance of a reimbursement grant for costs associated with AT&T Telecommunications for equipment, maintenance, and operations of the City’s public safety answering point from the Arizona State Department of Administration Arizona 9-1-1 grant program.

3. The Scottsdale Police Department to accept a \$1,751,753.20 grant from the Arizona Department of Administration, to reimburse the City for 9-1-1 expenditures made through the AT&T Telecommunications contract.
4. A Budget Transfer, in the amount of up to \$636,744, from the Fiscal Year 2022/23 Future Grants Budget and/or Grant Contingency Budget and the creation of a new cost center to record the related grant activity.
5. The City Manager and City Treasurer, or designees, to take such actions and execute such documents as necessary to carry out the intent of this Resolution.

Staff Contact(s): Jeff Walther, Chief of Police, 480-312-1900, jwalther@scottsdaleaz.gov

17. Monthly Financial Report – Approved on Consent.

Request: Accept the Fiscal Year 2022/23 Monthly Financial Report as of January 2023.

Staff Contact(s): Judy Doyle, Budget Director, 480-312-2603, jdoyle@scottsdaleaz.gov

18. Designating the City of Scottsdale’s Chief Fiscal Officer – Approved on Consent.

Requests:

1. Adopt **Resolution No. 12782** designating Sonia Andrews, the City Treasurer/Chief Financial Officer, as the City of Scottsdale’s Chief Fiscal Officer for officially submitting the Fiscal Year 2022/23 Expenditure Limitation Report to the Arizona Auditor General.
2. Adopt **Resolution No. 12784** designating Sonia Andrews, the City Treasurer/Chief Financial Officer, as the City of Scottsdale’s Chief Fiscal Officer for officially submitting the Fiscal Year 2023/24 Expenditure Limitation Report to the Arizona Auditor General.

Staff Contact(s): Anna Henthorn, Accounting Director, 480-312-7805, ahenthorn@scottsdaleaz.gov

REGULAR AGENDA ITEMS 19-20

How the Regular Agenda Works: The Council takes action on each item on the Regular Agenda.

19. 68th Street – Indian School Road to Thomas Road Construction Bid

Request: Adopt **Resolution No. 12733** to authorize:

1. Construction Bid Award No. IFB-092022-024 with AJP Electric, Inc., in the amount of \$1,455,768.10, for the construction of the 68th Street – Indian School Road to Thomas Road project (SG02).
2. The acceptance of federal grant awards in the amount of \$615,243 in Congestion Mitigation Air Quality funds; \$286,844 in Congestion Mitigation Air Quality funds; and \$583,849 in Transportation Alternatives funds for a total amount of \$1,485,936.
3. The payment of the local contribution requirement of \$89,819 with transportation sales tax.
4. A Fiscal Year 2022/23 Transportation Fund Capital Contingency Budget Appropriation Transfer of up to \$92,159 to the 68th Street – Indian School to Thomas Road Capital Improvement Plan project to be funded by the Transportation 0.2% Sales Tax.
5. The City Manager and City Treasurer, or designees, to take such actions and execute such documents as necessary to carry out the intent of this Resolution

Presenter(s): Alison Tymkiw, City Engineer and Mark Melnychenko, Transportation and Streets Director

Staff Contact(s): Dan Worth, Public Works Director, 480-312-5555, daworth@scottsdaleaz.gov
– City Engineer Alison Tymkiw and Transportation and Streets Director Mark Melnychenko gave a PowerPoint presentation.

– Councilwoman Whitehead made a motion to approve Item 19 [68th Street – Indian School Road to Thomas Road Construction Bid] and adopt Resolution No. 12733 to authorize:

1. Construction Bid Award No. IFB-092022-024 with AJP Electric, Inc., in the amount of \$1,455,768.10, for the construction of the 68th Street – Indian School Road to Thomas Road project (SG02).
2. The acceptance of federal grant awards in the amount of \$615,243 in Congestion Mitigation Air Quality funds; \$286,844 in Congestion Mitigation Air Quality funds; and \$583,849 in Transportation Alternatives funds for a total amount of \$1,485,936.
3. The payment of the local contribution requirement of \$89,819 with transportation sales tax.
4. A Fiscal Year 2022/23 Transportation Fund Capital Contingency Budget Appropriation Transfer of up to \$92,159 to the 68th Street – Indian School to Thomas Road Capital Improvement Plan project to be funded by the Transportation 0.2% Sales Tax.
5. The City Manager and City Treasurer, or designees, to take such actions and execute such documents as necessary to carry out the intent of this Resolution.

Councilmember Durham seconded the motion, which carried 4/3, with Mayor Ortega and Councilmembers Caputi, Durham, and Whitehead voting in the affirmative and Vice Mayor Littlefield and Councilmembers Graham and Janik dissenting.

20. [Initiation of a Zoning District Map Amendment to designate Scottsdale City Hall as a historic resource and/or landmark](#)

Request: Consider the initiation of the following:

1. A Zoning District Map Amendment (ZN) case for Scottsdale City Hall, 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.
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.

Location: 3939 N. Drinkwater Boulevard

Presenter(s): Jesus Murillo, Senior Planner

Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

– Note: Item 20 was considered before Item 19 per a request from Mayor Ortega.

– Senior Planner Jesus Murillo gave a PowerPoint presentation.

– Mayor Ortega made a motion to consider the initiation of the following:

1. A Zoning District Map Amendment (ZN) case for Scottsdale City Hall, 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.
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.

Councilmember Graham seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Graham, Janik, and Whitehead voting in the affirmative.

Public Comment – None

Public Comment time is reserved for Scottsdale citizens, business owners, and/or property owners to comment on non-agendized items that are within the Council's jurisdiction. No official Council action can be taken on these items. Advocacy for or against a candidate or ballot measure during a Council meeting is not allowed pursuant to State law and is therefore not deemed to be within the Council's jurisdiction.

Public Comment time is also the designated time for presenting a citizen petition. There is no limit on the number of petitions a citizen may present; however, each citizen is limited to a total time of three minutes to present and speak to the petition(s). A Request to Speak [form](#) must be submitted together with the petition(s) before the Mayor announces the second Public Comment period.

Speakers may address the Council once under Public Comment at the beginning or the end of the meeting, but not both. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Council during “Public Comment.”**

CITIZEN PETITIONS

ITEM 21

Citizen Petitions: This portion of the agenda is reserved for the submission and/or consideration of citizen petitions. There is no limit on the number of petitions a citizen may submit; however, **each citizen is limited to a total time of three minutes to speak to his/her petition(s)**. A Request to Speak [form](#) must be submitted, together with the petition(s), **before** the second Public Comment period begins.

21. **Receipt of Citizen Petitions – None**

Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendaize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

Staff Contact(s): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

WORK STUDY SESSION

– The City Council recessed at 8:50 P.M.

– The City Council reconvened at 9:00 P.M.

Work Study Sessions: Work study sessions provide a less formal setting for the Mayor and Council to discuss specific topics, at length, with each other and City staff. Work study sessions provide an opportunity for staff to receive direction from the Council and for the public to observe these discussions.

Public Comment: To provide an opportunity for public input yet continue to maximize the amount of time available for the Council to have focused discussions, spoken comment (maximum of five speakers) is being accepted on the item(s) on tonight’s work study session agenda. To sign up to speak, please click [here](#). **Request to speak forms must be submitted no later than 90 minutes before the start of the meeting. – Bob Pejman stated the presentation was very informative. He noted that parking deficiencies were identified in a 1974 Council Report. Although additional parking has been added since then, there are still parking deficiencies today.**

If you have thoughts or suggestions on the work study session item(s) you would like the Council to consider, you are encouraged to submit your written comment(s) electronically by clicking [here](#). Written comments that are submitted electronically at least 90 minutes before the meeting will be emailed to the Council and posted online prior to the meeting.

1. [Old Town Parking Update](#)

Request: Presentation, discussion, and possible direction to staff regarding the Old Town Parking Update.

Presenter(s): Bryan Cluff, Planning and Development Area Manager and Dan Worth, Public Works Director

Staff Contact(s): Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, eperreault@scottsdaleaz.gov

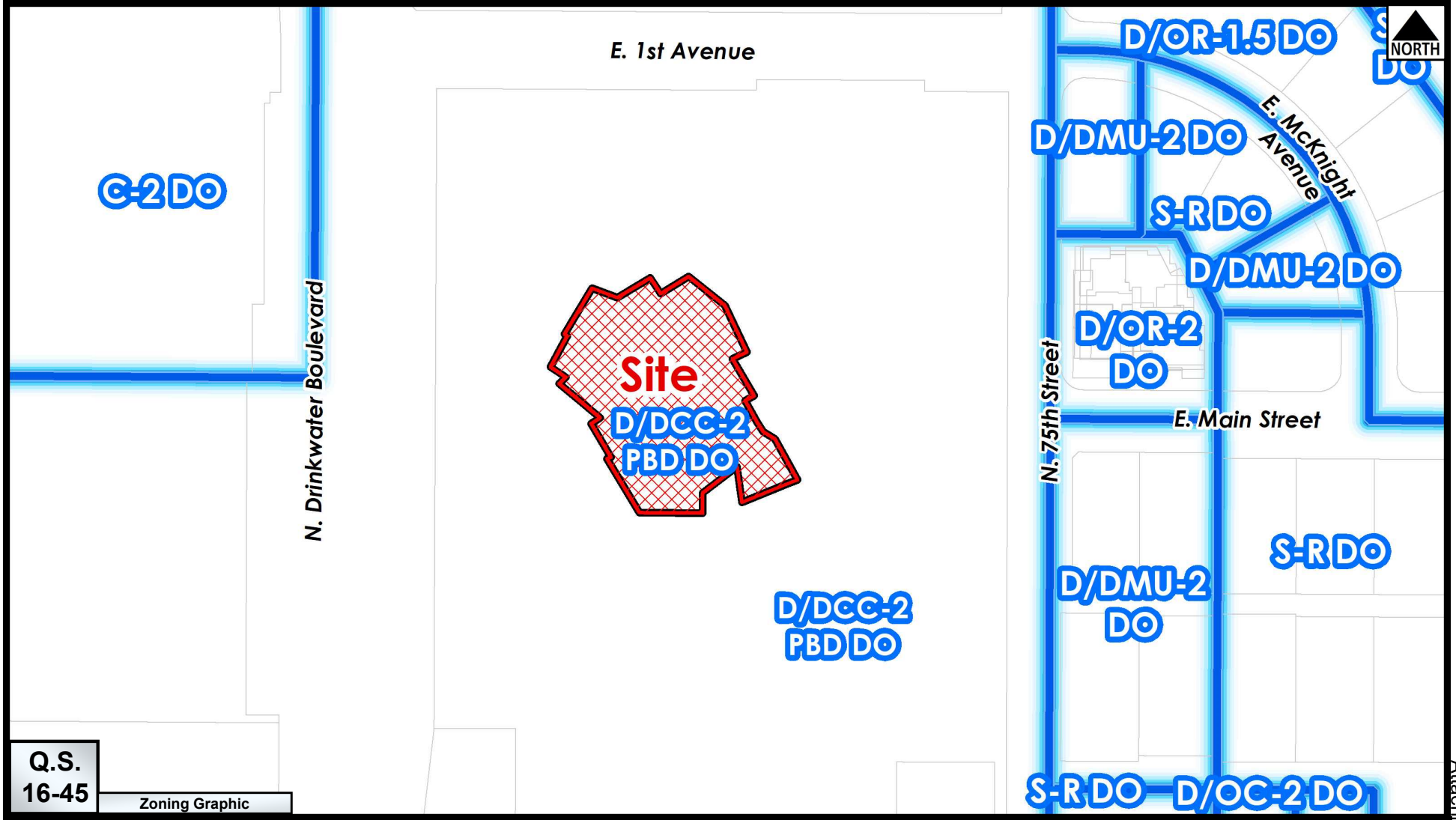
– Planning and Development Area Manager Bryan Cluff and Public Works Director Dan Worth gave a PowerPoint presentation.

– Councilmembers made the following observations and suggestions:

- The new parking signs are beneficial and should continue to be used to indicate available parking lots and structures.
- The Galleria Parking Garage is underutilized. There are multiple vacant parking spaces during working and off hours.
- Use of parking spaces for public parking should be negotiated with the current owner of the Galleria.
- Install visible colorful banners on parking garages to direct attention to available public parking.
- Continue to educate ride-sharing companies to wait outside of the Entertainment District instead of taking up parking spots within the Entertainment District.
- Inform the City Council if parking spaces are changed from angled parking spaces to parallel parking spaces.
- Provide better identification of the various parking structures as it is currently ambiguous.
- Determine which existing parking structures should have parking levels added to increase parking availability vertically.
- Staff to provide an email to the City Council with information related to possible parking fees at hotels, resorts, and apartments. Information to include: if separate parking fees are charged, who staff contacted for information, and if compliance rates are increasing or decreasing. City Manager Thompson replied staff would provide written information to the Council but noted the existence of “resort fees” which include many items on a nationwide scale, including possible parking fees.
- Provide information related to the Spring Training trolley service. Staff will review the data and provide feedback to the City Council at the conclusion of Spring Training.
- Improve parking options in the Stetson Drive and Sixth Avenue area. Determine if public parking is available at the Galleria Parking Garage. Install wayfinding signage to identify which levels and/or spaces are for employees, tenants, and the public.
- Identify and quantify what is in the Galleria Parking Garage (e.g., employee, tenant, public parking spaces).
- Encourage employees who work at the Galleria complex, and surrounding establishments, to park in the Galleria Parking Garage.
- If public parking spaces are identified in the Galleria Parking Garage, mark those spaces as having a three-hour parking limit like public parking spaces located in other parking garages and ensure those limits are enforced.
- Get clarification on nighttime parking uses recognized by the Galleria tenants.
- There is adequate parking located in the Downtown area; however, the issue is more about allocation rather than availability.
- Public parking should be increased in the Entertainment District, including providing public parking in the Galleria Parking Garage.

Adjournment – 10:06 P.M.

– Councilmember Graham made a motion to adjourn the Regular Meeting and Work Study Session. Mayor Ortega seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Littlefield; and Councilmembers Caputi, Durham, Graham, Janik, and Whitehead voting in the affirmative.

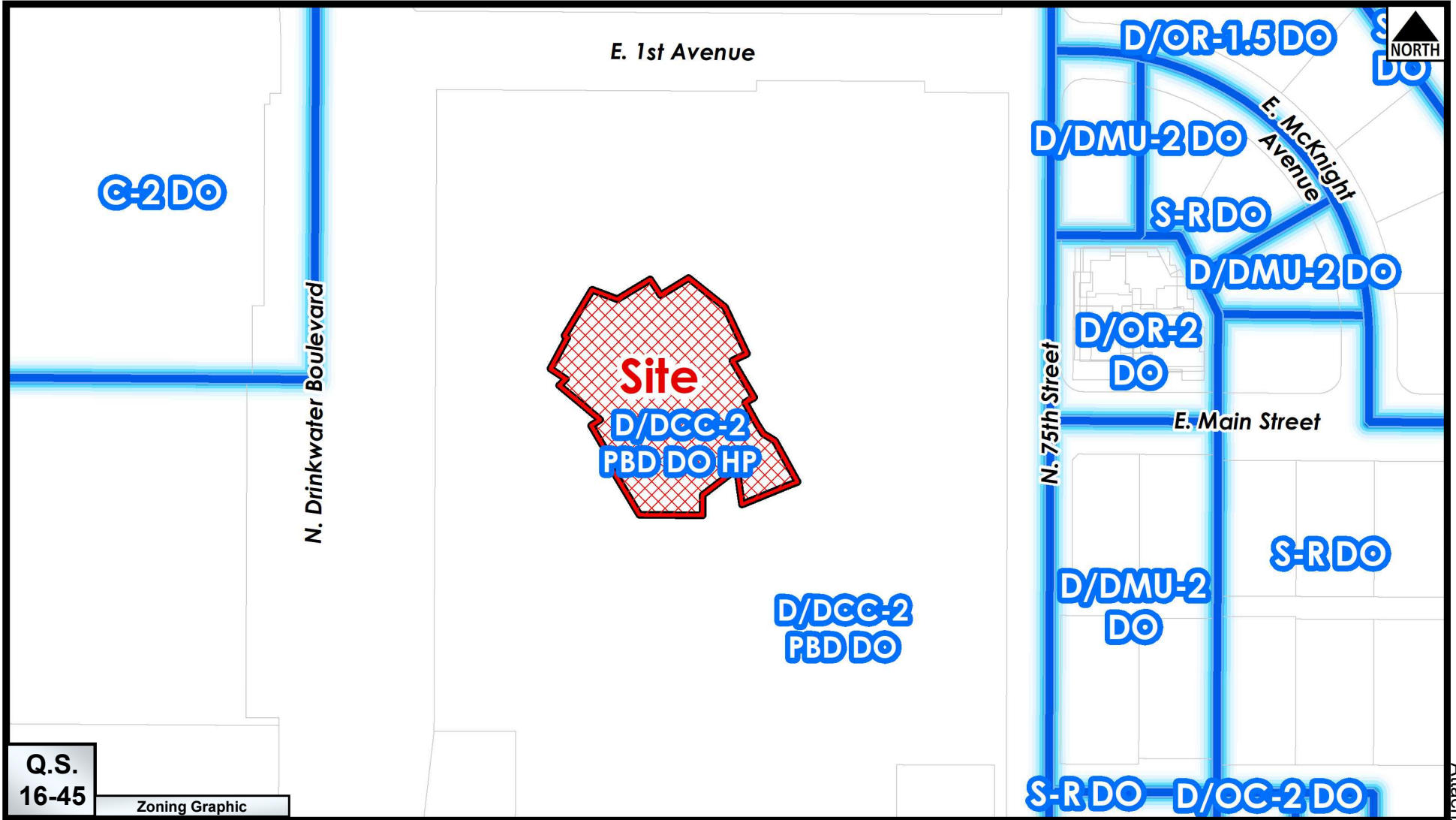


Q.S.
16-45
Zoning Graphic

Existing Zoning

3-ZN-2023 & 21-HP-2023

Attachment 7



Q.S.
16-45
Zoning Graphic

Proposed Zoning

3-ZN-2023 & 21-HP-2023

Attachment 8

COMMUNITY OUTREACH REPORT

Historic Preservation of Scottsdale City Hall
Cases: 3-ZN-2023 & 21-HP-2023

3939 North Drinkwater Boulevard,
Scottsdale, Arizona 85251

Prepared By:

Adam Yaron, Planning + Development Area Manager
7447 East Indian School Road STE 105,
Scottsdale, AZ 85251
480-312-2761
ayaron@scottsdaleaz.gov

Project Proposal

The City is seeking to preserve Scottsdale City Hall with a Historic Property Overlay. Thus, the City is seeking approval of a zoning district map amendment for Scottsdale City Hall located at 3939 North 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 portions of a +/- 3.87 acre site as well as establish a Historic Preservation Plan and Design Guidelines.

Community Outreach Plan

The City hosted two (2) public meetings to inform surrounding property owners within 1,250 ft of the parcel City Hall is located within about the proposal.

Notification Area Map

Attachment 1 includes the Notification map highlighting properties within 1,250 ft of the parcel City Hall is located within.

Contacted Parties

Attachment 2 includes the contact mailing list consisting of the adjacent property owners within 1,250 ft of the parcel City Hall is located within.

Contact Dates and Methods

421 mailings were sent via First Class U.S. Mail postmarked March 25, 2023 to the adjacent property owners mentioned above, and included notification of the city's proposal. The neighbors were invited to join city staff for an in-person Open House meeting on April 12th or April 13th, 2023 to learn about the proposal. A copy of the invitation is included as Attachment 3. Additionally, two (2) white community meeting signs (Attachment 4) were posted on the property along East Bennie Gonzales Way and North 75th Street with meeting details for public display.

Community Meeting Summary

A Community Meeting was held on April 12th & 13th, 2023 from 5:00PM – 6:30PM at One Civic Center (3939 North Drinkwater Boulevard), Community Development Conference Rooms 1 & 2. Neighbors were greeted by city staff and asked to sign in. Sign in sheets and any comment cards collected are attached as Attachment 5. Eight (8) members of the public attended the meeting on April 12th and one (1) on April 13th.

Attendees were welcomed by staff from the city's Planning Department and were walked through a series of boards that responded to frequently asked questions on the application of the HP Overlay and were also presented with an outline of the amendment process and timeline for the City Hall Historic Preservation effort. Attendees were supportive of proposal.

Mayor's Office Call to the Public

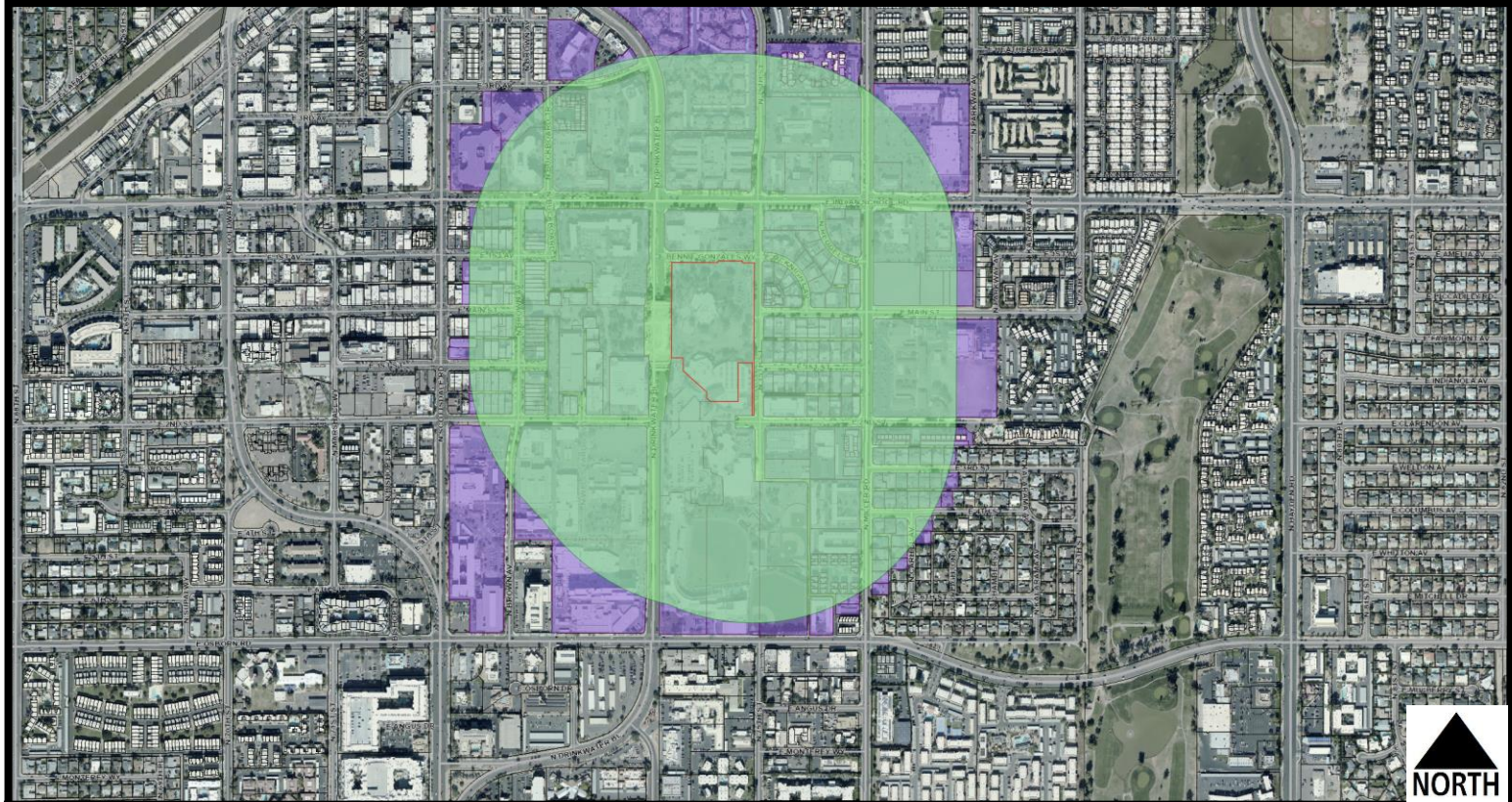
In early March 2023, Mayor Ortega requested stories from the public who may have had a special connection to Scottsdale's City Hall. Responses to that call are provided as Attachment 6.

Ongoing Communication with Neighbors and Interested Parties

City staff will continue to work to ensure all comments are received and documented.

City Notifications – Mailing List Selection Map

City Hall Historic Preservation


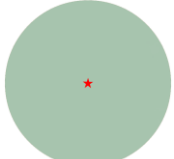


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Labels Pulled
March 24, 2023

Map Legend:

-  Site Boundary
-  Properties within 1,250-feet

Postcards: 421

3-ZN-2023 & 21-HP-2023

Attachment 2 of CI Report

Name	Company	Address	City	State	Zip	Country
FALVEY FRANK B		375 TOTTEN POND RD STE 20C	WALTHAM	MA	02451	
GREGOIRE CONCETTA N TR/GREGOIRE MAURICE A TR		62 PINNACLE DR	S BURLINGTON	VT	05403	
MSP SCOTTSDALE OLD TOWN LP		591 WEST PUTNAM	GREENWICH	CT	06830	
PORTER JON/MARYANN		739 REDDING RD	REDDING	CT	06896	
SCALIA CAROLYN A		53 JOHN ST	CLARK	NJ	07066	
WEDGEWOOD RE HOLDINGS II LLC		405 HERON DR	SWEDERBORO	NJ	08085	
JO MORRISON TRUST		444 E 52ND ST NO 5F	NEW YORK	NY	10022	
JO MORRISON TRUST		444 E 52ND ST APT 5F	NEW YORK	NY	100226580	
WEIN ALAN B		12 CAMPBELL AVE	CLARION	PA	16214	
WENDAHL THOMAS P/REBECCA V		60 E CHURCH ST	BETHLEHEM	PA	18018	
KOSCELANSKY APHRODITE C		611 WYOMING AVE	WYOMING	PA	18644	
TERRA HOSPITALITY-SFMSA LLC		1628 JOHN F KENNEDY BLVD	PHILADELPHIA	PA	19103	
VAN DYCK LIVING TRUST		46 E 3RD ST	NEW CASTLE	DE	19720	
CORONADO-ADELPHI ASSOCIATES LLC		PO BOX 431	SAVAGE	MD	20763	
MICHAELS JOEL L/JENNIFER RITA		6208 MEADOW CT	ROCKVILLE	MD	20852	
HORIZON LLC		138A BOARDWALK DR	RIDGELAND	SC	29936	
CRAIG DAVID DINGWALL LIVING TRUST/MARILYN MALARZ LIVING TRUST		6103 LAGOMAR LANE	APOLLO BEACH	FL	33572	
ORIX ALLIANT INDIAN SCHOOL SCT VENTURE		1705 N 16TH ST	TAMPA	FL	33605	
JPMORGAN CHASE BANK NATIONAL ASSOCIATION		1111 POLARIS PARKWAY SUITE 1E	COLUMBUS	OH	43240	
TUPA THOMAS/BETH		6761 RIVERCREST DR	BRECKSVILLE	OH	44141	
WHITE RIVER SCOTTSDALE LLC		2128 DUFFERS LN	EVANSVILLE	IN	47725	
SCHALLER ALBERT L/MARILYN E SCHALLER REVOCABLE TRUST		8208 LAKESHORE RD	BURTCHVILLE	MI	480591324	
ROBERT M SCHAFFER AND PAULINE B SCHAFFER REVOCABLE LIVING TRUST		3437 VAN AMBERG RD	BRIGHTON	MI	48114	
BOHRA MUSTAFA/SAKINA		6950 CARLYLE KING	WEST BLOOMFIELD	MI	48322	
MARIAN L FISHER REVOCABLE TRUST		4335 ROXBURY LN	KALAMAZOO	MI	49008	
SMITH DEIDRE ADAIR/MARK A/ROONEY T J/S		2511 NE 99TH PL	ANKENY	IA	50021	
BLUE RIVER VENTURE LLC		31174 NAPA VALLEY CREST	WAUKEE	IA	50263	
BRAKKE JEFF		2001 N SHORE DR	CLEAR LAKE	IA	50428	
7353 SCOTTSDALE MALL LLC		833 N JEFFERSON ST	MILWAUKEE	WI	53202	
CLIFFORD A CHRISTL REVOCABLE TRUST		118 S WASHINGTON ST SUITE B411	GREEN BAY	WI	54301	
KNOPPS ALICIA		12947 187TH ST	CHIPPEWA FALLS	WI	54729	
CYNTHIA L GREEN REVOCABLE TRUST		2224 GREENFIELD DR	NORTHFIELD	MN	55057	
CSM HGI SCOTTSDALE LLC		500 WASHINGTON AVE S STE 3000	MINNEAPOLIS	MN	55115	
FSC RE I LLC		1206 HARMON PL 2ND FLR	MINNEAPOLIS	MN	55403	
FAIN LINDA M		6315 OJIBWA LN	MCHENRY	IL	60050	
MARY KATHRYN SARACINI TRUST		202 SAWGRASS DR	PALOS HEIGHTS	IL	60463	
AZ QOZB LLC		414 PARKVIEW PL	BURR RIDGE	IL	60527	
NARDI FRANK L		57 E DELAWARE PL APT 3101	CHICAGO	IL	60611	
DAVEY ELIZA H TR		5609 S WOODLAWN	CHICAGO	IL	60637	
THOMAS AND PATRICIA BURKE TRUST		1312 LACRESTA DR	FREESPORT	IL	61032	
DONALD V LYNCH AND ORA E LYNCH MARITAL TRUST		2119 SW ADAMS ST	PEORIA	IL	61602	
DAVID W AND VICTORIA L PECK LIVING TRUST		12521 RICHARDS ST	OVERLAND PARK	KS	66213	
NANCY J WEDEL LIVING TRUST		6720 MCCORMICK DR	SHAWNEE	KS	66226	
STRAKO JON A/JENNIFER T		12515 MORMON ST	OMAHA	NE	68142	
MY HUMAN WORLD LLC		330 LAS COLINAS BLVD E STE 1204	IRVING	TX	75039	
SCOTTSDALE FINANCIAL CENTER OWNER LLC		2001 ROSS AVE STE 2800	DALLAS	TX	75201	
OLD TOWN SCOTTSDALE LLC		16400 DALLAS PKWY SUITE 100	DALLAS	TX	75248	
PINCKARD JAMES		4204 NITSCHKE ST	AUSTIN	TX	78723	
SUMMIT HOSPITALITY XIV LLC		12600 HILL COUNTRY BLVD STE R-100	AUSTIN	TX	78738	
7301 E THIRD AVENUE 408 LLC		14 CITADEL DR	AMARILLO	TX	79124	
GROSSMAN ERIC J/SUSAN S		3025 OHIO WAY	DENVER	CO	80209	
MEADOWS FAMILY PARTNERSHIP LLP		3718 MARIPOSA ST	DENVER	CO	80211	
CHESTER AND LOUISE SCHWARTZ REVOCABLE TRUST		9244 E HARVARD AVE	DENVER	CO	80231	
ORINGER JASON/JESSICA		2052 TURNBULL DR	COLORADO SPRINGS	CO	80921	
DUMB DOG PROPERTIES LLC		PO BOX 386	CRESTED BUTTE	CO	81224	
JAMES M BURGER TRUST		39 OPHIR DR	DURANGO	CO	813018800	
JUDITH C IHRIG LIVING TRUST		202 N AVE NO 310	GRAND JUNCTION	CO	81501	
FRIEDMAN MONICA		1150 SANDSTONE DR UNIT B	VAIL	CO	81657	
JAMES D ROTH TRUST		539 S 800 E	JEROME	ID	83338	
KAW PROPERTY HOLDINGS LLC		404 S 8TH ST STE 188	BOISE	ID	83702	
BULLOCK BOBBIE ANETTE		1815N 12TH ST	BOISE	ID	83702	
SCHMIDT RESIDENCE TRUST		1937 S ROOSEVELT ST	BOISE	ID	83705	
SHAW FAMILY LIVING TRUST		8725 N PROMONTORY RANCH RD	PARK CITY	UT	84098	
SCHMITZ MARK		PO BOX 653	PHOENIX	AZ	85001	
OUR LADY OF PERPETUAL HELP ROMAN CATHOLIC PAR		400 E MONROE	PHOENIX	AZ	85004	
GRC BROWN AVENUE PROPERTY LLLP		4000 N CENTRAL AVE STE 1150	PHOENIX	AZ	85012	
GERONIMO APARTMENTS LLC		24 W CAMELBACK RD	PHOENIX	AZ	85013	
7639 E THIRD STREET LLC		1152 E INDIAN SCHOOL RD	PHOENIX	AZ	850144813	
ZENO LANCE		2777 E CAMELBACK RD STE 150	PHOENIX	AZ	85016	
FIRSTBANK OF ARIZONA INC		2525 E CAMELBACK RD STE 115	PHOENIX	AZ	85016	
CPT PALLADIUM APARTMENTS LLC		4222 E THOMAS RD STE 36C	PHOENIX	AZ	85018	
CAP 3524/3524 PIEDMONT LLC		3332 N VALENCIA LN	PHOENIX	AZ	85018	
SWANCEY FAMILY TRUST		3602 E MEDLOCK DR	PHOENIX	AZ	85018	
SCOTTSDALE UNIFIED SCHOOL DISTRICT NO 48		3811 N 44TH ST	PHOENIX	AZ	85018	
HUMBL LLC		4602 N ROYAL VIEW DR	PHOENIX	AZ	85018	
HAPPY NOW SCOTTSDALE LLC		4211 E CAMPBELL AVE	PHOENIX	AZ	85018	
JORDAN JOSEPH JR TR		6029 E LINDEN LN	PHOENIX	AZ	85018	
MCGAREY ROBERT B/AMES S TR		5930 E ORANGE BLOSSOM LN	PHOENIX	AZ	85018	
DEREZINSKI KATHRYN L		4527 N 38TH PL	PHOENIX	AZ	85018	
7301 E THIRD AVE 104 LLC		5948 E ORANGE BLOSSOM LN	PHOENIX	AZ	85018	
16TH & UNIVERSITY LLC		428 E THUNDERBIRD RD 445	PHOENIX	AZ	85022	
LE BAOAN/SOM LINDA		2325 E SHEA BLVD	PHOENIX	AZ	85028	
GIANGOBBE JAMES P & PATRICIA A TR		3233 W PEORIA AVE STE 118	PHOENIX	AZ	85029	
4 EYE LLC		11022 N 28TH DR STE 250	PHOENIX	AZ	85029	
HAINES ROBERT B		902 W MERCER LN	PHOENIX	AZ	85029	
OLD TOWN HOSPITALITY LLC		14602 N TATUM BLVD	PHOENIX	AZ	85032	
BURTON R MICHAEL/THOMAS T		5550 E DEER VALLEY DRIVE APT 405	PHOENIX	AZ	85054	
HUNN FAMILY REVOCABLE TRUST		22455 N 54TH ST	PHOENIX	AZ	85054	
KHALIFA LIVING TRUST		2306 W HEDGEHOG PL	PHOENIX	AZ	85085	
MASYNO SCOTTSDALE LLC		PO BOX 520	COOLIDGE	AZ	85125	
BELLOS JOAN CAVIN		3883 E HEMATITE LN	SAN TAN VALLEY	AZ	85143	
SCOTTSDALE SUITES RESORT LLC		6040 E MAIN ST # 466	MESA	AZ	85205	
GREGORY FRANKLIN MCCLELLAND AND PAMELA RENAE MCCLELLAND REVOCABLE LIVING TRUST		7542 E LOCKWOOD CIR	MESA	AZ	85207	

Attachment 2 of CI Report

Name	Company	Address	City	State	Zip	Country
SAVILO CHRISTINE ELAINE		2318 W PALOMINO DR	CHANDLER	AZ	85224	
SABA BROTHERS RENTALS LLC		3270 N COLORADO ST	CHANDLER	AZ	85225	
SPATTI RAYMOND J/JOAN C TR		629 W MCNAIR ST	CHANDLER	AZ	85225	
MABEL K WEIRICH TR THE		6508 N 86TH ST	SCOTTSDALE	AZ	85250	
ANGELA M SCOTT PLLC		7322 E SIERRA VISTA DR	SCOTTSDALE	AZ	85250	
GRE 2 LLC		5635 N SCOTTSDALE RD SUITE 170	SCOTTSDALE	AZ	85250	
CLAYTON PEPPERWOOD LLC		7340 E MAIN ST	SCOTTSDALE	AZ	85251	
ANTAB JOSEPH		7301 E 3RD AVE UNIT 213	SCOTTSDALE	AZ	85251	
SCOTTSDALE HEALTHCARE HOSPITALS		3604 WELLS FARGO STE C	SCOTTSDALE	AZ	85251	
805 CAPITAL LLC		4021 N 75TH ST STE 105	SCOTTSDALE	AZ	85251	
CLAYTON 75TH APARTMENTS LLC		7340 E MAIN ST NO 200	SCOTTSDALE	AZ	85251	
NCN PLACE LLC		7579 E MAIN ST STE50C	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF		7447 E INDIAN SCHOOL RD STE 205	SCOTTSDALE	AZ	85251	
SULLIVAN TRUST		4311 N 68TH PL	SCOTTSDALE	AZ	85251	
MILLER CIVIC CENTER PROPERTY OWNERS ASSOC		3666 NORTH MILLER RD STE 113	SCOTTSDALE	AZ	85251	
SARRAR PROPERTIES LLC		3945 N BROWN AVE	SCOTTSDALE	AZ	85251	
JONES DARYL L		7502 E MAIN ST 2003	SCOTTSDALE	AZ	85251	
GDO LIMITED PARTNERSHIP LLLP		3925 N SCOTTSDALE RD	SCOTTSDALE	AZ	85251	
WIMMER INGRID H		7502 E MAIN ST UNIT 4003	SCOTTSDALE	AZ	85251	
PARK PARK LLC		7340 E MAIN ST #200	SCOTTSDALE	AZ	85251	
SHED SCOTTSDALE LLC		7340 E MAIN ST SUITE 200	SCOTTSDALE	AZ	85251	
HUNTER ERIC C		4200 N MILLER ROAD NO 118	SCOTTSDALE	AZ	85251	
JOHN SONG TRUST		3933 N BROWN AVE	SCOTTSDALE	AZ	85251	
ON SUNSET TRUST		7526 E MCNIGHT	SCOTTSDALE	AZ	85251	
CORLEY THOMAS/AGGARWAL PAYAL		7301 E 3RD AVE NO 321	SCOTTSDALE	AZ	85251	
MISKELL WILLIAM		4312 N 69TH ST	SCOTTSDALE	AZ	85251	
HUBBARD BRIAN R/LINDA J		7301 E 3RD AVE NO 315	SCOTTSDALE	AZ	85251	
SIMONSON BUILDINGS INC		7520 E ANGUS DR	SCOTTSDALE	AZ	85251	
GARCIA FAMILY INVESTMENTS L L C		9427 N 115TH PL	SCOTTSDALE	AZ	85251	
KIRPACH JEFFREY L		7601 E 2ND ST UNIT 4	SCOTTSDALE	AZ	85251	
PREDIN RAZIJA		3510 N MILLER RD UNIT 1023	SCOTTSDALE	AZ	85251	
OLD TOWN 7228 LLC		7228 E 1ST AVE	SCOTTSDALE	AZ	85251	
AKINBIYI HASSAN A		7301 E 3RD AVE UNIT 322	SCOTTSDALE	AZ	85251	
SEELIG SHANE ALEXANDER		3510 N MILLER RD UNIT 1001	SCOTTSDALE	AZ	85251	
KING MILTON PECK/BROWN PRISCILLA A		4200 N MILLER RD UNIT 404	SCOTTSDALE	AZ	85251	
ANSELM & HONG LLC		7247 E MAIN ST	SCOTTSDALE	AZ	85251	
WYSOCAN THERESA L		4200 N MILLER RD UNIT 503	SCOTTSDALE	AZ	85251	
S & S CIVIC CENTER PROPERTY		7503 E 1ST ST	SCOTTSDALE	AZ	85251	
SECRET SUITES LLC		7601 E 2ND ST	SCOTTSDALE	AZ	85251	
SHEILA BITTERMAN TRUST/BETTY BITTERMAN TRUST		4200 N MILLER RD UNIT 410	SCOTTSDALE	AZ	85251	
RIPARIAN CARE LLC		3666 N MILLER RD STE 113	SCOTTSDALE	AZ	85251	
MESSINGER MORTUARY & CHAPEL INC		7601 E INDIAN SCHOOL RD	SCOTTSDALE	AZ	85251	
WOLFE WILLIAM C JR		7601 E 2ND ST UNIT 13	SCOTTSDALE	AZ	85251	
FLOYD INVESTMENTS LP		6939 5TH AVE	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF		3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	
MONCRIEF KAREN M/INGRAM DARREN		4200 N MILLER RD UNIT 107	SCOTTSDALE	AZ	85251	
SABA:S STORES INC		3965 N BROWN AVE	SCOTTSDALE	AZ	85251	
MILLER MARK/MONICA		7301 E 3RD AVE UNIT 403	SCOTTSDALE	AZ	85251	
BONVIE 26 LLC		7601 E 2ND ST 26	SCOTTSDALE	AZ	85251	
FORESIGHT PROPERTY DEVELOPMENT LLC		7550 E 2ND ST	SCOTTSDALE	AZ	85251	
CITY OF SCOTTSDALE		3939 CIVIC CENTER PLAZA	SCOTTSDALE	AZ	85251	
STEELE JENNIFER		7301 E 3RD AVE UNIT 401	SCOTTSDALE	AZ	85251	
SASENA JASON/JAMIE		3510 N MILLER RD UNIT 1004	SCOTTSDALE	AZ	85251	
ROBERT STUART MORRISON TRUST		4200 N MILLER RD UNIT 311	SCOTTSDALE	AZ	85251	
MOORE KATHLEEN ANN		4200 N MILLER RD UNIT 109	SCOTTSDALE	AZ	85251	
20 PIMA PLAZA LLC		7220 E FIRST AVE	SCOTTSDALE	AZ	85251	
SUSAN L LAW TRUST/BRUCE C LAW TRUST		7301 E 3RD AVE 314	SCOTTSDALE	AZ	85251	
B B EWING PROPERTY MANAGEMENT LLC		7522 E 1ST ST	SCOTTSDALE	AZ	85251	
MATTHEW MORIC TRUST		7607 E 3RD ST	SCOTTSDALE	AZ	85251	
VORNBROCK STACEY		4200 N MILLER RD UNIT 121	SCOTTSDALE	AZ	85251	
JILKA GEROLD D		7301 E 3RD AVE UNIT 110	SCOTTSDALE	AZ	85251	
FRED E TUREK AND DOROTHY TUREK LIVING TRUST		4200 N MILLER RD UNIT 118	SCOTTSDALE	AZ	85251	
ANDRESEN CYNTHIA KAY		7301 E 3RD AVE	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF		3939 CIVIC CTR PLZ	SCOTTSDALE	AZ	85251	
7530 LLC		7340 E MAIN ST STE 200	SCOTTSDALE	AZ	85251	
TYLER KELLY		7301 E 3RD AVE NO 411	SCOTTSDALE	AZ	85251	
CLAYTON PEPPERWOOD LLC		7319 E 1ST AVE	SCOTTSDALE	AZ	85251	
SMIGIELSKI RYAN		7601 E 2ND ST UNIT 30	SCOTTSDALE	AZ	85251	
LUTSCH ROBERT J/NORA B		4200 N MILLER RD UNIT 309	SCOTTSDALE	AZ	85251	
DIAZ AIDNAG/CHOI MEHEE		6340 E MITCHELL DR	SCOTTSDALE	AZ	85251	
ACSM PROPERTIES LLC		7211 E MAIN ST	SCOTTSDALE	AZ	85251	
KURTZ JOHN P / SMITH RENNE ANN		7602 E 4TH ST	SCOTTSDALE	AZ	85251	
JEANETTE M METHVEN FAMILY TRUST		3510 N MILLER RD UNIT 1013	SCOTTSDALE	AZ	85251	
KAHN MANSUR/AYESHA		6301 E ALTA HACIENDA DR	SCOTTSDALE	AZ	85251	
ANNABI EMIL/EEMAN		3510 N MILLER RD, UNIT 1024	SCOTTSDALE	AZ	85251	
JAMES J MCGOVERN AND RENE J MCGOVERN LIV TR		7301 E 3RD AVE UNIT 405	SCOTTSDALE	AZ	85251	
BABBITT SCOTT K		4200 N MILLER RD UNIT 106	SCOTTSDALE	AZ	85251	
BISCHOFF FAMILY LIMITED PARTNERSHIP		7247 MAIN ST	SCOTTSDALE	AZ	85251	
SCOTTSDALE METHODIST CHURCH		4140 MILLER RD	SCOTTSDALE	AZ	85251	
CHIARELLA PASQUALE/APEL ELIZABETH		4200 N MILLER RD	SCOTTSDALE	AZ	85251	
BLAIN MICHAEL J		3510 N MILLER RD UNIT 1009	SCOTTSDALE	AZ	85251	
BONVIE 29 LLC		7601 E 2ND ST UNIT 26	SCOTTSDALE	AZ	85251	
BISCHOFF FAMILY LP		7247 MAIN ST	SCOTTSDALE	AZ	85251	
ANNE E BADE TRUST		7628 E 3RD ST	SCOTTSDALE	AZ	85251	
SOWINSKI GENE A TR		4200 N MILLER RD 511	SCOTTSDALE	AZ	85251	
PLEIN JEFFREY L		4200 N MILLER RD 209	SCOTTSDALE	AZ	85251	
MYERS RAYMOND P		7601 E 2ND ST UNIT 14	SCOTTSDALE	AZ	85251	
TRAHAN CAREN BETH/JOHN PATRICK		3510 N MILLER RD UNIT 1011	SCOTTSDALE	AZ	85251	
HRABAL DAVID SCOTT		4200 N MILLER RD UNIT 514	SCOTTSDALE	AZ	85251	
HARRY P BROWN AND CHRISTINE A BROWN JOINT REVOCABLE TRUST		3510 N MILLER RD UNIT 1003	SCOTTSDALE	AZ	85251	
HALPIN DAVID S/MARGARET L		7301 E 3RD AVE UNIT 209	SCOTTSDALE	AZ	85251	
SCOTTSDALE CITY OF		7447 E INDIAN SCHOOL RD NO 100	SCOTTSDALE	AZ	85251	
YOUNGJOHN JAMES ROBERT JR		7533 E 1ST ST	SCOTTSDALE	AZ	85251	

Attachment 2 of CI Report

Name	Company	Address	City	State	Zip	Country
HUGHES MARK		7301 E 3RD AVE UNIT 211	SCOTTSDALE	AZ	85251	
BAUMGARTNER JOHN C		4200 N MILLER RD UNIT 110	SCOTTSDALE	AZ	85251	
TRANE JUDITH		7516 E 1ST ST	SCOTTSDALE	AZ	85251	
MATE AND CATERINA MORIC TRUST		7601 E 3RD ST	SCOTTSDALE	AZ	85251	
SMITH SEAN W		7633 E 3RD ST	SCOTTSDALE	AZ	85251	
TAYLOR MORRISON/ARIZONA INC		4900 N SCOTTSDALE RD STE 220C	SCOTTSDALE	AZ	85251	
TASSO FRANCIS/THERESA		4200 N MILLER RD UNIT 211	SCOTTSDALE	AZ	85251	
DOWNSIDE RISK INVESTMENTS LLC		4200 N MILLER RD NO 411	SCOTTSDALE	AZ	85251	
WOLFE CLAYTON		6815 E CAMELBACK RD APT 6027	SCOTTSDALE	AZ	85251	
ZENNER TIMOTHY RUSSELL		3517 N MILLER RD	SCOTTSDALE	AZ	85251	
EDSALL ALLAN		7601 E 2ND ST UNIT 10	SCOTTSDALE	AZ	85251	
BUCHAN IAN/BRUCE/MARY		7301 E 3RD AVE UNIT 111	SCOTTSDALE	AZ	85251	
PICONE STEPHEN		7601 E 2ND ST UNIT 31	SCOTTSDALE	AZ	85251	
CONCEPT REAL ESTATE SEVEN LLC		4002 N MILLER RD SUITE 100	SCOTTSDALE	AZ	85251	
STOUT CAROLYN		7528 E 1ST ST	SCOTTSDALE	AZ	85251	
STEINDORFF CAROL JEAN		4200 N MILLER RD NO 308	SCOTTSDALE	AZ	85251	
HARRIS JONATHAN K		3510 N MILLER RD UNIT 1017	SCOTTSDALE	AZ	85251	
MEDICAL MONITORING SERVICE INC		6627 E EXETER BLVD	SCOTTSDALE	AZ	85251	
SINGH RANDHIR/GURDEEP		7301 E 3RD AVE UNIT 415	SCOTTSDALE	AZ	85251	
HOOLEY ROBERT E		7301 E 3RD AVE UNIT 115	SCOTTSDALE	AZ	85251	
GIORDANO ANTHONY		7117 E RANCHO VISTA DR	SCOTTSDALE	AZ	85251	
ABCO MAIN ST LLC		7550 E MAIN ST	SCOTTSDALE	AZ	85251	
THOMPSON SARA M		7614 E FOURTH ST	SCOTTSDALE	AZ	85251	
HERMANSON-KARNIA LIVING TRUST		7301 E 3RD AVE UNIT 205	SCOTTSDALE	AZ	85251	
PRATT DOROTHY JEAN TR		7610 E 3RD ST	SCOTTSDALE	AZ	85251	
CHOY JUSTIN		3520 N CARHILL AVE	SCOTTSDALE	AZ	85251	
T ANN FAULKENBERRY TRUST		4200 N MILLER RD 221	SCOTTSDALE	AZ	85251	
SCOTTSDALE HOLDINGS II LLC		7515 E 1ST ST	SCOTTSDALE	AZ	85251	
WENDAHL THOMAS P/REBECCA V		7601 E 2ND ST UNIT 27	SCOTTSDALE	AZ	85251	
CORNELISON KENT B/BONNIE L		4200 N MILLER RD 411	SCOTTSDALE	AZ	85251	
PATAKI DIANE EVE/HOLOMAN WILLIAM C		7502 E MAIN ST UNIT 2002	SCOTTSDALE	AZ	85251	
KAREN M WATERS TRUST		7301 E 3RD AVE 319	SCOTTSDALE	AZ	85251	
CREIGHAN JOSEPH		7601 E 2ND ST UNIT 12	SCOTTSDALE	AZ	85251	
ABBOTT KENNETH VAUGHN		7301 E 3RD AVE UNIT 121	SCOTTSDALE	AZ	85251	
BONVIE LLC		7601 E 2ND ST UNIT 8	SCOTTSDALE	AZ	85251	
BLANGIARDO JONATHAN		3600 N HAYDEN RD UNIT 3502	SCOTTSDALE	AZ	85251	
MCREE HENRY L		3510 N MILLER RD UNIT 1015	SCOTTSDALE	AZ	85251	
HERRING JAMES/AMY		7620 E 4TH ST	SCOTTSDALE	AZ	85251	
CRUZAT MARLOUE		7301 E 3RD AVE UNIT 120	SCOTTSDALE	AZ	85251	
PHILLIPS ANDREW MICHAEL		7301 E 3RD AVE UNIT 107	SCOTTSDALE	AZ	85251	
KOCH DAN		7632 E 4TH ST	SCOTTSDALE	AZ	85251	
SHARON LEWIS REVOCABLE TRUST		7502 E MAIN ST UNIT 2004	SCOTTSDALE	AZ	85251	
SEFAIR JORGE A		7601 E 2ND ST UNIT 21	SCOTTSDALE	AZ	85251	
BRIGHTSTAR LEONARDO		4200 N MILLER RD UNIT 212	SCOTTSDALE	AZ	85251	
BRICHACEK BETTY L		7601 E 2ND ST UNIT 1	SCOTTSDALE	AZ	85251	
OLSON RONI K		7601 E 2ND ST 9	SCOTTSDALE	AZ	85251	
GMSCS LLC		3640 N MILLER RD	SCOTTSDALE	AZ	85251	
VIELHAUER DAVID ANDREW/RENEE MICHELLE		3510 N MILLER RD UNIT 1019	SCOTTSDALE	AZ	85251	
CHOUHDARY SANJEEV/JOAN B		4200 N MILLER RD UNIT 520	SCOTTSDALE	AZ	85251	
HOPKINS CORRINNE B		7502 E MAIN ST UNIT 3002	SCOTTSDALE	AZ	85251	
HILL COLIN		7601 E 2ND ST UNIT 5	SCOTTSDALE	AZ	85251	
SWANSON ELI		7301 E 3RD AVE UNIT 505	SCOTTSDALE	AZ	85251	
DAN-BERGMAN NICHOLAS		7601 E 2ND ST UNIT 23	SCOTTSDALE	AZ	85251	
SCOTTSDALE HEALTHCARE CORPORATION		3621 WELLS FARGO AVE	SCOTTSDALE	AZ	85251	
DRUMMOND TIMOTHY J/GEORGINA		4200 N MILLER RD UNIT 413	SCOTTSDALE	AZ	85251	
SMITH HARRY BRADLEY		7601 E 2ND ST 32	SCOTTSDALE	AZ	85251	
WENDY A TOFT TRUST		4200 N MILLER RD UNIT 319	SCOTTSDALE	AZ	85251	
BOURNE SEAN		7621 E 3RD ST	SCOTTSDALE	AZ	85251	
CASTILHO KENNETH MARK/MINA		7301 E 3RD AVE UNIT 203	SCOTTSDALE	AZ	85251	
GHERARDI BENJAMIN		7301 E 3RD AVE UNIT 112	SCOTTSDALE	AZ	85251	
MOLINA IRIS		4200 N MILLER RD UNIT 220	SCOTTSDALE	AZ	85251	
BONDY SUSAN TR		7301 E 3RD AVE 414	SCOTTSDALE	AZ	85251	
FINCH ANITA L		4200 N MILLER RD UNIT 314	SCOTTSDALE	AZ	85251	
MEINHOLD HELEN K TR		7301 E 3RD AVE UNIT 307	SCOTTSDALE	AZ	85251	
N CARHILL AVENUE LLC		3423 N KALARAMA AVE	SCOTTSDALE	AZ	85251	
CRIST NANCY L		3533 N CARHILL AVE	SCOTTSDALE	AZ	85251	
BUCKMAN JEFFREY/LISA		7301 E 3RD AVE UNIT 316	SCOTTSDALE	AZ	85251	
MILLER LIVING TRUST		4200 N MILLER RD UNIT 102	SCOTTSDALE	AZ	85251	
THOMPSON FREDERICK J		3666 N MILLER RD STE 107	SCOTTSDALE	AZ	85251	
FOREMAN JACK MICHAEL		3510 N MILLER RD UNIT 1020	SCOTTSDALE	AZ	85251	
VERDUSCO ALEX/ANTIPORDA RICHARD		7301 E 3RD AVE UNIT 207	SCOTTSDALE	AZ	85251	
805 CAPITAL LLC		7520 E MCKNIGHT AVE	SCOTTSDALE	AZ	85251	
BOSTIC DEBRA		7301 E 3RD AVE UNIT 102	SCOTTSDALE	AZ	85251	
KAREN M RILEY REVOCABLE TRUST		4400 N SCOTTSDALE RD SUITE 9-333	SCOTTSDALE	AZ	85251	
RAAB BRIAN		3931 N 65TH ST	SCOTTSDALE	AZ	85251	
MULLEN WILLIAM FRANK/JANINE MARIE		3511 N MILLER RD	SCOTTSDALE	AZ	85251	
LACROIX CARLENE L		4200 N MILLER RD UNIT 522	SCOTTSDALE	AZ	85251	
DONALD A FROELICH TRUST		4200 N MILLER RD UNIT 321	SCOTTSDALE	AZ	85251	
JAMES A SPIZZO 2016 REVOCABLE TRUST ET AL		7502 E MAIN ST UNIT 2001	SCOTTSDALE	AZ	85251	
GAFFNEY MICHAEL J		4200 N MILLER RD UNIT 406	SCOTTSDALE	AZ	85251	
RAZA ALI		4200 N MILLER RD NO 306	SCOTTSDALE	AZ	85251	
MOORE MICHAEL ALLEN/FARAGO ANNEKA MARIE		4200 N MILLER RD 403	SCOTTSDALE	AZ	85251	
SNOWDON KYLE		7301 E 3RD AVE UNIT 504	SCOTTSDALE	AZ	85251	
SEIGAL REVOCABLE TRUST		4200 N MILLER RD UNIT 310	SCOTTSDALE	AZ	852513629	
BEADLE PHILIP GRANT		7301 E 3RD AVE UNIT 206	SCOTTSDALE	AZ	852514457	
TIP TRUST		7301 E 3RD AVE UNIT 413	SCOTTSDALE	AZ	852514464	
OSTEN AMY		3510 N MILLER RD UNIT 1018	SCOTTSDALE	AZ	852514519	
SMITH NANCI B		3510 N MILLER RD UNIT 1002	SCOTTSDALE	AZ	852514519	
MTTK COMPANY LLC		3666 N MILLER RD SUITE 101	SCOTTSDALE	AZ	852514534	
805 CAPITAL LLC		4021 N 75TH ST STE 104	SCOTTSDALE	AZ	852514568	
STILL PAULA JEAN		7627 E 3RD ST	SCOTTSDALE	AZ	852515705	
BATTAGLIA CHRISTINE		7601 E 2ND ST UNIT 2	SCOTTSDALE	AZ	852515739	
OLD TOWN SCOTTSDALE PLAZA LLC		PO BOX 907	SCOTTSDALE	AZ	85252	

Attachment 2 of CI Report

Name	Company	Address	City	State	Zip	Country
EQ ARIZONAPRISE LLC		PO BOX 1810	SCOTTSDALE	AZ	85252	
BRISTOL 5 LLC		PO BOX 2944	SCOTTSDALE	AZ	85252	
407 THIRD AVENUE LOFTS LLC		6412 E MAVERICK RD	PARADISE VALLEY	AZ	85253	
CAMINO SERNA TRUST		6840 E CUARANTA CT	PARADISE VALLEY	AZ	85253	
AGATE TRUST		6855 E BRONCO DR	PARADISE VALLEY	AZ	85253	
CATALPA INDUSTRIAL PARK INC		6501 E EL MARO CIR	PARADISE VALLEY	AZ	85253	
NOLTE GROUP L L C		11828 N 67TH ST	SCOTTSDALE	AZ	85254	
SCHMIT LIANG E		10632 N SCOTTSDALE RD UNIT 185	SCOTTSDALE	AZ	85254	
CHARVOZ ANDREW E/MIKE ANDREW		10636 N 71ST WAY STE 12	SCOTTSDALE	AZ	85254	
STEVEN JAMES GROSS LIVING TRUST		15810 N 58TH PL	SCOTTSDALE	AZ	85254	
HUGHES JEFFREY A/NANCY		8541 E VISTA DEL LAGO	SCOTTSDALE	AZ	85255	
BERNARD T LANTIS TRUST		10040 E HAPPY VALLEY RD UNIT 301	SCOTTSDALE	AZ	85255	
ATP BUILDING LLC		5916 E EDGEMONT AVE	SCOTTSDALE	AZ	85257	
4141 NORTH SCOTTSDALE LLC		7702 E DOUBLETREE RANCH RD STE 130	SCOTTSDALE	AZ	85258	
KULA THOMAS/SUSAN P		10769 E TERRA DR	SCOTTSDALE	AZ	85258	
MWM VICSDALE LLC		7349 N VIA PASEO DEL SUR SUITE 515-414	SCOTTSDALE	AZ	85258	
SPNN LLC		7381 E WOODSAGE LN	SCOTTSDALE	AZ	85258	
SCOTTSDALE FOURTH STREET HOUSE LLC		7286 E DEL CAMINO DR	SCOTTSDALE	AZ	85258	
MARTINEZ ELIAS P/ELODIA M TR		8402 E MUSTANG TR	SCOTTSDALE	AZ	85258	
VON DER LINN MARK RAYMOND		7807 N VIA DE LAS BRISAS	SCOTTSDALE	AZ	85258	
WILLIAMS MAXINE Y/WILLIAMS-FISHER NAN M		4200 N MILLER RD 414C	SCOTTSDALE	AZ	85258	
NEUTA PROPERTIES LLC		10876 E PARADISE DR	SCOTTSDALE	AZ	85259	
SI PROPERTY II LLC		11445 E VIA LINDA NO 2516	SCOTTSDALE	AZ	852592655	
7233 MAIN LLC		7397 E KALIL DR	SCOTTSDALE	AZ	85260	
3620 OLD TOWN LLC		8970 RAINTREE DR STE 200	SCOTTSDALE	AZ	85260	
DE MIRANDA LUX LLC		8325 E WETHERSFIELD RD	SCOTTSDALE	AZ	85260	
THIRD AVENUE LOFTS LLC		9362 E RAINTREE DR	SCOTTSDALE	AZ	85260	
ALVARO C CORRAL LIMITED PARTNERSHIP		15544 N PIMA RD	SCOTTSDALE	AZ	85260	
MILLER CIVIC CENTER LLC		14201 N HAYDEN RD SUITE B4	SCOTTSDALE	AZ	85260	
MALUAKA LLC		10319 E DESERT COVE AVE	SCOTTSDALE	AZ	85260	
COBBLESTONE PHOENIX PROPCO LLC		8900 E BAHIA DR STE 200	SCOTTSDALE	AZ	85260	
SPRAWL LLC		13208 N HAYDEN RD	SCOTTSDALE	AZ	85260	
WOOD CHARLES S III/SUSAN A		9630 E YUCCA ST	SCOTTSDALE	AZ	85260	
GINO ANTHONY ROSACI AND MARGARET A POWELL FAMILY TRUST		7601 E CHARTER OAK RD	SCOTTSDALE	AZ	85260	
LUCEAL CHARLES LLC		PO BOX 12694	SCOTTSDALE	AZ	85267	
BROOKS BUILDING INC		2323 W UNIVERSITY DR	TEMPE	AZ	85281	
MAIN STREET PLACE LLC		120 S ASH AVE	TEMPE	AZ	85281	
BENJAMIN M FUNKE BENEFICIARY TRUST		810 W HOWE ST	TEMPE	AZ	85281	
MARTHA A GILBERT REVOCABLE TRUST		319 E FILLMORE ST	TEMPE	AZ	85281	
CARBALAJ WILLIAM/ELIZABETH		5410 E THUNDER HAWL RD	CAVE CREEK	AZ	85331	
POV PROPERTIES RS01 LLC		PO BOX 2159	LITCHFIELD PARK	AZ	85340	
DOMONT MARIE LOUISE		PO BOX 1293	CAREFREE	AZ	85377	
APO PROPERTIES LLC		13358 W GLORIA LN	PEORIA	AZ	85383	
SUTHERLAND JOHN		4555 S MISSION RD # 411D	TUCSON	AZ	85746	
SUTHERLAND JOHN		4555 S MISSION RD UNIT 409D	TUCSON	AZ	85746	
OBRIEN KEVIN		2350 GREEN DR	LAKE HAVASU CITY	AZ	86406	
STEVEN R CHAMBERLIN REVOCABLE TRUST		2908 RIO GRANDE BLVD NW	ALBUQUERQUE	NM	87107	
MAVERICKS OF SANTA FE LLC		3025 GOVERNOR MECHEM RD	SANTA FE	NM	87505	
LORO HOLDINGS LLC/BECKY J CHRISTIANSEN FAMILY TRUST		70 MEADOWHAWK LN	LAS VEGAS	NV	89135	
SCHACHTER-WILKES REVOCABLE TRUST		2081 LINDA FLORA DR	LOS ANGELES	CA	90077	
RED ROX PARTNERS		16130 VENTURA BLVD STE 420	ENCINO	CA	91436	
SAN MARIN APARTMENTS LTD		PO BOX 847	CALRSBAD	CA	92018	
HALL GEORGE/NANCY M TR		430 I AVE	CORONADO	CA	92118	
WOODS JENNIFER KATE		3822 CRESTSTONE PL	SAN DIEGO	CA	92130	
LOSSING STEVEN H/KAREN A/ELIZABETH		15674 VIA SANTA PRADERA	SAN DIEGO	CA	92131	
MILLER PLAZA LLC		3101 W COAST HWY	NEWPORT BEACH	CA	92663	
MARGARET IVERSON REVOC LIVING TRUST		700 BRIGGS AVE SPC 29	PACIFIC GROVE	CA	93950	
MCCARTNEY KERRY MICHELLE/ADAMS MELISSA ANNE		1030 MISSISSIPPI ST	SAN FRANCISCO	CA	94107	
LEONARD ROSS HACK LIVING TRUST		89 TUSCANY WAY	DANVILLE	CA	945064669	
KADESH ROBERT J/STACY		20 NADINE PL	DANVILLE	CA	94526	
OXLEY HARRY K/KATHLEEN R		858 EL QUANITO DR	DANVILLE	CA	94526	
SCHOENMANN E LYNN/DONN R		39 ETHEL AVE	MILL VALLEY	CA	94941	
PHX LTC LLC		1331 N CALIFORNIA BLVD STE 170	WALNUT CREEK	CA	94956	
POWER MYLA NUKALA/DAVID JAMES		7600 ISABELLA WY APT 215	GILROY	CA	95202	
NAULT COURTNEY NADINE		801 BRISTOL AVE	STOCKTON	CA	95204	
SMITH GREG A/SANDRA L		10015 RIVER RANCH CT	OAKDALE	CA	953617635	
KEN AND JUDY DWELLE FAMILY TRUST		19619 PANTHER CT	GRASS VALLEY	CA	95949	
ARSENEAULT MICHAEL SIDNEY		516 KESTERSON CT	ROCKAWAY BEACH	OR	97136	
CONCEPT REAL ESTATE-FIVE LLC ETAL		829 SE 9TH AVE STE 202	PORTLAND	OR	97214	
ANGELO ROBERT JR/MARY		2041 NW WEST HILLS AVE	BEND	OR	97703	
FARNSWORTH C NEIL		400 112TH AVE NE STE 390	BELLEVUE	WA	98004	
GRIST MARTYN P/LORI		11708 62ND AVE SE	SNOHOMISH	WA	98296	
SWEAT R JEFFREY/MOLLIE A		1124 E CLUB CT	SPOKANE	WA	99203	
ALMEIDA LAMBERT F		2635 ROGERS RD	MISSISSAUGA	ON	L5L 2V3	Canada
CAMPBELL COLIN/E KAY		14-1905 BROAD HOLLOW GATE	MISSISSAUGA	ON	L5L 5X2	Canada
MAUGHAN MICHAEL WILLIAM		PO BOX 16044 LOWER MOUNT ROYAL	CALGARY	AB	T2T5H7	Canada
MD CLOAREC PC		4849 49TH ST	CAMROSE	AB	T4V1N1	Canada
ONEILL EDMOND		516 HEGLER CRES NW	EDMONTON	AB	T6R1T3	Canada
GILSON BRIAN/DOROTHY		1040 2ND AVE	PRINCE GEORGE	BC	V2L3A9	Canada
LUI JERRY CHIN KIN/SHARON		2773 E 24TH AVE	VANCOUVER	BC	V5R1E3	
Commissioner Renee J. Higgs	City of Scottsdale Planning Commission	15192 N. 104th Way	Scottsdale	AZ	85255	
Commissioner William Scarbrough	City of Scottsdale Planning Commission	5639 E. Edgemont Ave.	Scottsdale	AZ	85257	
Commissioner Joe Young	City of Scottsdale Planning Commission	7234 E. Shoeman Lane, Suite #8	Scottsdale	AZ	85251	
Commissioner George Ertel	City of Scottsdale Planning Commission	11725 N. 129th Way	Scottsdale	AZ	85259	
Commissioner Christian Serena	City of Scottsdale Planning Commission	6929 N. Hayden Rd., Suite C4194	Scottsdale	AZ	85250	
Commissioner Diana Kaminski	City of Scottsdale Planning Commission	7447 E. Indian School Road, Scottsdale, AZ 85	Scottsdale	AZ	85257	
Commissioner Barney Gonzales	City of Scottsdale Planning Commission	6349 N. Cattletrack Rd.	Scottsdale	AZ	85250	
Audry Villaverde	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016	
Bob Griffith		7127 E. Rancho Vista Dr. #4002	Scottsdale	AZ	85251	
Carla		3420 N. 78th Street	Scottsdale	AZ	85251	
Chris Schaffner		7346 E. Sunnyside Dr.	Scottsdale	AZ	85260	
Community Development Director	Town of Paradise Valley	6401 E Lincoln Drive	Paradise Valley	AZ	85253	
Constance Laub		10105 E. Via Linda Suite 345	Scottsdale	AZ	85258	

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Name	Company	Address	City	State	Zip	Country
Dan Sommer		12005 N 84th Street	Scottsdale	AZ	85260	
David G. Gulino		5235 N. Woodmere Fairway	Scottsdale	AZ	85250	
Dr. Sonnie Kirtley	COGS	8507 East Highland Avenue	Scottsdale	AZ	85251-1822	
Ed Toschik		7657 E Mariposa Grande Dr	Scottsdale	AZ	85255	
Edwin Bull	Burch & Cracchiolo PA	1850 N. Central Ave. ste 1700	Phoenix	AZ	85004	
Eric Gold		25499 N. 104th Way	Scottsdale	AZ	85255	
Guy Phillips		7131 E. Cholla St.	Scottsdale	AZ	85254	
Howard Myers		6631 E Horned Owl Trail	Scottsdale	AZ	85266	
Jim Funk	Gainey Ranch Community Association	7720 Gainey Ranch Road	Scottsdale	AZ	85258	
Jim Haxby		7336 E. Sunnyside Dr.	Scottsdale	AZ	85260	
John Berry/Michele Hammond	Berry Riddell, LLC	6750 E Camelback Rd, Ste 100	Scottsdale	AZ	85251	
John Washington		3518 N. Chambers Court	Scottsdale	AZ	85251	
Kathy Littlefield	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251	
Linda Whitehead		9681 E Chuckwagon Lane	Scottsdale	AZ	85262	
Lori Haye		P.O. Box 426	Cave Creek	AZ	85327	
Maricopa County Superintendent of Schools		4041 N. Central Avenue Suite 1200	Phoenix	AZ	85012	
Michael Leary	Commercial Land Development Consulting	10278 East Hillery Drive	Scottsdale	AZ	85255	
Mike McNeal, Supervisor	AT&T	1231 W. University Drive	Mesa	AZ	85201	
Mike Ratzken		8725 E. Palo Verde Dr	Scottsdale	AZ	85250	
Patti Badenoch		5027 N. 71st Pl	Scottsdale	AZ	85253	
Planning & Development Department	Maricopa County Planning & Development	501 N. 44th Street, Suite 200	Phoenix	AZ	85008	
Planning & Development Director	City of Phoenix	200 West Washington Street, 2nd Floor	Phoenix	AZ	85003	
Planning & Engineering Section Manager	Arizona State Land Department	1616 N. Adams Street	Phoenix	AZ	85007	
Planning and Zoning	Town of Carefree	8 Sundial Circle P.O. Box 740	Carefree	AZ	85377	
Planning Department	Town of Cave Creek	37622 N Cave Creek Road	Cave Creek	AZ	85331	
Planning Department	SRP-MIC	10005 E Osborn Road	Scottsdale	AZ	85256	
ADOT Central District - Red Letter	Arizona Department of Transportation	2140 W. Hilton Avenue, Mail Drop PM00	Phoenix	AZ	85009	
Planning & Zoning Division	Town of Fountain Hills	16705 E. Avenue of the Fountains	Fountain Hills	AZ	85268	
SRP Land Department atten: Sherry Wagner/Right-of-Way Technician	Mail Station PAB10W	P.O. Box 52025	Phoenix	AZ	85072-2025	
Steve Tyrrell		7753 E. Catalina Drive	Scottsdale	AZ	85251	
Superintendent	Cave Creek Unified School District	P.O. Box 426	Cave Creek	AZ	85327	
Superintendent	Scottsdale Unified School District	8500 E. Jackrabbit Rd	Scottsdale	AZ	85250	
Susan McGarry		8074 E. Theresa Drive	Scottsdale	AZ	85255	
Tom Durham	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251	
Vickie Falen		10520 N 117th Pl	Scottsdale	AZ	85259	
Dave Ortega - Mayor	City of Scottsdale City Council	3939 N. Drinkwater Blvd.	Scottsdale	AZ	85251	
Wade Tinant		4614 E. Running Deer Trail	Cave Creek	AZ	85331	
	Granite Reef Neighborhood Resource Center	1700 N Granite Reef Road	Scottsdale	AZ	85257	
	Southwest Gas Corporation	2200 N. Central Avenue Ste 101	Phoenix	AZ	85004	
	Withey Morris, PLC	2525 E. Arizona Biltmore Circle; Suite A-212	Phoenix	AZ	85016	
	Paradise Valley Unified School District	15002 N. 32nd Street	Phoenix	AZ	85032	
	Arizona Commerce Authority	333 N. Central Avenue, Suite 1900	Phoenix	AZ	85004	
Maggie Keasler		7127 E. 6th Ave.	Scottsdale	AZ	85251	
Steve Perone		7474 E. Earll Dr. #108	Scottsdale	AZ	85251	
Kurt Jones	Tiffany & Bosco P.A.	2525 E. Camelback Road	Phoenix	AZ	85016	
Edmond Richard	Vice Chair Community Council of Scottsdale	2119 N 69th Place	Scottsdale	AZ	85257	
Susan Demmitt/Nick Sobraske	Gammage & Burnham	40 N. Central Ave., 20th Floor	Phoenix	AZ	85004	
Prescott Smith	Technical Solutions	5111 N. Scottsdale Road, Suite 260	Scottsdale	AZ	85260	
Paul Alessio		7527 E. Tailspin Lane	Scottsdale	AZ	85255	



OPEN HOUSE INVITATION



SEEKING COMMUNITY INPUT

The City of Scottsdale is seeking community input on: 1) a Zoning District Map Amendment (ZN) case and, 2) a Historic Property (HP) case for Scottsdale City Hall located at 3939 N Drinkwater Boulevard. This proposal includes 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 portions of a +/- 3.87 acre site. Further, a Historic Property (HP) case to determine the historic significance of City Hall as a Historic Resource and/or Landmark, develop a Historical Significance Report, and establish a Historic Preservation Plan and Design Guidelines.

The City of Scottsdale will host two Open Houses regarding both cases.

Case Name: Historic Preservation of Scottsdale City Hall

Pre-Application: 158 -PA-2023

Case: 3-ZN-2023, and 21-HP-2023

Wednesday, April 12th, & Thursday April 13th 2023

from: 5:00-6:30PM

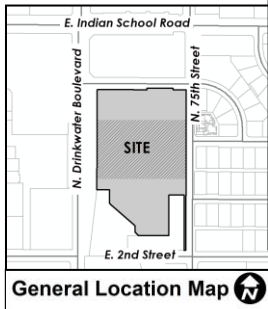
One Civic Center Building,

7447 E. Indian School Road, STE 105

Scottsdale, AZ 85251

Community Development Conference Rooms 1 & 2

Staff Contact: Adam Yaron, Planning & Development Area
Manager, ayaron@scottsdaleaz.gov or 480-312-2761



Additional project information is available on the internet at: <http://eservices.scottsdaleaz.gov/bldgresources/Cases>



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)

Case Number: 158 -PA-2023

Project Name: _____

Location: 3939 N. Drinkwater Blvd

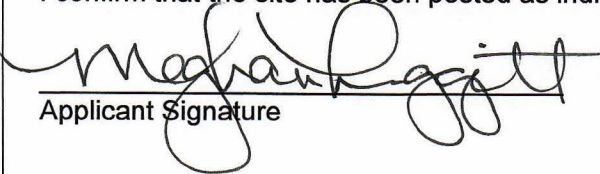
Site Posting Date: 03/28/23

Applicant Name: City of Scottsdale

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

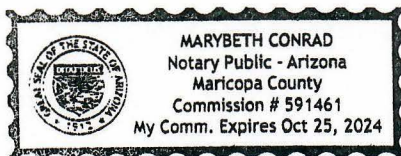
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.


Applicant Signature

03/28/23
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on 3.28.23




Notary Public
My commission expires: 10-25-24

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Wednesday, April 12th, & Thursday, April 13th, 2023
Time: 5:00 - 6:30 PM
Location: One Civic Center Building, 7447 E. Indian School Road, STE 105 Scottsdale, AZ 85251
 Community Development Conference Rooms 1 & 2

Project Overview:

The City of Scottsdale is seeking community input on:

- 1) a Zoning District Map Amendment (ZN) case and,
- 2) a Historic Property (HP) case to designate Scottsdale City Hall located at 3939 N Drinkwater Boulevard within a Historic Property District, and establish a Historic Preservation Plan and Design Guidelines.

Case Name:
 Historic Preservation of Scottsdale City Hall
Pre-Application: 158 -PA-2023
Case: 3-ZN-2023, and 21-HP-2023

City Contact:
 Adam Yaron
 480-312-2761
 ayaron@scottsdaleaz.gov

Posting Date: 3/28/2023

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

Mar 28, 2023 at 12:12:19 PM
 3939 N Drinkwater Blvd
 Scottsdale AZ 85251
 United States
 Scottsdale Civic Center Park





Early Notification of Project Under Consideration

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Case Name:
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Case: 3-ZN-2023, and 21-HP-2023

City Contact:
 Adam Yaron
 480-312-2761
 ayaron@scottsdaleaz.gov

Posting Date: 3/28/2023

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal -



Mar 28, 2023 at 9:24:48 AM
 7419-7427 E First Ave
 Scottsdale AZ 85251
 United States
 Scottsdale Civic Center Park



City Hall Historic Preservation Open House

April 12, 2023

One Civic Center, STE 105, Community Development 1 & 2 , 5:00 – 6:30pm

Name <i>M Joyce Wilson</i>	Business Name <i>Volunteer</i>	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>7950 E Starlightwy</i>	Phone <i>480 262 5027</i>	E-mail <i>mjoycewilson@icloud.com</i>
Name <i>DOUGLAS SYDNOR</i>	Business Name <i>DOUGLAS SYDNOR ARCHITECT</i>	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>4806 N. 78TH PL AEE SCOTTSDALE, AZ 85251</i>	Phone <i>480.206.4593</i>	E-mail <i>doug-sydnor@outlook.com</i>
Name <i>Barney Gonzales</i>	Business Name <i>Gonzales Assoc</i>	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>6349 N. Cattle Track Rd 85250</i>	Phone <i>480-695 4553</i>	E-mail <i>gobeejan@gmail.com</i>
Name <i>Will Holoman</i>	Business Name	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>7502 E Main St. 85251</i>	Phone <i>949-278-4431</i>	E-mail <i>wholoman@hotmail.com</i>
Name <i>Peter Hosmer</i>	Business Name	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>6418 E. Mescal st</i>	Phone <i>602 578 7674</i>	E-mail <i>peterehosmerarch.com</i>
Name <i>Rose & Dirk Smith</i>	Business Name	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>8708 E San Victor Dr</i>	Phone <i>480-283-7161</i>	E-mail <i>rosefinosmith@gmail.com</i>
Name <i>Louise Lamb</i>	Business Name	Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip <i>7706 E VISTA DR 85250</i>	Phone <i>480-444-8645</i>	E-mail <i>llambg628c@gmail.com</i>

Attachment 5 of CI Report

Please note that the City of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.

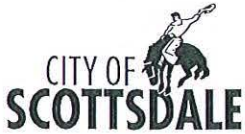


City Hall Historic Preservation Open House

April 13, 2023
One Civic Center, STE 105, Community Development 1 & 2, 5:00 – 6:30pm

Name	Michael Pomerico	Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip	11333 N. 92 nd St. 1107	Phone	505-850-9531	E-mail
Name		Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip		Phone		E-mail
Name		Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip		Phone		E-mail
Name		Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip		Phone		E-mail
Name		Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip		Phone		E-mail
Name		Business Name		Cases: 3-ZN-2023 & 21-HP-2023
Address & Zip		Phone		E-mail

Please note that the City of Scottsdale receives requests from citizens to review comment cards and sign-in sheets and the city is obligated to release any information on the cards/sheets that is considered a public record.



City Hall Historic Preservation Open House

April 2023

Comment Form

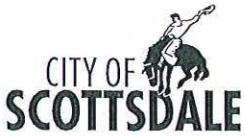
PLEASE PRINT NAME BARRY GONZALEZ

ADDRESS 6349 N. CATTLE TRACK RD.

E-MAIL gobeejay@gmail.com

CASES: 3-ZN-2023 & 21-ZN-2023

COMMENTS Thanks to Planning Dept
and HP for their Hard Work



City Hall Historic Preservation Open House April 2023 Comment Form

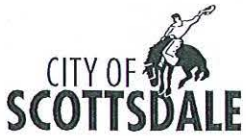
PLEASE PRINT NAME DOUGLAS SYDNER

ADDRESS 4806 N. 78TH PLACE
SCOTTSDALE, AZ 85251

E-MAIL doug_sydney@outlook.com

CASES: 3-ZN-2023 & 21-ZN-2023

COMMENTS Enthusiastically support the 1962 Scottsdale
City Hall being designated for the Scottsdale
Historic Register. It has ^{maintained} ~~made~~ its' integrity
and meets the criteria.



City Hall Historic Preservation Open House

April 2023

Comment Form

PLEASE PRINT NAME Rose Smith

ADDRESS 9708 E. San Victor Dr

E-MAIL ROSEFINO SMITH @ GMAIL.COM

CASES: 3-ZN-2023 & 21-ZN-2023

COMMENTS Great presentation. Many thanks to
COS staff!



What are you looking for?



[Home Page \(/home\)](#) / News

Mayor Ortega seeks community recollections of Scottsdale City Hall

By [Scottsdale Office of Communication \(mailto:communications@scottsdaleaz.gov\)](#)

March 6, 2023

Designed by award-winning architect Bennie M. Gonzales, Scottsdale City Hall opened in 1968, serving as the center of community discourse and pivotal decisions which have shaped the world-class city.

On March 21 the City Council is scheduled to discuss a historic overlay process that would eventually designate Scottsdale City Hall as a historic landmark.



"I came to Scottsdale many years ago and was fortunate to apprentice under Bennie Gonzales, the designer of Scottsdale City Hall, Civic Center Library and Scottsdale Center for the Performing Arts," said Mayor Ortega. "It is an honor to serve as mayor in the building designed by my mentor."

As the historic overlay process begins, Mayor Ortega is seeking stories from others who may also have a special connection to Scottsdale's historic centerpiece.

"Many residents have fond memories of the early years when City Hall drew regional and national attention. Numerous personalities and city events still echo in the 'Kiva.' I'm asking the community to share their memories, so that we can include them as City Hall becomes an official historic landmark."

Please send stories and recollections to the Office of the Mayor at DOrtega@Scottsdaleaz.gov (mailto:DOrtega@Scottsdaleaz.gov) by April 12. A historic preservation dedication ceremony is expected to be held later this spring.

Image: *Scottsdale City Hall sketch by Mayor David D. Ortega*

[<< Go Back](#)

2639 N. Drinkwater Blvd.
Scottsdale, AZ 85251

P: 480-312-3111
TTY: 1-800-367-8939 (Arizona Relay Service)
F: 480-312-2868

Ask a question (<https://services.scottsdaleaz.gov/ez/Request/Submit?group=MostCommon>)

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Social Media Links (/news/social-media)
Event Calendar (/events)
Scottsdale Video Network (/scottsdale-video-network)
Media Contacts (/news/media-contacts)

WHAT WORKS CITIES SILVER 2020 | **CERTIFIED CITY**
https://www.scottsdaleaz.gov/news/bloomberg-philanthropies-announces-scottsdale-as-an-american-city-best-at-using-data-to-improve-residents-lives-in-2019_34_p27919

SUBSCRIBE TO SCOTTSDALE UPDATE

email@example.com

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[December 2022 / January 2023 \(/Assets/ScottsdaleAZ/News/Scottsdale+Updates/Scottsdale+Update+Dec+2022+-+Jan+2023.pdf\)](#)

[October / November 2022 \(/Assets/ScottsdaleAZ/News/Scottsdale+Updates/Scottsdale+Update+Oct-Nov+2022.pdf\)](#)

SCOTTSDALE VIDEO NETWORK

Scottsdale Memorial for the Falle...

SVN INFO (/SCOTTSDALE-VIDEO-NETWORK)	WATCH NOW (/SCOTTSDALE-VIDEO-NETWORK/LIVE-STREAM)
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<https://www.scottsdaleaz.gov>

Yaron, Adam

From: Morales, Isol
Sent: Wednesday, April 19, 2023 2:56 PM
To: Yaron, Adam
Subject: FW: Joan sends another fun fact about early days of City Hall

Here's one from Joan Fudala. Please see her fun fact below.



Isol Morales | Executive Assistant to the Mayor
City of Scottsdale | Office of Mayor David D. Ortega
480.312.2466 | imorales@scottsdaleaz.gov

From: jfudala@cox.net <jfudala@cox.net>
Sent: Monday, April 3, 2023 4:36 PM
To: Simmons, David <DSimmons@Scottsdaleaz.gov>
Subject: Joan sends another fun fact about early days of City Hall

⚠ External Email: Please use caution if opening links or attachments!

Hi, David:

If you and Mayor Ortega are still collection fun facts about City Hall history, here's one I love: George Fretz, former city planning director and his controversial elk head. He personally and gleefully told me this story years ago. I'm sure his successor as planning director (and, later, a councilman) Bill Walton will remember this 'flap.'

Cheers!

Joan Fudala
Joan Fudala Historic Consulting
Scottsdale community historian
602-549-9476

SCOTTSDALE
HISTORIC PRESERVATION COMMISSION MEETING
*****Amended*** MEETING NOTICE AND **Marked** AGENDA**
(Updated Case Description)



HISTORIC PRESERVATION COMMISSION

Linda Davis, Chair
Peter Hosmer, Vice Chair
Ben Brosseau, Commissioner

Courtney Lage, Commissioner
Rose Smith, Commissioner
Brin Sherrin, Commissioner

Thursday, May 4, 2023

One or more members of the Historic Preservation Commission may be attending the meeting by telephone, video, or internet conferencing, pursuant to A.R.S. §38-431(4).

The Community Design Studio Building is open to the public during Historic Preservation Commission meetings at a reduced capacity. Seating in the Community Design Studio Building will be available on a first come, first served basis.

6:00 P.M.

HISTORIC PRESERVATION COMMISSION MEETING

Community Design Studio, 7506 E Indian School Road

Call to Order – 6:01

Roll Call – COMMISSIONER SMITH AND COMMISSIONER LAGE ABSENT

Public Comment – Non-Agended Items

Citizens may address the members of Historic Preservation Commission during Public Comment. This "Public Comment" time is reserved for citizen comments regarding non-agended items. However, Arizona State law prohibits the Historic Preservation Commission from discussing or taking action on an item that is not on the prepared agenda. **Comment cards must be submitted before public testimony has begun on any item.**

Written comments, submitted electronically at least 90 minutes before the meeting, will be emailed to the Board or Commission. A written public comment may be submitted electronically by [clicking here](#).

Administrative Report – Jesús Murillo

Identify supplemental information, if any, related to the May 4, 2023, Historic Preservation Commission agenda items and other correspondence.

ADMINISTRATIVE REPORT PROVIDED BY JESÚS MURILLO. MR. MURILLO NOTIFIED THE COMMISSION OF FUTURE AGENDA ITEMS AND UPDATES FROM PREVIOUS AGENDA ITEMS.

Minutes

1. Approval of April 4, 2023, Historic Preservation Commission [Meeting Minutes](#).
APPROVED MINUTES WITH CORRECTIONS 4-0; MOTION MADE BY VICE CHAIR HOSMER, 2ND BY CHAIR DAVIS.

REGULAR AGENDA

*** 2. [Scottsdale City Hall Historic Preservation \(3-ZN-2023\)](#)

Request by City of Scottsdale for approval of a zoning district map amendment (3-ZN-2023) 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) and (21-HP-2023) determining the historic significance of City Hall as a Scottsdale Landmark, develop a Historical Significance Report, and establish a Historic Preservation Plan and Design Guidelines on +/- .65 acres of a +/- 8.54 acre site.

Staff Contact person is Adam Yaron, 480-312-2761.

ADAM YARON PRESENTED IN FRONT OF THE COMMISSION, ON BEHALF OF STAFF, REGARDING THE ZONING RECOMMENDATION FOR CITY HALL.

THE HPC APPROVED 4-0; MOTION MADE BY VICE CHAIR HOSMER, 2ND BY CHAIR DAVIS.

*** 3. [Scottsdale City Hall Historic Preservation \(21-HP-2023\)](#)

Request by City of Scottsdale for an approval to designate Scottsdale City Hall as a Scottsdale Landmark on +/- .65 acres of a +/- 8.54 acre site, with existing Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay (D/DCC-2 PBD DO) zoning designation to be rezoned with case 3-ZN-2023, to Downtown Civic Center, Type 2, Planned Block Development, Downtown Overlay, Historic Property district (D/DCC-2 PBD DO HP) zoning designation and approve the Historic Preservation Plan and Guidelines for Scottsdale City Hall.

Staff Contact person is Adam Yaron, 480-312-2761.

ADAM YARON PRESENTED IN FRONT OF THE COMMISSION, ON BEHALF OF STAFF, REGARDING THE CITY HALL LANDMARK DESIGNATION AND THE APPROVAL OF THE HISTORIC PRESERVATION PLAN AND GUIDELINES FOR SCOTTSDALE CITY HALL.

THE HPC APPROVED 4-0; MOTION MADE BY VICE CHAIR HOSMER, 2ND BY CHAIR DAVIS.

VICE CHAIR HOSMER MOTIONED TO ADD SOLAR PANEL DISCUSSION TO THE JUNE 1, 2023 RETREAT, 2ND BY CHAIR DAVIS; APPROVED 4-0

Adjournment – 6:41



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMODATION BY CONTACTING JASON MCWILLIAMS AT (480-312-2307). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT THE CITY PLANNING OFFICE AT (480-312-7767).