

what is it?

The Guidelines list recommendations for site development, building form, architectural, and landscape character to assure that new development contributes to Downtown urban design goals and is compatible with the character of existing Downtown districts.

where does it apply?

The Downtown Urban Design and Architectural Guidelines apply to that area designated as Downtown Scottsdale. Generally, the area bounded by Chaparral Road to the north, Earl Drive to the south, Miller Road to the east, and 68th Street to the west.

who needs to use it?

Development Review Board, City staff, and applicants involved in new development, infill, or revitalization projects located in the Downtown area.

why was it developed?

Downtown Scottsdale has many virtues that attract residents, shoppers, and visitors who find it different from, and more desirable than, other places in the metropolitan area. The primary purpose of these Guidelines is to influence the general character of new projects so Downtown will preserve its present qualities as it develops.

The Guidelines place an emphasis on the management of design and redesign of the built environment with the understanding that Downtown Scottsdale's small town atmosphere and pedestrian scale remain its strongest features.

key points:

- 1 Protect the existing unique character of mature downtown districts and promote continuity of character in newer ones.
- 2 Strengthen pedestrian character and create new pedestrian linkages.
- 3 Create a compact downtown with an intensified and diverse mix of activities.
- 4 Create a high level of expectation in the quality of downtown architecture.
- 5 Create a distinct downtown landscape character.
- 6 Continue and expand the tradition of downtown covered walkways.
- 7 Create coherent and consistent street spaces.
- 8 Improve access to convenient downtown parking.
- 9 In compact development areas (Type 1), preserve the existing pedestrian-scale and strengthen the fine-grain building character.
- 10 In intermediate development areas (Type 2), develop with careful handling of the architectural form to reduce the apparent size and bulk of larger buildings in these areas.

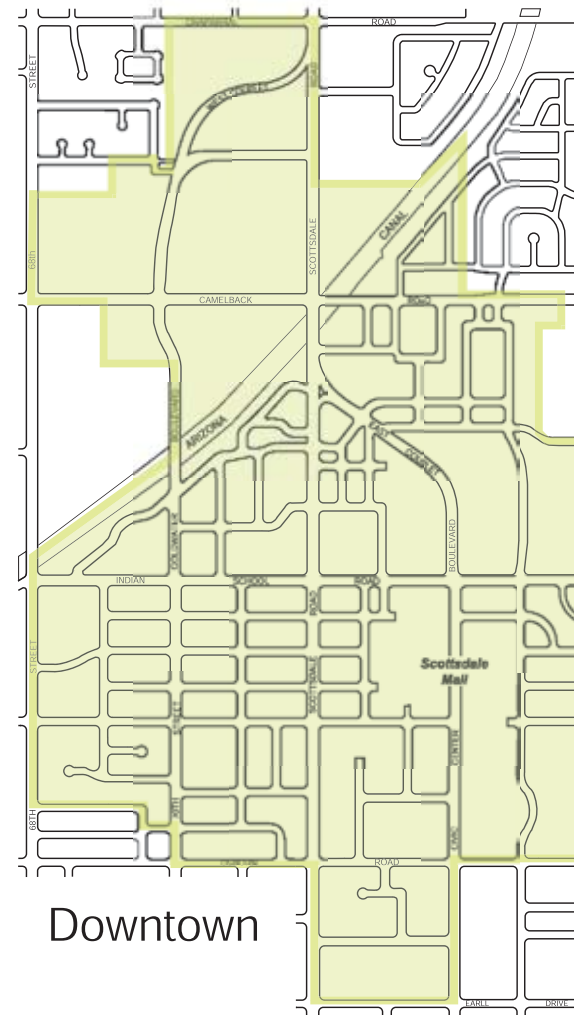
DOWNTOWN URBAN DESIGN and
ARCHITECTURAL GUIDELINES

City Council approved - 1986 rev. 2004

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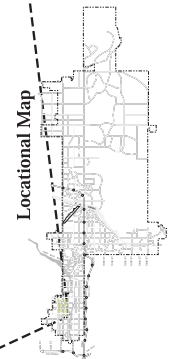
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DOWNTOWN DESIGN GUIDELINES



Downtown

assure compliance
assure constructability
design aesthetics
required/desired elements
structural elements
foundation
built environment
inspections
specific plans
development review
guidelines
regulations/codes/ordinances
general plan/
character and neighborhood plans
community vision/legal foundation



where is the full policy?

Planning and Design Library - Community Design Studio
One Stop Shop/Records
On-line at <http://www.ScottsdaleAZ.gov>

references and related documents:

Downtown Plan (1984)
City of Scottsdale General Plan (2001)
Scottsdale Visioning Shared Vision Report (1992)
Downtown Ordinance and Downtown Overlay (Scottsdale Zoning Ordinance)
Scottsdale Sensitive Design Principles (2000, rev. 2001)
Citywide Design Guidelines (1999-2003)