



**Meeting Minutes  
General Plan 2040  
Community Working Group**

Wednesday, April 24, 2013  
**6:00 PM**  
Tempe Public Library  
Meeting Room A  
3500 South Rural Road, Tempe, Arizona

<b>CWG Members Present</b> Alan Beaudoin Don Cassano JoLyn Gibbons Ryan Guzy Cole Hickman Gary Johnson Marie Provine Julie Ramsey Lisa Roach Joe Salvatore Benjamin Shaw Don Watkins Dennis Webb Steve Wegener Woody Wilson	<b>Staff Present</b> Patty Hatvick Cathy Hollow Wydale Holmes Eric Iwersen Greg Jordan Diana Kaminski Sherri Lesser Ryan Levesque Joe Nucci Aaron Peterson Bonnie Richardson Nancy Ryan Josh Roffler Oddvar Tveit Mark Vinson Shauna Warner Nancy Woods
<b>CWG Members Absent</b> Jeremy Capello Lee Armando Espinosa Ed Mitchell Melody Moss Michael Myrick Steve Nielsen Celeste Plumlee Fred Warren	<b>Audience Members</b> Phil Amarosi Rob Mome Scott Walters Clare Rhodes Dean Brennan James Curtis Tyler Viliborghi Bobby Cottam Jan Bush Joseph Junker Ben DelMar Karyn Gitlis

The meeting was called to order at 6:02PM.

**Item 1 Welcome and Introductions**

Joe Salvatore (CWG Chairman) introduced himself and welcomed the group.

## **Item 2 Approval of the Meeting Minutes from March 27, 2013**

Joe Salvatore inquired if the CWG had any comments. No comments were offered. Joe Salvatore called for a motion to approve the minutes. Motion was made by Lisa Roach and seconded by Don Cassano. The minutes were approved unanimously.

## **Item 3 Public Appearances**

Chairman Salvatore called for public appearances.

Scott Walters noted that he is a cycling advocate and cycles for transportation as well as recreation. He is attending the meeting to support making missing cycling connections wherever you can.

Clare Rhodes said she is here to advocate for supporting entrepreneurs and creating entrepreneurial space in Tempe. There are many possibilities that Tempe is not taking advantage of that could provide space for entrepreneurs.

Tyler Villaborghi said he was born and raised in Tempe and is a sustainability student at ASU. He said he advocating for sustainable transportation development, mass transit and proper city development and land use.

James Curtis said he is a Tempe resident and has created a project called Cycling Cinema to use his bicycle sustainably, and that he supports more ways to facilitate bicycle transportation in Tempe.

## **Item 4 Sharing feedback from Community and Boards or Commissions**

Dennis Webb noted that at the last meeting of the Development Review Commission, Nancy Ryan provided an overview of the process. Don Cassano said that the Transportation Commission is going through their planning process as well, but have set aside their Transportation Plan update process until the General Plan is pretty much over. Don added that ideas developed for the General Plan for transportation and circulation will go to the Commission to use in developing the Transportation Master Plan. Nancy Ryan said that at the small group table for Circulation, the Transportation Commission has shared a list of their priorities identified so far in their transportation planning process, which you can review as part of your discussion.

## **Item 5 Top Ideas Review from March 27, 2013.**

Nancy Ryan provided the group with a summary of the top ideas from the last CWG meeting. The items are categorized based on the dot rankings. Nancy asked the commission to review the top ideas to confirm they represent the most important focus within the General Plan and if there were any ideas on the list that should be elevated to the top. The goal is to work within the brainstorming from the last meeting. Nancy shared how these top ideas would be translated to the General Plan.

- Tempe needs to be state leader in urban living
- Increase amenities for neighborhoods that walk, bike, and use mass transit
- Develop subarea plans to "protect" and "plan" for future development and revitalization of neighborhoods (such as Specific, Neighborhood Conservation or Character Area Plans )
  - Plans are the mechanism that promote high quality of life
  - Each neighborhood/Borough/village area to contain a defined school, park and core. A 20-minute city with grocery, commercial, services, different characteristics defined for each

- Identify future framework plan for future growth: 1) Identify boroughs that allow for higher/more intensity with "cores"; Define minimum density for "cores" ; and 4) Recognize and celebrate identity for each area of the city
  - Implement the "Plans" to revitalize and preserve existing neighborhoods
- Make sure projects are consistent with or contemplate the character of surrounding neighborhoods
- Have balanced density; does not mean increased density everywhere; determine where higher/lower density makes sense
- Evaluate re-use of vacant city properties/buildings for non-profits, incubators, or for co-work spaces
- When Tempe sells public land:
  - Identify true value of land before sale,
  - Consider long term leases on commercial to keep options open,
  - Consider property tax implications,
  - Ensure the link between growth areas and economic development and
  - Confirm consistency with Temp's General Plan Vision
- Recognize and increase ties with ASU graduate pipelines (engineering, architecture, technology, bio-tech, etc.) to facilitate career launching and sustain a technology based workforce.
- Affordable housing is important for support Tempe's middle income workforce (teachers, firefighters, etc.)
- Encourage design of smaller living spaces so they are more affordable
- Coordinate affordable housing with transportation (students, seniors)
- Build to encourage long term residency and aging in place
- Support volunteer organizations that assist in property maintenance for elderly and disabled
- Compel rental property owners responsible for the maintenance of properties
- Promote code inspection and enforcement to build a strong relationship with neighborhoods/ neighbors.

Nancy explained that the CWG had provided comments at their January 3, 2013 meeting that were also being translated to the General Plan. She reviewed the statements with the CWG.

- Seek clean energy solutions and reduction of greenhouse gasses to protect our environment
- Energy efficiency for all residential structures benefits the owners and the community.
- Reduce the environmental cost as well as the monetary cost of energy
- Promote programs that increase the use of alternative energy and enhance environmental quality.
- Improve regional air quality through regulatory compliance, policies and programs that minimize air pollution
- Incentivize and publicize tree planting programs and activities that will increase trees city-wide to improve air quality
- Reduce pollen sensitive landscapes
- Develop the systems and facilities that encourage residents and visitors to use public transit, bike and walk, as an alternative to the automobile.
- Continue to encourage trip reductions actions and incentives by employers
- Implement the use of electric vehicles for all short City-related trips within the downtown area and for landscape maintenance within the public parks
- Establish an urban forestry or tree assessment to address the health and care of existing trees and tree planting as part of air quality, ambient temperature and environmental quality.
- Emphasis should be on controlling noise to protect those who live and work here, not just maintaining noise levels.

- Continue to develop transportation policies (such as railroad quiet zones) that mitigate noise in sensitive areas

Dennis Webb asked more about the where the concept of “Borough’s” is heading. Joe Salvatore suggested that looking into the future to identify multiple high-density locations for urban walking environments is vital for achieving quality environment within intensified development, and like Boroughs of New York, Tempe could have these pockets of density have distinct character. He continued to say that because of the desirability of Tempe and its location within the county, we need to set a framework to address that growth. Marie Provine asked how the details of the growth and character would be determined. Joe Salvatore said that has not been discussed, but rather a concept of creating specific plans for Boroughs. Nancy noted at during the evenings Community Design small group breakout further discussion could be used to clarify a process (such as character area planning) that would support further refinement of such a concept.

Alan Beaudoin said that boroughs are in many ways an equivalent to the New Orleans parishes which has a governance aspect to it, where they have review boards that serve that area. Alan continued to say breaking the city into character districts is very different than governance areas, and we should clarify which path we are suggesting.

Joe Salvatore mentioned that in Phoenix there are separate Village Planning Commissions for each Village area and they evaluate development based on guidelines for that area. Nancy shared that some of the City of Phoenix Village areas are about size of Tempe, and to keep the scale in mind.

Marie Provine suggested that Tempe’s extensive civic engagement would not necessarily benefit from an additional layer of governance.

Steve Wegener said that there is a positive and negative aspect to the Boroughs idea. He continued to say the positive would be attaining areas that are very walkable, bikeable and have mass transit. He added that living in south Tempe there is nothing available like that to residents as centers of activity and everything seems to be happening around Town Lake. He added that even Town Lake is becoming less accessible to the residents of Tempe from non-community based events. He said that there is a positive to the city structure where things become more localized and neighborhood friendly.

Don Watkins suggested that in the small groups they discuss the benefits and disadvantages of that type of situation.

Lisa Roach said that there are differences between West 6<sup>th</sup> development and Warner Ranch or Camelot. She added that it could be beneficial to extend to neighborhoods the opportunity to influence to what they envision for the future in their neighborhoods because they’re vastly different across the City.

#### **Item 6 Small Group Activity – Facilitated Rotations**

Wydale Holmes reminded the CWG of the small group activity process. Nancy Ryan introduced the three topics for the small group activity: Land Use & Density Maps and Amending the General Plan, Circulation and Transportation, and Community Design. The CWG broke into groups for the activity. A summary of the CWG comments during the activity is provided in Attachment A

#### **Item 7 Small Group Activity Report Out and Top Ideas Identification**

The Facilitators summarized the small group activity discussions.

- Aaron Peterson (Land Use & Density Map, And Amendment to the General Plan)

- Wydale Holmes and Nancy Woods (Circulation - Transportation)
- Mark Vinson (Community Design)

The top ideas were by topic were presented:

#### LAND USE: USE MAP, DENSITY MAP & GENERAL PLAN AMENDMENTS

- Create a "20 minute city" that makes it possible to travel by foot or bike for daily needs within 20 minutes
- General Plan needs to redefine Mixed-use to include % for the Arts - Art in Private Development
- Accommodate high density lifestyles that attract lawyers, entrepreneurs and musicians
- Stimulate family investment in neighborhoods to overcome our aging population and support schools
- Develop a City with urban Centers: consider 7 to 8 centers across the city, density greater than 25 +du/acre ok in center
- General Plan needs to redefine Mixed-use
- General Plan needs to redefine Mixed-use: to be Mixed use in the beginning, not mix added later
- Tempe should provide true mixed use density-not just apartments

#### COMMUNITY DESIGN

- Find natural cores in the city and encourage them to develop in to denser, mixed use, attractive pedestrian-friendly hubs
- Community design has to be of high quality - no more cheap building and bad designs
- Trees, bike access, places to sit and destinations should be placed within hubs
- Each hub attractive but different, fitting the character of that part of the city

#### CIRCULATION: TRANSPORTATION

- Streetcar issues: Funding and density/land use along route
- Complete street concept should include pedestrian, bike, bus to provide other modes of transport besides vehicles
- Gaps in system make it unusable; need bike use to be considered a comprehensive mode of transportation
- Designated bike route systems, hubs similar to San Francisco (like cutting edge group cities)
- Shaded, secured bike parking important for a complete street practice

#### **Item 8 Wrap up and Closing**

Nancy Ryan thanked the CWG and reminded them that the next meeting would be one week before the Preliminary General Plan is released, so the discussion would focus on the content of the General Plan 2040, and how it relates to the work of the CWG.

#### **Item 9 Future Meeting Date**

The next CWG meeting date will be May 22, 2013, from 6 to 9PM at the Tempe Library Tempe Learning Center on the lower level, Meeting Room A.

**The meeting was adjourned at 8:50 PM.**

Prepared by: Nancy Ryan  
Reviewed by: Lisa Collins

---

Nancy Ryan  
Community Development