



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

Wednesday, February 27, 2013  
**6:00 PM**  
Tempe Public Library  
Tempe Learning Center  
3500 South Rural Road, Tempe, Arizona

<p><b>CWG Members Present</b> Alan Beaudoin Don Cassano Ryan Guzy Cole Hickman Gary Johnson Ed Mitchell Michael Myrick Celeste Plumlee Marie Provine Julie Ramsey Joe Salvatore Don Watkins Steve Wegner Woody Wilson Jeremy Capello Lee</p>	<p><b>Staff Present</b> Nancy Ryan Nancy Woods Patty Hatvick Josh Roffler Maja Aurora Naomi Farrell Oliver Ncube Joe Nucci Nathan Hallam Shawn Wagner Eric Kamienski Bonnie Richardson Shauna Warner John Osgood Wydale Holmes Aaron Peterson</p>
<p><b>CWG Members Absent</b> JoLyn Gibbons Armando Espinosa Brad Graham Melody Moss Dennis Webb Lisa Roach Fred Warren</p>	<p><b>Audience Members</b> Charles Buss Karyn Gitlis Darlene Justus Benjamin Shaw Haryaksha Gregor Knauer Barbara Sherman Jana L. Granillo Henry Cappello</p>

The meeting was called to order at 6:07PM.

**Item 1 Welcome and Introductions**

Joe Salvatore (CWG Chairman) introduced himself and shared the procedural changes to the CWG’s review of the General Plan topics by small group activity.

**Item 2 Approval of the Meeting Minutes from January 3, 2013**

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

### **Item 3 Public Appearances**

Chairman Salvatore called for public appearances.

Charles Buss from the University Heights Neighborhood Association stated that he has concerns about the density and historic preservation of future development west of Dorsey between Apache Blvd and 8<sup>th</sup> Street. He added that as these new 10, 15 even 20 story buildings stretch eastward they will eventually impose upon my neighborhood of small single story homes and the City should be working to protect them instead of saying yes to everything the developers want; the neighborhood needs to be heard too. He felt that early discussions before official required neighborhood, DRC and Council meetings with project developers would help the developer to understand that this area does not want to see massively tall buildings casting shadows on their homes. He added that they do want buildings that scale down in height over the last few hundred feet toward Dorsey ending in 3 or at most 4 stories (like Gracie's Village) and to provide open space breaks (view corridors) in the design at the junction of Dorsey with Hall, Orange, Lemon, Don Carlos streets, to add a lush than normal tree lined landscape plan with wide pedestrian sidewalks and bike paths on both sides of Dorsey to unite it as one neighborhood.

Karen Gitlis from the Maple Ash Neighborhood spoke the General Plan to have a stronger influence for preserving Cultural Resource areas. She stated that GP 2030 did not provide the language the City Council felt they could use to prevent a 3-lot tie (combination of three lots into one) in the Maple Ash neighborhood, which would have prevented increased zoning entitlements to the developer. She asked that the General Plan should not be used to increase zoning entitlements that are out of character with the surrounding properties, but rather include within the Cultural Resource designations consideration of lot coverage, height, context, massing and lot ties and not only density.

Darlene Justus from the North Tempe Neighborhood stated that Tempe is not doing enough to protect the native desert in Papago Park and shared photographs of desert areas scraped by utility contractor, and native plants inappropriately trimmed by volunteers. Darlene noted that the desert though seemingly bare has a fragile crust that if disturbed takes many years to recover. She said that she supported that equestrian use within Papago Park. Darlene referred to the City of Scottsdale General Plan goals and policies regarding the importance for conservation and preservation of the desert environment. Darlene asked the CWG to recognize in the General Plan the importance to preserve the natural desert parks.

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

Nancy Ryan noted that this will be a standing item on the agenda that allows for the CWG to share any comments from the community, or boards and commissions. Ed Mitchell shared that the Commission on Disability Concerns had asked him to share their concern with the breadth and difference in transportation pricing structure and availability of information. Gary Johnson from the Neighborhood Advisory Commission shared that neighbors and friends in the community had a concern for high rises, how many are being built, views, impact on cultural heritage areas.

### **Item 5 Guiding Principles**

Nancy Ryan stated the intent is to find some overriding key principals to help guide the specific chapters and development of the general plan, and the Principles were changed to reflect comments from the CWG at December 18, 2012 meeting. Nancy identified the changes to include:

- First Guiding Principal changed to Balanced Land Use  
Added housing variety and affordability

- **Enhanced Quality of Life and Preservation of Neighborhood Character**  
 Added: Heighten the spirit of giving in caring with programs to serve those who are most vulnerable  
 Added: Enhance the ability for people to walk, bike and shop in areas near their homes; for workplaces, homes or schools accessible by transit, and to preserve important historic and cultural assets of the City, which make neighborhoods unique and desirable. Include open space, parks and recreation and the arts as an essential part of that desired quality of life. Engage citizens in the community and include them in changes that affect their neighborhoods.
- **Increased Economic Vitality**  
 Added: Education quality and accountability is a critical component of economic vitality providing businesses with a skilled work. Accentuate Tempe as a destination of cultural, educational and recreational attributes.
- **Sustained Mobility / Greater Accessibility**  
 Added: Continue to be a leader in multi-modal transportation  
 Added: Ensure accessibility for persons of all abilities to transportation modes
- **Sustainability and Environmental Stewardship**  
 Modified: Focus efforts on stewardship of resources that include air, water, land and riparian habitat; and man-made practices of energy conservation, recycling, green building, and alternative transportation modes. Pursue conditions that maintain or improve community health.

Marie Provine suggested that the Principle of Enhanced Quality of Life and Preservation of Neighborhood Character still needed to acknowledge equity of public investment. She explained it to be the actions the City takes to enhance quality of life and neighborhood preservation, to the extent that they involve public outlays or tax relief, should be fairly distributed throughout the city, so that no particular part of the City gets a disproportionate public investment.

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

Wydale Holmes explained the activity. The CWG will break into smaller groups and rotate about every fifteen minutes. Subject matter experts will give an introduction at the beginning of each rotation. Facilitators will document and reflect the groups view points on charts. At the end of all five rotations, members will dot the top two to three ideas in each subject.

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**

Nancy Woods (Conservation)  
 Wydale Holmes (Open Space, Recreation and Cultural Amenities)  
 Patty Hatvick (Public Facilities and Services)  
 Aaron Peterson (Human Services)  
 Josh Roffler (Neighborhood and Historic Preservation)

The top ideas were by topic presented:

##### **Environmental Planning and Water Resources**

- Enhanced landscape requirements, to result in more trees, more parking lot tree coverage, and that will ultimately benefit in improved air quality
- Ambient temperature reduction through technologies, advances in materials and building construction techniques

#### Open Space, Recreation and Cultural Amenities

- Walkable, Connected, Mixed-Use with specific strategies unique to the area/neighborhood and to align/integrate identities with entire City Vision. Consider use of bike paths, etc. as a framework to connect open space.
- Add shade trees, especially in places like the Tempe Beach Amphitheater, that produce environmental/comfort from landscaping that attracts tourism and metropolitan focal point

#### Neighborhood and Historic Preservation

- Concern about increased rentals (character of neighborhoods)
- Sensitivity to issues of height as well as density
- More input in planning and zoning from neighborhoods

#### Public Facilities and Services

- Incubator (Start-up businesses) Concept-Multi-Use buildings (*aka Mixed Use*)  
Encourage new business and economic development  
Emerging High Tech and Small industry  
Artists open to all ideas.
- South Tempe Multi-Gen Center
- Divide Tempe into boroughs (Each needs infrastructure, distribute facilities)
- Restrooms in downtown area

#### Human Services

- Better advertise/market TCC and Tempe Community Foundation programs addressing these topics
- Connect social services/counseling with homelessness, preventative services
- Aging in place  
Incentives for in-home safety features for aging population  
Senior Housing - incentives to offset remodeling costs
- Aging population, closing schools - what are the trends?

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

Nancy Ryan thanked the CWG for their participation and asked if the format was acceptable. The group liked the format therefore it will continue at future meetings.

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

The next CWG meeting date will be March 27, 2013, from 6 to 9PM at the Tempe Library Tempe Learning Center on the lower level.

**The meeting was adjourned at 9:12 PM.**

Prepared by: Nancy Ryan  
Reviewed by: Lisa Collins

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Nancy Ryan  
Community Development



## Open Space, Recreation and Cultural Amenities Activity Comments

OPEN SPACE (INCLUDING PARKS)	
<b>Walkable, Connected, Mixed-Use</b> Specific open space strategies unique to the area/neighborhood Align/integrate identities with entire City Vision Use bike paths, etc. as framework	<b>5</b>
<b>Add shade trees to Tempe Beach Amphitheater area</b> Environmental/ comfort from landscaping that attracts tourism and metropolitan focal point	<b>4</b>
<b>Warner/I-10 "pit" to explore equestrian area pay for use facility</b>	<b>3</b>
<b>Amphitheatre or permanent facility and Beach Park (i.e. like Levitt Pavilion)</b>	<b>3</b>
Accessibility ADA use of picnic tables of Tempe Beach Park- (need to fix this)	2
Expand specialization of parks/ amenities to attract residences/ businesses	2
Senior Parks to serve an aging population	2
Look at Build a Better Tempe (based upon NPRA article)	1
Design "Vest" Pocket Parks (plan more activities/programs ) into new housing and urban development	1
Future framework- characteristic distinguishing features central "plazas", charm, Identification and character: mini-cities within the city (i.e. Trafalgar, Piccadilly, Time Square, Central Park) balance regional use – include Kiwanis and Papago Parks	1
Specific, evaluative plan for purpose of facilities, amenities and open space With continuous planning for improvements	0
More north bank of Town Lake focus plan for parks needed	0
More parks like Daley Park – contain ADA accessibility of park amenities and equipment	0
Private parks within development (private provision vs. public)	0
Balanced, equitable focus to include South Tempe	0
Develop gateways with care and vision (identifier of neighborhood or interest point)	0
Park reinvestment based on current and future needs vs. traditional use What a neighborhood wants at that park Not one size fits all concept Do we have a process and funding that supports this?	0
Identify the neighborhoods - Districts e.g. zip codes as starting point, or above Town Lake, University-Town Lake corridor; East ½ or W ½ of city; Broadway industrial – Broadway residential.	0
Tie demographic projections to Park , Open space and Cultural Amenities planning	0
Analyze cost/planning (feasibility) of swimming at Tempe Beach	0
Additional park like Daley Park	0
Bell Butte- explore collaborative options/ address eyesores	0
Address issues that create barriers for neighborhood park use	0



Seek goals/feedback from community pioneering social media/real time feedback	0
RECREATION and CULTURAL AMENITIES	
<b>Each district "borough" have balanced or defined city services</b>	<b>5</b>
10, 15, 20 year plans for all cultural amenities (e.g. TCA)	2
Park use promotion/user for reinvestment/repairs	1
Use technological and other innovations to make parks more attractive / to increase use Bike path map or geocache map as PDF ; Apps for public art; Use QR codes as "augmented reality" Park/COT Exercise App	
Maximize public art integration with new and redevelopment	1
Apply AIPD ordinance to mixed-use development	0
Art in the Park programming/facilitating	0
Satellite libraries /"Book" Mobile libraries	0



Neighborhoods and Historic Preservation Activity Comments

<b>Concern about increased rentals (character of neighborhoods)</b>	<b>5</b>
<b>Sensitivity to issues of height as well as density</b>	<b>5</b>
<b>More input in planning and zoning from neighborhoods</b>	<b>5</b>
<b>Facilitate neighborhood conservation plans</b>	
<b>Have a process to address new high rises in established neighborhoods</b>	<b>4</b>
<b>Think of Tempe in term of Boroughs ( 5-7 of them) provide framework for these zones to develop character and identity of their own</b>	<b>4</b>
<b>Use art to help define a neighborhood</b>	<b>3</b>
Facilitate networking between neighborhoods to learn from each other's experiences with historic designation, etc. (Neighborhood coalitions)	2
Include statement about transition zones (height of buildings, setbacks, etc.)	2
Organize neighborhoods that are approaching historical eligibility (many of them)	2
Strengthen city support for Tempe Neighbors Helping Neighbors	2
Planting trees/ landscaping as neighborhood enhancement	1
More outreach and education about historic properties and neighborhoods in Tempe (raise public awareness)	1
Protect and preserve parks as an element of neighborhoods and the community Give them high level of prominence	1
Energize neighborhood associations and HOAs	1
Establish walking/biking paths to connect neighborhoods to each other	0
Do we need more historic properties Prioritization of neighborhoods as so many are approaching historic eligibility How do we decide amongst so many candidates	0
Make information on individual neighborhood maps readily available- Make it known why they are special, publicize to the general public	0
Work with schools to provide education on neighborhoods	0
Provide ways for renters and owners to coexist	0
Concern about loss of integrity in Tempe neighborhoods; conservation of character is important	0
Give priority to connecting neighborhoods that have been divided i.e. by over passes and underpasses	0
Tailor transit zone to suit particular neighborhoods	0



Public Facilities and Services Activity Comments

PUBLIC FACILITIES	
<b>Incubator Concept-</b>	
<b>1. Multi-Use buildings (aka Mixed Use)</b>	
<b>2. Encourage new business and economic development</b>	
<b>3. Emerging High Tech and Small industry</b>	
<b>4. Artists open to all ideas.</b>	<b>10</b>
<b>South Tempe Multi-Gen Center</b>	<b>4</b>
<b>Divide Tempe into boroughs (Each needs infrastructure, distribute facilities)</b>	<b>4</b>
<b>Restrooms in downtown area</b>	<b>4</b>
<b>Facilitate more bicycle transportation</b>	
Shower facilities; Incentivize bicycle shower facilities	
Bike lockers	
Shaded bicycle parking	<b>3</b>
<b>Older city facilities - use by private sector - bring in revenues</b>	<b>3</b>
<b>Five Fire stations-</b>	
<b>1. Enough?</b>	
<b>2. Emergency Response to large scale catastrophe? High rises- density?</b>	<b>3</b>
Shut off Mill Ave traffic- Consider all pedestrian or shared streets	2
Need new fire station 3 & 4	
Not automatically based on response time - NEED STUDY!!	2
Serious commitment for and by city leadership to make all buildings green	1
Asset management program- for buildings	0
Downtown public parking	
More downtown- affordable parking	
Better signage- will help businesses	0
TCA- need large theatre Concert hall (2000 seats)	0
Building Re-uses (schools)	0
Age of City buildings- Do we repurpose? Do we build new (green)?	0
Buildings added in last 10 years-	
Did they meet the needs? If so, should we focus in other areas?	0
PUBLIC SERVICES	0
Replacing aging infrastructure (sewer)	0
Taste of Tempe water (H2O)	0
Increased population = need for more infrastructure	
Cultural Services	
Performing Arts	0
311 citizen application	0
Residential developments- balance citizen services	0
Development Agreements -Trade	0
Encourage Wi-Fi providers	0
Collaboration - social services	0

**Note: Bold** indicates the “top ideas” identified by the CWG.



### Human Services and Education Activity Comments

HUMAN SERVICE PROGRAMS	
<b>Better advertise/market TCC and Tempe Community Foundation programs addressing these topics</b>	<b>3</b>
<b>Connect social services/counseling with homelessness, preventative services</b>	<b>3</b>
Why is Tempe losing medical businesses? Low income have to travel	2
Lack of public restrooms	2
Regional: what services delivered by other agencies? What are the gaps?	2
Affordable housing	1
Build on Neighborhood Helping Neighbor program	1
Homelessness - employment opportunities, volunteering in exchange for services	1
Homelessness - How can downtown businesses help solve the problem?	1
How to leverage non-profit partnership	1
Are these trends different from the past trends?	0
Not clear what we are doing now, and how well we are doing	0
Improved awareness of 311 service	0
Homelessness- services not sufficient, end homelessness, shelters	0
Overarching Statements: No resident goes hungry	0
Improved measurement	0
What results/outcomes are we getting from these services?	0
Great List	0
SENIOR ADULT AND YOUTH	
<b>Aging in place</b>	
<b>Incentives for in-home safety features for aging population</b>	
<b>Senior Housing - incentives to offset remodeling costs</b>	<b>4</b>
<b>Aging population, closing schools - what are the trends?</b>	<b>3</b>
Keep seniors in our communities (Not into mega-retirement centers)	2
Youth: Make services better known through marketing	2
Adjusted codes/standards to support Aging in Place (i.e., multiple generations in a home)	1
Collaborate with colleges (students wanting to learn, not get a grade)	1
Increase Computer literacy - Elderly don't use computers (Marketing)	0
Students not homeowners. How do they get program information? Families, etc.	0
Improved awareness of Meals on Wheels	0
Expand adult day care	0
High School partnerships - get kids engaged	0
Private market provides partial services for partial \$cost (i.e. Friendship Village)	0
More opportunities for volunteering (Youth)	0
Support online learning	0

**Note: Bold** indicates the “top ideas” identified by the CWG.



Conservation – Environmental Planning and Water Resources Activity Comments

ENVIRONMENTAL PLANNING	
<b>Enhanced landscape requirements to result in more trees, greater parking lot tree coverage that will ultimately result in improved air quality</b>	<b>12</b>
<b>Ambient temperature reduction through technologies and advances in materials and building construction techniques</b>	<b>8</b>
Increase option for green waste diversion program (composting)	1
Tree inventory	1
Flood irrigation (i.e., parks) in past will it come back (to create lush green spaces)?	1
Conservation in public facilities - what has been done what are we doing?	0
Emphasize changes inside homes (i.e., grey water, low flow fixtures)	0
Policy modifications in both water and heat island effects	0
How much can city require with green building? Community desire; balance City should move toward Green Building requirements	0
Green roof provides substantial insulation	0
Mirror Phoenix tree ordinance/goals for shade percentage	0
Educating conservation benefits of low water grasses, tree, shrubs	0
City does a good job now w/ trees. What more is there to do?	0
Increase tree & landscaping requirements, approach to design and benefits	
Replacing black top with trees, medians, maximize shade structures for cooling and energy efficiencies (i.e., solar covers)	0
Seek avenues to take care of heat island effect, improve quality of life	0
Benchmarking other cities / best practices for conservation	0
WATER RESOURCES	
Recapture water/ recharge How to better use reclaimed water? Use of grey water? Codes	2
Rolling Hills Golf uses potable (treated) water vs. Ken McDonald recycled water. Conversion back?	2
Continue promoting existing and new water use efficiencies	1
Tie both water and sewer rates to usage	0
Water pipes aging/failure	0
Better advertise low water plan rebates	0
Water reclamation tied into water demand (and contractual obligation for “x” amount of sewage to reach 91 <sup>st</sup> Ave treatment facility). Efficiencies have reduced demand	0
Improve water regulations/policies for better water and reuse efficiencies	0
Public and private participation in conservation goals	0