



# TEMPE TOMORROW

GENERAL PLAN 2050

City Council  
Intro and First Hearing  
August 10, 2023



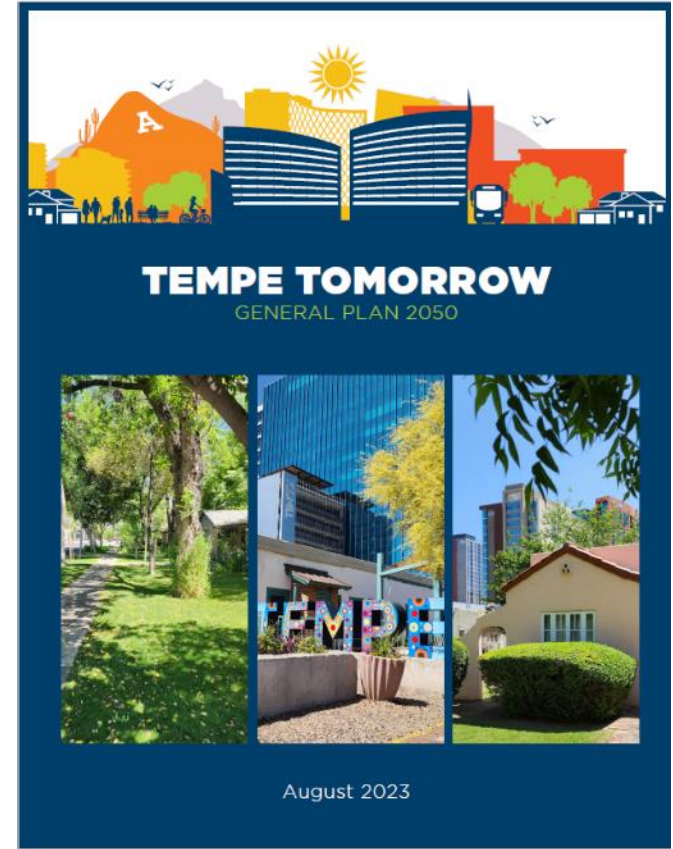
**Tempe**

Making waves in the desert

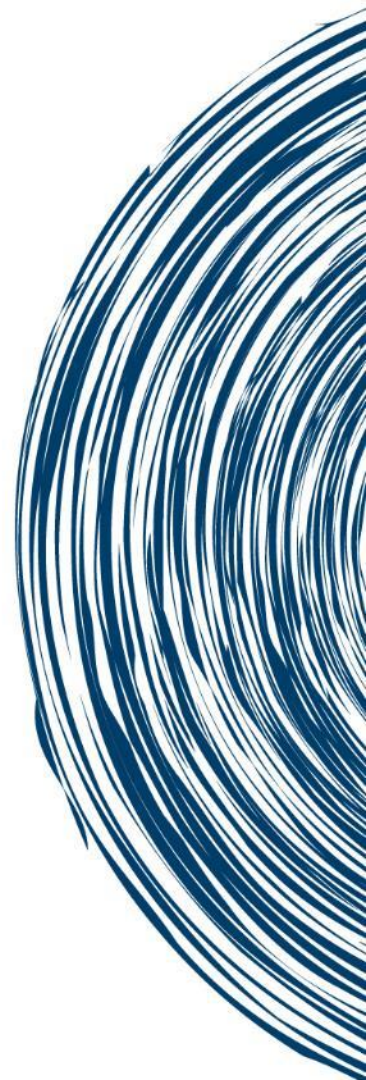
# Overview of the Presentation



- Brief Background: GP 2050
- Extensive Public Outreach Process
- Plan Contents Summary
- How the Plan Addresses Major Public Comments
- Land Use Map
- Next Steps in Adoption and Ratification Process



# **Tempe Tomorrow - General Plan 2050 is a High-level Policy Document**



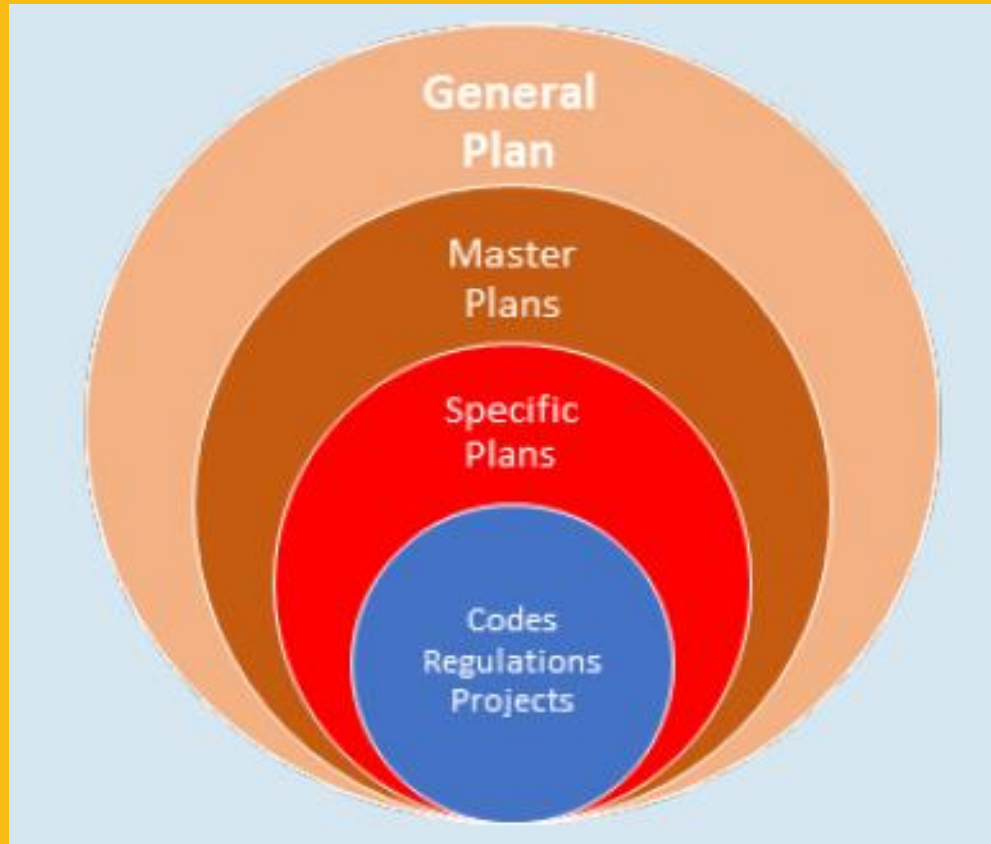
# Overview of Tempe Tomorrow: General Plan 2050



- AZ Law requires General Plan update every ten years. GP 2040 was Adopted in Dec. 2013, and Ratified in May 2014.
- It is the overarching policy document related to development and planning.
- It reflects community's vision expressing how it wants to grow and change over the next 30 years.
- It guides Tempe in land use; infrastructure; economic development; historic preservation; art; cultural amenities; environment; and services.



# Conceptual Planning Hierarchy & Interlinkages



# How the Public Shaped the Plan





**Summer 2022 to Summer 2023**

Public Feedback Collected

**Verano de 2022 - Verano de 2023**

Comentarios Públicos Recogidos

**Summer 2023**

Feedback Informed Plan Released for Review

**Verano de 2023**

Plan Informado de Comentarios Publicado para Revisión Pública

**Summer 2023 to Fall 2023**

General Plan Adoption Hearings

**Finales del verano de 2023 - Otoño de 2023**

Audiencias de Adopción del Plan General

**March 2024**

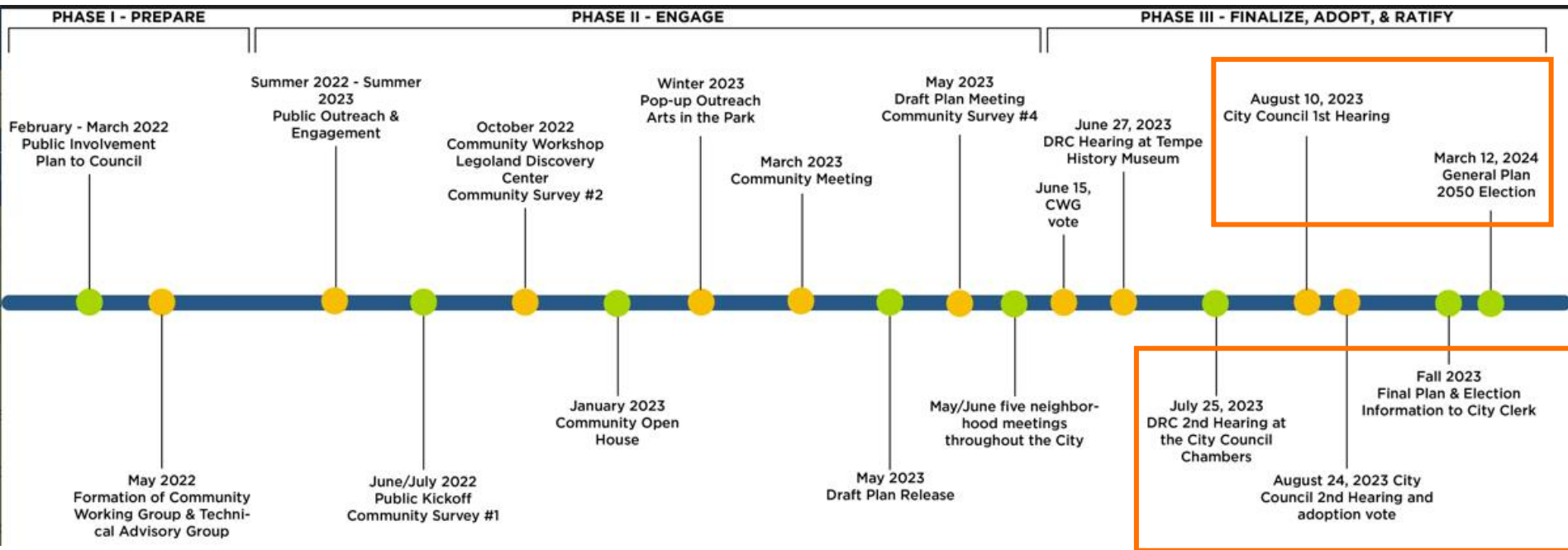
Planned to be on ballot for Tempe voters

**Marzo de 2024**

Planeado estar en la boleta para los votantes de Tempe



# GP 2050 Timeline – Public Shapes the Plan



More Info at [tempe.gov/2050](https://tempe.gov/2050)



# GP 2050 Outreach Stats



**14 months**  
**6 phases**  
**6 surveys**



**407k mailings**  
**118k social and online**  
**impressions/engagements**

**111 meetings and**  
**events with the public,**  
**19 with Technical**  
**Advisory Group**



**Over 1,200 comments,**  
**205 hours and 300 pages**  
**of feedback at meetings,**  
**events & more!**

# Community Feedback Around Tempe



- Arts in the Parks x 10
- ASU Housing Fair x 2
- Citywide Public Meetings x 7
- Corona del Sol, Tempe High and Tempe Accelerated lunchroom sessions
- Escalante Fall Festival
- FanCon
- Focus Groups x 2
- GAIN Night Neighborhood Celebration
- Hayden's Ferry Festival
- Movies in the Park
- Neighborhood and HOA Meetings
- Neighborhood Celebration
- Tour de Tempe
- Unity Walk



# Public Input: Common Themes

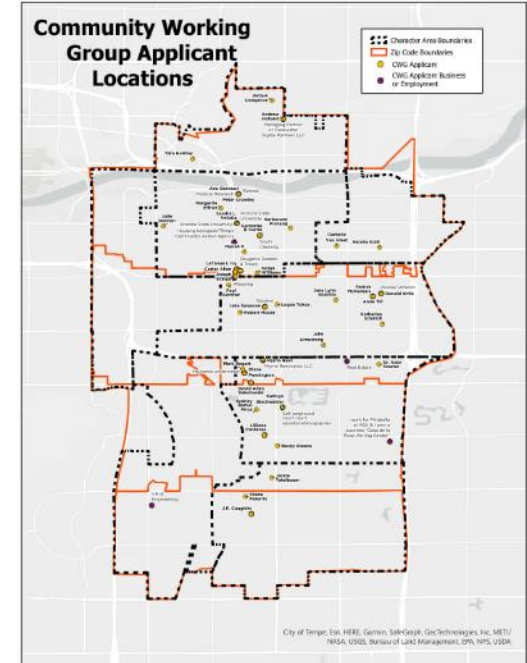


- Access & Proximity
- Accessibility
- Affordable housing
- A mix of housing types & prices
- Appropriate densities
- Biking trails
- Blue Zones (healthy regions)
- Cultural Resource Areas
- Desert Plants/Preserves
- Drone Technologies
- Historic and Neighborhood Preservation
- Local agriculture/food
- Management of growth
- Mixed-use spaces and districts
- Multigenerational living
- Nature always close by
- Protection of birds of prey
- Public Art
- Quality of life
- Renewable Energy
- Spaces for people
- Sustainability throughout
- Urban agriculture
- Transit options
- Trees and shade
- Shade equity (for everyone)
- Walkability
- Water features
- Water Recycling
- Welcoming Community

# Community Working Group (CWG), Technical Advisory Group (TAG)



- **CWG** is a Council appointed and time-bound board representing residents, businesses, professionals, institutions, zip codes, & character areas. 15 Members
- **TAG** is a larger group with staff, and reps from boards and commission, and city partner organizations. All City departments collaborated in its development. 70 Members





# Meetings held after the release of May 5 draft

- May 5, 2023 Tempe Tomorrow – General Plan 2050 Draft released to the public.
- May 17, 2023 General Plan draft review meeting held virtually and at the Tempe History Museum.
- May 23, 2023 Presentation to DRC at Study Session.
- May 26, 2023 Meeting with Tempe Neighbors Helping Neighbors.
- June 3, 2023 Public Meeting with Broadmor and Brentwood-Cavalier area neighbors at Tempe Public Library.
- June 5, 2023 Public Meeting with Baseline area neighbors at Kiwanis Recreation Center.
- June 6, 2023 General Plan CWG thirteenth meeting.
- June 12, 2023 Public Meeting with Apache area neighbors at Escalante Community Center and Public Meeting with North Tempe area neighbors at North Tempe Multi-Generational Center
- June 13, 2023 Public Meeting with Northwest & Downtown area neighbors at Westside Multi-Generational Center.
- June 14, 2023 Public Meeting with neighbors from south and central Tempe neighbors at the Tempe Public Library.
- June 15, 2023 General Plan CWG fourteenth meeting and recommendation vote to advance the General Plan draft to the DRC. (9-6 Approval)
- June 20, 2023 Revised draft Tempe Tomorrow - General Plan 2050 (dated June 20, 2023) sent to the DRC, and released to the public.
- June 27, 2023 First DRC Hearing
- July 25, 2023 Second DRC Hearing (7-0 Approval)

# **Draft Tempe Tomorrow - General Plan 2050 Contents**





## **Native Land Acknowledgement Statement**

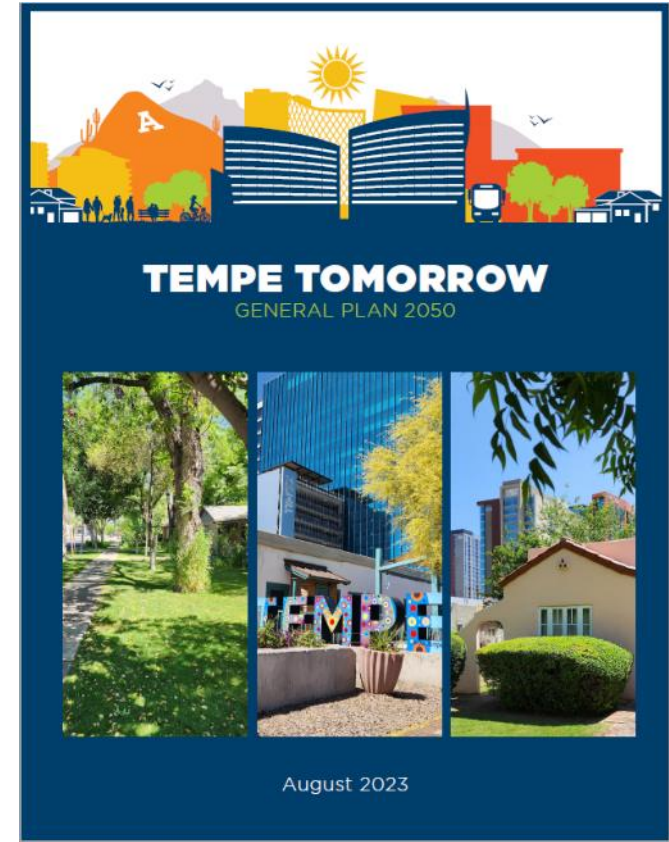
We wish to acknowledge that Tempe is the homeland of the Native people who have inhabited this landscape since time immemorial. These ancestral lands of the O’odham (known as the Pima), Piipaash (known as the Maricopa), and their ancestors extend far beyond our city. This land continues to be spiritually connected to the O’odham of the Salt River Pima-Maricopa Indian Community and Gila River Indian Community. We accept the responsibility of stewarding those places and solemnly pledge to consider this commitment in every action.

Note: The GP 2050 document has the full version of the land acknowledgement text

# Tempe Tomorrow – GP 2050 Draft Document



- **7 Chapters, and Appendices**
  - ✓ Introduction
  - ✓ Land Use and Development, and Amendments to the Plan
  - ✓ Economic Development
  - ✓ Circulation
  - ✓ Sustainability and Resilience
  - ✓ Open Space, Recreation and Cultural Amenities
  - ✓ Public facilities and Services
  - ✓ Appendices
- **20 Arizona Mandated Elements**
- **6 Additional Elements**







## Preamble

**GOAL:** Improve regional and local air quality through regulatory compliance, policies and programs that minimize air pollution.

← Goal for the element

**OBJECTIVES & STRATEGIES**

← Objective and element name reference

**AQ1** - Meet or exceed federal air quality regulatory standards in Tempe.

1. Continue to promote use of alternative fuels that further air quality improvements.

← Strategy to reach objective and goal

# Highlights of Public Comments Addressed in the Plan



# Examples of Comments Addressed in the Plan



- Suggestions to remove the “Central Tempe growth Area” - **Removed**
- Suggestions to include a land use category of mixed-use 25 du/ac at some locations – **Included**
- Suggestions to add new Cultural Resources Area (CRA) near Alameda and in North Tempe - **Added**
- Comments about reducing the proposed density of 45 du/ac. at Danelle Plaza – **Left as is as reasonable**
- Ensure the availability of water in the future – **Confirmed 100+ years availability with Municipal Utilities**



## Examples of Comments Addressed in the Plan

- Strengthen sustainability language - Completed
- Provide more affordable housing – Policies are included
- Reduce the amount of CRA designation – Balanced with the requests to increase CRA areas
- Increase density to allow building more housing units – Optimum density projected in the plan
- Spread out densities more evenly – Locations are optimized for transit, services, and location character



## Examples of Comments Addressed in the Plan

- Keep higher residential densities as per the May 5 draft – Densities in the plan adjusted lower per public comments
- Reduce the densities generally – Lowered in many places, kept appropriate densities for location
- Promote and enhance more historic preservation – Provided the concept of Downtown Historic Core
- Emphasize desert preservation - Added desert preserves emphasizing the desert heritage
- Improve urban forestry – Language included in the plan to update and enhance forestry and biodiversity in the city

# Examples of Support for the Plan



- The Cul-de-sac development supports the plan
- The Tempe YIMBY Group (<https://tempeyimby.org/>) supports the Plan
- Tempe Bicycle Action Group (TBAG) (<https://www.biketempe.org/>) supports the plan
- Tempe's Sustainability and Resilience Commission Supports the Plan
- Support for the plan from numerous residents

# Public Requests for Revisions to the GP 2050 Map



- *Request for the portion of Discovery Business Center (Elliot/Shutterfly Way) with Mixed-Use High up to 65 du/ac designation to change back to industrial as shown in GP 2040 - This is a reasonable request*
- *Request for removal of CRA designation on properties at the 700 block of W. 9th Street. These were designated as Mixed-Use in GP 2040. - This is a reasonable request*
- *Request to change the area generally between McClintock, McKellips, Indian Bend Wash & Loop 202 from the proposed Mixed-Use Industrial Moderate (up to 45 du/ac) to Mixed-Use High (up to 65 du/ac). - This is a reasonable request*

# Additional Public Requests for Revisions



Additional topics City staff did not consider at this time, which could be considered in future amendments, or in development projects.

- Change Danelle Plaza site's Projected Land Use & Density Map from "Mixed-Use Moderate" (up to 45 du/ac) to "Mixed-Use Low-Moderate" (up to 25 du/ac) *Not recommended*
- Change a portion of Maple-Ash from University to 10th Street, Projected Land Use & Density Map changed from "Cultural Resource Area" to "Mixed-Use Urban" (more than 65 du/ac). *Not recommended*
- Change for a block of property on the south side of 1st Street, from Wilson Street to Roosevelt Street, from "Mixed-Use Moderate" and "Multi-Family Low-Moderate" to "Mixed-Use Urban" (more than 65 du/ac). *Not recommended. Alternatively, area could be combined to "Mixed-Use Moderate" (up to 45 du/ac)*
- Change some or all areas along Broadway Road and Southern Avenue, from Mixed-Use (up to 25 du/ac) back to "Commercial" land use category (less density). *Not recommended*
- Possible increase in density for the large mobile home site at the northwest corner of Kyrene Road and Baseline Road east of Western canal and ADOT retention area, and south of US 60. *Not recommended. Future proposal*

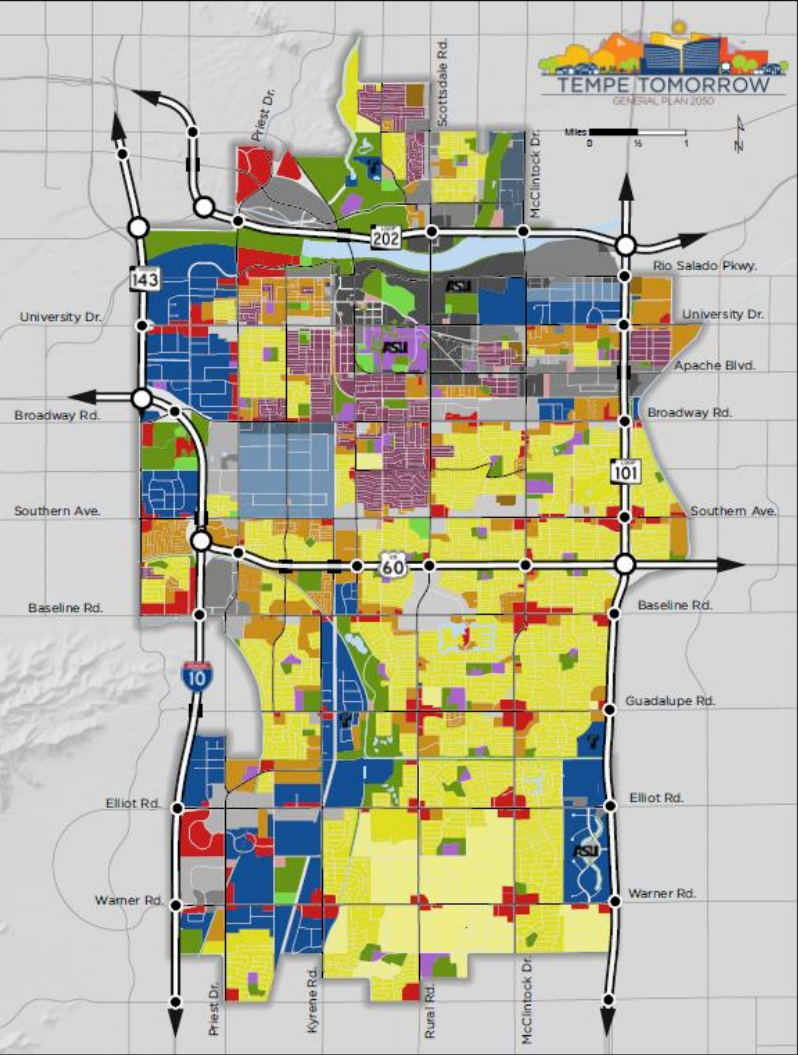


# Land Use Map





- GP Land Use Map shows projected land uses for the city for a 30-year horizon
- GP Land Use designation does not change zoning on a site. However, it provides a basis for decision on future rezoning applications.
- GP deals only with use and density ranges. Standards like actual density, building height, and parking are decided by the underlying zoning or Planned Area Development approval.



## PROJECTED LAND USE AND RESIDENTIAL DENSITY

- |   |   |   |                            |
|---|---|---|----------------------------|
| Cultural Resource Area, Refer to existing Zoning District | Multi-Family Moderate, up to 45 du/ac         | Mixed-Use High, up to 65 du/ac                | Industrial                 |
| Single-Family Large Lot, up to 3 du/ac                    | Commercial, Refer to existing Zoning District | Mixed-Use Urban, more than 65 du/ac           | Civic                      |
| Single-Family Traditional, up to 9 du/ac                  | Mixed-Use Low-Moderate, up to 25 du/ac        | Mixed-Use Industrial Low, up to 25 du/ac      | Education                  |
| Multi-Family Low-Moderate, up to 25 du/ac                 | Mixed-Use Moderate, up to 45 du/ac            | Mixed-Use Industrial Moderate, up to 45 du/ac | Public Open Space          |
|   |   |   | Public Recreation/Cultural |

# Summary



- The Plan is community driven, and forward-looking
- It provides guidance appropriately managing anticipated growth
- It is built on themes of sustainability and quality of life goals that address issues e. g., climate change, extreme heat mitigation, green infrastructure and construction
- It advances the Council Priorities and themes
- It build on, and promotes, the City's commitments to many initiatives, such as 20-Minute City, Hometown for All, Climate Action Plan, Urban Forestry Master Plan, Historic Preservation Plan, Affordable Housing Strategy, Facilities Master Plan, Parks and Recreation Master Plan, Water Resources Master Plan, and Transportation Master Plan.

## Next Steps





## Second and Final Public Hearing

August 24, 2023



## Public Ratification Vote

March 12, 2024  
*(planned)*



# Primary Staff Contacts



## Planning

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## Neighborhood Services

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## Economic Development

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**Thank you!**



**Tempe**

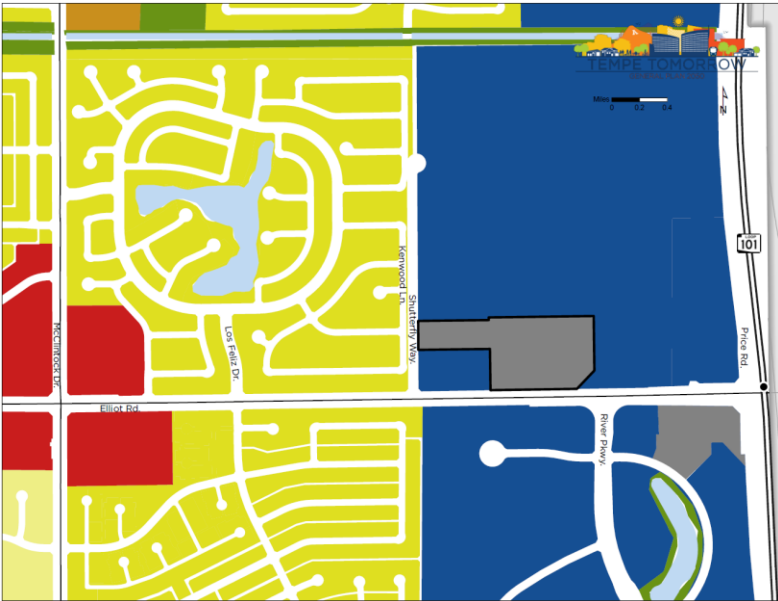
Making waves in the desert



# Map Revision Requests



# Map Revision Requests



# Map Revision Requests

