



# TEMPE TOMORROW

GENERAL PLAN 2050

City Council

Second Hearing  
August 24, 2023



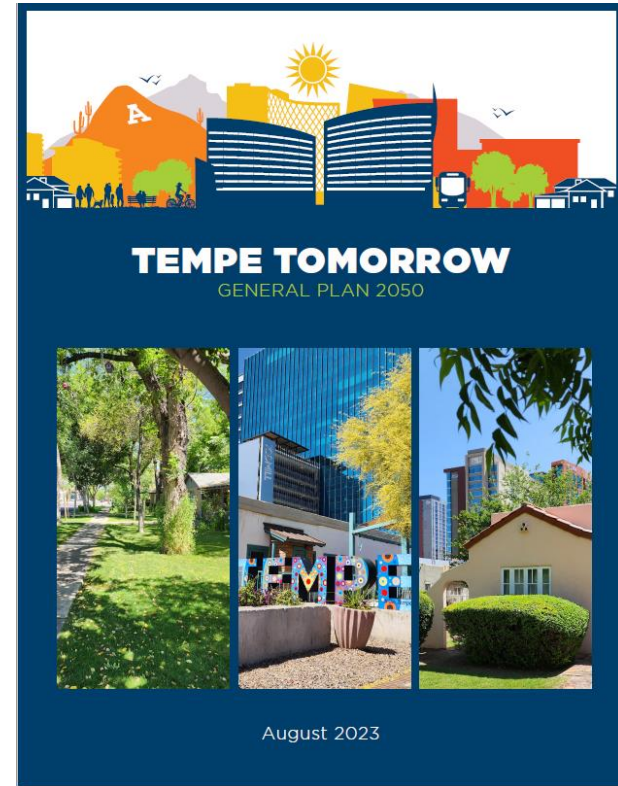
**Tempe**

Making waves in the desert

# Presentation Overview



- Overview of public comments made at the 08/10 hearing
- GP Refresher
- Requests for revisions by the public (Council endorsed)
- Staff assessment related to questions by the Council
- Overview of public comments received after 08/10 hearing
- Next steps



# A Quick Refresher: Purpose, and Limits of General Plan



Some public comments indicate confusion about the power of General Plan (GP)

- GP is a long-term vision of the City for land use and planning
- It provides forward looking policies, objectives, and strategies
- The land use & residential density map supports the City's vision for accommodating changes
- The GP land use designation does not prescribe entitlement, or permit development on a site
- Property owners can only develop and build as permitted by the zoning on the site
- GP land use & density designation are references to support/not support a rezoning application
- Property owners can apply to amend the GP land use & residential density designations
- GP is a living document, is updated every ten years, & amended several times in between
- GP does not change any zoning on the land or other regulations related to development

# **Overview of Public Comments at First Council Hearing, August 10**



# Highlights of Comments Made at the 8/10 Hearing



- Provide more residential density in more places than is shown in the General Plan 2050 document (Aug. 2023). That will help increasing the supply of housing units and provide efficiency in infrastructure
- Keep the high residential densities as proposed in the GP May 5 version
- Provide more residential density than currently proposed, as it can improve urban culture allowing residents to interact with more people. It will also help small businesses to find more local customers
- The proposed residential densities are already too high and will strain city's infrastructure, and service capacity. They will also compromise quality of life for the single-family homeowners. Some do not like high rises next to single family homes
- Bring back the density levels shown in the General Plan 2040

# Highlights of Comments Made at the 8/10 Hearing



- Remove CRA designations for some individual properties north of the 9th Street (east of Maple St. in Gage Addition), and on the 700 block (between McKemy St., and Mitchell Dr.)
- Reduce CRA designation
- Increase density in the area bounded by the Indian Bend Wash, McKellips Rd., McClintock Dr., and Loop 202 to Mixed-Use High (up to 65 du/ac). It is currently proposed as Mixed-Use Industrial Moderate (up to 45 du/ac)
- TBAG supports the plan as it provides bike lanes, walking trails, and sustainability elements
- The proposed density at Danelle Plaza should be reduced to 25 du/ac.
- The proposed density at Danelle Plaza should be increased to facilitate increased supply of housing units

# Highlights of Comments Made at the 8/10 Hearing



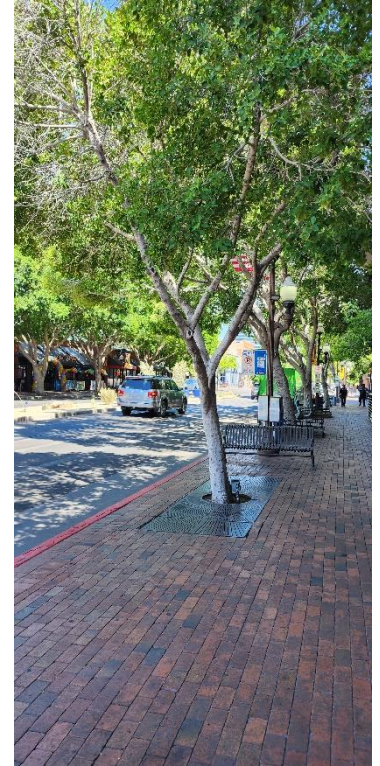
- Study demographics in more detail e. g.; age, professions, sex etc.
- Provide new open spaces
- Adopt International Green Construction Code (IgCC) and make it mandatory
- Prioritize the conservation of desert reserves
- Remove mixed-use, and high density at the Discovery Business Center. (Elliot/101)
- Provide “missing middle” housing types in appropriate locations.



# Highlights of Comments Made at the 8/10 Hearing



- There is too much Cultural Resource Area, and single-family zoning in Tempe which can restrict development
- Carefully analyze heat island effects caused by more construction and paving
- City emphasizes the preference of developers
- Transit and density support each other
- Build more density into the plan, attract tech workers, and remove the Cultural Resource Area (CRA) designations
- The “dark sky” provisions included in the Plan are excellent
- Some said that the staff has listened to the people; and the Plan has many good elements.





# Public Requests for Revisions to GP 2050 Map & Text



- 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 – **Revisions made**
- 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. Technical correction. - **Revisions made**
- 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). - **Revisions made**
- Text edits suggested for the Public Art and Cultural Element (p. 262-267). **Revisions made**

# Council Requested Staff Review Related to CRA

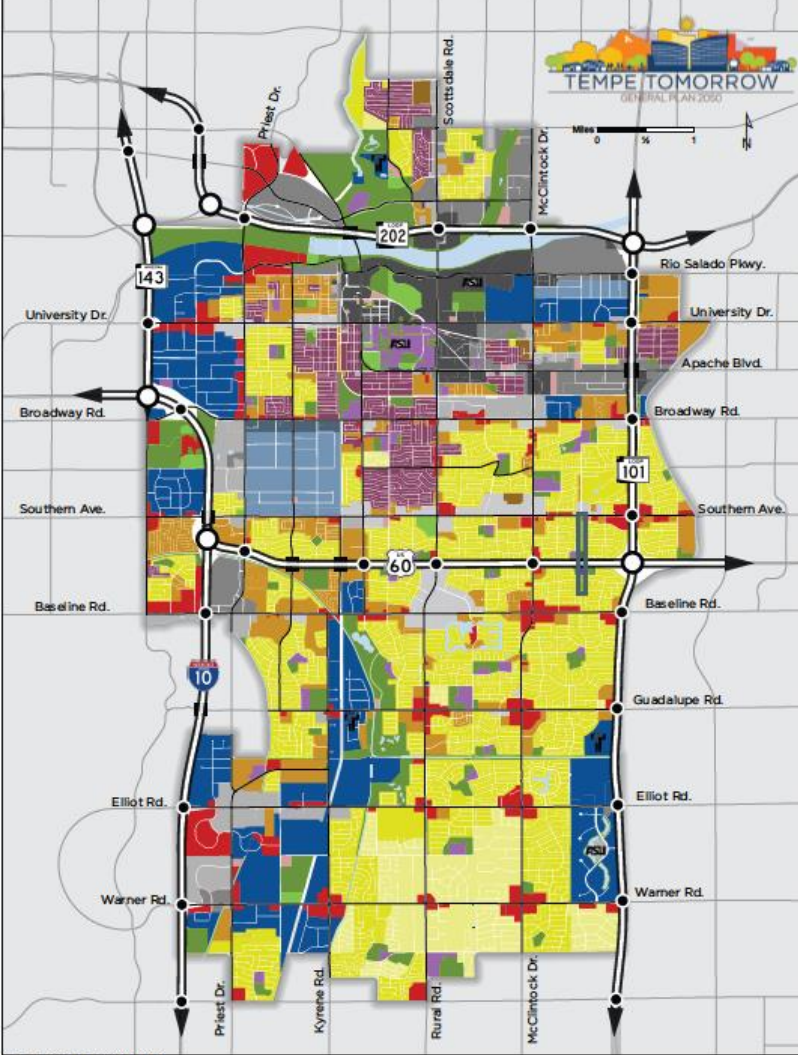


- At the meeting on August 10, the Mayor and Council had asked staff to review and assess the appropriateness of Cultural Resource Area (CRA) designation for the property at 821 S. Maple Ave.
  - Staff reviewed this issue. Because of the existence of numerous historic, and historic eligible properties in the vicinity of property, and in the neighborhood, and considering the overall low-density and historic character of the Maple Ash neighborhood, and neighborhood input, staff recommends keeping the CRA designation on this property.

# Public Comments Received After the First Council Hearing



- Increase residential densities to 65-100 du/ac; incentivize redevelopment of vacant commercial & retail sites to high density residential; encourage high density infill
- Provide more density to facilitate an increased supply of housing
- Tempe should have expanded laterally, high rise buildings are not desirable
- Remove mixed-use designations in the Alameda Character Area
- Extend a greenbelt between Hardy and Priest Drive on the south bank of Rio Salado river. (A green belt of 25-50' width including a walkway already exists)
- Traffic is difficult and rental prices are increasing, honor character area plans (CA Plans are central to the General Plan 2050 document, and are used for design review. The section has been expanded and strengthened.)
- Replace mixed-use (up to 25 du/ac) designations to commercial along Southern Ave.
- Increase open space; allow ADU on driveways
- Don't remove CRA for the 700 block north of 9<sup>th</sup> St.



## PROJECTED LAND USE & RESIDENTIAL DENSITY

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|--|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Cultural Resource Area, Refer to existing Zoning District</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Single-Family Large Lot, up to 3 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Single-Family Traditional, up to 9 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Multi-Family Low-Moderate, up to 25 du/ac</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Multi-Family Moderate, up to 45 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> Commercial, Refer to existing Zoning District</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d3d3d3; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Low-Moderate, up to 25 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a9a9a9; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Moderate, up to 45 du/ac</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use High, up to 65 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #404040; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Urban Core, more than 65 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Industrial Low-Moderate, up to 25 du/ac</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black; margin-right: 5px;"></span> Mixed-Use Industrial Moderate, up to 45 du/ac</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid black; margin-right: 5px;"></span> Industrial</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> Civic</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> Education</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Public Open Space</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Public Recreation/Cultural</li> </ul> |
|--|--|--|--|



The following technical correction is proposed in the GP 2050 text to reflect the land use designation changes made for the Discovery Business Park. (P 146)

“The campus accommodates 11 sites offering approximately 1 million square feet of light industrial and commercial space.  ~~, a portion of which is utilized by Freescale Semiconductor.~~” Adding THE INNOVATION HUB AREA WITH residential uses closest to Elliot and Price roads AT THE ASU RESEARCH PARK will establish it as a mixed-use employment hub.

# Summary & a Note of Thanks



# GP Summary



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



# Thank You

The GP 2050 Team is thankful to:

- The Community Working Group (CWG)
- The Technical Advisory Group (TAG)
- All Tempe Boards and Commissions
- Tempe partners, non-profits, school boards, DTA, TCC, TTC, ASU, MAG, and others
- Tempe neighborhood associations, and groups
- Residents, and property owners, who have provided passionate comments and helped improve the plan
- Interdepartmental staff





## Next Steps





## Notification for Election

(once the Plan is adopted)



## Public Ratification Vote

March 12, 2024 (planned)



# Primary Staff Contacts



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## Economic Development

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**Thank you!**



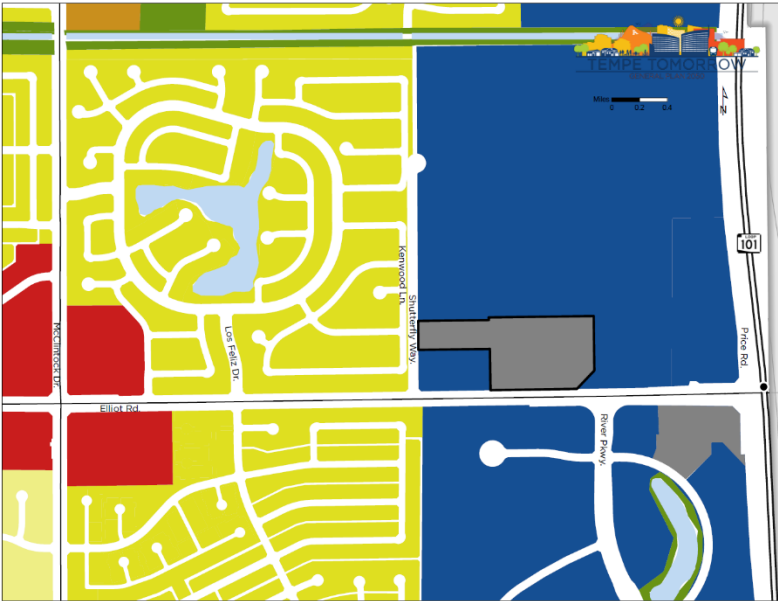
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# Map Revision Requests



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