

## **Minutes Neighborhood Advisory Commission December 7, 2016**

**Minutes of the Neighborhood Advisory Commission (NAC) held on December 7, 2016, at the City Hall, 3rd Floor Conference Room, 31 E. 5th Street, Tempe, Arizona.**

**(MEMBERS) Present:** Karen Adams, Nancy Buell, Jack Escobar, Carol Shixue Hu, Matt Korbeck, Kiyomi Kurooka, Nancy Lesko, Candyce Lindsay, Robert Miller, Bill Munch, Julie Ramsey, Scott Smas

**(MEMBERS) Absent:** Isela Blanc, Josephine McNamara

**City Staff Present:** Elizabeth Thomas, Neighborhood Services Specialist; Shauna Warner, Neighborhood Services Manager, Chad Weaver, Community Development Director, 480-350-8888, chad\_weaver@tempe.gov

**Guests Present:**

Adam Munch, Tempe Academy of International Studies (TAIS) student

**Agenda Item 1 – Call to Order**

The meeting was called to order at 5:30 p.m.

**Agenda Item 2 – Public Comment**

None.

**Agenda Item 3 – Consideration of Minutes: November 2, 2016**

Commissioner Munch made a motion to approve the November 2 minutes as presented, Commissioner Escobar seconded the motion and it passed unanimously.

**Agenda Item 4 – Meet and Greet with Chad Weaver, Community Development Director**

Chad Weaver, Community Development Director, shared that he started with the City of Tempe about five weeks ago. He relocated from Omaha, Nebraska with his family and currently resides in Gilbert. Commissioners inquired if this position is required to live in Tempe. None of the Director positions including the Community Development Director position are required to reside in Tempe. The positions with this requirement are City Attorney, City Manager, City Clerk and Presiding Judge.

Commissioners encouraged Chad to consider living in Tempe noting that it is very helpful in understanding the unique and specific nuances of this city and the residents who have made it their home and the businesses located here. Chad explained that he has been busy getting a feel for what is happening in Tempe now attending multiple meetings and events with staff, Mayor and Council, residents and developers as well as looking at the technical and procedural elements of Tempe's Planning Department.

Commissioners inquired how he will strike a balance between the often conflicting needs and desires of residents, developers, city staff, businesses and elected officials. Some commissioners affirmed their concern about a "more is better" mentality in Tempe and commented they believe most if not all multi-

housing communities and dense single family units that come before Mayor and Council get approved and built. Chad acknowledged that there is always inherent tension and challenges in any community between existing and future residents about growth. Tempe, being land locked, in the middle of neighboring cities and home to a large and growing university has its own special circumstances. Chad emphasized that the City of Tempe makes a tremendous effort to gather public input and feedback. Long range planning documents, including the recently approved General Plan 2040, help to inform and guide that growth but it's important to understand that visions are not static, plans are evolving. Commissioners commented that participation was low in the election for the General Plan and it passed by only a narrow margin. Chad added that whenever possible, it's important to try to build upon and capitalize on the positives of the community but it can be a precarious balance to meet the needs and desires of so many varied interests. Ultimately, the ballot box is a tool too.

#### **Agenda Item 5 – Residential Use in Regional Commercial Center (RCC) Zoning**

The City of Tempe is proposing a Zoning and Development Code text amendment at the December 13, 2016 Development Review Commission meeting. A prior City Council ordinance approval dating back to 2007 allowed under the commercial permitted land use chart for Residential (all types), in the Regional Commercial Center (RCC) District - subject to approval of a use permit. The allowed density in RCC Districts was omitted in error. The current Residential Density Standards chart in the ordinance identifies RCC zoning to have zero dwelling units per acre, creating a conflict with the current land use allowance.

The proposed code text amendment will modify the table and identify the RCC zoning to have a density of no standard (NS), which by the current code requires the density of a project to conform to the General Plan's Projected Residential Density map. Currently, there are only a few areas in Tempe with RCC zoning designation including Tempe Marketplace area, Arizona Mills properties and the Tempe Emerald Center located NE of I-10 and Warner Road. The allowed density for Tempe Marketplace was believed to be 65 units per acre with 25 units per acre for Arizona Mills, staff will confirm. Commissioners asked staff to also confirm the allowed density for Emerald Center and for Discovery Center at the January meeting.

#### **Agenda Item 6 – 2017 State of the Neighborhoods, Neighborhood Awards and Workshop Planning**

Neighborhood Services staff again met with Braden Kay, the city's new Sustainability Program Manager, to discuss connecting the overall event, Mayor's address and the workshops to Earth Day. New this year will be a Historic Preservation Award and a Sustainability Award, both of which will be selected by their respective commissions. It is anticipated that these new award categories will attract some new audiences to engage and participate.

Neighborhood Services staff is continuing to work with Braden on workshop ideas and alternatives. One key idea being explored in lieu of traditional break out session workshops is to offer one presentation with a series of brief and dynamic speakers accompanied by a variety of visual, impactful project examples. These would be sustainability initiatives at home, in your neighborhood and within the community featuring initiatives from building a chicken coop or edible garden in your yard to organizing a festive activity or parade in your neighborhood to preparing welcome packets for new residents. The takeaway would be that attendees could hear simple, innovative ideas from folks who are doing them well now, be inspired to think about their own ideas and moved to take action. Participant ideas shared after the speaker examples would then be compiled into a Neighborhood Sustainability guide that all participants would receive. Commissioners expressed their support for the event's Earth Day centered focus and one main workshop session approach.

#### **Agenda Item 7 – Nominations for Chair and Vice Chair**

Commissioner Lesko nominated Commissioner Lindsay for Chair and Commissioner Escobar seconded the nomination which was accepted by Commissioner Lindsay. Commissioner Escobar nominated Commissioner Hu for Vice Chair, Commissioner Ramsey seconded the motion and Commissioner Hu accepted. Additional nominations, if any, will be taken at the January meeting prior to the election.

### **Agenda Item 8 – Recognition of Outgoing Members**

Fellow commissioners and staff thanked and praised Chair Miller and Commissioners Buell and Smas for their lengthy and dedicated service to the commission. Chair Miller specified a final request that moving forward in his absence, commissioners always remember to acknowledge during the annual review and voting for Chuck Malpede Neighbor of the Year Award candidates, that there does not have to be a Chuckie awarded every year. “No obligation to do so, it has to be earned.” Commissioners agreed to honor his final request as Chair.

### **Agenda Item 9 – Proposed Agenda Items for January or Future Meeting**

- 2017 State of the Neighborhoods, Neighborhood Awards and Workshop Planning Update
- Elections for Chair and Vice Chair
- Parks Added Recreational Value Improvements
- Current and Upcoming Residential Developments (to include RCC allowances and future plans for Emerald Center, Discovery Center and Tempe Marketplace and Low Income Housing at Danelle Plaza)
- Meet and Greet with Braden Key, Sustainability Program Manager

### **Agenda Item 10 – Adjournment**

Meeting was adjourned at 6:30 p.m.

Prepared by: Elizabeth Thomas, Neighborhood Services Specialist

Reviewed by: Shauna Warner, Neighborhood Services Manager