

DRAFT Minutes
Neighborhood Advisory Commission
May 1, 2019



Minutes of the Neighborhood Advisory Commission (NAC) held on Wednesday, May 1, 2019, at the City Hall, 3rd Floor Conference Room, 31 E. 5th Street, Tempe, Arizona.

(MEMBERS) Present: Hannah Moulton Belec, Doreen Garlid, Jana Lynn Granillo, Jonathan Gelbart, Kiyomi Kurooka, Candyce Lindsay, Michael McLendon, Richelle Miller, Daniel Schugurensky, Zoe Stein, Maureen Utter

(MEMBERS) Absent: Mike D'Elena, Stephanie Greenfield, Barb Harris, Carol Shixue Hu

City Staff Present: Laura Kajfez, Neighborhood Services Specialist; Elizabeth Thomas, Neighborhood Services Specialist; Robbie Aaron, Community Development-Planning, robbie_aaron@tempe.gov, 480-350-8096; Vanessa Spartan, Pub Works-Planning & Project Review, vanessa_spartan@tempe.gov; 480-350-2897; Robert Yabes, Public Works-Planning & Project Review, robert_yabes@tempe.gov, 480-350-2734; Diana Kaminski, Community Development-Planning, 480-350-2391, diana_kaminski@tempe.gov

Guests Present: Karyn Gitlis

Agenda Item 1 – Call to Order

The meeting was called to order at 5:40 p.m. by Chair Garlid

Agenda Item 2 – Public Comment

None.

Agenda Item 3 – Consideration of Minutes: April 3, 2019

Chair Garlid requested that Agenda Item 9 Commission Business include her stated concern regarding new meeting room location needing to be accessible to the public.

Motion: Commissioner Lindsay made a motion to approve the April 3, 2019 minutes with the above noted addition.

Second: Commissioner Schugurensky

Result: *The motion was passed unanimously by the 10 members present at that time in the meeting with a 10-0 vote.*

Commission Member Ayes: Hannah Moulton Belec, Mike D'Elena, Doreen Garlid, Jana Lynn Granillo, Stephanie Greenfield, Barb Harris, Carol Shixue Hu, Kiyomi Kurooka, Candyce Lindsay, Michael McLendon, Richelle Miller, Daniel Schugurensky, Zoe Stein, Maureen Utter

Commission Members Absent: Mike D'Elena, Jonathan Gelbart (absent during this vote), Stephanie Greenfield, Barb Harris, Carol Shixue Hu

Agenda Item 4 – Urban Core Master Plan Update

Draft plans for the Urban Core Master Plan, Transportation Overlay District and Affordable Housing Strategies were crafted through review of existing plans and relevant data, accompanied by a 15-month period of extensive public involvement. The DRAFT Affordable Housing Strategy was released to the public on March 1, 2019, the public comment period concluded on March 31, 2019 and it was then presented at the April 4, 2019 Council Work Study Session and will be taken to Council for final decision in May/June 2019.

The Urban Core encompasses downtown Tempe and beyond, extending from Loop 202 to the Union Pacific Railroad tracks, and from Hardy Drive to Loop 101 and the Tempe border. The Urban Core Master Plan (UCMP) supplements the vision, goals, policies and implementation of General Plan 2040 and the Transportation Master Plan providing a unified plan for future growth which includes building heights, connectivity strategies and design guidelines for improved urban design.

Vanessa Spartan provided an overview of the key updates in the DRAFT updated Transportation Overlay District (TOD) which combines Light Rail and Streetcar modes and focuses height and uses in locations that best support them to create an environment that is friendly to pedestrians, preservation and sustainability. The proposed TOD refines permitted uses and development standards and identifies seven sub-zones. Sub-Zone 1 encourages the highest density development in downtown areas (mid-rise buildings and point towers) with active pedestrian facades and ground floor frontages incorporating a diversity of uses. By contrast, Sub-Zone 7 will emphasize the preservation of established neighborhoods. Additionally, the DRAFT TOD establishes a Trip Reduction Plan Requirement and defines a TOD Parking Management Plan.

Staff shared that projected growth in the Urban Core area by 2040 will drive change. Where do all the people go and how does it look? Projections include:

- 14,300 new dwelling units (approx. 35,000 new residents)
- 16,600 new jobs
- 2.1 to 3.5 million square feet/new office
- 1.3 million square feet/new retail
- 2,200 new hotel rooms

Robbie Aaron noted that the Urban Core Master Plan is now on the website for comment at www.tempe.gov/urbancore and provided May public meetings information. Following the three May public meetings and conclusion of the online comment period, the updated plans will be taken through the public hearing process by the Development Review Commission in August 2019 and follow to Tempe City Council in Fall 2019.

Commission Members had a number of questions, comments and requests for clarification, including:

? - Any specific areas of plan you want feedback on?

A - All

? - Regarding the noted exception to air quality, low income families are disproportionately impacted by poor air quality, how is this exception helpful to them?

A - The affordable housing exception is for the Trip Reduction Plan requirement. The Trip Reduction Plan not only is required at the time of development but also puts additional onus on the property manager to annually report their trip reduction

strategies to the City. The exception is provided for developments that incorporate a minimum percent of affordable housing units as we want to encourage the creation of affordable housing units. Additionally, there is an assumption that tenants of affordable housing units are often more inclined to make walking, biking or transit trips than driving trips.

? - How were the Urban Core heights determined?

A - UCMP heights were developed based on the 2006 Downtown Community Design Principles. UCMP heights are negotiated through a PAD or Rezoning process.

? - Does the Trip Reduction Plan only apply to new developments?

A - Specifically for the Trip Reduction Plan, yes. The requirement is triggered with new development in the TOD area; additionally, if applicants seek the bonus heights outside of the TOD area it is triggered there as well. In addition to the Trip Reduction Plan, the Urban Core Master Plan recommends that we establish a Transportation Management Association which is a means for existing employers and property owners to participate in the trip reduction planning efforts.

? - What is meant by refines permitted uses in the DRAFT TOD?

A - For example, maybe the first floor of a building shouldn't be all retail, perhaps retail only in specific areas is more appropriate. The changes to the permitted uses table largely focused on more flexibility for the ground floor uses.

? - Do you take Character Area plans into consideration when planning all of this?

A - Yes. While they are a separate document there are overarching themes and they establish a community vision. The Urban Core Master Plan and TOD focus on how to apply and implement on that vision.

? - If this is adopted, is there funding attached to help pay for some of these improvements?

A - There will be a prioritization of these transportation recommendations when we go through the next Transportation Master Plan. Given the pace of development, we anticipate that many of the transportation improvements will be paid for by new development, including bus stops, streetscape and sections of missing sidewalks, etc. While we have existing transportation funding programs to utilize for some of the projects, the pace of development in the Urban Core is moving very fast.

? - Area residents all along Hardy Drive are talking about the need to do more in our area to allow for safer trips in and out of downtown areas. Are you considering a street diet? Including our area in Broadway Road traffic calming initiatives?

A - While we understand these are some of the design characteristics of this plan, planning for eliminating traffic lanes requires considerable political will to back those decisions.

Comment - I don't believe that all your density will be contained by this Urban Core area. When I lived by McClintock High School, we had difficulty even getting in or out of our own neighborhood and forget about trying to cross McClintock.

A - This plan is only intended to capture the growth that is projected for this specific Urban Core area. Outside of the Urban Core area there are other parts of the city that are expected to grow as well. This plan focuses on the Urban Core as it has a considerable change in population and employment projected over the next 20 years and we need to plan for how we can accommodate that growth in a sustainable way.

There is increased growth and traffic throughout Tempe; however, this Urban Core is just the area that will have the most significant growth in the shortest period of time. Additionally, 75% of Tempe's workforce comes from outside of the city limits so some of the traffic you see on McClintock and other streets is people accessing the many employment centers throughout Tempe. For this reason, we believe travel demand management is an effective strategy to extend our reach outside of our city limits, resulting in behavior change for the employees that travel from both inside Tempe and outside Tempe.

? - What is the best balance of jobs to housing? Are there any incentives for employers to offer employees help to live in Tempe?

A - You can't force people to live here if they don't want to or cannot afford to do so. Part of the reason why employers like locating in Tempe is that we are centrally located in the region and it means they have a large, regional workforce to pull talent from. While the idea of an employer provided sort of house-matching service is considered a travel demand management strategy, it hasn't been very effective in other cities. Strategies like encouraging carpooling and offering a 4/10 schedule options are likely to be more effective. Some companies are also offering a parking cash out where an employee is provided a monthly stipend (i.e. \$150./month) for not using a parking space.

? - What about e-scooters? They offer huge potential for the LAST mile of commutes, particularly if safe routes of travel are identified.

A - We are looking at that data including origination/destination/routes but in a different framework. We are applying for a grant to do a study on this subject and to determine if we need to provide additional capital infrastructure for parking areas and safe routes for riding (i.e. bike lanes).

? - Shade, railroad crossings (particularly for north/south crossings), and autonomous vehicles are all real important considerations. Are you talking to Union Pacific Railroad?

A - Yes, but communication with UPRR is difficult. We have a separate project underway with UPRR and it has been very challenging and will be very costly to implement. Autonomous vehicles are not specifically part of the UCMP but they are in the Climate Action Plan. In the zoning code the identification of drop off/pick up and delivery zones for businesses are included. The Urban Forestry performance measures were also noted. Staff is trying to implement them with every Capital Improvement Project (CIP). The TOD has a higher tree canopy requirement than the rest of the city.

Agenda Item 5 - Zoning and Development Code text amendments

Last September, the City Manager's Working Group on "Exploring Strategies to Retain and Grow Businesses in Tempe" provided the City Council Committee of the Whole work study a list of development process improvements. One of the identified items was the need to regularly update our City Codes and ordinances. Diana Kaminski emphasized that City staff have been tracking and compiling needed Zoning and Development Code changes, corrections and items for clarification dating back to when the current General Plan 2014 and Building Code 2018 went into effect. There are two types of changes to the code, the first, being addressed with this set of amendments is clarifications and corrections, no content changes to the code. The second will come later and have more extensive public outreach, that being actual changes to the policies in the code. She briefly described some of the proposed clarifications and the reasoning behind them. For example, a table that has been used since the prior Zoning Code Ordinance 808 and is regularly referenced by staff when assisting customers with the

location of accessory buildings was left out of the 2005 code and will now be included in the updated code.

Commissioners inquired if anything in the code applies to electric scooters and Diana noted nothing currently, this would need to be addressed in the second round of code changes. Vice Chair Gelbart asked if the current code addresses the color of exterior lighting. Diana responded that kelvins are not specified at this time but can be noted for the future. Diana requested commissioner input about any of their personal experiences with code and any issues encountered as well as assistance with identifying typos, consistency of changes in each section and areas needing clarification. She provided her email address (diana_kaminski@tempe.gov) and requested that comments be provided to her by May 27 to be included in this update. Any received after that date can be noted for a future update.

Agenda Item 6 – 2019 State of the Neighborhoods Awards and Workshops Review

Due to limited meeting time, this initial review was brief. Staff noted that the State of the Neighborhoods and Awards portion of the event was standing room only. Some participants stayed for each of the three workshop offerings but as is common many attendees left following the awards. Workshop participants seemed very engaged and stayed well past the 11 am expected end time. Chair Garlid offered that the Data Driven workshop was fabulous. Commissioner Stein commented that she and some attendees found locating the workshops difficult. Each workshop also had its own A-frame directional signage and staff present made announcements and also walked groups to each meeting room. In the future, helium balloons can be added to each sign to further assist with wayfinding. Chair Garlid and Commissioner Stein added they did not see other attendees from their respective neighborhoods.

Agenda Item 7 – Neighborhood Directory

Chair Garlid shared that she asked for this item to be included on the agenda as she used to receive a Neighborhood Directory in her role as a HOA president and misses having this important tool for connecting with other neighborhood leaders. She expressed her concern that contact information for some hoas is no longer current. There was discussion regarding when the Neighborhood Directory would be published as it was in the past and how the Neighborhood Advisory Commission might be able to help with securing current contact information. Staff explained that the contact information, particularly cell phone numbers and emails changes frequently and is challenging to keep updated. Staff added that contacts provide their information to Neighborhood Services with the understanding that it will be shared with fellow neighborhood contacts, appropriate staff and Mayor/Council but it has never been on the website or available to any party that requests it and there may be issues with having commission member volunteers making phone calls or sending emails to secure the information. Staff noted that there is a form on the neighborhoods website for submitting association changes but oftentimes hoas especially do not remember to submit updates. Staff attends nearly all of the voluntary neighborhood association meetings when elections are held so their contact information has been somewhat easier to track and maintain.

Commissioner Belec emphasized that the oath of office commission members are required to sign upon their appointment identifies them as an official. She read the following excerpt from her appointment documents, *“As an appointee to a board or commission, you are considered a public official under Arizona state law.”* Elizabeth

shared that in her experience commission members have always been referenced as volunteer or member and she was unfamiliar with the term official being used in that manner. Commissioner Belec noted her understanding that commission members are advisory and appointed rather than regulatory but strongly expressed that they should be empowered to be more proactive. She added that acknowledging that commission members are officials and their roles in that capacity is an important part of that.

Agenda Item 8 – Commission business – continued discussion regarding regular meeting day, time and location, possibility of late June 2019 gathering and August 2019 Retreat Planning, NAC Meetings Calendar

Staff are continuing to follow up on regular meeting location options as well as identifying potential retreat date and location options. Thus far, there are two downtown meeting locations available for the first Wednesday of each month beginning at 5:30 pm. - the Engineering and Transportation (ET) Conference Room on the west side of City Hall/Garden Level and Hatton Hall located on 7th Street, just south of City Hall and 6th Street Park. Staff offered to walk interested commission members by the ET Conference Room after the meeting and will prepare a poll to get all member's feedback.

Agenda Item 9 – Summary of current events by zip code areas

Due to meeting time constraints, this item was tabled.

Agenda Item 10 – Proposed Future Agenda Items –

Due to meeting time constraints, no future agenda items were discussed at this May meeting. Those listed were discussed at the April meeting or prior.

- Census 2020 (Ongoing as appropriate)
- Equity in Action Program Update (as more info. is available)
- Transportation/Levels of service at major intersections in Tempe in light of current construction, congestion, current and future increases in density, event traffic
- Recycling update
- More in depth commission member introductions
- How to register and comment on legislative bills
- Commission business (retreat date options, meeting location options)
- Outreach and collaboration with other Advisory to Mayor/Council Boards and Commissions
- Neighborhood Advisory Commission Goals (review of prior goals and outcomes, new goal setting as appropriate)
- Capital Improvement Projects (CIP) Update

Agenda Item 12 – Adjournment

Meeting was adjourned at 7:25 pm

Prepared by: Elizabeth Thomas