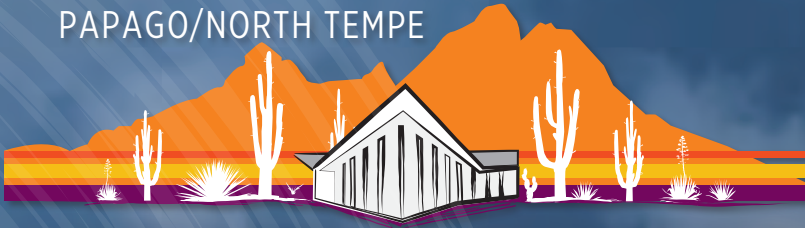


PAPAGO/NORTH TEMPE



CHARACTER AREA PLAN

DECEMBER 2021





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INTRODUCTION, PURPOSE, EXISTING CHARACTER

Introduction

Character area (CA) plans are created in keeping with the strategies included in the General Plan (GP) 2040. General Plan 2040 defines character areas as “...areas or groups of neighborhoods that contain common design, land use and commercial characteristics distinct from neighboring areas. Similarities in age of housing, styles of architecture, patterns of development, materials, land use or street patterns, lot size, landscaping, landmarks, social magnets, and/or physical barriers form some of the recognizable differences”.

Based on General Plan 2040, the City is divided into eight character areas. See Figure 1 below for a map showing the boundaries of all the character areas in Tempe. The City has already completed and adopted plans for five character areas: 3, 4, 5, 7, and 8.

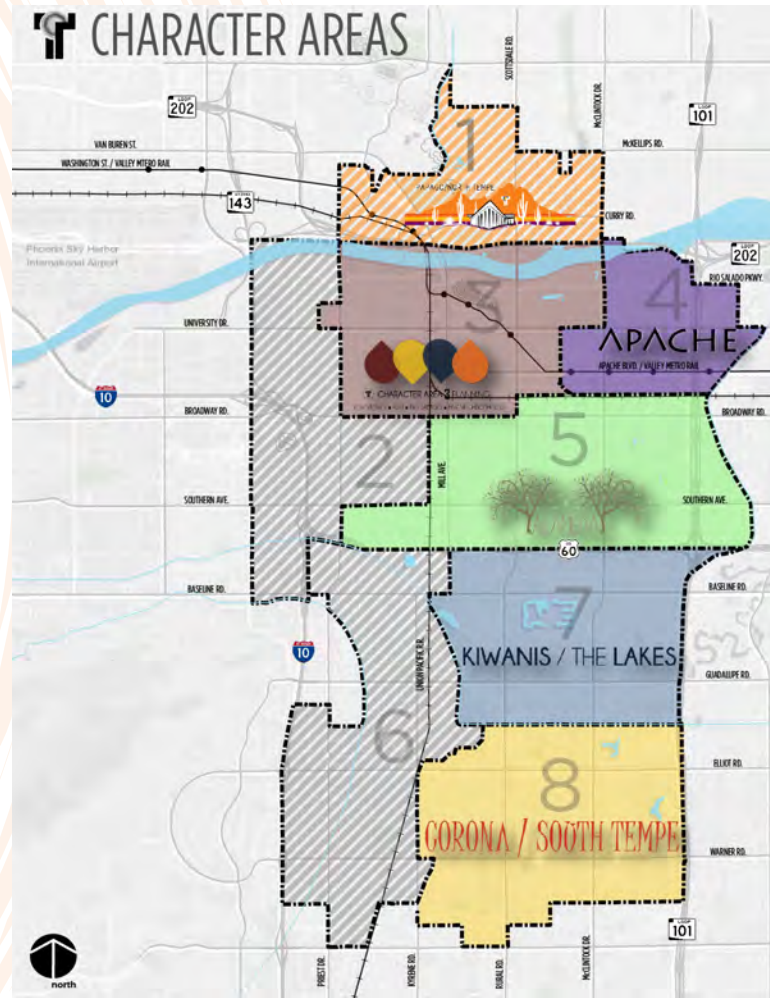


Figure 1. Boundaries of the eight character areas in Tempe.

A character area plan is a policy-level advisory document that provides guidance for the design and planning in a designated area. It includes a description of the character of the area and provides design and development principles and strategies so that new development is consistent with the existing character and is sustainable. A character area plan does not prescribe any regulatory requirements.

Character Area 1 Papago/North Tempe consists of approximately 3.35 square miles of geographical area, including the County Island. According to the data from the 2020 Census, the population for the area was estimated as 9,920. Most social indicators for this area are similar to those found city-wide in Tempe. However, the median income of \$52,371 (2019) is only about 90 percent of the city-wide average median income of \$57,994 (2019).

Plan Vision & Purpose

The vision of the plan is to create a safe, sustainable, walkable, and attractive place that values its open spaces, environment, and historic and cultural resources, and land uses that support community needs and aspirations

The Papago/North Tempe Character Area Plan is a high-level design-related policy plan for and by the community and its stakeholders. The plan evolved from numerous consultations with residents, property owners and businesses in the locality, and stakeholders having interest in the area. Staff worked with these groups for more than nine months to gather input and develop the vision, purpose, elements, and content of the plan. A major component of the plan includes planning goals and design principles for the planning area which reflect the desire, aspiration and input from the area residents and stakeholders described above. In addition, staff spent time on site and referred to previously completed character area plans to identify the initial topics for the plan and to develop design principles.



The plan will help redevelopment and new development in the area become consistent and compatible with the existing character of the natural and built-up environment. The plan helps to advance good and contextual planning and design, including in the public realm, by providing planning and design principles, and relevant best-practice examples. The plan also advances and supports the goals and objectives included in General Plan 2040, Tempe's Council Priorities, Vision Zero, and 20-Minute City principles, the community's aspirations, and other relevant planning-related goals adopted by the City.

This plan is to be used as a guiding document by staff while reviewing site plans and designs of proposed new development and redevelopment applications in the plan area. It is also envisioned as a guiding document for developers, architects and property owners in the area who wish to propose new development or redevelopment applications to the City. The plan will also provide guidance in planning and design-related matters for the City's planning and investment decisions related to sustainability, infrastructure, landscaping, transportation, and housing in the area. The plan does not include any funding.

Existing Character of Papago/North Tempe



The Papago/North Tempe area consists mainly of single and multi-family homes, office, commercial, institutional, industrial, open space, and recreational land uses. Important features of the built and natural environment include Papago Park, Rolling Hills Golf Course, Crosscut Canal, Grand Canal and the canal-side multi-use paths, Evelyn Hallman Park, Indian Bend Wash, and several other open spaces and natural desert landscapes. The stunning sandstone rock formation in Papago Park is a regional icon and landmark. The area is also home to significant historic resources including the Rose Eisendrath House, Sandra Day O'Connor House, Moeur Park Works Progress Administration (WPA) structures, and Crosscut Canal Power Plant. Many of these are considered points of pride for Tempe.

The Papago/North Tempe area also includes Big Surf Waterpark, a regional entertainment and sports destination. Big Surf has been in operation since 1969 and provides water sports, surfing, swimming, and an entertainment venue, and remains a big attraction in the region. In addition, Papago/North Tempe includes a County Island that mostly has industrial, storage, entertainment and commercial land uses.

The general character of the built-up environment in the area can be considered that of established and stable neighborhoods, desert parks, a golf course, canal-side paths which attract hikers and visitors, suburban style office and commercial facilities, and some remaining old industrial uses including in the county island properties.

Residents take pride in their neighborhoods, which are close to downtown and Tempe Town Lake, with access to freeway and transit and open spaces. Many residents and property owners in the area believe that Papago/North Tempe remains an attractive place for new investments.

While appreciating the connectivity of their character area with the adjoining place, the residents also value the physical edge provided by Tempe Town Lake to the south which maintains some healthy level of distance from the hustle and bustle of the traffic and other activities that happen south of the Lake.

In public meetings, many area residents have expressed preferences for the preservation of open spaces, shaded trails and walkways, and increased residential and commercial development while preserving the lifestyle for the existing residents. At the same time, the residents also seem to be concerned about the potential of increase in home prices and rents which impact the affordability of the housing in the area.

On the basis of public input, and staff observations, the salient character-defining elements for Papago/North Tempe can be listed to include the following.

1. Its history and tradition as defined by historic and cultural resources (e.g., Eisendrath house, O'Connor house, cultural resources areas and history of settlement).
2. The historic Crosscut Canal, canal-side multi-use walkways, Crosscut canal power plant, the Grand Canal, and accessory elements.
3. Natural landscape and elements such as Papago Park, Evelyn Hallman Park, Indian Bend Wash, and the ambiance provided by natural Sonoran Desert landscape.
4. The red-rock formations in Papago Park with their distinctive geology, aesthetics, and dominating presence that can be seen from far away.
5. Historic, native, indigenous, and adapted plant palette in the area in the natural environments, public realm, and right-of-ways.
6. The iconic Big-Surf establishment that started operation in 1969. It boasts one of the oldest wave pools in the United States and has hosted many musical events by renowned artists.
7. The General Plan-defined Cultural Resource Areas (CRA) with single-family low density developments.
8. The older and newer single-family homes, multi-family residential complexes, low rise and mid-rise commercial, office, commercial and institutional developments, and several areas of industrial establishments mainly in the eastern part of the character area.



County Island

Geographically, Papago/North Tempe includes a county island that is generally bound by Scottsdale Road on the west, Curry Road on the north, Scovel Street on the east and Loop 202 Freeway on the south. The approximate total area of this county island is 63 acres, and it consists of industrial, open storage, vacant lands, and adult-oriented land uses. Figure 2 shows the boundaries of the county island.

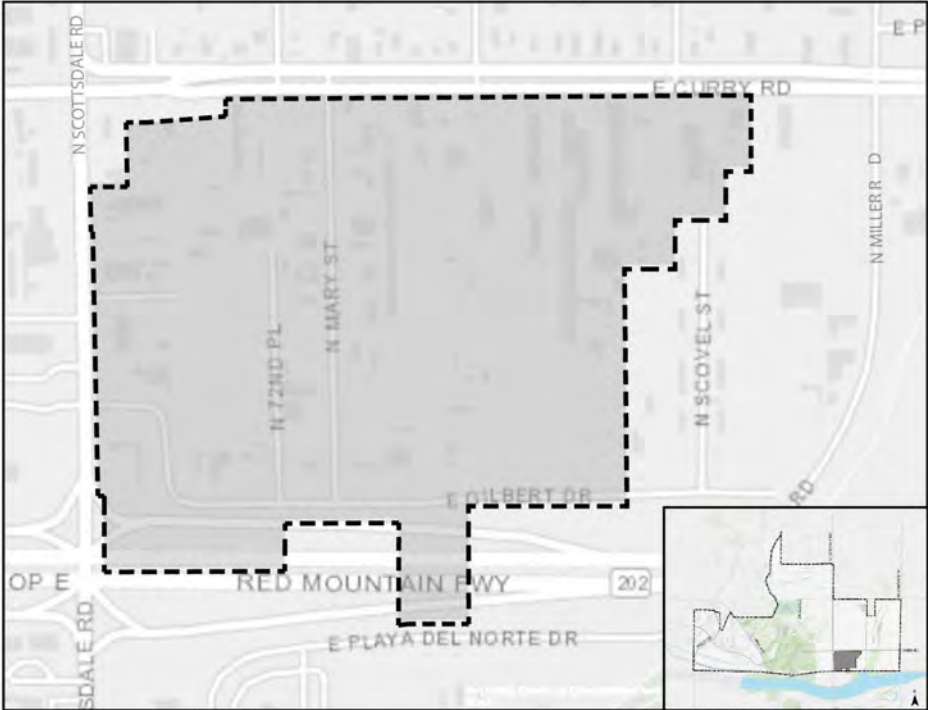


Figure 2. Boundaries of the County Island in Papago/North Tempe

During the public consultation process, many residents expressed their desire to see this area incorporated into the city with the opportunity of new residential and commercial development. Residents seemed specifically concerned about the current uses of adult entertainment, and open storage in the island. If property owners desire to incorporate these properties into City boundaries, there will be an opportunity to bring existing businesses and jobs into Tempe, and to provide geographical continuity with the commercial development in the area. There will also be a possibility of introducing streetscape features that are consistent with the objectives of walkability, bicycling and transit use. Landscaping on the sidewalks and medians can also follow Tempe’s standards to provide a consistent connection. Any annexation process should also ensure that all developments on the properties can become compliant with Tempe’s codes and ordinances.

According to Arizona State law, the annexation of county lands into the city has to follow a process of annexation and appropriate zoning change when property owners in the area request to incorporate their land into the city boundaries. The request goes through a public hearing process and ultimately a decision is made by the City Council.

Because the county island is conveniently located close to the Loop 202 freeway, Arizona State University’s Tempe campus, downtown, and several amenities, there are excellent opportunities for redevelopment of new businesses and commercial establishments. For example, approximately 17 acres of county lands located at the southwest corner of Miller Road and Curry Road was annexed into the City in February 2021. The site was rezoned to allow a new development consisting of 651 residential units and live-work units (Banyan North Tempe project).

In the future, if property owners wish to annex their land within this county island into the City, there will be opportunities to create mixed use development that include residential, commercial, office, and other uses.

Connectivity and Street Enhancements

New developments in the annexed lands will also provide prospects to improve connectivity (Figure 3) in the area and generally improve the aesthetics and environment. There will be increased opportunities for pedestrian and bicycle movements through the area and for physically connecting the area to the adjoining developments.



Figure 3. County Island Connectivity Concept

There will be opportunities for an enhanced and improved streetscape along the county island perimeter, including landscaped frontages with street trees for sidewalk shade. In addition, there will be a need of parking set back from the street when applicable and to install appropriate berms or screen walls to block car headlights. There will also be opportunities for businesses to apply for façade enhancements through the Storefront Improvement Program that the City administers.



Business Rights and Non-Conforming Uses

Not all businesses in the county island may have an interest in redeveloping, and some may want to continue being a part of the community while remaining as they are. If an existing business is annexed into the City limits, but the use is legal non-conforming to the underlying zoning standards, such businesses may remain as long as the use was allowed at the time of initial operation. Any new use or expansions of a legal non-conforming use by more than 25% must come into compliance with the prevailing land use regulations.

A Brief History of the Area

The earliest known settlement in Papago/North Tempe began as early as A.D. 1200 with Loma del Rio (“Little Hill by the River”) which was a small Huhugam residence that was occupied during the Classic Period, sometime between A.D. 1200 and 1450. It was home to approximately 15 to 20 people belonging to an extended family. Several generations of parents, grandparents, siblings, aunts, uncles and cousins probably lived together. The site is located on land that lies to the east of Mill Avenue and south of Curry Road on the top of a hill in Papago Park, overlooking Tempe Town Lake (the Salt River bed) directly north of Hayden Butte and contains remains of a block of six connected rooms and one isolated room on the east side and adjoining agricultural terraces.

Archaeologists have speculated that the distinctive pottery and stone tool fragments found at the site came from such faraway places as Casas Grandes, Mexico; Mule Creek, New Mexico; and Flagstaff, Arizona. In the nearby floodplain of the Salt River, perhaps crops such as corn, beans, and squash



were grown by the community.

Many renowned archaeologists have surveyed the site and prepared reports and research papers on it recording the ceramic and lithic materials of construction, and the history of the adjoining lands. On October 14, 1995, the site was dedicated by the City of Tempe as part of the Rio Salado Expo.

Originally, Tempe was the name of the large irrigation district that was served by the Tempe Canal. It gradually became the name associated with a sprawling community that encompassed several small settlements, including Hayden's Ferry, a small Hispanic town on the south side of Tempe Butte known as San Pablo, and the Johnson Homestead, an enclave of Mormon families located a half mile to the south. Though it was sparsely populated, a number of key events in the mid-1880s hastened Tempe's development as an important urban center. In 1885, the Territorial Legislature authorized the creation of the Territorial Normal School in Tempe, a small teachers' college that progressively grew in size and importance. In 1887, the Maricopa and Phoenix Railroad was built. This spur line, which connected Phoenix with the Southern Pacific mainline, passed through Tempe because it was the best alignment for a bridge site across the Salt River. Shortly after the arrival of the railroad, a group of investors formed the Tempe Land and Improvement Company. They bought and subdivided land and began promoting the sale of lots in their neatly planned townsite. By the 1890s, scores of new settlers were arriving. The town of Tempe was incorporated in 1894 and the formation of local government brought more civic improvements in the town, such as a domestic water

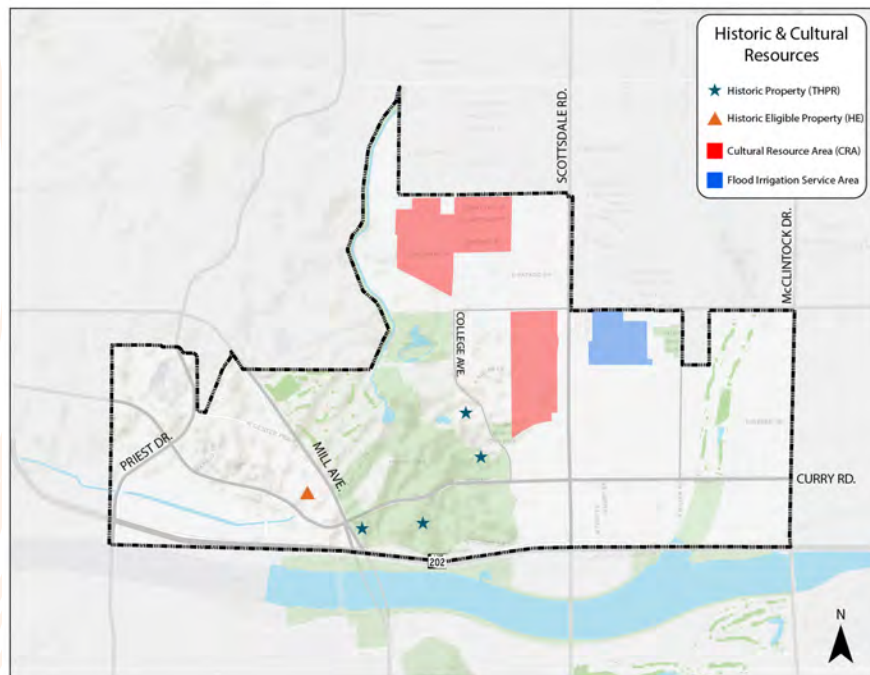


Figure 4. Historic & Cultural Resources in Papago/North Tempe.

system and regularly graded roads.

In 1914, the Bureau of Reclamation constructed the Crosscut Power Plant. As the largest low-head hydroelectric plant in the Salt River Project (SRP) system, it represented a large percentage of the SRP generating capacity from approximately 1915 to 1938 and was originally used to run water pumps mainly on the Western Canal. The plant eventually serviced some areas of Tempe, including the Hayden Flour Mill, when it was converted from water-driven mechanical power to electric power in the 1920s.

After 1920, Tempe continued to grow at a steady but slow rate. By 1940, the incorporated area of Tempe encompassed 1.9 square miles of land, but only one square mile was developed. The rest of the town was the land north of the river, including 480 acres in Papago Park – formerly known as the Papago Saguaro National Monument.

This area of the town also included the winter residence of Rose Eisendrath, the widow of a prominent Chicago businessman. Built in 1930 the Eisendrath house is a Pueblo Revival style home designed by the well-known local architect Robert T. Evans. The Eisendrath House stands as an example of a seasonal residence typical of the first wave of winter visitors vacationing in the Salt River Valley (Bottom Image).

Substantive building activity on the north side of the Salt River started in the 1940s. Campo Alegre, a small enclave of thirteen large lots, was subdivided in 1940, and by 1946, a few large custom houses had been built (Top Image). Campo Alegre is the oldest residential tract in Papago/North Tempe with a unique character, both architecturally and aesthetically. The individual homes contain on-site sewage treatment and the roads throughout the subdivision remain unpaved giving the neighborhood a natural and rustic feel. In 1947, Joe Weber began offering lots for sale when he platted the North Tempe subdivision which was the first planned residential community in North Tempe. The first 40-acre tract of this subdivision was along the east side of Scottsdale Road, between Curry and Weber roads. Building standards and restrictions required that homes have a minimum of 750 square feet floor area and \$4,500 in valuation.

By the late 1940s, home building was becoming a much more efficient undertaking, due largely to the frequent partnerships between landowners and builders. Following a practice that was becoming common throughout the country, the horizontal developer filed the subdivision plat and installed streets and utilities, while the builder erected ten to twenty block houses at a time, all built to standardized specifications.

As early as 1948, the Salt River Valley Water Users Association was planning to relocate its main office from Phoenix to a site near the Crosscut Power Plant north of Tempe. In 1955, the City of Tempe sold 29 acres of Papago Park property to the Salt River Power District (SRPD) to build a \$1 million general office building. The Project Administration Building would house the combined offices of Salt River Project (SRP) and SRPD, an administrative and technical staff of 400 employees. Since the site was situated at the fork where Washington Street turned into Van Buren, Architect Kemper Goodwin designed a building with four fronts, set into a natural desert landscape. The two-story brick and steel building was 307' x 270', with four wings in a cross-shaped plan, each 79' wide. The 75,000-square foot building was completed in 1957.

The late 1950s brought a rapid construction boom in the northernmost part of the city, north of the Salt River. In 1959, Ralph Staggs, president of Staggs-Bilt Homes, began planning a 200-acre development in north Tempe and south



Scottsdale. Papago Parkway would have 1,000 homes, and cost \$13 million to build. The 60-acre portion of the development that is south of Continental Drive is located in Tempe. Construction began in July, and nearly 100 new homes were started each month. Gene Hancock, president of Hancock Construction Company and Cavalier Homes, started building homes on an 84-acre parcel between Weber Drive and McKellips Road in November 1959.

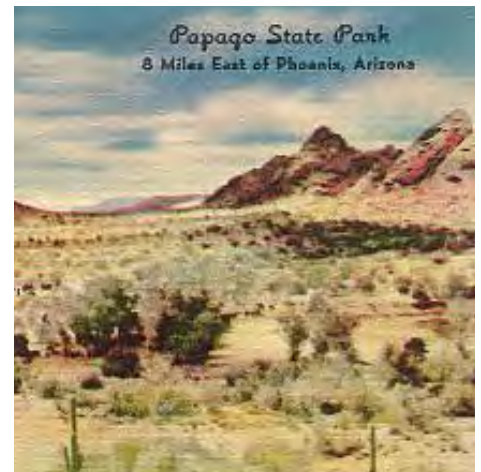
Another point of pride for North Tempe is Papago Park. Originally designated as Papago Saguaro National Monument in 1914, by then President Woodrow Wilson at the request of Arizona Congressman Carl Hayden and other interested parties, Papago Park is a popular destination for local outdoor enthusiasts. The park includes the Crosscut Canal Multi-use Path, hiking and mountain biking trails, picnic tables and ramadas, as well as a disc golf course. The Tempe portion of Papago Park is also home to the Sandra Day O'Connor house, which was moved piece by piece from Paradise Valley in 2009 (Middle Image). Other features in Papago Park include the Arizona Heritage Center and the 18-hole Rolling Hills Golf Course. In addition, Papago/North Tempe includes several historic, historic eligible, and Cultural Resource areas as defined in the General Plan. The area also has a few flood irrigated properties. Figure 4 shows major historic and cultural resources in Papago/North Tempe. In 2018 Tempe's portion of Papago Park was designated a preserve.

Papago/North Tempe will continue to be home to integral parts of Tempe's rich history and a destination for those looking to learn more about the early days of life in the Salt River Valley.

Plan Development Through a Public Process

The planning process for the Papago/North Tempe Character Area Plan officially began on March 15, 2021, with two kick-off meetings with residents and stakeholders. Staff presented the same introductory materials describing the character area planning process in both the meetings. Altogether, some 50 individuals participated in the two meetings and provided input and comments. Mayor Corey D. Woods provided the initial welcome remarks at both meetings. Immediately after the kick-off meetings, an online survey was released soliciting preferences on what kind of amenities should be enhanced, what kind of land use should be expanded and what major topics should be addressed in the plan. More than 60 survey responses were received, which helped staff to develop an initial list of priority areas for the Plan, and to develop the next set of surveys and presentations to move the planning process forward.

On May 11, 2021, two public meetings were held to review the summary of the first online survey, and input provided by the residents and stakeholder via other means such as through telephone, email, and comments at the meetings. In the two meetings, a total of approximately 30 participants were in attendance. A second survey,



named “Dotocracy”, was released online and was kept open for more than six weeks to provide adequate time for the respondents to vote their preferences on the topics for developing planning principles. The “Dotocracy” survey included seventeen topics for design principles that staff developed based on the public input received up to that point and also by referring to the previously completed character area plans. Respondents were provided a total of ten dots and asked to “spend” the dots to vote for one or more of the seventeen design principles in any manner they wished.

On June 14 and 26, 2021, two face-to-face public meetings were held at Papago Park to provide residents of the area and interested participants yet more opportunities to ask question to the staff, provide their votes on the “Dotocracy” survey and offer any input they desired towards the content of the plan. In total, 26 participants came to the two meetings and shared their thoughts on what elements the plan should include. The most common themes heard from the participants included shade, connectivity, more trees, maintenance and increase in open spaces, increasing residential areas, enabling the addition of affordable housing and sustainability elements.

One hundred and six responses were recorded for the “Dotocracy” survey. The majority of votes were cast for sustainability and environmental elements that included principles related to climate change, extreme heat management, and shade on walking and public areas.

Staff also reached out to the students at Laird School located at 1500 N. Scovel Street within the Papago/North Tempe Character Area. Sixty students, from diverse backgrounds, participated in the survey. Extreme Heat Management received the most votes followed by Climate Change, Open Space, Passive Natural Systems, Housing, and Shade.

During the summer months of 2021, staff presented the initial outline, an introduction, and a summary of public input on the outline to ten relevant boards and commissions. Members provided additional thoughts and considerations for the plan that would advance the mission of their respective boards and commissions.

On June 29, 2021, staff organized two meetings with interested business and non-profit focus groups to present the initial thoughts on the plan, share the public input until the date, and seek input from the focus group members. About 12 participants attended the two focus group meetings and shared their thoughts about what should be included in the plan. The participants were also asked to suggest any specific elements or principles that could be considered in the plan which would help the businesses and non-profits involved in the area to further their goals.

On the basis of public input, staff prepared a draft Character Area Papago/North Tempe Plan and released it to the public on August 27, 2021. On August 30, 2021, staff presented the draft summary at the City Council Work Study Session to solicit input and direction from the Council. An online survey to solicit public input on the draft plan



was posted online on August 27, 2021, which was kept open until September 19, 2021. 31 individuals responded to the survey and provided valuable input.

From April to November 2021, staff presented the initial findings, plan outline and draft plan for Papago/North Tempe character area to several Boards and Commissions and at the City Council Work Study Session (as stated above). The Boards and Commissions and the Council provided valuable comments, advice, and guidance for the plan.

On September 13, 2021, staff organized two public meetings to review the draft plan and to directly invite input on it. In the two meetings a total of 23 residents and stakeholders participated and provided input.

Staff kept the public input process open throughout the plan preparation and development process. Interested residents and other stakeholders had an opportunity to provide input on the plan through the project website, by e-mail, phone and in meetings with the staff.

Area residents and stakeholders provided valuable input through the many public meetings, public presentations, phone conversations and e-mails. The following list reflects some of the major public inputs received by staff (not in any particular order).

- Preserve the Sonoran Desert environment
- Preserve open spaces, parks, and multi-use trails
- Preserve historic and cultural resources
- Maintain and improve the canal-side environment
- Improve connectivity, transit use and mobility
- Enhance affordable housing, and provide an opportunity to “age in place”
- Promote sustainability in planning, design, and construction
- Plan to mitigate climate change and extreme heat environments
- Promote water conservation, on-site water harvesting and solar energy use
- Promote green infrastructure, construction, and passive systems
- Promote high quality design, providing durable and varied materials
- Utilize indigenous, adapted and water-conserving plants
- Enhance shade, trees, and tree canopies
- Promote walkability, bike-routes, and transit amenities
- Promote public art, gateway features and improved public realm design



- Mitigate noise from Sky Harbor air traffic

The Character Area Plan is prepared based on these priority elements that residents and stakeholders have voted for. In addition, residents and stakeholders provided several specific suggestions and recommendations on how the plan should look. The plan addresses the input and includes elements that reflect the majority of the public input and a balanced perspective of what has been heard during the meetings and input sessions.

In addition to the above topics, residents made several specific comments related to the plan development. Some examples of the comments by the residents are given below.

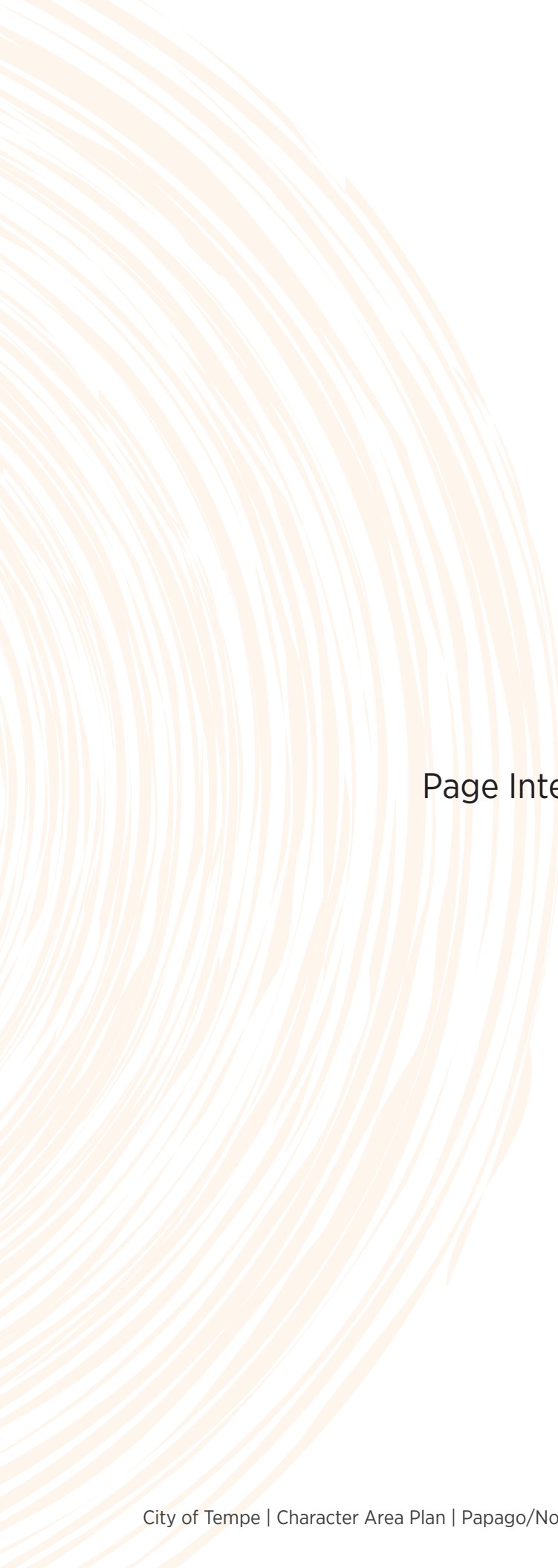
- Implement programs to reduce homelessness
- Institute crime prevention and safety enhancement programs
- Provide a gateway feature when entering Tempe from Scottsdale
- Provide a roundabout at McKellips Road and College Avenue
- Provide dog parks
- Preference for low and mid-rise buildings
- Need noise abatement programs
- Shift flight paths from above the area
- Create a new arboretum at the end of the Indian Bend Wash near Town Lake
- Have more recreational and business opportunity near Town Lake

During the public meetings and online surveys, residents provided a lot of input related to homelessness in the area and related problems. Residents also expressed concerns related to traffic and transportation situations in the area, and offered many suggestions related to those issues. Staff shared with residents that these concerns were outside of the scope of the character area plan but that they would be compiled and shared with respective City departments. Representatives of concerned departments were also present in many of the public meetings, and the public concerns related to these issues have been noted.

The following design goals and principles were developed based on the public input process for the plan, staff research, and by referring to the previously adopted character area plans.

These principles will be utilized as advisory instruments for preparation and review of new development and redevelopment, redevelopment plans and public improvements that are proposed by developers, homeowners, and the City in the character area.





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PLANNING AND DESIGN GOALS AND PRINCIPLES

1. Papago/North Tempe Sub-Areas

Although the Papago/North Tempe area has an overall coherent character as a part of Tempe, it can be divided into the following distinct geographical sub-areas to better understand their unique land use patterns.

1. Papago Business Center
2. Papago Park Preserve and Recreation
3. Scottsdale Road Business Corridor & Neighborhoods
4. Indian Bend Wash/McClintock Corridor

These four sub-areas, shown in Figure 5, are described below, and specific design principles for each sub-area are provided.

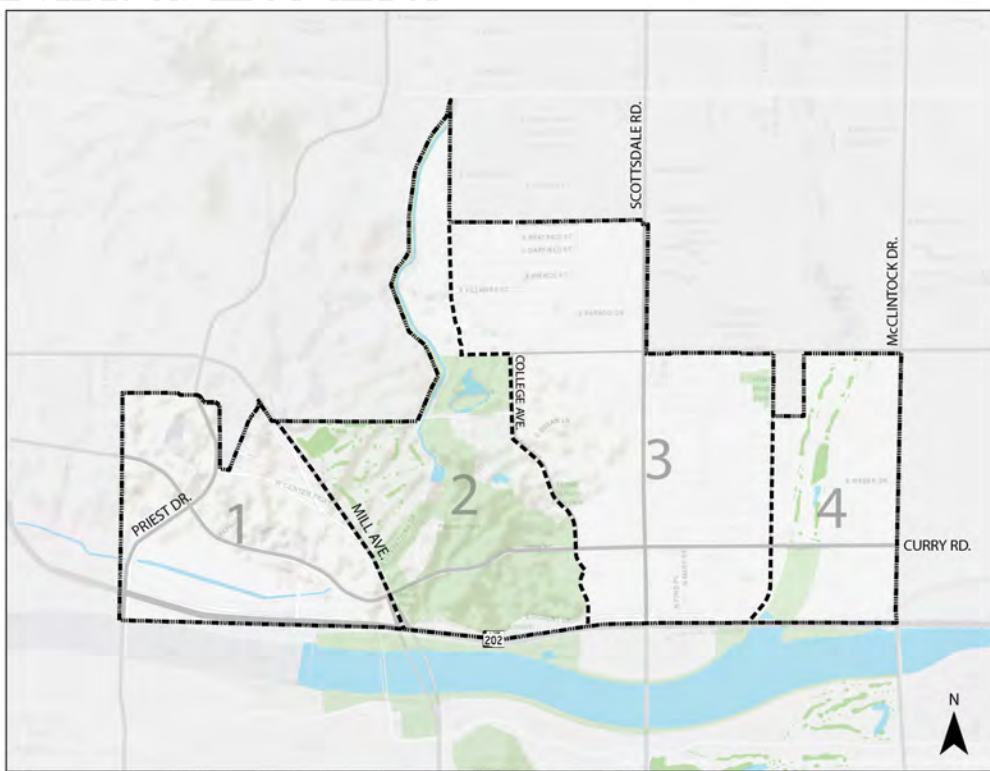


Figure 5. Sub-Areas within the Papago/North Tempe Character Area

1.1 Papago Business Center

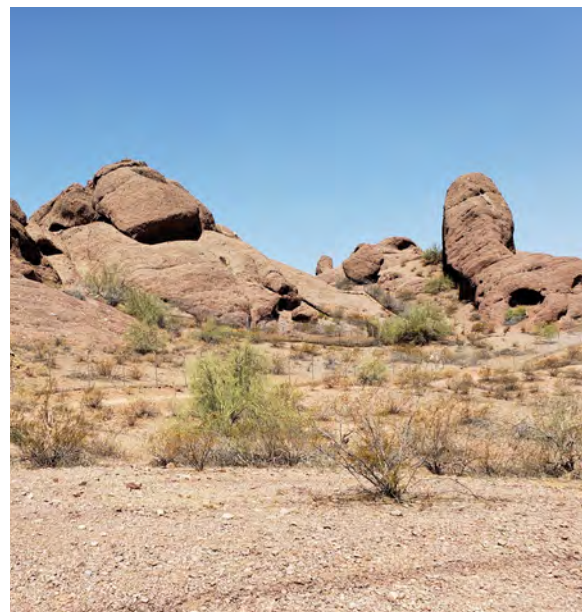
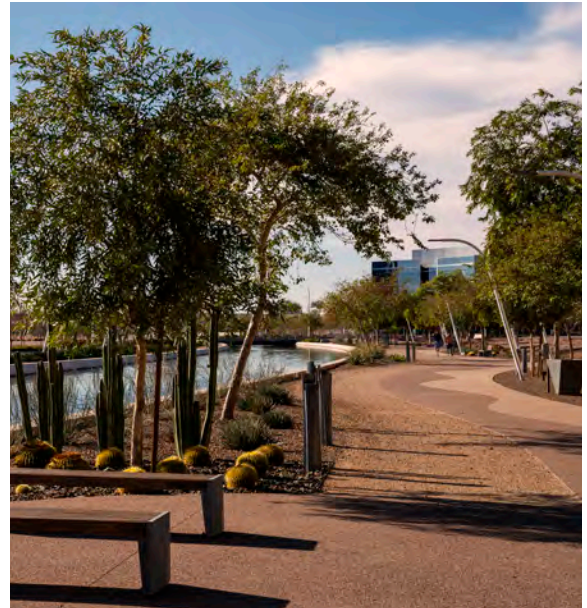
This sub-area is the part of the City that is west of Mill Avenue and north of the Loop 202 Freeway. The land use here is dominated by large scale developments that include mixed use, office and commercial uses. The Salt River Project (SRP) Crosscut facility is located along Washington Street, which is a major connector between Tempe and Phoenix. The Marquee Theater opened in 1993 and is located at the southwest corner of Mill Avenue and Washington Street. The venue is popular with music lovers including the students from Arizona State University.

The Valley Metro Light Rail Transit (LRT) travels along Washington Street with two stations connecting the area to destinations in Phoenix, Tempe, and Mesa. The Grand Canal flows through the southern section of the sub area. The canal side has seen some large, new developments including the Grand at Papago Park, while large tracts of land along the canal remain vacant and are ripe for development opportunity. The multi-use path along the Grand Canal serves to connect the developments to Papago Park and the greater Phoenix area to the west.

The planning goals for this sub-area are to ensure that the canal-side developments utilize the canal as an amenity while preserving its integrity, support transit-oriented designs along Light Rail Transit (LRT) and ensure that large scale residential, commercial, office and mixed use developments are of high quality design. Further, developments should promote pedestrian walk-ways and bike paths to connect residential, commercial and office uses to the canal-side amenities and transit systems in the area.

In addition to the design principles provided elsewhere in this document, the following principles will help achieve the goals for this sub-area.

- a. All structures built near the Grand Canal bank should protect the view of the canal from significant points in the nearby neighborhoods and points of interest.
- b. Ground floors in the buildings adjacent to the Grand Canal should preferably contain a mix of pedestrian-oriented building uses such as restaurants, shopping, offices, museums, and other active uses.
- c. Buildings adjacent to the Grand Canal should be designed to provide meaningful visual canal orientation using terraces, entrances, bay windows, and similar features that are highly articulated by means of projections, canopies, variations in surface and materials.
- d. All transit stations (LRT, buses) should be well connected for pedestrians and bicyclists from the nearby residential, office and commercial developments.
- e. The existing multi-use paths should be protected and enhanced.



1.2 Papago Park Preserve & Recreation

This area is located north of the Loop 202 Freeway and lies generally between College Avenue and Mill Avenue, and includes the Moeur Park, Papago Park, Rolling Hills Golf Course, Evelyn Hallman Park, Tempe Women’s Club, Indian Bend Park, Crosscut Canal, Johnny G. Martinez (JGM) Water Plant, Arizona Heritage Center, the Eisendrath House, the O’Connor House, SRP and Arizona State University facilities. Papago Park is a regional destination shared by the cities of Tempe and Phoenix, its towering red rocks define the landscape and visual character of the area. The Tempe portion of the park was declared a preserve through Proposition 402 in 2018 and was passed by an overwhelming majority of the voters. Tempe’s Charter Amendment dedicates Papago Park Preserve for use by the visitors for cultural, recreational, and educational benefits, and to allow residents and visitors to appreciate Arizona desert environment.

The historic Crosscut Canal, flanked by multi-use pathways, is a historic resource, and an important and well-utilized amenity for residents and visitors.

For this sub-area, the preservation and protection of open spaces, historic resources, the Crosscut Canal, and associated multi-use path is the priority. For the canal-side trails, bridges, parks, landscaping, infrastructure and development, the principles provided in the “Canal-Oriented Design” section (pg. 27) of this plan should be followed.

In addition to the design principles provided elsewhere in this document, the following principles can help achieve the above goals.

- a. Protect the parks (i.e. Papago Park and Evelyn Hallman Park), Rolling Hills Golf Course, and the open spaces along the Crosscut Canal that have remained the dominant land uses in the area
- b. Protect and enhance the multi-use path along the Crosscut Canal that is widely used by hikers, pedestrians, and bike riders.
- c. As stated in the [Tempe Parks and Recreation Master Plan Update \(2021\)](#), consider opportunities for a connected habitat between the Papago Preserve and the Rio Salado parks.
- d. Pursue a management plan for Papago Preserve as per the strategy included in the [Tempe Parks and Recreation Master Plan Update \(2021\)](#).



1.3 Scottsdale Road Business Corridor & Neighborhoods

Generally bounded by the Loop 202 Freeway, Miller Road, McKellips Road, Continental Drive and College Avenue, this sub-area is dominated by single family residential and some multi-family residential developments. Many of the subdivisions and older residential buildings were constructed in the sixties and seventies. Scottsdale Road is a major arterial road that connects Tempe to Scottsdale and has several commercial, hotel, and residential facilities on both sides of the road. Commercial uses include hotels, motels, restaurants, car sales, gas stations, grocery and convenience stores, and supply stores. The only grocery store in the area located at the southeast corner of McKellips & Scottsdale Roads is highly valued by the residents.



This sub-area is at the core of Papago/North Tempe, providing commercial service and a connectivity spine for the character area. The intersection of Scottsdale Road and Continental Drive/Roosevelt Street is the prominent entry from Scottsdale to Papago/North Tempe and to the City. Preservation of commercial establishments, especially the grocery and local restaurants, are important to the community. A gateway feature at the entry point from Scottsdale is also something desired by community members. Preservation of the neighborhoods, additions of multi-family residential development in appropriate locations, and enhancing the pedestrian and bicycling environment, especially along Scottsdale and Curry Roads, are other important goals for this sub-area.

In addition to the design principles listed elsewhere in this document, the following principles can help achieve the above goals.

- a. Work with Tempe’s Economic Development Department to promote the preservation of existing commercial, office, and open space throughout the area.
- b. When feasible, promote and encourage local and Arizona owned businesses for any-infill in vacant commercial areas.
- c. Work with the City to prepare a masterplan for the future of the County Island to provide a vision and guidance for future developments to ensure connectivity and compatibility with the existing street network and transportation grid of the City.
- d. Support the existing grocery store (the Food City on Scottsdale and McKellips Roads) and encourage the establishment of new food stores.
- e. Support transit nearby commercial facilities and promote appropriate multi-family developments in suitable locations.
- f. Utilize the existing connectivity provided by Scottsdale Road for new establishments such as local restaurants and services to become destinations.
- g. When allowed by zoning, promote horizontal and vertical mixed uses in large developments.
- h. Implement “Complete Street” concepts where feasible as stated in the [Tempe Transportation Master Plan \(2015\)](#) that promotes safety for those using all modes of travel including pedestrians, bicyclists and those using scooters. For example, a complete street concept can be considered for Miller Road, Scottsdale Road, Curry Road, College Avenue and McKellips Road. Complete streets are designed to be safe, comfortable and accessible to all who use them.

1.4 Indian Bend Wash/McClintock Corridor

This small sub-area east of Miller Road and bound by the Loop 202 Freeway, McClintock Drive and McKellips Road consists of industrial uses, the Indian Bend Wash (including Singh Meadows), Big Surf Waterpark, and multi-family and single-family residential developments. The Indian Bend Wash is a linear park and green belt that extends from the City of Scottsdale to the north and ends at the Tempe Town Lake.

The industrial area between McClintock Drive and Miller Road on the north and south of Curry Road provide employment opportunities and supports Tempe’s tax base. Establishments include car sales and repair, printing, and light manufacturing. Singh Meadows hosts a local farmers’ market, the sale of organic compost and also runs a restaurant and live-entertainment events on site.



The industrial establishments should be encouraged to remain in operation. However, as market conditions and technologies change, there may be a need to update the planning and design standards for development so that new types of industrial and emerging uses can be accommodated in the existing facilities. Some mixed-use developments in the area might also become desirable in the future based on the market conditions. General Plan updates for these areas and rezoning to accommodate the evolving needs may become necessary.

Big Surf opened on October 24, 1969, and is a local and regional icon. It has been a regional destination and place of entertainment. The facility also serves as an outdoor music venue for occasional entertainment events. It has hosted events for world-class musical talents such as Pink Floyd and Elton John. For these reasons, it is an important resource in the area, which provides value to the community, the City and region.



In addition to the design principles provided elsewhere in this document, the following principles will help achieve the goals for this sub-area.

- a. Work with the City's Economic Development department to create incentives for property owners who maintain regional entertainment destinations supporting existing uses which provide connectivity to Tempe Marketplace as a regional entertainment and employment hub.
- b. As many buildings are getting old, based on the demand and need of the property owners, updating of the building and structure types may be needed.
- c. When industrial uses transition to new land uses, encourage and promote places to shop and eat in developments

In all the sub-areas above, a diverse and balanced land use within the character area will help achieve the goal of the 20-minute city and to create a place where many residents can work and play in close proximity of the community and age in place.

2. Historic Preservation

Papago/North Tempe has a rich history of its settlement, existence of historic canals, related artifacts, and other resources including historic buildings. Preserving the past and connecting it to the present provides continuity, and a sense of pride and place, and an identity for the community. These goals can be achieved by promoting and ensuring the preservation of buildings, structures and subdivisions which showcase the past, and their continued maintenance.

The following principles will help achieve these objectives for Papago/North Tempe.



- a. Promote preservation of historic buildings, pre- and post-war subdivisions, canals and sacred sites such as archaeological sites, and buttes.
- b. Showcase the local historic and cultural resources both tangible and intangible and use them as references while planning and designing new structures.
- c. Work to ensure the continuing preservation, designation, and ongoing maintenance of existing historic and cultural resources including those within the General Plan-designated Cultural Resource Areas and flood-irrigated areas.
- d. Identify potential Historic Eligible (“HE”) districts, and individual properties and work with Historic Preservation Commission for formal listing in the Tempe Historic Property Register and the National Register of Historic Places.
- e. Work to ensure historic districts obtain both local and national listings to secure highest levels of protection and benefits.
- f. Continue to work with local non-profit organizations and other partners to advance preservation throughout the area.
- g. New buildings on sites next to historic structures should be designed to be generally compatible with the prevailing character of the historic district, block, or adjoining structures.
- h. Carry out restoration and renovation of existing historic buildings in accordance with the recommendations made in “The Secretary of Interior’s Standards for the Treatment of Historic Buildings”.
- i. Continue to conduct a multi-family housing survey to identify eligible properties for designation.

3. Preserving Neighborhood Character



There are well-established neighborhoods and subdivisions in the Papago/North Tempe area with many houses that were built in the forties, fifties, sixties and seventies. There are several registered neighborhood and homeowners’ associations in the area that include Butler Tempe, Cavalier Hills, Concord Village, East Rio, Indian Bend, Indian Bend Gardens, Marlborough Parks Estates, Papago Parkway, Papago Park Village, Parkview Hacienda and River Run. Additionally, there are many neighborhoods in the area which are not registered, such as Campo Alegre. Owners across the character area take pride in their homes and community as can be frequently seen in the well-maintained houses, manicured front yards and landscaping and well-preserved street trees.

Neighborhood character should be preserved when feasible. This can be done by ensuring that new developments are compatible with the existing character of the built-up and natural area. Character can also be defined, maintained, and enhanced by fostering participatory design and branding projects such as murals, gateways, color scheme, tree plantings, neighborhood signs, and street banners.

When feasible, the color scheme in developments should be compatible with the aesthetics of the natural surroundings such as the red rocks in Papago Park and other prominent natural and man-made features.

The following design principles will help to achieve these objectives.

- a. Celebrate neighborhood identity by promoting historic and cultural resources. This serves as the foundation

for creating authenticity and creating a specific “sense of place”.

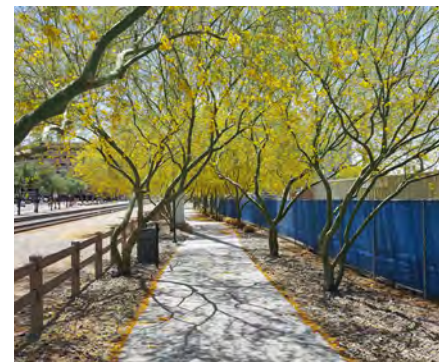
- b. Promote the area’s unique parks, historic buildings, and other landmarks such as Papago Park, the red rocks, Grand Canal, Crosscut Canal, historic homes, and other landmarks as important local and regional destinations.
- c. Encourage the addition of gateway features such as public art, hardscape, or landscape elements at strategic points in the character area and neighborhoods to foster community identity. The art, landscaping, monuments, and architectural features such as bridges and gateway should express a sense of welcome to the community and offer a glimpse to the community’s character and aesthetic aspirations. Potential locations for gateway features can be the entry points into the City, the character area, neighborhoods, and historically significant locations.
- d. Encourage grant applications for the City of Tempe’s Maryanne Corder Neighborhood Grants, State Historic Preservation Office, federal pass-through grants and Indian Communities’ Gaming Grants for area projects which focus on neighborhood signage, improvements of landscape, parks and open space, and other enhancements desired by the community.
- e. Promote a feeling of “sense of place” by reclaiming and dedicating public spaces for people.
- f. Improve quality of open space and amenities as Tempe grows, including enhanced outdoor business options and their environments by establishing active spaces.
- g. Encourage quality design in the public/private spaces between buildings to create pocket and micro parks in appropriate locations.
- h. Promote active engagement and participation in Tempe’s Adaptive Reuse Program and Storefront Improvement Program.
- i. Encourage adaptive reuse options to preserve existing buildings and elevations along commercial frontages.
- j. Support and promote neighborhood-based events aimed at connecting neighbors with one another and fostering a sense of community throughout the area’s neighborhoods, Papago and Indian Bend Parks, schools, locally owned restaurants, and community centers.
- k. Streets in some areas can be designed to accommodate larger public events, such as Ironman and the annual Pat Tillman run.
- l. Work with Tempe Joint Aviation Commission and Phoenix Aviation Department to explore mechanisms to reduce the noise impact to the Papago/North Tempe community from aircraft flying to and from Phoenix Sky Harbor International Airport.
- m. Promote healthy living by continuing to support yoga, Tai Chi, and group fitness classes in Papago and Indian Bend parks which foster community connections while maintaining social distance during pandemics.



4. Neighborhood Standards for Walkability

Walkability is key to the success and desirability of a place. It is important to have safe, comfortable, and pleasant walkable environments available everywhere people need to walk. This objective can be achieved by embellishing the public realms and private connections with abundant shade, trees, landscape elements, street furniture, engaging storefronts, art, etc. In addition, the design and lay-outs for public spaces, building frontage and alleys all need to provide aesthetically pleasing environment and ensure safety for the users. A mixed land use promotes a walkable environment as residents can access various amenities on foot.

There is a rich pedestrian traffic on Scottsdale Road, parts of Curry Road, College Avenue and McKellips Road, and parts of Washington Street. Bicycle and hiker traffic is especially prevalent on Scottsdale Road, College Avenue, Indian Bend Wash, Crosscut Multi-use Path, Grand Canal Multi-use Path, Miller Road and Curry Road. These paths support enhancing the overall connectivity and mobility in the area.



The following design principles will help to achieve these goals.

Street and Alley Character

- a. Encourage building entrances which face the street to increase neighborhood visibility, surveillance, and safety.
- b. Limit the view of car garages in the building fronts and discourage blank walls in development that face public streets.
- c. Promote safe design and creative parking solutions through active use and repurposing of alleys where appropriate.
- d. Consider traffic mitigation and safety strategies such as the addition of roundabouts, road diets, and speed tables and detached sidewalks in appropriate locations including on College Avenue, Curry and McKellips Roads.
- e. Encourage the use of a compatible plant palette for front yard, side yard, and alley landscape treatments for multi-family, commercial and office developments. The plant pallet should be consistent with the list of plants suggested in this plan.
- f. The landscaping around the buildings should promote visibility and surveillance of the surrounding areas to ensure the safety of the users.
- g. Promote the use of the Historic Plant Palette along Scottsdale Road, Curry Road and College Avenue to create a sense of place along these major thoroughfares.

Block Character

- h. Relate to neighborhood and context through massing, form, scale, setbacks, step-backs, building material and design style. This is especially important in the larger-scale new developments close to the Grand Canal,

around Washington Street and Priest Drive.

- i. Encourage raised or well-defined entry levels which provide privacy and noise mitigation for residents.
- j. Promote the use of trees and live walls to provide shade and serve as noise, visual and security buffers in areas where needed.
- k. When feasible, add green spaces along sidewalks and around car parking areas.
- l. Encourage above ground utility elements to be placed in an area on site which is not visible from the public right-of-way.
- m. Encourage architectural form and materials which promote permanence through durability, usefulness, and compatibility. Do not rely on landscape elements to hide or screen undesirable architectural form on buildings.

5. Open Space/Public Gathering Space

The Papago/North Tempe area boasts of several high-quality public spaces such as the Papago Park, Crosscut Canal multi-use path corridor, Evelyn Hallman Park, Indian Bend Wash, Indian Bend Park, and Singh Meadows. The intent of this section is to provide guidance on the design of publicly accessible outdoor spaces including parks, canal-side spaces and other public outdoor spaces including plazas, courts, urban parks, squares, and publicly accessible spaces in private development. This plan seeks to create and enhance a “sense of place” by reclaiming and dedicating public spaces for people.

The following design principles are provided to help achieve the above goals.

- a. Encourage large new developments to allocate a part of the site for public open space in the development, which should preferably include landscaping.
- b. Encourage pedestrian connections, including alleys, from sidewalks to parks and plazas at the interior of blocks to accommodate bike paths, landscaping and other amenities including service vehicles (a minimum width of 18 feet is suggested to accommodate these elements).
- c. Promote trees or structural canopies and shade structures to facilitate human comfort in outdoor areas and amenities such as in city parks, Singh Meadows and along the canal-side and streets.
- d. Encourage the use of comfortable seating in publicly accessible parks and plazas.
- e. Utility and mechanical uses like vents, transformers and trash storage should be placed away from urban parks, squares, and plazas.
- f. Encourage outdoor gathering space that is integrated to the overall



site design and located in an area on the ground level that is accessible to a large number of users, and to establish functional relationships and linkages within the site or between adjacent sites.

- g. When feasible, open spaces in development should be designed as a single, contiguous space, rather than multiple separated smaller spaces.
- h. Encourage the integration of landscaping and/or structures to provide shading for the outdoor gathering spaces. Shading features may be free standing or integrated with the adjacent building.
- i. Encourage direct access from gathering spaces to sidewalks and pedestrian walkways.
- j. Encourage the use of retention areas as small parks and recreation areas if the primary goal of retaining storm water is maintained.
- k. While providing open spaces and assessing the heights and location of new development, ensure that viewsheds from important viewing locations to important natural elements such as the mountains and buttes are protected

6. Landscape and Vegetative Shade

The Sonoran Desert is rich with plants and vegetation that have exquisite and sometimes unique textures and forms. The character area is full of desert environment especially in the Papago Park, Evelyn Hallman Park, Indian Bend Park and the several open spaces west of College Avenue. This area will benefit from promotion of a non-invasive, drought-tolerant, indigenous, and water conserving plant palette in developments and public spaces. Further, the landscaping elements should be bio-diverse and reflect the local vegetative character of the area. As shade from trees is an important element to provide comfort and promote health and safety in the desert environment, trees that have a full canopy and shade capacity are encouraged.

The following landscape-related principles will help achieve the above goals.

- a. Promote the use of the predominant Upper Sonoran plant types such as, Little-Leaf Palo Verde, White-Thorn Acacia, Creosote, Cholla, Brittlebush, White and Triangle-Leaf Bursage, Hedgehog, Barrel Cactus, and Prickly Pear where appropriate.
- b. Promote the preservation of habitats for smaller animals that make their home in the Papago Park and vicinity including Chuckwallas, Whiptail Lizards, Gopher, Ground Squirrels, Kangaroo Rat, and Western Diamondback Rattlesnakes.
- c. Promote the preservation of landscapes which are unique in the area and Tempe due to their well-established roots, dense shade canopy, and dense vegetative character.
- d. Encourage native, drought-tolerant, water-saving, and adapted plant palette to promote water conservation, biodiversity, shade, and sustainability except in the flood-irrigated areas.



- e. The “Historic Plant Palette” should be used as a resource and reference towards plant selections within Cultural Resource Areas (CRA), and on the historic property sites.
- f. Promote biodiversity throughout landscapes to help prevent single species die-off, disease, pest infestations, to promote sustainable crop pollination, nutrient cycling, healthy soils and support bird, small wild animal and insect diversity.
- g. Consider replacing Mexican Fan Palms with shade trees in the areas where people walk and rest. Example of these areas are Evelyn Hallman Park and parts of Papago Park.
- h. Support multi-colored plants as well as flowering trees, shrubs, and ground covers which flower throughout different times of the year to foster a healthy urban forest and habitat.
- i. Promote the use of private and public pollinator gardens, which are the engines to create healthy habitats in the area. The pollinator gardens should include plants that help the pollination of flowers, plants, vegetables, and edible plants in the area. The pollinator gardens typically should consist of varieties of native plants including wildflowers, perennials and adapted plants that require low maintenance. In this regard, refer to the plant list prepared by [The Xerces Society](#) and NRCS, Tucson, AZ [Plant Materials Center](#).
- j. Promote a maintenance regime that requires replacement of dead or dying trees, and that does not over-groom or over-prune arid plants. Over-pruning causes shock and reduces flowering and pollination potential of plants.
- k. Support tall and high-canopy trees which provide habitats to birds of prey (hawks, owls, etc.) as part of a healthy and balanced urban forestry and bio-diversity conservation program.
- l. Invasive plants as identified by [Arizona Native Plant Society](#) as invasive species in Arizona, and those identified by [Arizona Department of Agriculture](#) as noxious weeds should not be used in developments.
- m. Shade can be provided through plants, vines, structural elements, colonnades, trellises, and covered structures on walkways, sidewalks, public gathering spaces, multi-use trails and all areas where people need to gather or walk.
- n. At least 50 percent of the site hardscape that is not covered by solar energy systems should be shaded by biodiverse planting of low water use plants as identified by the ADWR ([Arizona Department of Water Resources](#)). The shade coverage on hardscape should be the arithmetic mean of the shade coverage at 9 am, noon, and 3 pm measured on the date of the summer solstice.

7. Mobility & Connectivity

Connectivity and ease of mobility within the character area and adjoining areas is important for residents, businesses, and visitors to the area. Planning in the area should facilitate people to move within neighborhoods, commercial areas, offices, parks, and other locations. Currently Papago/ North Tempe is served by various transit systems including the light rail along Mill Avenue and Washington Street, buses along Priest, Scottsdale Road and McClintock Drive and free Orbit neighborhood circulators.

This area also has several multi-use trails and bike paths. These include multi-use paths along the Crosscut Canal, Indian Bend Wash and Grand Canal, and bike paths along College Avenue, Mill Avenue, Washington Street, Weber Drive, Curry Road, and Miller Road.

Goals in this section will include improvement of the pedestrian and biking experience through traffic safety on appropriate streets.

Transit facilities and bike routes in the area should be expanded so that residents can access daily important needs within 20 minutes of walking, biking, or via transit to meet the objectives set out in the Council Priorities.



The following design principles are provided to help achieve these goals.

- a. Coordinate local and regional land use and transportation decisions to create a balanced, multi-modal transportation system to reduce reliance on the automobile, reduce vehicle trips, mitigate neighborhood cut-through, and create more options to achieve Tempe's vision as a "20-minute City".
- b. Work to promote Tempe's "Vision Zero" program to minimize traffic incidents and promote traffic and pedestrian safety.
- c. Connect people to their places of employment, education, recreation, healthcare, worship, etc. with a variety of multi-modal options (walk, bike, skateboard, neighborhood circulator, regional bus, light rail, streetcar, automobile) to decrease traffic intensity and enhance area mobility.
- d. Promote and utilize technology including transit related apps to continually improve accessibility, and mobility related efficiency, safety, and comfort for all.



8. Canal Oriented Design

The Crosscut Canal in the Papago/North Tempe is not only a historic resource, but a great existing amenity for the residents. Similarly, the Grand Canal on the western part of Papago/North Tempe is an important local amenity. Canal right-of-way system should have the characteristics of a linear park and multi-use trail with elements of landscape, hardscape, and other elements of design. The existing multi-use trails on the side of the canals are also important resources for the community and visitors for recreation, healthy living, and therapeutic purposes. The canal-side amenities should be preserved and enhanced. Development along the Grand Canal are also able to utilize the benefit of their canal-side location and utilize the adjacency as an amenity for the site.

The following design principles will help to achieve the above goals.

- a. Encourage the preservation of significant view corridors of the canal from contiguous public spaces including from existing streets and open spaces.
- b. Landscape plant materials used in canal bank development should be selected from the Arizona Department of Water Resources (ADWR) low water use plant list, which will also have to meet the SRP's (Salt River Project) requirements.



- c. The irrigation system for canal right-of-way landscaping should use a municipal water supply or private water source, and not the water from the canal directly.
- d. Parks which abut a canal (e.g., Papago Park, Evelyn Hallman Park) should incorporate the canal banks and trails as integral components into the design of the park. New trees and shrubs along the canal banks should be planted to provide shade and visual amenity.
- e. Landscaping and grading of canal banks should be designed to avoid runoff drainage into the canals unless the existing area already drains into the canal. However, the design should ensure that there is no flooding of the banks
- f. Any bridges over canals and the approaching walkways should incorporate design features such as, public art, landscaping, paving, fenestration, and street furnishing.
- g. All bridge structure above canal connecting retail uses should incorporate significant and frequent areas of glazing, openings, and/or other articulation and penetration of the vertical wall surface to reduce the apparent size and bulk.
- h. The pedestrian and bicycle bridges above canal should be designed to enhance the aesthetics of the area and provide a comfortable environment for the users. The bridges should function as visual gateways into the areas adjacent to canal banks.
- i. Multi-use paths along the canals should provide a comfortable, safe, and pleasant environment for the pedestrian and bike riders while maximizing the view of the natural surroundings including those of the red rocks at Papago Park.

9. Quality Design

New developments and redevelopment in the area that are compatible with the aesthetics of the surrounding buildings, natural elements and other physical features will help maintain and enhance the character of the area. Developments that have pleasant aesthetics and durable materials like brick, stone, block, metal, and wood, when possible, will help achieve these goals. In addition, commercial/mixed-use buildings that exhibit a variety of form, color, texture and materials will offer improved and high-quality design.

The following principles will help to achieve the above quality design objectives.



- a. Encourage the use of natural, and authentic building materials (e.g., brick, stone, concrete block (with integral color), metal, wood, and bamboo) whenever possible.
- b. Consider the physical shape, formation, color, and aesthetics of the red-rock formation in the Papago Park for inspiration while designing publicly visible structures and landscaping elements.
- c. The visual character of the ground floor façade of a building should be differentiated from upper floors through variations in materials, color, and window patterns in the exterior.
- d. Upper floor facades should be visually articulated to express the floor levels to avoid visual monotony as seen from outside.
- e. Encourage both visual open space and usable private open space with site amenities.

- f. Encourage private rooftop amenities in addition to active and passive ground level open spaces.
- g. Promote varied shade densities (e.g., pergolas and screens) and forms in transition areas from indoor to outdoor spaces.
- h. When possible minimize the use of stucco on building exteriors or provide a variation of materials.

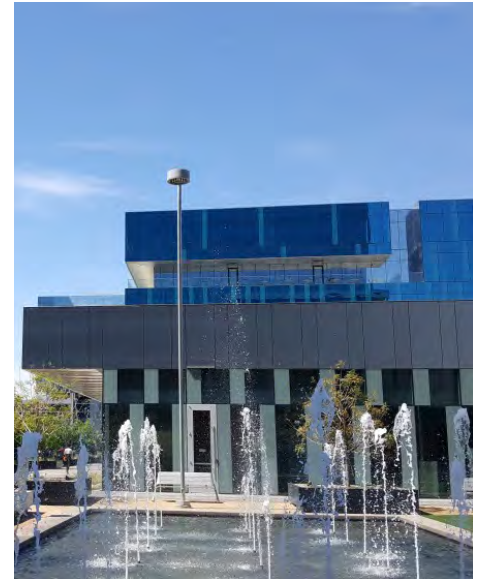
10. Public Art

Public art adds beauty and value to public spaces, enhances the experience for residents and visitors, and provides a means to express Tempe’s community character, which is highly valued by the residents. Art should be integrated into new developments, and it should celebrate local history, diversity, and community identity.

The City of Tempe Art in Private Development (AIPD) Ordinance, passed in 1991, has been successful in promoting artworks in many parts of the city. Both through the AIPD ordinance, and voluntary efforts, public art should be promoted in Papago/North Tempe in new developments and redevelopment projects.

The following principles will help achieve these goals.

- a. Create a rich variety of site-specific, integrated art in all neighborhood developments including mixed-use and multi-family projects. Experiential (related to experience) art which uses light, water, wind, kinetics (containing movement) and three-dimensional texture may be included in the public art schemes.
- b. Encourage public art which reflects cultural, historic, or geographic elements that make North Tempe unique, including its O’Odham, Latino and Anglo history.
- c. Promote art as community infrastructure in transit stops, neighborhoods, parks, public and private plazas and courts, and commercial areas along Scottsdale Road, Washington Street and Priest Drive.



11. Housing: Affordability & Aging in Place



Papago/North Tempe should be a place for living by persons of all incomes and ages. Livable communities allow people to age in place with a sense of freedom, autonomy, and a high quality of life at every stage. Promoting planning and design for active living at all ages will enhance the community. Area residents and stakeholders have identified housing affordability as a major objective and concern. Additionally, residents stated that the presence of homeless population in the area is a major concern. These concerns have been relayed to the relevant Tempe departments. Enhancing housing affordability and locating them near transit and in walkable areas also should help mitigate this concern.

The area includes older residential subdivisions, newer and older multi-family developments and mixed use residential/commercial developments. All these provide an opportunity for various types of housing at a wide range of price points.

The following principles and strategies will help to achieve these objectives.

- a. The City should follow the strategies and recommendations provided in the [“Affordable Housing Strategy”](#) document for Tempe that was adopted by the City Council in 2019. The major areas addressed in the documents include increasing resources to support housing production, incentives for developers, maintenance of affordable housing inventory and producing housing variety.
- b. The City should continue to follow the guidance, advice and resource mobilization as envisioned by the “Hometown for All” program initiated in 2021.
- c. Affordable housing non-profits, the City of Tempe, and interested private and public entities should work with the non-profit “Tempe Coalition for Affordable Housing” (the Affiliate) to support and help the building and maintenance of affordable housing in Tempe.
- d. Encourage the development of a diverse range of housing types, sizes, and styles which are compatible with the character-defining context of the surrounding neighborhood, street, and block character.
- e. Encourage home ownership opportunities for the residents by the various means that may become available for the public, non-profit and private entities.
- f. Encourage and support the Tempe Community Land Trust model as a means to sustain long-term affordability of housing options.
- g. Promote active engagement and participation by homeowners in Tempe’s Emergency Home Repair Program run by the City’s Human Services Department
- h. Support the addition of Accessory Dwelling Units (ADU) on properties which are eligible for ADU.

12. Green Storm Water Infrastructure & Green Buildings



The US Environmental Protection Agency (EPA) defines green infrastructure as “...an approach to wet weather management that uses soils and vegetation to utilize, enhance and/or mimic the natural hydrological cycle processes of infiltration, evapotranspiration and reuse.” Green construction includes planning and design techniques that help preserve the environment, save energy, and promote sustainability.



Utilizing green infrastructure and construction techniques will greatly help fight climate change, reduce waste, and create a more sustainable and efficient development in the area. These practices will support smart and efficient growth, protect the environment, and create a more natural ambiance in development. Green infrastructure, green construction, water harvesting, and low impact development techniques also lessen the effect of stormwater in the environment and preserve the natural hydrological cycles and systems.

Water harvesting practices reduce the amount of stormwater flowing in streets or onto adjacent properties that often cause flooding. These practices make free water supply available for landscape plants, and helps keep potential stormwater pollutants out of our streets, watercourses and ultimately, the groundwater.

By saving on the quantity of potable water used for irrigation, this approach can reduce the demand on the municipal water supply.

Green infrastructure systems are going to be specifically relevant to new large-scale developments in the sub-area near the Grand Canal, Priest Drive and Mill Avenue.

The following principles are provided to help achieve the above objectives.

- a. Encourage all new development, and redevelopment projects to include green infrastructure and green building elements in the development.
- b. Promote the utilization of the efficiency of natural and passive systems in site planning and building designs. These include on-site rainwater harvesting, permeable paving, stormwater redirects to landscape areas, cool roofs, green roofs, passive solar elements including solar shades via overhangs and fins, covered and recessed balconies, vine covered walls, daylight in the interior, and natural ventilation.
- c. In all private and public developments, support the goals of the applicable provisions of the Council-adopted [Urban Forestry Master Plan \(2017\)](#) to promote shade, walkability, human health, biodiversity, sustainability, help reduce the urban heat island effect, and mitigate extreme heat.
- d. Implement the elements of the Council-adopted [Climate Action Plan \(2019\)](#) to promote energy efficiency, use of clean energy especially through the use of photovoltaic solar panels, increased use of transit systems including electrification of vehicles and use of clean fuels, building resilience to extreme heat, and reduction in greenhouse gas emission.
- e. Utilize relevant standards and recommendations for green stormwater management included in the [“Greater Phoenix Metro Green Infrastructure Handbook”](#) prepared by the City of Scottsdale and Arizona State University Sustainable Cities Network. The City of Tempe was also a partner in the preparation of this handbook. The handbook includes several techniques and standards to achieve Low Impact Development (LID) through the use of permeable paving, natural drainage system, sediment traps, water harvesting, vegetation, bioswales, bio retention and other passive design systems.
- f. Encourage developers to voluntarily utilize relevant portions of [International Green Construction Code \(IgCC\) 2018](#) as amended and/or added by the City of Tempe in the future.



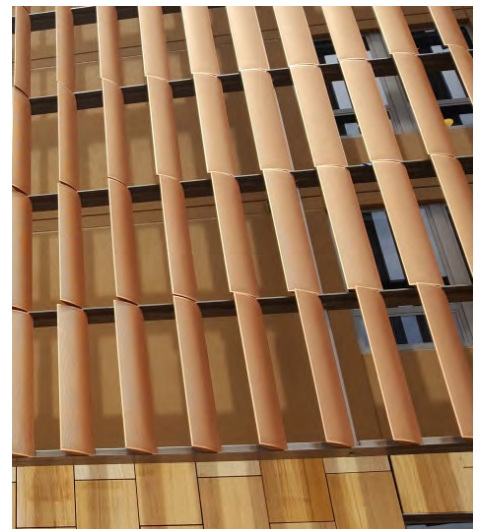
- g. Developers are encouraged to incorporate the relevant principles of the latest [LEED \(Leadership in Energy and Environmental Design\)](#) program related to green infrastructure in their projects whenever feasible.
- h. Encourage the use of green roofs to absorb rainwater, provide building insulation, improve aesthetics, sequester carbon, and create habitats for wildlife.
- i. Encourage the use permeable paving techniques to reduce surface run-off. Permeable pavements are appropriate in low- to moderate-vehicular traffic areas, such as surface parking lots, sidewalks, and access roads to individual development.

13. Clean Energy

Tempe's [Climate Action Plan 2019 \(CAP\)](#) prompts the City and stakeholders to invest in cleaner, renewable energy options for residential, commercial, and municipal buildings to reduce greenhouse gas emissions. The CAP recommends that Tempe reduce its reliance on non-renewable energy sources by using more clean energy, such as nuclear, solar and wind. By adopting a clean energy regime, Tempe can stimulate the growth of a clean energy-based economy and support climate change and sustainability goals.

The principles shown below should be followed to achieve energy conservation objectives.

- a. Encourage on-site solar use and protect and preserve existing solar capture potential on adjacent parcels.
- b. Encourage developments to minimize energy consumption by applying strategies that include improved roof and wall insulation, exterior building shading, daylight utilization for interior illumination and energy efficient lighting system.
- c. Encourage daylight harvesting and occupancy controls that dim or switch off lights when natural ambient light is sufficient for the purpose.
- d. Whenever feasible, design buildings and sites with photovoltaic (PV) installations and solar PV or hot water systems on roof.
- e. Promote the use of windows with a low solar heat gain coefficient to minimize heat gain, and good transparency to allow natural light into buildings.
- f. Encourage windows facing south or west to be structurally shaded and/or utilize treated glass to reduce heat gain.
- g. South and west facing balconies should be recessed from the facade plane or have shades above windows or vertical fins to minimize solar gain.
- h. When feasible, external shading devices such as ground floor awnings, overhangs, and fins should be utilized to minimize direct solar gain and to provide shade on the ground level.
- i. Photocells and sensors should be included to ensure that streetlights are turned on only when daylight is insufficient, and turned off when there is no traffic or people movement except when security requirements would require a defined minimum level of lighting on streets.
- j. The major building axis should be oriented to optimize solar energy. The most efficient solar orientation for siting is within a 15-degree boundary of the east/west axis. Having such a building orientation can significantly reduce the building energy demand.
- k. Promote the allocation of physical space, adequate structural support, and space for conduits for future installation of on-site renewable energy systems, including solar and battery.
- l. Encourage parking spaces in a development to be Electric Vehicle (EV) charger-ready (i.e., wiring conduit provided) with at least ten percent of all spaces installed with EV chargers.



14. Climate Change & Resilience to Extreme Heat

All development proposals and public improvements projects in Papago/North Tempe should refer to Tempe's [Climate Action Plan \(CAP\) 2019](#) to ensure that the design, materials, site planning and energy and mechanical systems are compatible with the goals of the CAP. The CAP strives to promote energy efficiency, increased transit including electrification of vehicles, building resilience to extreme heat, and reduction in greenhouse gas emission.

With ongoing global warming, extreme temperatures have already become real, and more frequent events in Arizona. Towards managing extreme heat, the CAP recommends residents, developers, and the City work to reduce heat island effects with permeable pavements, vegetative ground cover, shade, and reflective materials. Towards these goals, local non-profits, and interested stakeholders including the Community Development Department should build partnership programs with the Tempe Parks and Recreation Division, county and state programs, ASU and local non-profit organizations and businesses. In the Papago/North Tempe area, many open spaces, and parks such as Papago Park, Evelyn Hallman Park and Indian Bend Wash are natural areas that can provide a cooler microclimate because of the greeneries, water features and trees.

The principles shown below should be followed to achieve the above goals.

- a. Encourage covering sidewalks and walkways with structural projections or overhangs by vegetation or structural shade including by solar photovoltaic (PV) panels.
- b. Encourage the incorporation of photovoltaic canopies for parking areas, rooftops, and shade structures.
- c. Encourage shading over exterior windows, especially on the south and west walls with architectural solar controls such as overhangs, fins, and balconies to mitigate heat absorption and energy demand by building. Overhangs and fins should be deep enough to shade the majority of the window area on the Summer Solstice.
- d. Exterior of south and west walls should be shaded by vines, trees, and other forms of vegetation.
- e. Encourage at least half of the site's hardscaped area to use permeable paving, structured soil/grass, open grid paving or similar material which allows for water to permeate the surface to promote natural drainage and water infiltration to the ground.
- f. Developers are encouraged to utilize strategies and principles of the latest [LEED \(Leadership in Energy and Environmental Design\)](#) programs that relate to climate change mitigation.



15. Public Health Friendly Planning

The Covid-19 pandemic has created a public health crisis worldwide and is impacting the way we plan and design cities. During pandemics, regular public interactions can increase the spread of communicable diseases. In this context, design of the built environment should allow people to physically distance themselves from others, while

providing residents opportunities to enjoy hygienic environments and open spaces.

Except in a few areas close to Scottsdale Road, the Papago/North Tempe area offers a lot of open spaces, and areas for people to gather and be able to maintain physical (social) distancing when needed.

The following strategies can be used for planning and design to safeguard public health.

- a. Urban residential densities are important to promote compact development, encourage walking and biking, support mixed use, and public transit, and make more public spaces available. However, from a public health perspective, proper space configuration and design of buildings is important to allow enough space for a physical separation of at least six (6) feet between individuals to reduce the spread of communicable diseases. Adequate space to facilitate physical distancing should be provided in buildings that include communal living spaces.
- b. Hallways and corridors in multifamily residential buildings should be designed to provide opportunities for physical distancing of at least six feet between individuals when in use.
- c. Interior common spaces in buildings should be designed to enable physical distancing of at least six (6) feet. When possible, the common exterior walls and floors should be made with washable materials that can be easily disinfected and washed to reduce the spread of any communicable diseases. Building interior should have natural ventilation when possible
- d. Handwashing stations are recommended in larger developments and should be strategically placed in areas where people gather such as in parks, public bathrooms, transit stations, public and private plazas, courtyards, squares, sidewalks, and terraces of public buildings.



- e. Open spaces to offer opportunities for people to seek recreation, fresh air, and to ease their mental health burden should be provided in large developments. Open spaces could also be used as staging grounds for make-shift medical facilities such as testing, vaccination, and distribution areas when necessary. In Tempe's climate, it is important to provide shaded areas in open spaces for year-round use. In the buildings, developers are encouraged to provide usable balconies in dwelling units so that residents can get out for fresh air.
- f. Publicly accessible open spaces including urban parks, plazas, community gardens, and public squares can be designed as "Therapeutic Gardens" or "Healing Landscapes" having aesthetically pleasant combination of

flowers, greeneries, water elements, open spaces, and seating areas to provide a relaxing and stress-reducing ambiance for the visitors. Papago/North Tempe already has several of these garden types such as in Papago, Evelyn Hallman, Tempe Women’s Club and Indian Bend parks and along the Crosscut and Grand canals. They should be preserved and expanded when feasible.

- g. Promote increased self-sufficiency for the community in fruits, vegetables, and some grains through roof gardens, urban farming, and community gardens. On-site production of food during a pandemic helps supplement food supply when long distance transportation systems might not function well.
- h. Continue to promote walking and biking as a critical component of an urban transportation system which help to improve public health and quality of life. Wide sidewalks are encouraged in urban environments that allow people to physically distance themselves from others, and to queue outside essential businesses and at transit stops. The many bike-paths in the area help in this objective.
- i. Typically, during a pandemic, the demand for walking and biking spaces increases while vehicle traffic decreases. Consider specific street-related strategies, commonly referred to as “Open Streets”, “Adaptive Streets”, “Slow Streets”, or “Shared Streets”, which help create additional pedestrian and bicycle space and to allow people to practice physical distancing.
- j. Some on-street parking spaces can be temporarily converted for use by delivery vehicles, for curbside pickup, and providing room to queue outside essential businesses. During pandemics and other disasters, temporary drive-throughs and designated order pick-up locations may be allowed on site. Off-street parking areas and on-site driveways could be used temporarily for these purposes.

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Note: All photos taken by staff with the exception of historic photos from the Tempe History Museum Archives



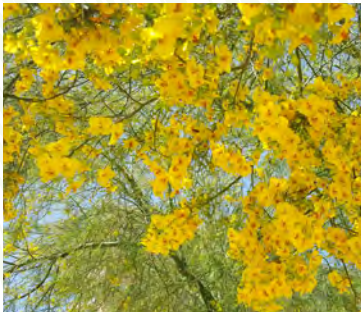
Appendix 1

Historic Plant Palette for Papago/North Tempe



Trees

- Velvet Mesquite (*Prosopis velutina*)
- Honey Mesquite (*Prosopis glandulosa*)
- Screwbean Mesquite (*Prosopis pubescens*)
- Catclaw Acacia (*Acacia greggii*)
- Sweet Acacia (*Acacia smallii*)
- White Thorn Acacia (*Acacia constricta*)
- Palo Brea (*Cercidium praecox*)
- Blue Palo Verde (*Cercidium floridum*)
- Foothill Palo Verde (*Cercidium microphyllum*)
- Desert Willow (*Chilopsis linearis*)
- Freemont Cottonwood (*Populus fremontii*)
- Arizona Ash (*Fraxinus velutina*)
- Gooding Willow (*Salix goodingii*)
- Ironwood (*Olneya tesota*)



Shrubs

- Agave (*Agave* sp.)
- Aloe (*Aloe* sp.)
- Bougainvillea (*Bougainvillea* sp.)
- Boxwood (*Buxus japonica*)
- Primrose Jasmine (*Jasminum mesnyi*)
- Chinese Juniper (*Juniperus deppeana*)
- Crape Myrtle (*Lagerstroemia indica*)
- Texas Sage (*Leucophyllum frutescens*)
- Japanese Privet (*Ligustrum japonicum*)
- Wax Leaf Privet (*Ligustrum lucidum*)
- Dwarf Myrtle (*Myrtus communis compacta*)
- Heavenly Bamboo (*Nandina domestica*)
- Oleander (*Nerium oleander*)
- Prickly Pear (*Opuntia* sp.)
- Pyracantha (*Pyracantha* sp.)
- Roses (*Rosa* sp.)
- Rosemary (*Rosmarinus officinalis*)
- Arborvitae (*Thuja orientalis*)
- Yucca (*Yucca* sp.)



Annuals

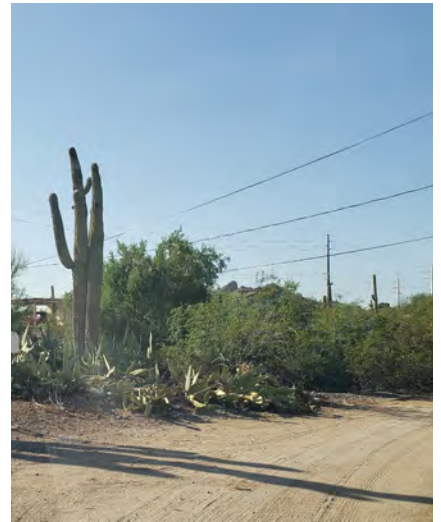
- Snapdragons (*Antirrhinum* sp.)
- Daisies (*Bellis perennis*)
- Pot Marigold (*Calendula*)
- Camellia (*Camellia* sp.)
- Chrysanthemum (*Chrysanthemum* sp.)
- Larkspur (*Delphinium* sp.)
- Carnations (*Dianthus caryophyllus*)
- Gardenia (*Gardenia* sp.)
- Geranium (*Geranium* sp.)
- Sunflower (*Helianthus* sp.)
- Daylily (*Hemerocallis* sp.)
- Iris (*Iris* sp.)
- Sweet Alyssum (*Lobularia maritima*)
- Petunias (*Petunia* sp.)
- Marigolds (*Tagetes* sp.)
- Verbena (*Verbena* sp.)
- Violets (*Viola* sp.)
- Zinnia (*Zinnia* sp.)

Vines

- Queen's Wreath (*Antigonon leptopus*)
- Trumpet Vine (*Campsis radicans*)
- Australian Pea Vine (*Dipogon lignosus*)
- Algerian / English / Grape Ivy (*Hedera* sp.)
- Hyacinth Bean (*Labiata purpureus*)
- Snail Vine (*Vinca caracalla*)
- Sweet Pea (*Lathyrus odoratus*)
- Wild Cucumber (*Marah gilensis*)
- Hacienda / Virginia Creeper (*Parthenocissus* sp.)
- Creeping Fig (*Ficus pumila*)
- Wisteria (*Wisteria frutescens*)

Appendix 2

Some images of buildings, landscape, & open spaces reflecting the character of Papago/North Tempe



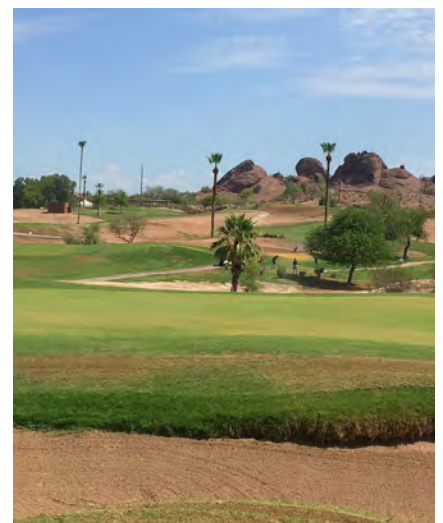
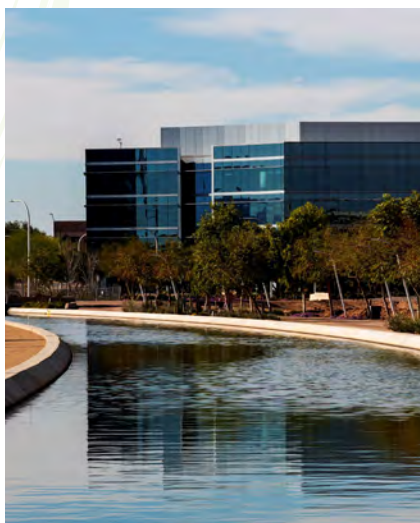
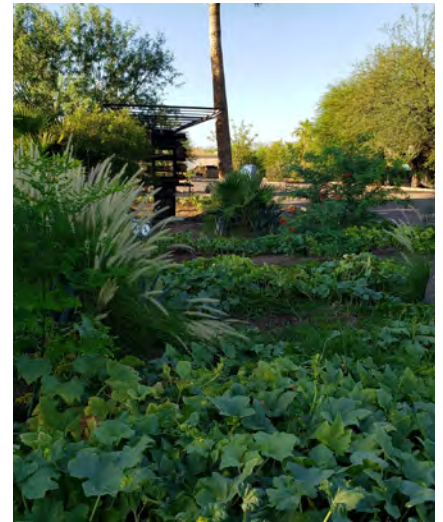
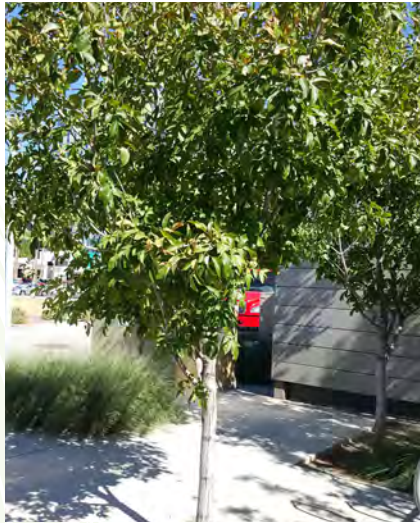
Appendix 2

Additional images of buildings, landscape, & open spaces reflecting the character of Papago/North Tempe



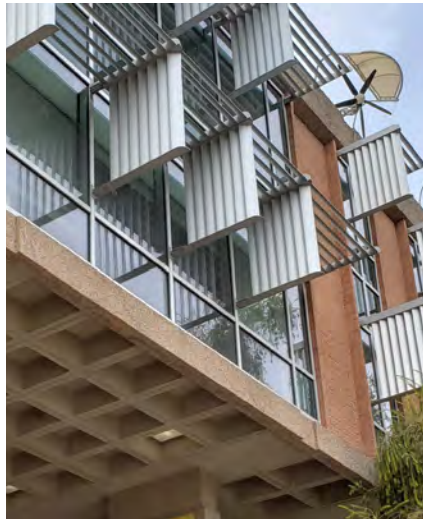
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Some images of buildings, landscape, & open spaces reflecting the character of Papago/North Tempe



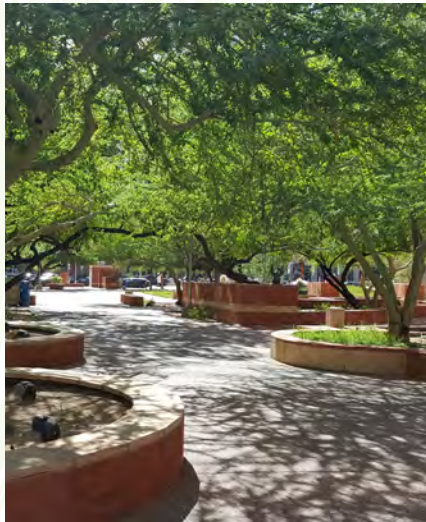
Appendix 3

Additional visual examples related to the design principles in the Plan



Appendix 3

Additional visual examples related to the design principles in the Plan

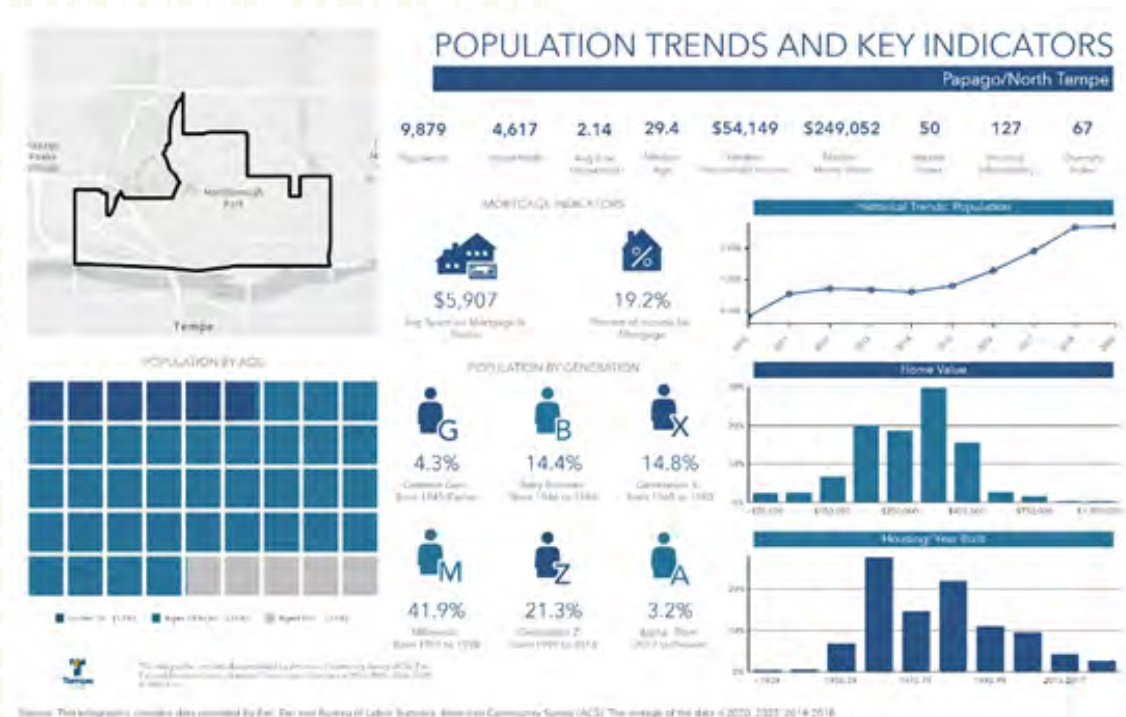


Appendix 4

Selected socio-economic data for Papago/North Tempe (2019 and 2020)

	CA-1 (2019)	Tempe (2019)
Geographical Area	3.35 Sq. Miles (8.4%)	40.1 Sq. Miles
Population	9,920 (5.4%) (2020)	180,587 (2020)
No. of Housing Units	4,891(2020)	75,530 (2020)
Median Age	29.2 years	29.5 years
Median Household Income	\$52,371	\$57,994
Unemployment rate	4%	3.4%
Total No. of Jobs	7,677	195,250 (est.)
Total No. of Businesses	486	17,037

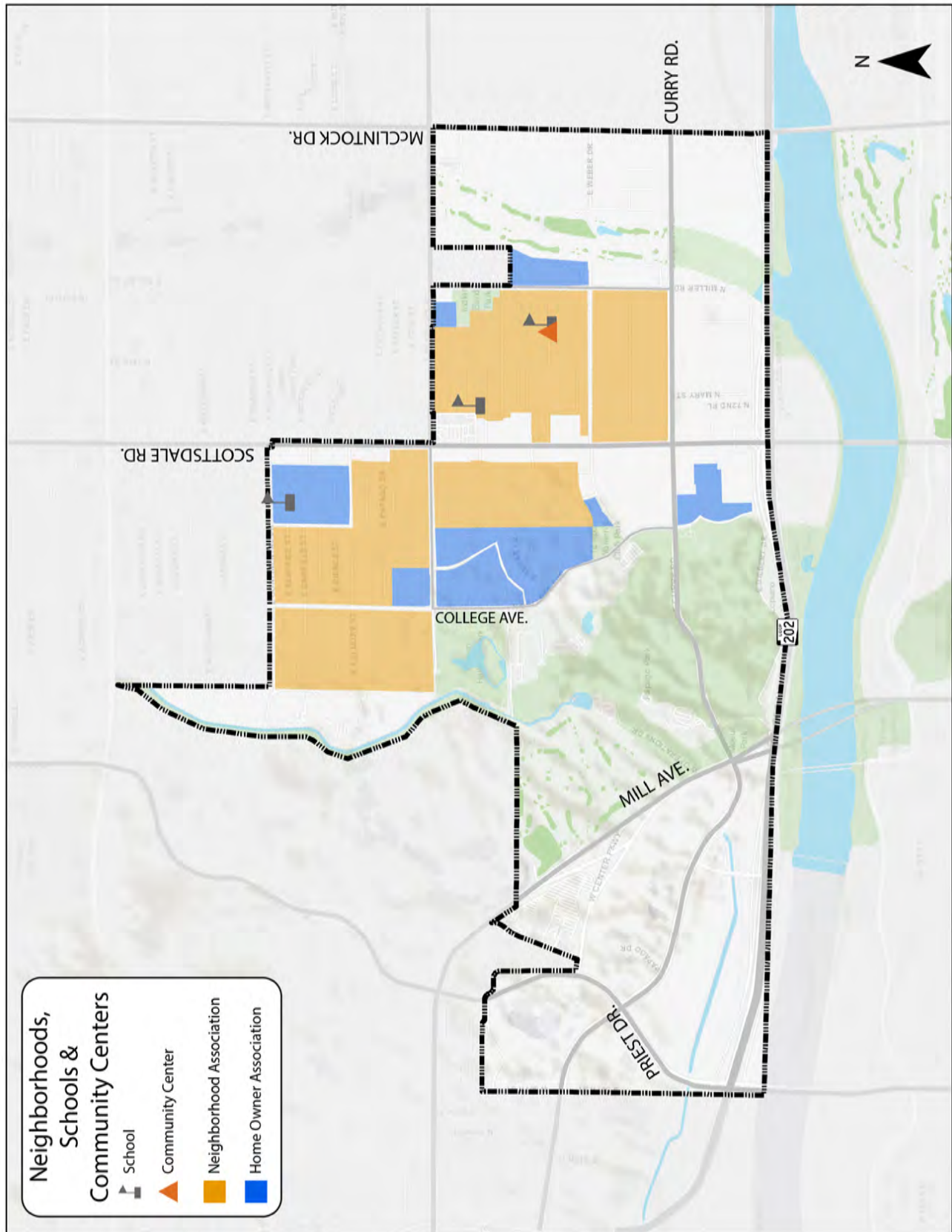
Papago/North Tempe and city-wide stats for comparison (2019)



Papago/North Tempe Demographics, Education and Housing Indicators (2019)

Appendix 5

Additional Maps



Appendix 6

Public Input Summaries, Recordings & Presentations

[Public Involvement Plan](#)

[March 15 Virtual Public Kick-Off Presentation](#)

[March 15 Virtual Public Kick-Off Recording](#)

[Public Input Summary March 15 - April 4, 2021](#)

[May 11 Dotocracy Public Meeting Recording](#)

[May 11 Dotocracy Presentation](#)

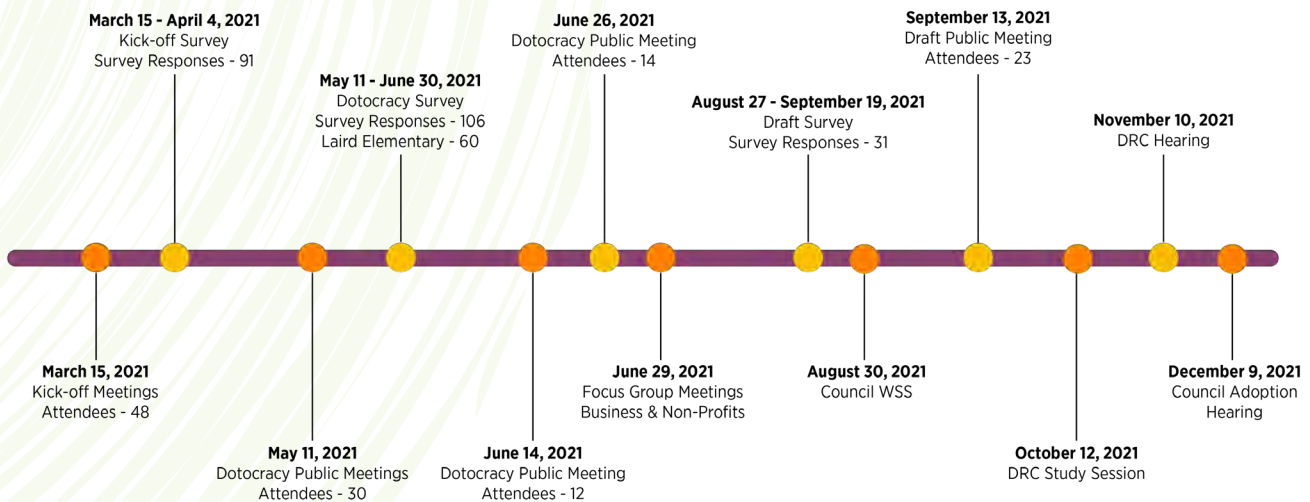
June 14 and 26 Papago Park Pop Up Dotocracy Meeting

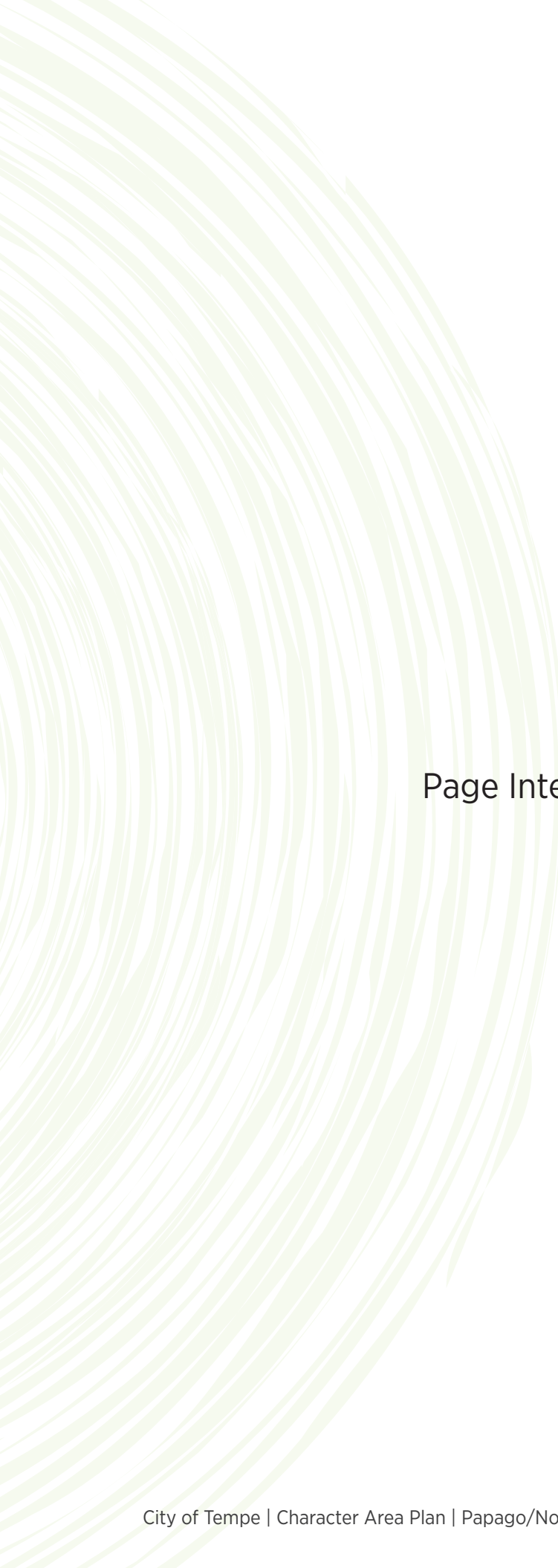
[Public Input Summary Dotocracy May 11 - June 30, 2021](#)

[Sept. 13 Virtual Public Meeting Presentation](#)

[Sept. 13 Virtual Public Meeting Recording](#)

[Public Input Summary Aug. 27 - Sept. 19, 2021](#)





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