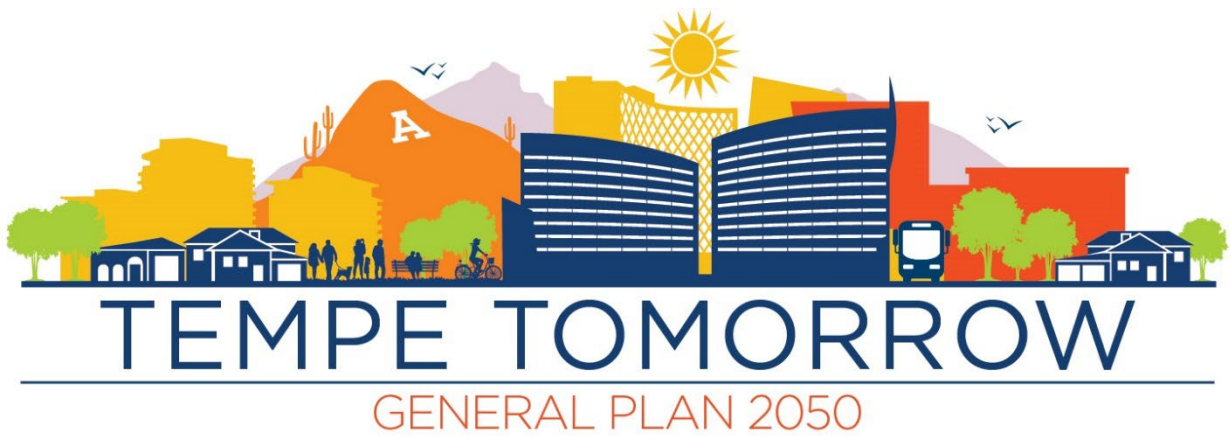




Public Input Summary
May 5 – June 11, 2023



Prepared by:
Community Development Department
Neighborhood Services Division

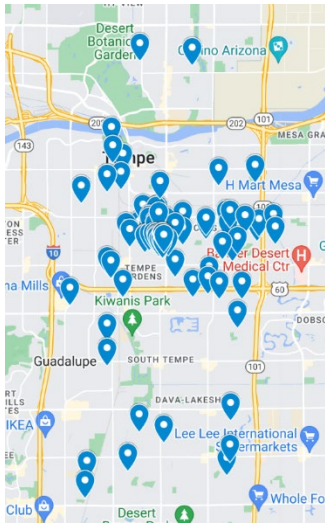
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I. Background

From May 5 to June 14, 2023, the community participated in a fifth round of public input to inform the shaping of Tempe's next general plan. The project team received a total of 537 attendees and 254 unique responses through online public comment from participants who spent a combined total of 12.7 hours sharing feedback.

Two public meetings were held on May 17, one online at noon and one at 6 p.m. at the Tempe History Museum. The noon meeting hosted 13 individuals and the 6 p.m. meeting hosted 21 individuals.

Points indicate the 146 responses of those who completed a survey and chose to share an address.



II. Outreach Methods

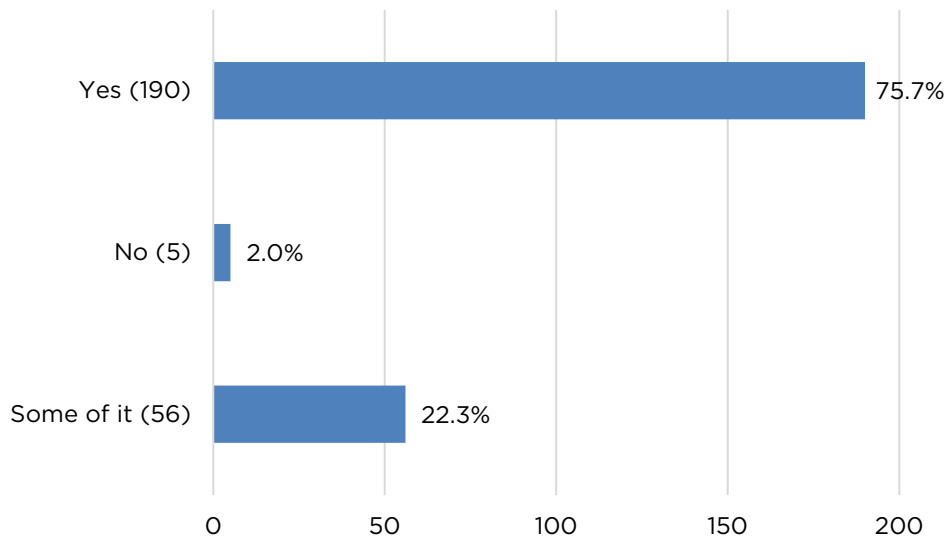
Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in all utility bills announcing the survey and meeting
- Postcard to all Tempe households
- Additional postcard sent for each local community session
- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners
- Survey posted on Tempe Forum for input from May 5 - June 11, 2023
- Notifications and ads on social media
- Email and multiple mentions in Tempe's enews
- Social media posts on Facebook, Instagram, NextDoor and Twitter

III. Survey Responses

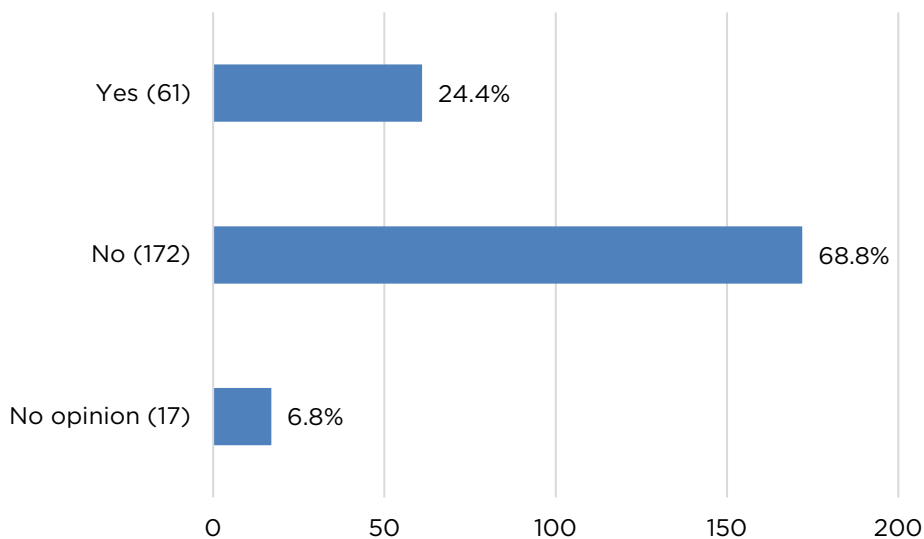
A public input process was conducted from May 5 – June 11, 2023, to gather feedback on the first draft of the general plan. The combined total hours of public comment on this topic was 12.7 hours with 254 responses.

1. Have you had a chance to read the draft general plan or the sections that interest you?



Responses: 251

2. Does the draft Tempe Tomorrow – General Plan 2050 align with your vision for Tempe?



Responses: 250

3. Please share why or why not.

Yes responses:

1. As a home owner, owner of a Tempe bakery, and long time Tempe resident, I strongly support the draft 2050 General Plan. It builds on and extends the City's existing success with a comprehensive and forward-thinking blueprint. The plan's emphasizes on sustainable and climate-friendly development, mixed-use and green development, and enhanced transit-oriented development form the pillars that will ensure our economic competitiveness and long term livability.
2. Commitment to sustainability and environmental stewardship; promoting healthy community living. Enhanced public transportation system: bus, orbit, light rail and street car.
3. Expand pickleball courts, maintain ASU research triangle for dog walkers/recreational use, curb building growth from ASU, build more parking lots and garages (low cost or free) for ASU and Tempe Arts Center, and seek to find and support affordable housing for ASU students and school district faculty/staff and their students and families.
4. For the most part, yes, but I don't know how you can manage climate change, and most importantly heat, when Tempe is a "heat island" with all the buildings going up in our 40 square miles of area. All those apartments, condos, high rises add to the heat. You cannot grow trees large enough to combat that.
5. Forward looking plan anticipates collaboration between private and public sector, well-balanced development, and innovation linked to universities.
6. Green development, more trees, bikes, public transit. Moving away from car dependency.
7. Growth in Tempe is inevitable and the City needs to be prepared for it.
8. I agree with the visions in the plan. I think this is a great draft and would make the future of Tempe a better place.
9. I appreciate that the draft has taken into account the tribes that lived here before colonization, the need to build affordable housing as the residents have asked, and that new housing and commercial buildings will be built sustainably.
10. I like how it feels like a small community
11. I like how it is very comprehensive and thoughtful of the many facets and perspectives of Tempe. I appreciate the forward thinking elements of Climate Change, resiliency, planning and considerations for future needs.
12. I like the emphasis on green, public transportation and open spaces
13. I like the green space, walk ways, bike paths and mass transit.
14. I like the higher density zoning and creation of mixed use infill zones. Given the housing crisis, it is important to increase urban density. I live near the proposed Central Tempe corridor along Rural Rd, and I think this is a great

idea. The area needs more housing and mixed use properties, particularly for small businesses. Reading through comments left by other residents, traffic is a major concern. Additional car traffic to these areas should be limited. This new corridor should be walkable and favor developments that do not have cars, like Culdesac on Apache. Expanding the street car through this area should be a goal.

15. I live in the character three area and I like the increased density proposed changes as the area is both walkable and easy to get around with a bike or mass transportation so not concerned with traffic congestion due to increased density and the increased density is going to provide more housing options where people want to live - the only change I would make is to adjust zoning for the single-family housing area, between Priest and Hardy, below University to multi-family low density or mixed-used moderate (a bit higher density) and then consider adjusting the multi-family low moderate, above University, to mixed-use moderate - having some businesses (I believe Shop Beer is in that area) create important third spaces for people, in their community - I would love to see the options for a coffee shop in that area that people can bike or walk to in their community, as an example - I'm fine with what you have but I think mixed use, and a bit higher density, would create a more interesting living space for people and create less need to drive out of the area - so a more natural shift to a 15 minute city concept and mixed use would align more with the Strong Town strategy to boost the economic benefit of the city (e.g. more tax revenue to maintain the community and to support more mass transportation and bike options).
16. I LOVE how sustainability and climate action is laced throughout the entire document in addition to a stand out section at the end. I wish the language was more active (rather than passive) in parts, and would love it if the document showed the sustainability performance measures in the other sections (i.e. highlighting how they complement and double the value of a single investment).
17. I strongly support the vision put forward in the 2050 General Plan for Tempe, and think it does a good job of representing where we as a city want to go in order to create a sustainable and vibrant future. As Tempe continues to grow, which is an inevitability we should be proud of, it is going to be increasingly important that we make common sense changes to accommodate our new neighbors. We don't want to create the same housing affordability problems that are plaguing LA/SF/Seattle/NYC/etc (which are now losing more college educated people than they are gaining), and we also don't want to create the same traffic problems either with spread out, car dependent development. By increasing density and promoting alternative modes of transportation such as transit, cycling and walking, and building new mixed use developments so people don't have to travel as far to get their basic needs met, we can go a long way in establishing a strong foundation for Tempe's future growth.

18. I support many components of the plan, especially the focus on heat mitigation, transit, and green space. I also strongly support the General Plan's emphasis on building more housing overall and particularly more housing in dense, mixed-use, walkable neighborhoods. I wish the General Plan went even further in this regard! And I wish the General Plan went even further in terms of planning for affordable housing of all kinds - we need tons more affordable housing in this city. There should be various ways to use the development of market-rate apartment buildings, duplexes, etc as an opportunity to subsidize, incentivize and otherwise spur the development of affordable housing. We're certainly never going to get to the walkable, sustainable, beautiful, affordable city we could be if we insist on keeping almost all of Tempe as single-family. As a homeowner at 5th and Roosevelt I am so thrilled to see all of the new apartment buildings going up and I'd love to see more being built. I also wish someone would bring some affordable and/or low-income housing developments to my block or the blocks around me!
19. I was beyond thrilled to see the inclusion of the Community Design goal CD9: "Reduce the adverse impact of artificial lighting on night skies". This is an issue near and dear to my heart for which I've long been advocating, and it's my hope that this goal will help protect this significant part of what makes living in the valley and in Arizona so unique and special. Tempe has a long way to go in this area, but it's clear in some ways that the council recognizes the importance of this, and I hope the city can follow through on this important issue. Consideration should be made, particularly in relation to the the "Sustainability: Conservation - Energy Resources" subsection, to reduce excessive lighting when appropriate. To my knowledge, Tempe's lighting staff are not well aware of all the factors involved or of the best practices in this area, so I'm very satisfied to see that in subsection 5. of CD9, Tempe is seeking to collaborate with regional and state agencies on this. I very much think they should consult with lighting experts in Tempe, other areas of the valley such as Fountain Hills, and in other Arizonan cities and counties like Flagstaff and Coconino respectively, which have developed world-class standards for responsible lighting. I'm very, very happy to see the continued focus on sustainability and human-centric development. Tempe continues to lead the way on this above all cities in the valley, and residents are incredibly lucky to enjoy the current and long term benefits of this. Mixed-use development is key to sustainability and an improved quality of life here in Tempe, and will only become increasingly important as demand remains high and land only becomes more scarce. Major investments to support alternative transportation options will be necessary to see these benefits. What Tempe has done in this area has already boosted development economically (as I'm happy to see this plan notes), and it has the potential to bring significant benefits for human health and quality of life. Housing affordability remains one of the greatest issues here, and in spite of efforts on the part of Mayor Woods, prices continue to rise. It has

unfortunately become nearly impossible for many of the people--especially young people--who have contributed to the culture and growth of downtown to remain in the city that many of them have come to love. It has become extremely difficult even for the children of generational Tempeans to find places to live here. Low income residents of Tempe have been getting significantly priced out for over a decade, and in spite of continued development, prices remain high thanks to unregulated speculation, unjustified price increases, and high demand, some of which is outside the control of Tempe government. Increasing density and affordable options in many of the ways described in this plan, as well as others not mentioned, is something Tempe can and should do to ensure that those that live here and have built this city into what it is can remain, and that those who recognize the value of the area can enjoy it as well. I encourage those who reject the proposed density changes to consider that their children will never be able to live anywhere near Tempe if space is not allocated appropriately, and everyone can enjoy the benefits that come with more efficient planning. Concerns about traffic can be more than adequately addressed by strategies that do not required continued dependence on cars and can improve quality of life in dozens of ways.

20. I would like to see future development plans involve dense, urban planning with increased public transportation options within these dense urban areas. Considering our world population is over 8B people and growing, we must prepare for this thoughtfully. The goal is to preserve natural, untouched deserts for animals and plants to thrive. The second goal is to encourage public transportation that relies on alternative sources of energy. I would also like Tempe to recycle waste water - to drinkable water.
21. I'm extremely supportive of the focus on sustainability and climate resilience, increasing density and alternative forms of transit, and equity. I think the city of Tempe is doing very innovative things and is the only place I would want to live in the Valley. Keep up the good work!
22. I'm very excited about this vision, especially in creating more vibrant, mixed use zones with community spaces, retail and restaurants, more housing, and transitability, and addressing environmental issues.
23. In general yes. Very little specific plans. And some things listed didn't align w/ my experiences or talking to people in Tempe
24. In general, I approve of much of the plan amendments, especially the conversion of both single-family residential and industrial zoning to mixed-use zoning. This is very important. At the same time, there are tweaks I think would dramatically improve the city.
25. In general, the plan addresses areas that align with a positive vision for Tempe's future.
26. It aligns with my vision in that it includes some improvements in density to accommodate growth. It doesn't go anywhere near far enough, being that Tempe is the center of the valley and should densify much more rapidly to

- reduce sprawl and housing shortages. Tempe should have a plan to accommodate 1m residents and the transit to get them around efficiently.
27. It focuses heavily on good transportation and mixed use development
 28. It looks good on paper.
 29. It recognizes that Tempe can't and shouldn't avoid inevitable growth and strikes a good balance between urban, suburban, and open space.
 30. Land Use needs to ensure neighborhood encroachment does not happen. When you increase density, there is a ripple effect. Tempe is land locked so growth to a certain extent has to occur outside Tempe where land is available. The character of the city, or vision statement should be that smart growth not turning the city into a high density urban.
 31. More houses mean cheaper housing.
 32. Obviously Tempe will continue to be a high density community and that will only grow. The General Plan appears to try to build sustainability and resiliency and do the best we can.
 33. Overall the plan looks excellent! Especially the parts about infill developments, the missing middle and improving bike / transit / walking infrastructure. My main concern is Tempe's ability to achieve these goals while the general population is still in a car-centric mindset. Based on the General Plan, I encourage Tempe's leaders to make the right choices even when they are unpopular. This includes taking away large quantities of parking and road space from drivers if necessary.
 34. Overall, it's a good plan. Everything is connected. We need more housing with all the demand to live in this great city. Thus, we need more pedestrian paths, bike lanes, and transit options (fan of BRT and hopefully light rail extensions) to move these people around while still being a sustainable city. We need more density and walkability all across Tempe.
 35. Sensible growth, affordable housing, maintains quality of life.
 36. Significant focus on multimodal transportation and mixed-use neighborhoods. I am a student here (currently in Tempe but family is from Chandler) and I hope to live in Tempe upon graduation because my current neighborhood does not support the car-lite/free lifestyle I would like. Greater mixed-use development, transit and walkability is a draw of Tempe in my opinion, and the City should capitalize on that. The general plan is a great step in that direction by increasing the share of mixed-use zones, and supporting better public transit, walkability.
 37. Sustainable mixed use areas.
 38. Tempe has always been a leader in the valley on new and innovative projects and this vision continues this.
 39. The plan is generally good but needs revision (see comments below). Most chapters are vague; more specifics are needed.
 40. The plan is very thorough and includes important emphasis on environmental sustainability and equity.
 41. This draft plan fits with the best future for Tempe for all residents. Tempe needs to be a beacon of growth and innovation, this plan provides for that.

And yes, that does include density. It's more efficient, and with recent water news its places like Tempe that people should live, not homes sprawling out in the desert.

42. This plan aligns with my vision for Tempe but Tempe City Council endorsing the Coyotes arena and entertainment district does not align with the plan. Make it make sense please.
43. We need a denser, more walkable Tempe so that we can reduce our carbon footprint and keep housing affordable for all of the kids who grew up here and are now old enough to want their own housing.
44. Yes, I support the General Plan 2050! As a homeowner in 85281, I am thrilled to see the developments that enable more high-density housing. As our population grows, we need to build more housing. Living in higher-density communities is more environmentally friendly and promotes walkability. We need to avoid making the mistakes that created an affordability crisis in, for example, California. Public input is important, but a few strident people shouldn't be allowed to block development that would ultimately benefit the entire community (including new residents). If anything, I would support the General Plan going further in terms of allowing more housing, reducing/eliminating parking minimums, etc. When people complain about traffic, the proper response is to invest more in public transportation"€"not to block new construction. Reflexive opposition to progress and development is not befitting of a forward-thinking, future-oriented city like Tempe.
45. Yes, the emphasis on maintaining the environment and bike paths especially align with my desires.

No responses:

1. The increased density for the hash marked grey areas in the land use maps is too extreme. It is driven by overaggressive promotion of of high-value economic development and luxury housing, that may replicate the more severe housing unaffordability and homelessness problems on the West Coast. This also threatens to increase traffic congestion and pollution, along with sterile gentrification, as evident around the Town Lake towers or Hudson Yards in Manhattan, NYC. Maintaining the density levels in the 2040 Plan, along with a more balanced emphasis on economic growth, would be wiser
2. "The Valley Metro Light Rail and Tempe Streetcar enhanced access to transit amenities that makes the Apache Corridor an attractive spot for high-density residential and mixed-use communities. Tempe Tomorrow : General Plan 2050 proposes to increase the amount of land designated for mixed-use and increase the density in the areas within a quarter mile of the rail line. Also, additional opportunities for mixed-use developments are identified along University Drive, where transit and other amenities are available nearby." If you are a current resident in this area, you do not have a voice. It does not matter how the General Plan reads, they will amend the plan with the swish

of a pen, quietly with an innocent little paragraph that nobody understands. We are voiceless and the City of Tempe and Council do not care about our living experience in this area. They have no respect for modest single-family property owners and their concerns about increased density on top of already high density. So allocate your time accordingly.

1) It increases density in my Apache-bordered neighborhood without increasing public green spaces, shade trees, and shade structures. We are already in serious condition on heat maps and climate change is wreaking havoc on our environment. The address to these concerns must be aggressively tackled at local levels and with development policies that REQUIRE investments in public green spaces, and a large number of SHADE trees and structures.

2) There is no mention of increased investment in our area of items known to help high-density neighborhoods stay healthy and safe: permanent increases in community patrolling by TPD, additional park and/or community garden spaces, more community centers with recreation and gathering spaces, improved streets/roads (our neighborhood's streets have extremely low PQI ratings, yet received no mention in the 5-year plan to re-surface roads). At current density, our neighborhood's crime rates, open drug use, and homelessness have been on the rise. The TPD has been working with our Neighborhood Association (NA) on these concerns, and we've seen some temporary improvements, but we have no doubt that with current TPD funding and resource levels, these are only temporary band-aid solutions. Plans to increase our density need to be accompanied by aggressive measures to improve the health and safety of our neighborhood.

3) TPD needs more robust data collection and analysis, and a dashboard of the relevant data needs to be made publically available. Without an abundance of data collection and analysis, our TPD cannot operate pro-actively; and residents cannot fully understand our city, effectively partner with TPD, or hold our city accountable to adequately investing in our TPD without. One example: TPD is currently unable to provide our NA with sufficient data to understand our neighborhood's crime rates, police activity, and comparisons of these with the rest of Tempe. Our last request for such data took months to be partially fulfilled, and what was delivered wasn't complete enough to get a true picture of our crime-safety situation. We finally received the data that was delivered because our TPD liaison assisted the TPD's single data analyst. This reveals a reactive approach to public safety rather than proactive. Tempe's plans must include increased funding for data technology and staffing at TPD, and a systemic shift to reliance on data to inform our safety and security needs. We have the "most innovative" public university in Tempe, so let's tap resources and brains at ASU to create a cutting-edge TPD.

3. 1) Too much densification. 2) The 2040 plan should be maintained. 3) The new general plan needs to have additional design review standards and new elements that account for Environmental Externalities which too many

project "offshore" to adjacent neighborhoods (i.e. traffic, light, noise, pollution)

4. Absent from the General Plan are: 1. the establishment of an Historic District/Core in downtown Tempe, 2. the restoration and sustainable innovation of the Pioneer Section of the Tempe Double Butte Cemetery and 3. the creation of a permanent fund in the City budget for historic preservation. Minimally, these three are essential to preserving Tempe's heritage.
5. Acknowledging the need for market, driven development and housing, this is too much. There is really no thought in how to mitigate environmental externalities. Environmental externality analysis should be REQUIRED evaluation for every single development starting now 10 years ago. I would urge you all to go on a rooftop bar tour and look down and then defend the build on plan. This isn't smart growth
6. After the Presentation yesterday at the Tempe Library, the maps were too hard to understand. Tempe is a pass-thru for traffic between people living East of Tempe and working in downtown Phoenix . Instead of using the 60 & 202 Freeways, traffic on Broadway, Southern, Baseline, Mill Ave, Rural are already overloaded . It seems impossible to widen those streets . With increased growth of Multi-functional Units, it will only get worst .
7. As with most of what Tempe does these days, it demonizes cars. It attempts to steal tax dollars intended to support the kind of transportation the vast majority of Tempe Citizens use and spend it on endless unused and unnecessary bike, bus, and other "transit" nonsense. Not to mention the obsession Tempe has with alleged "climate change". NOTHING Tempe does will have the slightest impact on the temperatures in 50 years. In fact, NOTHING the US does in the CO2 field, will make more than a 0.015 degree difference to temperatures in 50 years. Yet Tempe wastes time and resources on pointless and wasteful "climate" efforts which will achieve nothing but drain taxpayers pocketbooks.
8. Basic problems/ideas have not been fully researched and/or given consideration here - water shortage, Climate Change, need for more schools (where do we put them?), increased traffic, the problems of growth in a City bordered by Cities. And why build luxury apartments? They don't even begin to fit in with these neighborhoods. And what happened to the need for affordable housing? And the tiny amount of actual nature areas incorporated into this plan is unacceptable at best.
9. Bike lanes first...Tempe is known for Bike lanes that lead to NO Where...take Broadway Road---Took OUT a traffic lane to add a bike lane Rural to Mill. Now when Broadway backs up traffic cut down Sierra Vista----3 lanes then 2 and back to 3 ---NO sense....I see the plan takes out bike lane on McClintock. Again makes NO sense---Make it easier to get North and South on a bike not harder and More dangerous---Look what you did to Hardy --put a bike lane from the street on to sidewalk--stopped using it cause people pulling out almost hit me on the sidewalk lane. 2nd---DO NOT encroach on Tempe

residence to put more high rises in---Do you people even live in Tempe?
Rural Road is one of the main roads to ASU. people do not want apartment complexes with MORE ASU students looking in backyard....We have SOOOO many ASU rentals in our neighborhood it, is a shame. The quality of life in ASU is going DOWN not up....

10. Car dependency
11. Completely disagree with the aggressiveness of these proposed density and land-use changes. Not sure why the plan focuses on destabilizing "older" retail centers, some of the richest and diverse places in the community are "older" retail centers, where new and old small businesses grow and help drive our local character. Didn't we already learn our lesson from pushing out local businesses from downtown Tempe?? Is it a good economic strategy to pour money into systems that we've ruined in an attempt to synthetically prop them up ... aka downtown Tempe, instead of smart and thoughtful planning that builds 'with' community assets instead of undermining them? What if we supported existing healthy retail centers instead of attempting to force new development with aggressive density increases so that 'developers can save us'? We'd probably have stronger neighborhoods and a more robust economy - it's not just more sustainable, it's more responsible. Equally, quite a bit of emphasis and effort by the public to designate a Historic Core in downtown Tempe within the Urban Core Master Plan, but it doesn't seem to have made it's way into the 2050 General Plan - somewhat disappointing, inclusion of local culture and history lends to the economic, social and cultural growth and integrity of the community.
12. Concerned about too much high density housing. Tempe is looking like any other urban area. It no longer has a distinctive feel. The downtown and Rio Salado area have been overdeveloped. I prefer to never go near the downtown area.
13. Cramming too many people in an already dense and landlocked small city
14. current tempe council and mayor have proved their disregard for the citizens in their recent unanimous support for the foolish hockey arena. they cannot be trusted to implement any plan or spend any tax dollars.
15. Density increases will create future slums.
16. Density of my neighborhood is too high Wilson Art & Garden
17. Density should not be increased. Rio Salado should be turned into a green area or park.
18. Density with no cap of urban high rise buildings will create more than double the congestion and stretch water supplies into the future, in particular along University Drive in downtown Tempe. These tend to be luxury residential multi-use buildings, pushing middle class and lower residents to less desirable locations.
19. Density without attention to the realities of the heat island impact, let alone climate change and water. The plan needs that attention. This is especially troublesome north of the 60. Every hard surface, vertical and horizontal, radiates heat. There are heat transfer engineers and others who can share

details on this. But living here a while makes it pretty clear. Building here is hard to do well. This is serious. Heat does kill. Somehow we appear to be ignoring this in our building and city planning practices. This worsens air quality, changes weather patterns (less rain) and impacts our health and quality of life. We can't put off recognizing the realities of water and heat. The density increases without clear mitigation strategies don't speak to this. Affordable housing is a goal this plan can't really tackle. More supply is candy for developers, investors and speculators. Not for people who need homes. The distortion of the housing market is a huge problem well beyond Tempe. Not an easy fix. The plan seems to ignore the value of our neighborhoods, especially the value of old neighborhoods in anchoring a city and providing a sense of place. I speak as a long time resident of one of these neighborhoods. It's very important to us. Locally owned businesses also matter for this. We've lost so many. Where is the priority for locally owned businesses? They're also in crises with rent increases. Surely there is some strategic approach that could help. Look at Mesa with it's support for an Asian food area. And it's effort to grow while supporting a downtown with local businesses. It's art center with it's own visible dedicated parking lot. More smaller scale downtown celebrations that draw more residents and support local businesses. Tempe's events are so large scale that they have made many businesses other than food and drink very difficult to maintain limiting downtown's value to businesses, residents and tourists. Remember the old business advice, location location location. Our city does little to support that. The Maker Space is a great idea for Tempe. Given the area downtown called the Farmer Arts District has little there to support the name, I'm not confident the city will support more than the name of the Maker Space. "I was a member of the Tempe Arts Coalition advocating for building an art center years ago. Finally it got built. Removing the dedicated parking lot and it's mature trees, hasn't supported TCA, the Tempe Center for the Arts. This doesn't give me confidence that current planning is going to serve the city well. Just seems like it's all about buildings, not our community. We call our city a bike city and a tree city. Appreciate the efforts to make it so but it's pretty distant still. Horrible accidents even on our smaller streets. "We need to slow down in many ways. "Slow enough to keep what works. This isn't NYC. Let Tempe be Tempe. Our summers increasingly have many nights where temperatures don't dip below 100 degrees at night. Cacti suffer under those conditions. Their adaptation to desert temperatures (C4 photosynthesis) counts on temperatures decreasing at night. When even cacti can't make it, how are we to manage? More density and towering buildings built right up to the sidewalk heat up our desert. That doesn't make this place more livable or affordable. "Street side, in parks and around people's homes, open space helps this town." More open space and careful development strategy for heat management. I like Karen Gitlis suggestion for Danelle plaza, working gradually with smaller spots like this one. Developing housing and areas for small local businesses carefully and

studying how it works before opening up for more building elsewhere is a good idea. I support Gayle Shanks, Karen Gitlis and Anne Till's writing on the 2050 plan among others who write along these lines.

20. Do not want increase in density or height of buildings in Tempe.
21. Doesn't clearly define enough adjacent park and green space requirements to balance new high-density development. Doesn't define a transition from high-density to single-family to minimize the impact of the new high-density developments on existing adjacent single-family homes.
22. Doesn't protect the older neighborhoods north of the Superstition. Too many tall apartments and businesses.
23. Don't want more high rises or expensive living spaces. Want more trees and green spaces.
24. Forces driving high density development are those who profit from it. Most don't even live in AZ. Who is excluded? Residents. The landslide defeat of the Coyote/Meruelo proposal should be instructive. Residents are calling for a more managed, equitable, and reasoned process of growth. Not one that flings the doors open to profit making.
25. High density housing without plans for infrastructure, schools and traffic control is going to make for chaos. Where are the plans for green space, water and expansion of alternative commuting options.
26. High density projects in current residential neighborhoods
27. Higher density is not good. Aligns with developer goals and not those of current residents.
28. Housing density is way too high! The beauty of Tempe is the suburbs, Not high density housing! There is no guarantee any of the housing will be promoting low income, or luxury housing, the only guarantee is that it will pack as many people into the building space as possible.
29. I agree that areas need refurbishment of some sort, that Tempe must grow to serve a larger population, and that low-cost housing is urgently needed. What I do not want to see is large-scale commercial development which changes the character of Tempe neighborhoods.
30. I align with 2040 plan more strongly than 2050 plan.
31. I am a teacher in Tempe, and cannot afford to live in Tempe. I am considering moving to a district closer to where I live as I pass multiple districts on my daily commute. I also would love more community beautification in the area which my students live. I teach in a title 1 school, and their neighborhood feels neglected compared to other parts of the city.
32. I am absolutely sick of the City trying to increase residential density and height through new construction. Increasing development, as is proposed in the 2050 plan, benefits developers not residents. I realize development is necessary, but not at the rate of speed that this City Council and City Staff would like it done. Then to say that the 2050 plan will also preserve neighborhoods is simply not true. Approving multistory buildings with luxury apartments, that are encroaching more and more upon the older, downtown neighborhoods, does not help preserve those neighborhoods. Nor does it

help to maintain the residents' quality of life. I would hope this would be understood a little better after the resounding defeat of the Tempe Entertainment District.

33. I am concerned about potential of high rise apartments/office space on Rural Road, and amount of new traffic that might result.
34. I am concerned about the change on arterial streets, especially along Rural, Mill, Broadway and Southern. The proposed map indicates high-density mixed-use development extending well past the immediate downtown area south of Apache Blvd. This means that the angry, frenetic, soulless, congested train wreck that is downtown would encroach on existing neighborhoods, thereby degrading the quality of life for long-time Tempe residents. Turning the life blood of Tempe (its neighborhoods) into a playground for developers would kill one of the last good, stable things about Tempe.
35. I am not in favor of increasing high rise rental properties in this city. We should be promoting more restoration of existing single family homes and encouraging property ownership, not more apartment rentals. I want to have more free parking like downtown Gilbert has. Their downtown is booming and friendly. We have lived here since 1987 and find the Tempe downtown parking extremely frustrating. We don't even go there anymore. The street lighting at night isn't bright enough. Since switching to the new lighting a few years ago, it is harder to see when walking along the side streets. We don't feel as safe in these "poorly lit" areas and would like to see that remedied eventually.
36. I am opposed to any further growth/expansion in Tempe
37. I am opposed to the new density levels for apartment buildings, primarily on Broadway, Southern and Baseline. An increase from 25/acre to 45/acre almost doubles the existing density, which does not create a 'towering' feel to these areas, as seen downtown. It also does not appear to have increased green space or other amenities and raises a concern for additional traffic in these corridors.
38. I am tired of these people dense apartments. Tempe is overcrowded as it is! Where are you getting the water for these units? Are you taking it from people who already live here in their single family units? The tall buildings are changing the skyline, and it is ugly. The traffic is getting worse. Downtown is a mess, and with more units coming up you are spreading the problem. The streets cant handle it, the amount of the increase in vehicles will be insane and not enough parking. Not to mention the change of traffic in the neighborhoods around them. This is getting to be an issue. Stop building huge dense units around our homes. You are increasing the crime rates doing this and bringing in elements we do not want.
39. I am very uncomfortable with the plans to build high-rise/high-density apartment buildings on Mill and Rural roads. Traffic congestion is already a problem on these streets and you would be adding thousands more cars to

the streets. Also, the multiple units will not allow for open space, sustainable architecture or liveable or affordable spaces.

40. I attended the community meeting at the Tempe library and I don't like the acceleration Of growth in the Broadmor school neighborhood.
41. I believe that it is clear that this General Plan is overly pro-development and while it claims to capture what is special about Tempe - it mostly misses the mark. The overwhelming defeat of the recent pro-development Coyotes proposal shows that the Tempe City Council is out of touch (they unanimously supported this losing initiative). Then we are immediately hit with the General Plan 2050 (which is actually set to be set into motion immediately, not in 2050), that similarly mis-reads what is special about Tempe in many ways.
42. I believe that the City should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections.
43. I believe that the City should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections. I do not want to see more high rises in central Tempe (85282 and 85283) and more over-developing. I would like to see the intersection of Mill Ave. and Southern be considered as a 'Local District'. A place where local, long standing, small businesses and live music venues have a secure place without the threat of demolition. We SHOULD not bulldoze Danelle Plaza to make for more high rises. I understand that this general plan was conceived prior to the results of the arena vote but this feels particularly tone-deaf in light of it. There is a reason why people, such as myself, choose to live in central Tempe as opposed to downtown Tempe. We love living in the Brentwood Cavalier neighborhood and your proposed plan would greatly affect our surrounding area in a very negative way.
44. I completely disagree with the draft plan. I DO NOT WANT high-density, mixed-use properties to be developed in our South Tempe neighborhoods. I DO NOT WANT residential density increases between 90-100% along Broadway, Southern, Baseline and Rural Roads - reassembling them as high-density corridors.
45. I do not really want multi family housing next to my residence. I would prefer more new business development there or addition of grocery/gym/ etc
46. I do not support this plan. Who's best interest is this really serving? I do not believe it serves the residents of Tempe. Instead of a plan to make it easier to increase the population of the city, the plan should be to protect and serve our current and future population according to the existing plan. Clearly, for those of us who have lived here for several decades and have seen the changes, which a majority of them are very disappointing, there is no need to increase density whatsoever. Our roads are barely maintained, crime rates are increasing and health and public safety needs are at risk. If we are to be conscience of the future, then do not build what cannot be supported by existing resources of today. From the Guiding Principles

"However, it is not just about development; it is about the happiness of the people that call Tempe home for their families and businesses." One could only hope this is true. And the Land Acknowledgment in the beginning is unnecessary and hypocritical.

47. I do not want any new high density in Tempe especially in 85282 zip code and I would like to put a end to street diets and bump outs in the roads to put more focus on putting money that would go to projects streetcar and orbit bus and street diets and use that money to fix the roads .
48. I do not want apartment buildings"too many people, pollution, and traffic. I do not want Rural Road to widen. Do not use eminent domain.
49. I do not want high-density growth along my neighborhood arterials, including Southern Avenue, Broadway Road, Mill and Rural Road. This plan would nearly double the development density in our area, increasing already heavy traffic congestion, as well as noise and air pollution.
50. I do not want refining to occur in Tempe that leads to over population and/or taller, more dense buildings that sit unoccupied.
51. I do NOT want to see our arterials become the home of high density, multi-use high rises! I live in a lovely, peaceful neighborhood north of Southern and west of Rural. If this is approved, our lives will be first disrupted by construction chaos including traffic congestion. After the construction, if we haven't been forced to move to get away from that, there will be a great population increase bringing more traffic congestion, noise and air pollution. And can our utilities handle the extra burdens? What about our water supplies? Can we hope that Katie Hobbs will not give the developers water certificates? If we don't build this kind of additional housing, the people who want to cone here will go elsewhere!! I like that idea! Leave all of our neighborhoods alone. If you want high density housing, move elsewhere! We are even more opposed to this plan than we were to the Coyotes debacle! That a plan for 2050 would have its inception shortly after the vote is outrageous! Stop it now. Go back to the 2040 plan which lends itself to beneficial modifications if needed in our neighborhoods.
52. I don't want all of these streets changed to accommodate apartments. This would only benefit wealthy developers and harm our struggling neighborhoods.
53. I don't believe affordable housing is a high enough priority.
54. I don't like the emphasis on density and development in the Central Tempe area. I live near Rural and Broadway and traffic is already busy. The quiet neighborhoods already are a cut-through.
55. I escaped from the rathole known as New York City several years ago to a beautiful, friendly small jewel in the desert called Tempe. Now, you are attempting to turn Tempe into New York City. If you have not lived in an environment like NYC, you may not understand why people are leaving it. Please go live there for a while so that you will understand the damage that you are doing to Tempe.

56. I fear that the population density will become too great to be supported by all the transportation options. I don't want this city to become one of high-rise buildings and high-density apartment projects. Bike lanes in areas where they will be used minimally (primarily south Tempe) should be limited so traffic will not be restricted. Higher traffic lessens air quality. There are not other transportation options available in south Tempe. The high temperatures limit use of bikes during the summer. Many of the proposals will substantially increase the cost of living in Tempe. These changes need to be paid for and it has to come from sales taxes, property taxes or special use fees. Let's keep it affordable. Already, this is becoming an issue.
57. I feel that increasing the density of Tempe will not benefit Tempe residents or the city. High density expansion will erode the communal sense of the city, and be a detriment to our neighborhoods. We live in a desert. Our water resources are now in question. The State of Arizona has halted all new developments that don't have a plan for water. How can this city responsibly expand with water shortages on the horizon?
58. I feel the 2040 height and density requirements are generous enough.
59. I generally agree with the high level goals of the 2050 plan, but am concerned that some of the attempts at developing high density areas will not achieve the stated goals. Much of the high density development along Apache feels oppressively concrete from the outside, and certainly not welcoming and inclusive. The high density development there seems to have been done at the expense of room for trees and vegetation and is not particularly nice for foot or bike traffic. Although the right words are being said in this plan, past results suggest that the implementation may end up benefiting the pocketbooks of developers without maintaining or improving the local character and accessibility of the city.
60. I have concerns about density development and mixed use development near established neighborhoods. My home was built in 1954 in the Broadmor Neighborhood.
61. I have lived in Tempe for over 25 years. I do not want to see it changed to a dense urban city with this so called "mixed use moderate" rezoning scheme. Our small city is already very full because of ASU.
62. I live in Character Area 5 (Alameda) and I am OPPOSED to the General Plan 2050. In particular, I'm opposed to the development which prioritizes high density housing along Southern and Broadway, especially Country Club. The guiding principles which ARE NOT BEING FOLLOWED include 1) enhanced quality of life, 2) stable neighborhoods and 3) environmental stewardship. The development which would bring thousands of people and families to my immediate neighborhood ignores our need for green space, endangers our safety, increases all of our existing traffic problems, and decreases the walkability of the neighborhood. The mixed use development prioritizes dense housing which WE DO NOT WANT IN OUR NEIGHBORHOOD! Finally, the Land Acknowledgment in the beginning is HYPOCRITICAL. You are

wiping out the very landscape, patterns, and beauty attributed to those who resided here before us.

63. I live in the area east of College, south of Alameda, north of Southern, and west of Rural. My home is well kept as are most of the homes around me. However, there is a great deal of traffic surrounding this neighborhood and the idea that the city wants to increase the number of apartments in this area boggles the mind. Next door to me is a rental and I already have up to six cars parked in front of my house at any given time of day with two cars in the driveway of the rental. I think the City likes to talk about protecting neighborhoods but it is all talk.
64. I mostly agree. However, I find no flexibility for retired people or others with physical disabilities with the emphasis on public transportation. There is a need for awareness that some people need to drive and park. We use to go to the Tempe Center for the Arts frequent when there was parking. We never go now. I also think the quality of life in single family housing areas has gone down. Our neighborhood has always had some rentals which is fine, but recently there is a lax enforcement of the number of unrelated people living in a rental. Six cars parked at a rental turns our neighborhood into a parking lot.
65. I moved to Southwest Tempe in 1998 (thinking perhaps it was my final move in life), mainly due to the fact it was low density, and the general plans at that time showed it would remain low density with a mix of business use. Every plan since then has increased the density, some after the fact such as the apartment complex on SW corner of Warner and Priest. The density increases both south and north of Warner Rd are going too far. If I had wanted to live in a higher density area and all of the aspects associated with that, I would have bought in a higher density area. But I didn't, and now the City wants to take away my choice of low density, and replace it. That is not fair to the residents, like me and the neighbors I have talked to. Please roll back the densities so we can enjoy the type of lifestyle we moved here for!
66. I only read the cycling section, as that is what I am most passionate about. I feel that it is lacking in some important areas.
67. I oppose high-density development - we live in a desert with a water crisis looming. This plan caters to the preference of developers for big buildings, regardless of the costs to the environment, or to existing neighborhoods. Tempe needs to protect what it has with development that suits the neighborhoods where it occurs. The area south of the Union Pacific tracks should be preserved with no more than two story development. If this isn't what Tempe's favorite developers want, they can go elsewhere.
68. I prefer lower density, which should mean less traffic, less noise, less local pollution and less visual obstruction.
69. I reside near Broadmor and Rural, and this significant increase in cramming giant apartment complexes and buildings in every spare space is impacting my less than 2 mile commute. There are days when traffic is so bad it takes me 15 minutes to drive home. If I get home in a certain window of time, I

cannot turn left into my neighborhood because folks are flying through the yellow light changes. I am not able to bike due to the need to transport large items to and from work spaces. I am also concerned about the massive development that is ruining the lake. I wish the city would protect more of that space and reduce the size of future buildings. Not only is it an eye sore along our most precious ecological feature, I expect that the building along the water is significantly impacting wildlife. I would much rather see this space be used for recreation and conservation. I did not see any expansion of green spaces when I reviewed the document nor did I see timelines for improving cultural or recreational areas, yet I did see projected timelines for the extensive residential expansion that is already underway. It doesn't feel like this plan really considers what the people who live in the proposed high density areas are concerned about. I don't see resolutions to traffic or the pollution and impact of all of these additional people in such a small space. As the constituents voted recently, there is a concerted interest in the city not over-developing the few remaining spaces. It seems as though there should be some revisiting of some of these high density and multi-use spaces, the people have spoken through this recent election, how will the city respond through action in this plan?

70. I see that of Single Family home use would be significantly decreased, opening the way for "mixed" use. What is "Cultural Resource Area"? This plan is quite vague and difficult to decipher.
71. I strongly disapprove of the plan to rezone commercial properties as "Mixed-Use Moderate" to increase urban density.
72. I think the draft land use section is putting too much burden on the neighborhoods north of the 60 and is totally unfair. There seem to be no developments, no change in land use (number of houses/people per acre) south of the 60. Is the city afraid of rattling the richer folks who live there? I also disagree with the proposed change in what is currently 25/acre to 45/per acre along Rural/Southern/Mill/Broadway. There are wonderful older Neighborhood of single family homes and it is not true that adding so many (@5,000 people at Mill and Southern alone) will not adversely affect traffic and general quality of life for the residents....to say nothing of environmental issues of air pollution (cars), water use (1,000s more people), even if the excuse is that the area is already used for commercial.
73. I was hoping for more of an emphasis on concrete projects or plans to infill the city with more mixed-use housing as well as more concrete dates on when the city might start to build or update public transit systems. I don't think police should have a drone unit.
74. I will like to keep Tempe as a college/family town not an overcrowded town. Also I will like to have water for many more years.
75. I would like a safer bicycle commute and feel like the difference between this and the 2040 General Plan does not adequately plan for public transit and pedestrian commuters.

76. I'm a homeowner living between Mill Ave and Rural Rd, south of Broadway and north of Southern. Should the existing 2050 General Plan go into effect as is, I believe that I will be negatively impacted as a result of high-rise, high-density development along the major arterials surrounding my home.
77. I'm not convinced that there is an affordable place for me to continue to rent in Downtown Tempe close to my work that is safe, affordable and not in a high rise. I'm over the 30 stories. We need to be more inclusive of Indigenous ideas if we want to have a long lasting legacy for surviving here in the desert with water and energy scarcity and other challenges inclusive of continued epidemics, pandemics, lack of fresh foods, healthcare options, and public health, which means Indigenous people are at all tables. I don't see this. We cannot have a healthy economy without a healthy workforce.
78. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
79. I'm opposed to the large increase of rental property & want to see more of these new developments made into condos which creates more personal wealth for more individuals than just an owner/investor of an apartment complex. Additionally, it's important to add more property tax payers to help offset the increased costs of road/infrastructure repair due to increased volume of people/traffic. Homeowners tend to have a more vested interest in keeping the value of their property high whereas renters do not always share that same motivation because it's not their asset. I also would like to see water issues, transportation issues, & added pollution issues (due to increased transportation) addressed in the Tempe Tomorrow - General Plan 2050. A plan which only proposes growth but hasn't addressed challenges that come with that growth isn't a sustainable plan. This large increase in the built environment of our city must consider all of these issues & more if we are to make the best growth decisions for Tempe.
80. increased density and height along Southern, Broadway, Mill,etc. Current plan for density is more relevant
81. Insufficient attention to environmental and sustainability issues.
82. It appears that pro-development groups are using the 2050 General Plan to greenlight high-density growth along our neighborhood arterials, including Southern, Broadway, Mill, and Rural. I'm opposed to upzoning and providing developers -- by right -- the opportunity to increase height and density without public benefits such as contributions to affordable and workforce housing, historic preservation, or sustainability goals. If we entitle developers

to build taller and denser, Council will lose the small bit of leverage remaining under Arizona law. It mystifies me that proponents of the draft argue that upzoning will result in more affordable and workforce housing. Quite the opposite, the proposed Plan would weaken what little incentives Council currently has. In addition, increased building height and steel construction increase costs dramatically, making affordable home construction less likely. In the interests of transparency, Tempe residents have the right to know the motivation and the stakeholders behind the changes in the land-use maps. Development in Tempe should be context-dependent. Density and height are not appropriate everywhere. In addition, we should explore the concept of horizontal density, wherein single family neighborhoods are allowed ADUs and townhouses. Imagine small business and coffeeshops integrated into that scenario -- horizontal density helps build community. I served on the city council for two terms, and there were a few times where we were able to reject a proposed development when it did not fit the context of the neighborhood. A good example was a proposed housing project on the NE corner of University/Farmer that was too high and dense and would have overwhelmed that narrow street.

83. It does not limit development sufficiently. New housing should be affordable and limited to two-story dwellings, set back from sidewalks with enough space for large trees. Rigorous limits to signage should be enforced. Planting and maintenance of urban forests should be encouraged.
84. It is far too "pro development". What I mean is that building up has resulted in a terrible situation with respect to creating an Urban Heat Island. Tempe has achieved within the last 1.5 decades what it took the City of Phoenix to achieve in a century -- in terms of a dangerous Urban Heat Island. No matter what "smart technology" you employ, having giant tall buildings so developers can make lots of money ensures that thermal infrared radiation bounces around and makes life tough for those who are sensitive to heat. If Tempe wants a reputation of having an unlivable environment between April and October, keep being pro development.
85. It prioritizes development along the same pattern as already evidenced in Tempe. Mindless development expansion without any oversight of character of buildings being created and with insufficient attention toward building decent retail and amenities to accompany the boring buildings that are constructed. Insufficient thought to traffic. Cars are still not replaced by mass transit options. The apartments built are over-priced and do not answer need for low income housing in Tempe.
86. It will grow into a metropolis and not a small suburb of Phoenix
87. Land Use After map improvements, easier to see changes. Thank you. Keep higher density away from older neighborhoods (encroachment) and add increase/density more towards South Tempe by I-10 and 101, don't increase residential density south of Broadway; on Southern keep mixed residential and commercial to 25 du/acre not 45. We have no traffic bypass through town and traffic is already too much. There is no assurances that increasing

residential will result in affordable housing. Do what you can to increase parks and green space. For formally voted on Coyotes parcel, split between commercial and park no residential. Tempe can purchase land and make it a park even it it means a tax district.

88. NO ... IT DOES NOT !!! I have kept up with TEMPE 2050 online and as I have attended events with your representatives, talking with them at their tables, such as at LEGOLAND, Meyer Park reopening, Tempe Library, and other events. I have lived in Tempe since the summer of 1959, when my father left the Ford Motor Company to become a founding faculty member of the new ASU Engineering College, and served for 29 years till retiring. Except for a short period away from Tempe, for my early engineering design career, I went to school in Tempe, graduated with the first McClintock High class (that spent all 4 years on the McC campus), graduated from Arizona State University with three degrees, had a Graduate Assistantship in the Fine Arts College, and later returning to ASU as a Fine Arts College Technical Director - Designer, on their Professional Staff for over 15 years. I continue to maintain a family residence in Tempe, just south of the main campus, off Rural Road, that was long ago, deforested of its shade from Cottonwood trees and forests. So ... I have seen what Tempe was in 1959, and now in 2023, I see how much has been plowed over, torn down, and destroyed of what Tempe use to be ... all in the name of PROGRESS and DEEP POCKET DEVELOPERS ... who are getting 10 years of more PROPERTY TAX ABATEMENT/FORGIVENESSES, while my property taxes continue to quickly increase, as HOUSE FLIPPERS continue to move into the quiet single home, residential areas of Tempe, and turn our neighborhoods into the new " ASU SIN CITY SOUTH" STUDENT RENTAL HOUSING HUB ... five to six cars per house ... gravel font/real yards with weeds popping through ... stuccoed over garage doors, and on select weekends .. large ski trip busses and frat parties, attended by jersey clad athletes, "little black dresses", and LOUD music. Then, all around Tempe, more tall "YUPPIE CONDO SKYSCRAPERS" continue to rise all over town, clogging our already congested streets with MORE TRAFFIC, 24/7, ... as well as a VERY GREEN OVERSIZED, very non-neighborhood "trolley", tries to follow my car home, in my driving lane. They do not belong next to our once quiet, single family, residential neighborhoods. All the TALL RICH YUPPIE CONDO SKYSCRAPERS, need to be sent down to the empty lots in South Tempe, near IKEA, and the AUTO DEALERS LOTS, and away from the Salt River and what still exists of open green areas, not already given over to CORPORATE GREED. The COYOTE Ice Pond, with all of its thousands of new condo towers can go SOUTH ALSO, with easy commuter access to I-10 and East/West freeways, in a INDUSTRIAL PARK ZONING AREA, away from residential houses. Also any further housing development underneath AIRPORT RUNWAY LANDING PATHS, is pure STUPIDITY. That Senior Citizen ASU Mirabella Condo Skyscraper is already giving the City of Tempe grief ... because ASU did not tell its buyers, in a disclosure notice, that they were across the street from a

whole MILL AVENUE ENTERTAINMENT DISTRICT, with dive bars, pool tables, and outdoor music NOISE. Much like that old film musical ... MUSIC MAN ... that we also saw at the HAYDEN EAST movie theatres before ... WE GOT TROUBLE RIGHT HERE IN RIVER CITY ... and it all starts with . As I look at all the FAST & FURIOUS construction since I arrived in the summer of 1959, I keep thinking and remembering all that has been LOST, DESTROYED, or MOVED. There were our neighbors living and working in the areas, that have been destroyed, and have been replaced with CONDOS. Were they able to find a new place to live in Tempe? Can any of our Tempe Teachers and Healthcare workers afford to live in Tempe? Certainly, not in one of your CONDO SKYSCRAPERS. The Condo owners/renters only clog our already crowded streets, on their drive to their employment facilities in a neighboring city.

89. No have no desire to see this abysmal plan implemented. Tempe is now an overpopulated, traffic congested nightmare. The abundance of high rise structures have provided a multitude of renter residents who are non-property tax contributors and as renters not responsible property owners that support lower property taxes. These renters are voting for expensive incentives (aka handouts) that local government should not be providing. I came from an East coast big city to this beautiful desert home town that is now a very metropolitan overcrowded, crime ridden and nightmarish big disappointment that makes me want to move. Many of my neighbors and acquaintances have already left in disgust of the outrageous growth that is not sustainable as we face water shortages, traffic jams, increased crime and numerous auto accidents.
90. No high density. Too many buildings with vacancies because of overbuilding. The skyline and view has already been compromised. Too much traffic
91. Not enough green space...Shalimar golf course should remain green space
92. Not enough parking, will cause more stress to current residents. Population density is already at an all-time high in Tempe. People need breathing room - higher density causes higher stress.
93. Not enough urban areas
94. Not enough walkability or public transportation. Too much dependence on car infrastructure.
95. Our area in 85252 is already effected by crime from high density apartments surrounding our development. We have problems getting out of our block already by ASU traffic. We do not want an increase in density along Southern Avenue. Dead bodies in parks or the town lake is not what we think of when we think of park usage.
96. Our city is already congested, there are many other unfinished projects already in the City of Tempe. In addition the money for this project could be used for improving our schools or parks.
97. Over my 40 years of living in Tempe, I have (obviously) witnessed many changes in the city. Some for the good of the general citizenry, some for the

good of developers (mostly the latter). This change in population density advocated in the 2050 General Plan does not align with the ability of the existing city infrastructure to accommodate such densification. While I see a lot of words in the draft encouraging use of bike paths/lanes, mass transit, and even walking, for better or worse, I don't detect substantial change in behavior by the people who live here. Thus, one would predict the 2050 plan to lead to more traffic congestion without solving any problems that this congestion brings. However, this plan would create an environment where developers (Tempe-based and otherwise) to (literally) attack neighborhoods near the major Tempe arteries, increasing "cut-through" traffic, reducing privacy, and hindering efforts to maintain historic parts of Tempe. As much as I appreciate the Tempe Historical Museum, I'd prefer Tempeans be able to observe some of these landmarks in person rather than gaze upon a 3-story walk-up with the personality provided by an uninspired architect (see Broadway and Dorsey as an example of what not to build) or view some photographs in a museum of a lovely environment now lost forever.

98. Plan did not open on my computer. Have read about it from others. Tempe is a boxed in city. Our boundaries were decide many years ago. We are unique as we are not going to have more land. Therefore it is best to utilize the land we already have. As a home owner I think of many things that effect the value of my home and my lifestyle by living in Tempe. When I look to our neighboring cities, all have about the same density of housing. All of us are doing well. When you look at areas with higher density, I can see a lower quality of life for those living there. Why would we want that? It is more important for our Mayor and City Council to improve upon the quality of life within Tempe. I already see faults on things not being done within Tempe. In fact, I have lived in south Tempe for 43 years and have seen little improvement in street maintenance and traffic control. All the surrounding cities do a much better job of these things. Until last month I have not seen a police car in my area for over two years. Do we still have a police department for Tempe? I and many of my neighbors feel that the mayor and city council ignore us south or the 60 freeway. The quality of life needs to be improved where we live. The last thing Tempe needs is high density housing. If for no other reason that we have have old streets that are narrow and can not support more traffic. I see congestion every day I drive in Tempe.
99. Please do not try to be all things for all people. We need less rental and more affordable for purchase residence. Tempe is already so transitory with the ASU population. We need less landlords and more people with pride in ownership. People who are invested into the community, not investors looking to make money. We will end up like Mesa's, with no one wanting to be here for long, more transitory people and all those with money moving away.
100. Population density is a big concern. Studies have shown that the denser the population is, the higher the crime rate. As well, the traffic will become more

of a problem, the noise will increase, and inevitably, the quality of life will decline. There are no green space areas proposed, no new schools, no easing of the burden caused by higher population. I disapprove of the proposed 45 units per acre in some areas and I urge the city to reconsider this plan.

101. Quality Tempe life has/been and is being ruined by mass immigration from our neighboring States and to say nothing about illegal immigration. California #1 perpetrators. Along with new residents coming in strong are the undesirables, associated with Low IQs, Gangs, Drugs, Homelessness, Increased Crime, Traffic. Not the type of residents this City wants. But they are now all over the City. Take a look around and tell me what you see? And the City plan is to increase housing? If I wanted to live in L.A. I'd move to L.A.
102. Rural and baseline between baseline & 60. Not a fan of increasing units/apts by that many per acre
103. Several decades ago I served as a summer intern in the COT planning department. Back then, the challenges were many. Few would have envisioned that we may be strangled by our own success but that is happening. We are experiencing runaway lightly regulated density. Additionally, ASU has become dominant in ways that do not serve the public interest. They are their own kingdom. Citywide, The design quality of new construction is often poor and it will not age gracefully. View Tempe from the top of one of the new midrises and you'll see squandered solar opportunities in all too many parking lots and rooftops. Mostly, however, it is time to pump the breaks on development - hard! ... particularly along the Rio Salado and in Downtown. We are being smothered. Mobility is gridlocked. Parking is hell and we do NOT need to make it worse by requiring fewer parking spaces and more infuriating "valet lots". Developers are not paying their fair share and have outsized political influence. Since the legislature has preempted impact fees, inclusionary zoning, rent control and most meaningful ways to address local development, the city must use innovative development agreements and new processes to capture back value and achieve public goals. The new general plan needs to have additional design review standards and new elements that account for Environmental Externalities which too many project "offshore" to adjacent neighborhoods.
104. Tempe and the ASU campus have grown substantially over the past several years. The constant development is very unsettling to me along with the increases in traffic etc. This is certainly not the small university town that I have lived in for over 40 years. Enough is enough!
105. Tempe is abounding with so-called "luxury living" apartments or condos. i.e. along Rio Salado, Price, and Baseline, Hardy and Broadway, and so on. Tempe does not need more people to move here. Tempe seems to do just fine with the current population. Increasing the density just brings more congestion and more traffic, and for what. More sales tax?? What is the point of "from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac"

106. Tempe is already the most densely populated city in the state. Implementation of this plan will increase density even more. I do not support additional mixed-use urban (no density cap) development. I prefer that Tempe remain a city, not a metropolis.
107. Tempe is working too hard to increase population in Tempe with higher density development. I have lived in Tempe since 1970 and see no need for additional population increase. No more tall buildings please.
108. Tempe needs more small parks near the denser housing sections of the city. The city budget should include funding to buy properties to create new parks.
109. Tempe needs to revisit and rethink about where it stands with the direction of growth and density in the city and think of creative ways to use the housing that is already available in Tempe, and current zoning limits.
110. The 2050 Draft Plan calls for substantially increasing residential development density south of Broadway, which will contribute to increased traffic congestion, noise and air pollution, crowding, the construction of dense apartment blocks, which will undermine the stability of our neighborhoods and bring the unpleasant, unsightly, sterile, concrete and asphalt treatment that the City of Tempe has seen fit to turn our once loved and cherished downtown into. The transformation of downtown Tempe is one of the saddest, worst examples I have seen of over-development, developer overreach, and poor planning, and it now appears the city is moving this failed concept further south.
111. The 2050 plan allows for too much development along Rural, Southern, Mill, and Broadway. The traffic is already increasing in this area and more development could make the neighborhoods unlivable.
112. The 2050 Plan includes a large increase in density from the 2040 Plan, meaning high rises apartment buildings, on Broadway and Southern and there is a Growth Hub along Rural Rd, near where I live. This means more traffic congestion and air pollution in the area in general.
113. The addition of 45 du/ac, not in just one high density area, but all over the city, does not fit my vision of my neighborhood or the city. These will allow tall apartment buildings up and down the boulevards. I believe that high density housing is not healthy for its residents.
114. The city general plan is based on old thinking about development without thought to the changing circumstances of climate change, water shortages, fire, heat threats, etc. This is a desert where water is a limited resource. The latest development scheme with pointing out the wonderful highend shopping took no interest in issues related to affordable housing, established businesses, etc.
115. The City is trying to increase density again. We didn't ask for this and we don't want it. We just told you this in an election pertaining to the Coyotes. Leave the existing plan in place.
116. The City of Tempe Plan for the future of our landlocked communities will drastically diminish the quality of life for all. There are already so many

changes for the worse that have removed the inter-connected communities, quaintness, and hometown feeling. Just thinking about the stacks and stacks of tall buildings, more speeding drivers, and pollution makes me want to cry. This is not sustainable and the high density plan will destroy what is left good about the city. You've already made ASU a canyon with all of the lifeless buildings. A Mountain is no invisible. We cannot expand and we do not need to go up. We are landlocked and there should be plans to account for this.

117. The council only think in \$ signs. They don't care about its residents. I live in the house I grew up in and nothing about these plans care about the residents.
118. The density has increased significantly since the 2040 plan.
119. The density increases around the areas of Southern Avenue, Broadway Road and Baseline Road are concerning. Changing from commercial to mixed-use would allow additional potentially high-rise condos with a single store-front, and the traffic is already heavy in these areas.
120. The density projections will make Tempe unlivable. It is already too dense with insufficient parking and public transportation. This plan will make things much worse. This appears to be another episode of Tempe's elected officials developing our town for the benefit of corporations and large developers.
121. The draft appears to favor developers over residents. Little emphasis on public spaces, quality of life, parks, & culture. The push for mixed use, high density "hubs" will allow developers to build high rises in neighborhoods. Benefits developers, not residents. These buildings tax our already fragile infrastructure; roads, traffic, water, green space.
122. The expansion of rentals as for profit organizations in and around ASU's main campus is a detractor to the community and culture that Tempe has currently. Tempe is land locked, centrally located in the largest metropolis in the state of AZ and that will always make it a desirable place for people to want to live. By selling those desirable locations to external investment entities that prioritize their profits over the cultural and overall community health that Tempe should strive for hurts the residents of Tempe. The Hockey arena might have been successful if the organization the City was working with was NOT the Coyotes, a known organization that cheated the last several cities they made 'deals' with. In this example the Coyotes were NOT good for the city of Tempe, perhaps another organization could have been. The long term partnership between the City and ASU has seen a rapid expansion of growth around the campus creating a large amount of traffic around our neighborhoods, the changes to 'frat' life housing has pushed them into our neighborhoods, in place of adding another 'research' building. Again a profit center for ASU the business, but not always ASU the Education Center. This is complex subject, my point is this, ASU has added many new buildings on its campus, many of them are NOT student housing, instead they have punted those concerns into the City of Tempe Zoning and this has made for profit rentals, which profits off of the students, who likely

- have to borrow money to pay for those rental rates to live close to campus or seek those rentals in our neighborhoods. Also, brick and mortar Universities might be a bad investment down the road, we will see.
123. The general direction laid out in the document is fine. But it is light on specific policies and programmatic recommendations to achieve an adequate supply of housing to meet demand, especially with regard to housing for lower-income households and households with special needs,
 124. The General Plan presents a vision for the future of Tempe that prioritizes the city's development at the cost of what makes Tempe attractive to its current residents and the geologic space it occupies. It presents a plan for over development, of all environments (built and natural). And in doing so does not account for two primary realistic outcomes: over-population and destruction of wild spaces and the ecological diversity found within them. The general plan's solution is more urban density built spaces. This is only a solution looking for a problem to solve. It also just exacerbated affordable costs of living, greater vacancy, more concrete (which increases ground temperatures) and strains on natural resources. It primarily helps developers make money.
 125. The land use density categories result in too much population density increases compared to 2040; it's too aggressive a plan and there is no control over the developers. It just opens the path for more of the housing north of the railroad (that doesn't accommodate permanent Tempe residents by providing affordable and/or permanent housing options). It's one thing to have growth but Tempe is allowing the growth to occur in a way that destroys are city. I don't see plans for more schools, parks, etc. to go along with the density increases.
 126. The plan seems to encourage a lot more apartment complexes and our roads are already crowded. We don't need to double this city's population. We don't know what our city's water conservation will need to be in 30 years, and adding to our population this significantly is risky.
 127. The plan turns the city from a community of residents to an economic dreamworld for developers. It does increases population density at the expense or livability and sustainability, focusing on projects that favor the council's not residents' vision and priorities.
 128. The proposed density increases in the Alameda area (Rural to Mill, Broadway to Southern), which appear to be substantial, are wholly inconsistent with the stated principles/goals of preserving neighborhood character, making neighborhoods more walkable and bikeable, and promoting stability in neighborhoods. This area will lose its feel - and appeal - as a quiet university-adjacent neighborhood that currently attracts families as well as students and university faculty and staff. Moreover, making Rural Road an urban thoroughfare makes neighborhood residents less safe as population and traffic increase.
 129. The push to build is not taking into consideration the residents that appreciate the current atmosphere of tempe. If this density continues, tempe

residents who want suburban living will leave. I love tempe, but am feeling forced out.

130. The requirement is to update the plan every 10 years, the last update to the 2040 plan per your website was October 15, 2020. What is the purpose of this update and why is it required? If these long term strategic plans need to be thinking 40-50 years into the future and you need to update the plan 3 years after the last update, this makes me question the competence of the people involved with the update or the purpose of the update. I would like to hear a statement as to why leadership has chosen to expend city resources to this effort. I'm thinking significant resource hours and tax dollars were expended in this effort when you think of all the internal meeting time to brainstorm and plan, stakeholder consultations, document production, website maintenance etc. In addition to being a perceived waste of time and money, I don't like what I see in some of the sections and proposals (outlined below). I wish the city staff worked to implement the 2040 plan as opposed to creating a new plan. Implement the 2040 plan and if Mayor, Council and Staff are having trouble finding ways of executing and fulfilling the plan that was passed by residents, then it might be time to hand the torch to people who can and will execute the agreed plan. The recent high profile failures indicate that Mayor, Council and Staff may be out of touch with the residents and should perhaps refocus on existing plans which residents elected them to execute and take time to better understand Tempe residents vision of the future before committing significant staff resources to further efforts of this nature.
131. The roads are already too congested. We don't need more high rise apartments.
132. The whole plan is riddled with praise for high density development. It is impossibly naive about any limits to growth. In the authors' defense, few of us expected that 2023 would be the year that the system broke down, when the water ran out, and when peripheral development ended. Now that essentially all of the area towns are land-locked, however, hordes of developers will descend on Tempe as an easy mark for available expansion in an upward direction. This plan is already obsolete and ill-prepared for what is coming. It can be rescued and rewritten to survive a vote next March, but time is short. The Plan should be cautious now, but open to amendments in the future after we know more about the future.
133. There are already too many high rises in Tempe and this 2050 plan will just allow for more to be built. I think that the city should stick to the current general plan and NOT try to implement this horrible 2050 plan.
134. There has been no abiding by the 2040 vision plan or continuation of it in the 2050 plan. This plan is all about over expansion (high density cores) and building transportation systems for ASU students. The city is already resembling a corporate layout and this plan calls for the furtherance of it. The idea of introducing further high density development focuses is disturbing. Even though the city map denotes that the majority of the city

consists of large lot and single family homes tracts, the whole focus is on the downtown over development. If the city doesn't abide by agreements made with other cities or the federal government, why should we believe it will adhere to anything?

135. This increase in density is designed to benefit only developers. The residents and climate will suffer. Why isn't Tempe limiting growth given the water situation. This will destroy my neighborhood and property values. NO.
136. This plan is great if you're a rich developer. Lousy if you're a Tempe resident. It's based on some bad assumptions. 1) The zoning and density plan assumes Tempe residents want higher density, more people, more traffic, more crowds, more section-8 housing. When did Tempe residents ever vote for that?? The plan allows for high-density construction across the city, giving the green light for a population explosion in Tempe. Anyone living near a major street may have a multi-story business/residential building looming right over their back yard. If you think Tempe traffic is bad now ... just wait. 2) It's based on an outdated water plan. Colorado river water availability is being reduced as of 2023, but this Tempe plan is based on a 2021 water plan. And projected water consumption up to 2050 doesn't seem to include accelerated population growth that's enabled by their "build more housing everywhere" policy. Overall the policy claims to respect neighborhoods. It does not. But it certainly seems to cowtow to developers.
137. This plan reaches too far in the very first chapter - Land Use. No other GP, in my forty-some years living in downtown Tempe, not 2000, 2020. 2030 or 2040, has changed the city landscape the way this plan does. Reactions to the plan to date indicate that we are increasing density adjacent to many of our neighborhoods in ways that Tempe residents do not want. Changes this dramatic need to be brought only after a comprehensive interaction with citizens that is UP-FRONT and HONEST about doubling down on the heights and massing of buildings backing up to our neighborhoods. The planning department has held some meetings and sent a lot of postcards, but not enough to justify this degree of dramatic change. There needs to be an "open and transparent" (p. 32) planning process, and this has not been achieved as far as that first chapter goes.
138. This plan seeks to maximize the population density of Tempe and greatly increase high-rises. I HATE this. It will lead to a generally decreased quality of life for residents, including much more traffic, noise, crime, and pollution. Do not sacrifice our standard of living for corporate profits!
139. This should be very obvious. The mayor of this city and his feckless city council are evidently 'overly friendly' with every developer who comes to town waving some \$hiny new object. Enough with the overdevelopment in this already overcrowded city that is suffering from chronic traffic congestion, noise, crime, drugs, air pollution and homelessness. The rapid and uncontrolled high density construction is NOT an answer to this city's problems...and an over-eager city administration seems oblivious to the facts

on the ground. I encourage every critically thinking resident in Tempe to vote against this city development plan and to vote every one of the people in the city administration out of office in the next election. None of them have the best interests of the average resident in Tempe in mind...and they never will.

140. To many high density units being built, with disregard to issues such as traffic, lack of affordable housing, higher pollution, limited law enforcement, disregard to Tempeans wishes, increased crime.
141. To much high density housing.
142. Too dense population options.
143. Too many people even for a metastasizing suburb of Phoenix. I live in s. Tempe and already avoid the entire downtown area. The town lake and campus areas were once a draw, but no longer. Downtown Chandler is far more accessible and welcoming - cheaper to park and better restaurants.
144. Too much density
145. Too much density planned around neighborhoods without any traffic, social, quality of life considerations
146. Too much development.
147. Too much emphasis on economic growth to the detriment of public schools, including kindergarten for all, road repair, historic and cultural preservation, low income housing, landscaping, homelessness, and the hings that make Tempe a great place for all.
148. Too much expansion stressing city resources and space.
149. Too much growth, too much traffic, too much crime. Not safe and in the best interest of tempe
150. Too much high density housing. This will make more traffic congestion which is already a problem.
151. Too much inner city density trying to be built.
152. Too much vertical growth
153. Very little "green" spaces north of the US 60. (ASU "green" space doesn't count -- residents seldom can access it; & football stadium doesn't "count"). Those of us who are senior citizens will need senior facilities if we are to remain as Tempe residents; there's nothing I can see which accommodates more than Friendship Village (which many locals can't afford). As an 83 year old, I still drive; a 20 minute walk (per your plan) to get to transportation isn't even possible. And, any development with more than 20 dwelling units per acre needs commercial development (grocery stores; restaurants; etc) within that "acre". You can't zone or permit for medical offices or professional offices if those people refuse to stay in Tempe-- we've lost almost all our doctors & dentists to Chandler & Gilbert & far east Mesa --- - where all the young people are moving due to high housing costs in Tempe.
154. very little information on protecting neighborhoods from the side effects of big development.
155. We do not need more of the same development that has been happening in north Tempe to be done in areas south of Apache. I believe that the City

should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections.

156. We do not want this level of density building along Broadway, Rural Southern Mill. Too much congestion with traffic and little trust that developers would abide by the restrictions put forward.
157. We have too much density for the existing infrastructure. Traffic and overcrowding are a huge problem. Single family and historic neighborhoods in the downtown area are affected disproportionately.
158. We live in the center of a large urban area that is heating at three times the rate of the planet as a whole, and is one of the fastest warming urban areas in the US. I am very concerned about the combination of urban heat island effect and global warming on the population of Tempe and surrounding communities. The probability of extreme heat events is already very high in our region and will only increase over the next several decades. Serious water shortages and an aging energy supply infrastructure exacerbate the potentially deadly impacts of extreme heat events in our city. I question the ability of the City of Tempe to cope with the high social, economic, and environmental consequences associated with a growth-induced increasing urban heat island effect in addition to the already existing stresses from climate warming. Is Tempe ready to deal with the real risks of a combined blackout and heat wave, and provide cooling and other services even for its current population? We have been very fortunate to not have experienced this scenario yet. However, please be reminded that nearly 15,000 people died in homes without air conditioning as temperatures rose above 100 degrees in France in 2003. How would we deal with several weeks of 110 F heat and no or intermittent air conditioning? Does the new 2050 General Plan include cooling facilities for the thousands of new residents in the proposed high density apartment buildings? The neighborhoods south and to the west of ASU are single family neighborhoods with many large trees and flood irrigated lots. I consider this area the "green lung" of Tempe. These neighborhoods are several degrees cooler than other areas of the City because of their lower building density and high vegetation cover. However, the 2050 General Plan proposes to add high density developments to the edges of these neighborhoods. More asphalt, brick, concrete, and other building materials from multistory buildings significantly increase the amount of heat energy stored in the urban environment during the day and are released after sunset. Additionally, waste heat from many more air conditioning units will contribute to elevated air temperature in the surrounding areas. There are no proposed increases in green spaces surrounding these planned developments. Planting trees helps ease some of the effects of the built environment, but how many hundreds or potentially thousands of additional trees would be needed to compensate for the additional heat from these developments? Where would these trees be planted? How long would it take before these trees affect the temperature of

their surrounding? Where will the water for these trees come from? Will these trees even be able to get established and grow to mature size under conditions of current and future heat stress? Wouldn't it be smarter to increase the size of Tempe's green lung by adding more trees and green space to its edges? How about removing some of the parking lot area of established office complexes and corner shopping centers, and replacing them with shady bioswales and permeable pavement to absorb parking lot runoff, instead of replacing them with heat-emitting multi-story apartment complexes? I am well aware that there are other negative environmental, economic, and social consequences of increased urban density besides heat stress. I believe that several of these consequences have been brought up in community meetings. However, many citizens are not fully aware of the real dangers and deadliness of heat, because most of us have never had to cope with extreme temperatures for prolonged periods outside of an air-conditioned environment. I strongly believe that it is absolutely crucial that the City considers the climate implications of all development and land use decisions. Developments and land use changes must only be approved if they guarantee to maintain or improve current and future physical livability in Tempe under conditions of climate change. The current and future citizens of Tempe deserve that guarantee.

159. We need to focus on increasing housing density to address our housing shortage, rather than relying on large developers to build huge luxury apartment communities. I believe the General Plan should account for those wanting to add for guests houses/ADUs, especially in areas near Downtown (Rio Salado to Broadway + Priest to McClintock).
160. While the Plan appears to address the future of Tempe, it does so in an incomplete manner. It deals with housing needs, to a degree, but not really issues of affordable housing or the other demands the Plan would put on our infrastructure such as traffic, water, commercial needs, and so on. As I read the Plan, it provides for lots of new apartment rentals, but not necessarily in a way that would help residents who need more affordable housing.
161. You've indicated that the City is interested in protecting the environment in Salt River corridor. Yet your actions in clearing 90% of the habitat downstream of the dam indicates you have no concept of environmental protection. Had the habitat been retained or even responsibly thinned, there would have been significantly less loss from the recent flooding. Likewise you mention composting in the plan, yet I could not find anything listed within the text. You essentially removed the composting facility in preparation for the hockey arena. Your plan talks about increasing tax revenue for City to fund police, etc. Yet you proposed a huge give away for the hockey arena.

No opinion responses:

1. A lot of this is pie in the sky. It looks like something out of ASU and not from the city minds.

2. Disclaimer: I've lived in Tempe 40+ years. Thanks for including the current land use map, conveniently buried near the end of the document. Current map shows "mixed use" areas confined between Tempe Town Lake and University with another corridor along Apache between McClintock and SR101. These soul-less, sterile urban canyons are simply human warehouses. Tempe is too small to handle any more purposeful increases in population density, traffic, crime, pollution, etc. brought about by cramming as many people as possible into a restricted space. And now you want to infect the rest of Tempe north of the US60 with this terrible urban concept? I compared current and proposed land use percentages on chart 51. You are proposing a 20% drop in single residential housing land use, a 10% drop in multifamily land use, a 50% (!) drop in commercial use and a 33% drop in industrial use. Yet you think a whopping 46% increase in multi use areas, some with NO density caps is a good idea? How are you going to make up revenue if you discourage commercial and industrial use? By opening juice bars and marijuana dispensaries in storefronts crowded up to the street edge topped with who knows how many floors of apartments? Take a good long look at Apache Blvd today and consider whether glass box ghettos in the making are an improvement over the smaller houses and businesses that used to be there.
3. I live off Hardy and 13th- the most change will be along University. I think Mill Ave should have some attention and go car free. For a portion of it. Give the town back to the pedestrians.
4. I may not be around in 2025.
5. It comes closer to my comments provided earlier.
6. Plan is too complicated to answer my question---- "Will there be high rise buildings nearby that I can see from my property." Don't want to have high rise buildings nearby.
7. Somewhat aligns with my vision. More affordable housing. Building on currently vacant lots/lots that have been historically vacant. Mixed use within neighborhoods to assist with affordability. Vastly increase bikeability and bike safety (incredibly unsafe in current state). Increase access to public transportation - ability to get to more centralized public transportation from outer neighborhoods. Increase green space in outer (and less affluent) Tempe neighborhoods, not just directly downtown Tempe. More opportunities for recycling, reuse, composting, community gardening, etc. Focus on integration of outer neighborhoods, instead of most focus going to downtown Tempe only (ASU area).
8. Still allows housing in the 65db zone on N Priest, Allows WAY too much population growth for continued preservation of Tempe Character, Allows WAY too much population growth for water sustainability, Allows way too much growth for our road system, Is seriously biased for "developer" benefit.
9. The 2050 GP map allows for huge density increase (up from 15-25 units/acre in 2040 to 45 units/acre in 2050) which could have a rapid and huge impact on the Alameda Character Area. Higher density isn't necessarily a bad thing,

but I am against green lighting developers to build whatever types of units they want up and down Southern and Broadway (because developers don't have to offer affordability, sustainability, units large enough for families, home ownership opportunities, etc. nor do they have to ensure that there are businesses on the mixed use site that ensure the goal of a 20 minute city on their property). Many of these newly designated 45 unit/acre sites are right behind single family housing; there is not enough room on some of those lots to provide any barrier (I don't know what the city was thinking when they put those at 45 units/acre as that's a 4-5 story (maybe 6) building looking into a backyard and casting a shadow, creating noise, etc.)

10. The 2050 plan falls very short with regards to historical preservation, allowances for green space and traffic issues. The plan does not honor the historical significance of our Mid Century Modern neighborhoods. There does not seem to be any sort of vision for making Tempe a high quality green destination. For example: Our fair city could be the Golden City, if we had a golden canopy of palo verde trees blooming in the spring. And finally, our traffic situation is eroding with every passing year. Many of our main arteries routinely have drivers speeding way above the posted limit. Obviously more traffic lights are needed on Rural, Southern, and Baseline.
11. The City of Tempe does not care about my opinion on the General Plan in spite of this grandiose spectacular presentation of it. It is smoke and mirrors to a 'behind-the-scenes' bro process that has nothing to do with public opinion. Don't waste too much of your time on this.
12. The hockey rink would beat a landfill
13. The increased density for the hash marked grey areas in the land use maps is too extreme. It is driven by overaggressive promotion of high-value economic development and luxury housing, that may replicate the more severe housing unaffordability and homelessness problems on the West Coast. This also threatens to increase area traffic congestion and pollution, along with sterile gentrification. On a national level, there have been a number of media reports citing the irony of the most rapid growth occurring in areas, including the Phoenix area, that are most at risk for effects of climate change. Coinciding with the effort by Arizona legislators to pass SB1117, the push in Tempe to green light the TED and Coyotes Stadium, as well as the South Pier development, seems rushed and not necessarily in the interests of Tempe residents between now and 2050. More crowding equals more emergency. Instead, maintaining the density growth levels in the 2040 Plan, along with a more balanced emphasis on economic growth, would be wiser.
14. While I agree with "pedestrian friendly"..."sustainability"..."historic preservation" and "green buildings and infrastructure", I don't think the City of Tempe will actually follow those guidelines. Could have had historic preservation; could have had green and human scale buildings; coulda woulda shoulda...look at the ridiculous and ugly downtown Tempe skyline. It's too late!

15. Why is there ALWAYS development development development? We need sustainability, NOT more endless hot traffic-increasing development. We don't need more "density"; there is enough density. We are a hot, arid climate. Let's act like it. I don't trust anything that suggests "urban development". It's time to move past that. Our planet is dying. An inconvenient truth, I know. Looking at YOU, city council.
16. It's my belief that the current council is being led by the nose by developers bent on lining their own pockets and possibly some folks pockets who are currently council members. I voted for the 2040 vision and see no reason to change that vision.

4. The chapters of the draft include Executive Summary, Introduction, Sustainability & Resilience, Open Space, Facilities, Economic Development, Circulation, Land Use & Appendices. Do you have any specific comments on the draft? Please name the chapter(s) you have feedback on and share your comment.

1. (1) The 2050 GP map allows for huge density increase (up from 15-25 units/acre in 2040 to 45 units/acre in 2050) which could have a rapid and huge impact on the Alameda Character Area. The issues are that:
 - The city has no control over what developers build; increased density does not guarantee affordable vs luxury, small single person units vs family units, local business, green space, etc.
 - Even though the developer must still change the zoning, this green-lights them; it's hard for the city to deny a requested zoning change that is justified by the general plan land use map. The city is basically saying they want the land to be used that way
 - The Tempe south areas have very little land use changes; instead, density should be equalized so that:
 - (a) Growth is spread to all areas of Tempe to reduce neighborhood character, infrastructure and property value (both up/down) impacts.
 - (b) there is increased public transportation demand in those areas that currently don't have much (so increases public transit effectiveness overall because of increased range)
 - 2050 plan doesn't show new designated green space or schools or enhancement of traffic capacity. theoretically the rest of the document would guide development on affordability, sustainability, green space, etc but there is nothing that would force a developer to follow it.
 - Residents already feel like they currently get little say in new nearby development - these 2050 density updates greenlight investors, which would give residents less of a voice. I propose that:
 - (a) The city needs to give residents more of a vote/voice on what happens nearby.
 - (b) Instead of giving blind opportunity to developers via land use density increases, let developers come to the nearby residents/businesses and show us what they will give us in return for the 45 units/acre density (affordable

housing, diversity in occupants/businesses, green space, sustainability, local business, beautification, 20-min city, etc)

----->> In short, keep the density as it currently is in the 2040 plan but offer the opportunity to increase it based on meeting certain criteria (and coordination with neighborhoods €; not just postcards) that enhances the neighborhood and builds city diversity.

(2) The areas along Southern and Broadway in Tempe

- Currently support a 20-minute city in these areas. We don't want to lose this.

- The strip malls keep full and are very diverse (several grocery stores, hair salons, banks, restaurants, water-n-ice, seamstress, clothing/shoe, department stores, etc.). We don't want to lose those thriving businesses; instead, ensure that developers work with these businesses to make sure they can remain as new mixed-use areas are built.

(3) Practice of rezoning/flipping

- Would like to see avoidance of that codified.

- To change code, must be plan that is implemented within some timeframe ; otherwise reverts to original zoning. (the time frame shouldn't be constantly re-upped; it's unfair to nearby residents/businesses to hold that space hostage)

-Open space. Listen to the people .Tempe . They don't want more - more - more. Entertainment, venues etc give us parks, shelters for disadvantaged, we don't need More. We are a small, college ,land locked City. Stop w/ hi rises and Grand plans.

-Page 195

CHANGE "Consider and adaptingÂ [sic] implementing updates to the 2021 International Energy Conservation Code (IECC) developed by the International Code Council." TO:

"Update the 2021 International Energy Conservation Code (IECC) developed by the International Code Council."

The Sustainability & Resilience section mentions equity only twice. If I know anything from my 25 years as a sustainability scientist, I know that equity is key to creating resilient and healthy communities. Sustainability = equity.

Page 189. The following sentence makes little sense: "Ensure that compatible land use development (reflecting noise and height issues in proximity to the airport) occurs along the critical area within Tempe." Please revise this sentence so it has meaning (what is the "critical area within Tempe."?)

Tempe's voter-approved General Plan 2040 describes a long-term goal to "facilitate compatible land uses" and "minimize airport over-flight noise impacts." One strategy to meet that goal -- WAIT FOR IT -- is to: "ensure that re-zoning to residential zoning districts will NOT be allowed in the 65 DNL (Day-Night Sound Level) exposure contour line." The draft GP 2050 replaces that sound strategy with an intention to "ensure that any residential development within 65 DNL (day-night average sound levels) noise contours are designed with appropriate noise mitigation." Who brought forward this

dramatic change? My question is not rhetorical. We need to know why the strategy was changed. If we weaken the GP 2040 with this language, we give Sky Harbor more evidence for their lawsuit, as we would be changing the GP we are operating under currently. We would also be ignoring the advice of the Tempe Aviation Commission and we would risk multiple members of that commission resigning out of frustration. Have we learned anything from the results of the May Special Election?

2.
 1. While ASU students are encouraged to stay in dorms and use public transportation, many commuter students are not able to stay in dorms or nearby apartments; therefore, there needs to be collaboration with ASU to expand parking for students and faculty/staff. ASU has overtaken land for parking in order to build more offices and classrooms. Please look into well-lighted parking and park and ride options that are safe for single students and women etc.
 2. ASU's enrollment continues to rise, which fuels their building, takes up valuable parking space, and eliminates the traditional intimate college feel for students ages 18-22.
 3. Parks and equitable shade are needed with additional trees and lighting.
 4. More parking is needed at the Tempe Arts Center.
 5. Collaborate with faculty/staff and families/students of the three school districts: Kyrene, Tempe Union, and Tempe EI to ensure affordable housing and living in the Tempe metro area for faculty/staff and families/students.
 6. Provide more housing and social services options for the homeless who congregate on Mill Avenue. Perhaps, collaborate with the City of Tempe and ASU's social work program's interns/students.
 7. Tempe Sports Complex has good quality pickleball courts but there are not enough courts. There is plenty of land there to expand to at least eight more courts to accommodate the community. These are one of the best courts in the area and the facility is really nice but there are not enough courts so please expand to a minimum of at least eight courts. It is wonderful to see that the city of Tempe offers pickleball classes for all.
 8. Continue the Tempe Arts Festival with collaboration from ASU and the local art programs in metro schools.
 9. Continue recruiting and supporting companies to remain in the ASU research triangle park area. It was sad to see the tennis courts torn down; however, pickleball courts could be added. Maintain the lake, encourage the wildlife, and maintain the hiking/running trails. This is a great photo opportunity location and a good place to take dogs for a walk. Make this a well-lighted trail and add pooper bag with trashcans for dog poop.
 10. Work to reduce freeway noise for neighborhoods and schools.
 11. Maintain easy access roads to the airport.
3. Again, what is the point of even considering rezoning the commercial areas along Broadway, Southern and Baseline between Mill and McClintock to "mixed use" that residents simply do not want? Also noted is that south

Tempe is spared possible rezoning. Could it be because 85284 is the wealthiest zip code and therefore not subject to social engineering and experimentation as are the expendable 85282 and 85283 zip codes?

4. All of it.
5. All of the above, with special attention to the Sustainability & Resilience chapter.
6. All the chapters/sections related to land use & economic development need great revision, giving critical attention to water issues, transportation issues, & added pollution issues (due to increased transportation) which the Tempe Tomorrow General Plan 2050 currently lacks.
7. Allowing developers to replace strip malls with housing units is a good idea as long as the housing units fit compatibly with the surrounding neighborhood. In other words the height of the housing units should never exceed four floors and there has to be some open space with landscaping or even a playground in each complex.
8. As I mentioned, the inclusion of the Community Design goal CD9 in the Land Use chapter is a major highlight. I hope to see significant progress on this issue because its benefits are important, shared by all residents, and--amazingly--it is incredibly easy to make some seriously meaningful changes in this area that provide immediate results. The Sustainability and Resilience considerations are outstanding; I was incredibly happy to see consideration for the wild areas that make Arizona and Tempe incredibly special, particularly the Salt River Basin. Regarding the previously referenced Energy Resources subsection of the Conservation Element portion of the Sustainability chapter: I believe it is important, whenever discussing energy-saving retrofits and lighting, that the impact of artificial light at night is taken into consideration; Tempe has made mistakes in this area in the recent past as a result of not considering all aspects of some well-meaning energy-conscious decisions (namely, our lighting along the Salt River Basin is significantly worse (harsher, more glaring, less shielded) than Phoenix's just on the other side of Priest, and our city-wide streetlight retrofit has likewise been implemented suboptimally, relative to Phoenix and other neighboring cities), and, by nature of the technology, we are stuck with the unfortunate consequences for at least a decade or two. I appreciated the focus on development along the light rail in the Economic Development section. The importance of connected travel options highlighted in the Circulation chapter is very good to see. Tempe's continued focus in this area already benefits thousands of people in Tempe and the wider area, stands out as a significant feature of this city, and has the potential to further improve quality of life for thousands of additional Tempeans. The Housing Element subsection of the Land Use chapter is vital, and I hope the city is actually able to increase the amount of affordable housing and missing middle options. It is incredibly difficult to find housing here.
9. Build the rink

10. Centralized, Soviet-style planning rarely works out well. Please let private entities who have skin in the game make the investment decisions. Your "Travelways" section does not state it explicitly, of course, but further street narrowing is clearly a part of the plan, as demonstrated by these intentionally(?) vague statements:
 - "With further enhancements and improvements, Tempe residents will be able to immediately recognize these streets as pedestrian and bicycle friendly."
 - "New and innovative transit and other means of travel will need to be planned for the Phoenix Metro area including in Tempe." After previous street narrowing in Tempe (i.e. on Broadway), hundreds of cars sit motionless while belching pollution into our air during rush hours. Is that what you want?
11. Circulation - Concern about people my age (75) getting around in Tempe. I don't understand the Circulator buses or how to use them. Vally Metro buses seem infrequent. Not all bus stops are shaded. Bicycling and walking along busy roads does not make sense, especially in summer.
12. Circulation: Assuming "microtransit" includes e-scooters and e-bikes, etc., in order for the benefits to outweigh the downside, issues such as e-scooters being arbitrarily dropped in neighborhoods and safety concerns related to reckless riders need to be addressed. Some regulation and enforcement should be implemented.
13. Comments shared above.
14. Comments Tempe Tomorrow 2050 Draft Plan
 - Executive Summary
 - Add public health principle and/or design
 - optimal public health safety design€
 - Tempe Tomorrow General Plan 2050 Vision has run on sentence could be cleaned up a bit
 - Page 9 Major themes
 - Next to last bullet needs a period
 - Continue to promote mixed use and green development
 - add to bullet "encourage development of pocket parks for hubs of the City"
 - page 16
 - add bullet
 - "A city that incorporates public health and safety design.
 - page 26
 - typo
 - Principle: A balanced Land Use
 - Third bullet down
 - should be "open spaces" not "paces"
 - page 56
 - Bullet 8
 - remove last part "and specially in the food desert areas.
 - add bullet 9

Identify food desert areas where access to fresh fruits and vegetables is needed.

A really nice job on Healthy Community Design :)

page 76 suggest add

CD 16

Utilize Health Community Design principles

1. Partner with emergency preparedness planning staff in building new and or modifying city service buildings.

2. Work with public health planners for environmental analysis and identifying emerging trends for optimal health solutions to the built environment.

page 100

Goal sentence could be tightened up a bit

page 126

add some language to emphasize "soliciting community/resident support"

page 138

what do you mean "cut through traffic"?

page 146

first column ends with out a connector to the document

at the area as an economic and growth area for

page 146 SH4 typo bullets should be 1 and 2 not 3 and 4

add accessibility option for the who can not walk or ride a bike

page 152

How do neighborhoods work with ASU students when housing extends into the neighborhoods?

Want to work with students to better the neighborhood.

page 162 add some narrative to the effect - given seasonal excessive heat, must have shade and cooling station for this to have a chance to work. Must have shade and cooling along routes and allow for emerging technology in use of cars. Ensure not to restrict use by all residents that may be car dependent.

page 176

strategy add

Connect circulation and pedestrian with planned shade for seasonal heat.

page 177

add

7. Plan coordinate pedestrian shaded routes.

page 180

I disagree with premise that all automobiles are bad. Accessibility requires use of driverless cars/ vehicles, electric cars. We live in an extreme heat seasonal climate.

page 185

Disagree with premise that parking is bad in downtown area. Parking can and does increase accessibility and helps business in the downtown area.

page 196

ER1

1. Encourage the use of clean energy alternative modes of transposition.

page 208

We can learn from the results of the recent vote on Coyote build propositions.

BF1

add

4.Coordinate and work with residents in neighborhoods of the surrounding area for development plans.

We can learn from the results of the recent vote on Coyote build propositions.

page 212

add 13. Actively participate in reducing dumping in residential commercial alleys.

page 228

Goal 1 add reduce heat island effect.

page 230

top of column add

Mobility Hubs to help provide alternative transportation options and /or clean energy powered vehicles.

page 250

I like the importance of physical activity - good job!

page 252

RE2

1. add Veterans

page 290

4. add "and other facilities close to where seniors live."

page 292

12. "and/or belong to minority groups."

For Land Use

would like to see the parcel that Coyotes proposal was based on to be Commercial and Park/green space, absolutely no residential. Land Use is confusing. Would like to see, for an area, will increase population by "x" amount of people. Will increase the infrastructure needs by "x"; would increase traffic by "x" (do not assume people will give up their cars in this extreme heat we live in.

Thanks for all you work on this

15. Couple of things. First, it seems silly to open with a land acknowledgement and then make no reference to working with Native leaders or addressing inequities in our system towards Native peoples. Great, you acknowledged that the land used to be theirs: are you going to do anything to rectify the theft of it, or just acknowledge that it was taken, often by force? You have an opportunity to do something here, something beyond the reference on page 79 to working with Native leaders to identify historically significant areas.

Second, it's hard to have a 2050 plan that directs the City while also making deals with billionaires in mostly closed-door sessions to amend the general plan and build a residential/sports district that isn't mandated to follow any of the values of Tempe green design/walkable cities. No idea if that'll pass, but the fact that there's an easy way for developers to circumvent these guidelines kinda highlights how useless they are. Page 22 literally shows the General Plan encompassing every other development plan. There should not be workarounds if you want the kind of results this plan would yield. It also undermines faith in the progress if again, real estate developers can throw money at a project and get around requirements. Third, development continues to prioritize projects north of the 60, and the diagram clearly shows that everything south is far lower density than the rest of the City. Unless you plan to expand public transit options down there, it's hard to imagine a world in which that area ever meets the walkability/density goals of the rest of the City. Yes, Tempe is small and we're limited on space, but concentrating everything in the north makes meeting the challenges of affordable housing even more difficult. You really need to consider how the southern portion of the City can also be changed. Now, I recognize that many neighborhood associations are often opposed to density increases, but it seems crazy to prioritize equity and access in this plan but cede ground to neighborhood groups when they're opposed to density increases. You can't have a plan to improve equity while also allowing little enclaves throughout the city to dictate which class of people gets access to their neighborhoods. The affordability map represents the vast disparity in affordability and home ownership across the City: just saying, it's easier to get to your goals if more of south Tempe is in play. Fourth, the redevelopment intention is good but the implementation needs to be done very very carefully. There's a reference to cleaning up dilapidated buildings and it seems very likely that poor individuals in areas like Victory Acres or Escalante may be targeted with fees and maintenance charges they can't afford if the City is focusing on removing blight. If you want to correct historic inequities there should be some carveouts here. Yes, I saw the section on working with local volunteer groups to help them keep their properties maintained but it seems unlikely that there are sufficient volunteers to help people in these areas with all property violations and since citizens can report violations through the 311 app there's a non-zero chance developers could target neighborhoods with endless complaints about property condition and drive out the residents.

16. Economic Development section needs to emphasize enhanced community/neighborhood engagement and oversight within the development RFP/RFQ process. Think we learned hard lessons with the Coyote Arena fiasco - community priorities simply did not align with city hall and valuable municipal resources and time hours were wasted in the process. But, we need to move forward, and grow from it - while nurturing a better understanding and respect for what the community and neighborhoods truly

value. When you build with the community and neighborhoods instead of against them, you build a stronger city.

17. Economic development, land use, open spaces.
18. Entire document is TOO LONG. Too much "gobbly-gook" verbiage ----- it's government-speak writing at its worst (& I worked for the Federal Government so know it well.) It covers the City's legal "butt". Sadly it's too much for the average citizen to wade through -- especially all the fluff.
19. Everything that is resident-centric that Tempe staffers and leadership promote is pretty much just a lot of talk and wasted paper.
20. Except for land use, like plan.
21. FIRST MAJOR COMMENT: There is no mention in the general plan amendments of auxiliary dwelling units. The current zoning restrictions on auxiliary dwelling units, in ZDC 3-102, are a major barrier to meeting Tempe's housing needs. The projections in Figure 11 on p. 127 show that projected housing will not meet the projected population increase in the city. Where will those extra people live?? The proposed plan amendments talk about the need for housing but make no mention of auxiliary dwelling units (ADUs). Tempe ZDC 3-102 prohibits ADUs (accessory dwellings) in single-family residential zones, even on spacious lots where it would be easily feasible, and where other cities have found ADUs perfectly compatible with the qualities of residential neighborhoods. Tempe needs to make it possible to build and encourage the use of ADUs, or we will find it much harder to meet the housing needs of the city.

SECOND MAJOR COMMENT: Travelways Map, p. 182

Rural Road (and Southern, to a lesser extent) is bound by conflicting priorities for car traffic, a classic stroad. It's wide enough that drivers expect to drive quickly. But along with the city's library and museums corner, it has too many commercial establishments that need drivers to drive slowly, stop, and spend time and money. This is true from roughly Baseline north. And of course, at intersections, it's impossible for anyone but healthy pedestrians to cross Rural or EW stroads comfortably with current phasing. That also hurts commercial establishments and the city, because it means people stay on the same corner of an intersection.

I don't have a solution, but I worry about Rural Road's status as a circulator. It's both a circulator currently, and also has businesses and community locations that need it NOT to be a circulator. If I could wave a magic wand, I'd love the inner two lanes to have a different speed from the outer lanes, except for near intersections where everything slows down dramatically. That would allow everyone to have what they need.

THIRD MAJOR COMMENT: Bicycle Network Options sidebar, p. 172

Please remove the following terms, which are not supported by research on cyclist safety and comfort: Sharrows and Buffered Bicycle Lane. Sharrows are not necessary on residential streets with low speeds and traffic, and they are useless everywhere else. Buffered bicycle lanes are also useless -- if one line of paint doesn't help, why does anyone think two lines of paint will be

any better?

Right now, McCormick has this so-called buffered bicycle lane for stretches. I am 57, riding a recumbent trike, and my grand-niece is 3, using a balance bike. In ten years, I will be 67, still riding a recumbent trike I hope, and my grand-niece will be 13. Would you recommend that either a 67-year-old recumbent trike rider or a 13-year-old youth cyclist be riding down McCormick right now? If not, then please stop pretending that two lines of paint means buffering. It doesn't.

More generally, the Alameda bike path is a project that missed a key opportunity, to put the parked cars BETWEEN the car traffic and bike lanes - it's a sign that the Tempe streets department still has a 2008 mindset, and the use of sharrows and definition of two paint lines as buffered bicycle lanes is more evidence. C'mon, folks, this is 2023! We can do better!

Alternative: modify the definition of buffered bicycle lane to refer ONLY to situations where there is an actual use of road surface that actively blocks car traffic from the bicycle lanes -- this could include parking, planters, etc.

SPECIFIC COMMENTS

EC2

"4. Create bike lanes on north side of Warner Road within mixed-use development to offer other modes of transportation beyond the car." Instead of a bike line (protected or unprotected) along Warner, what would be more meaningful locally in EC is an extension of the multiuse Highline protected bike lane along Commerce and Emerald, away from Warner Road. This would allow cyclists and pedestrians from South Tempe and West Chandler to finish their journey to EC destinations in safety.

(Extending an unprotected bike lane along Warner to I-10 would not create a connected network until the I-10 overpass is redesigned; for cyclists and pedestrians it is currently a chokepoint with a narrow sidewalk and cattle chute style barriers.)

Missing from the Emerald Center and I-10 Growth Area: transit priorities.

RP 2

"2. Integrate transit options for employees."

I agree.

PN 2

"1. Improve the pedestrian network to include: sidewalks on all streets; street crossing improvements, crossings at canals, freeways, and other barriers; and additional multi-use paths and crossings."

I agree.

BW1

"1. Provide bicycle access to all residents to, shopping, businesses, services, parks, schools, and other daily amenities within a 20-minute bike ride."

I agree. This is especially important at local hubs in South Tempe, where bike paths along stroads are not safe for many cyclists, and there are walls and other barriers preventing cyclist access from safer streets to shopping centers.

“3. Utilize wayfinding signage and maps to identify bike routes that connect schools, parks, shopping, employment, other destinations and connection to light rail, streetcar, and buses.”

I agree. Current wayfinding is limited and confusing to newcomers.

BW2

Add the following

“3. Identify bikeways that serve users who need access to shopping, medical facilities, and other important non-commuting uses.”

BW 4

Modify 2, to read as follows (added text in caps):

“2. Prioritize and implement planned improvements identified on the Bikeways Network Map, AND INCORPORATE THE BIKEWAYS NETWORK MAP DESIGN ELEMENTS INTO ROAD MAINTENANCE PROCESSES.” This is important, so that when a street relevant to the Bikeways Network Map is under periodic maintenance, an explicit element is to accelerate expansion and improvement of the network.

Edit 4 to remove references to sharrows and buffered bicycle lane, unless the definition of buffered bicycle lanes is modified as suggested above.

I agree with 4's emphasis on requiring public and private developments to include bike parking.

Undiscussed in the bicycle network section is something that is beyond the scope of a general plan but, hey you have aspirational non-plan-like text sprinkled throughout so here goes: do we need to push landlords to incorporate secure charging facilities for e-bikes and e-scooters, as part of covered bike parking? Local news doesn't cover lithium battery-related fires in the Phoenix metro area, but I know it's a common topic in other communities, especially NYC which has now imposed safety requirements for local sales of e-bikes, e-scooters, and battery systems.

TR 1

Modify 6 to read as follows (added text in caps):

“6. Continue to Integrate Intelligent Transportation System (ITS) technologies into transit system plans and services, AND PRIORITIZE INSTALLATIONS TO IMPROVE RELIABILITY OF KEY CONNECTING ROUTES AND SERVICES.” If I could wave a magic wand so that Saturn and Valley Metro 72 were never stopped by car traffic around the Rural-60 intersection, I would. Oh, wait, we have ITS!

TR 2

“3. Implement the provisions of the Transportation Overlay District (TOD) in Tempe's Zoning and Development Code along high capacity transit corridors.”

Agreed.

TR 3

“1. Implement regional Bus Rapid Transit (BRT) corridors with regional partners.”

Agreed. One strong recommendation: Please please oppose funding of

“betterments” (i.e., tearing up a lane of traffic just to put concrete in a bus lane). That’s a complete waste of money -- buses do not travel any faster on concrete than asphalt.

“4. Study the viability of commuter rail along the Union Pacific corridors in Tempe including the placement of rail station(s) in Tempe.”

Agreed. This would be especially important for South Tempe, West Chandler, and the Emerald Center/I-10 Growth areas.

TW1

“2. Develop a measure for operational efficiency of travelways corridors that accounts for pedestrian, bicycle, and transit usage to measure user-capacity and demand.”

Agreed. Why not limit consideration to measurement by travelers, not vehicles? That would weigh (full) buses and rail transit very heavily, and pedestrians, cyclists, and (most) cars equally.

22. General Plan 2050 Intro: “foster and maintain a livable and sustainable urban environment that is sensitive to issues which impact the people . . . in Tempe”; “Tempe’s commitment to sustainable and equitable physical development and community well being”.

The draft plan states: “enhanced quality of life; sustainability and environmental stewardship; promote healthy community living”.

I commend Tempe for its commitment to the above issues. With regards to a healthy environment, I would ask that the issue of groundskeepers be addressed. While certainly we do not want to deprive anyone of their livelihood, the damage they do to our health and the environment is most concerning. They do not seem to appreciate the fact that this is the desert and dust is everywhere, yet they persist to blow to the point of creating mini dust storms. It is almost impossible to walk anywhere in Tempe without being “assaulted” by dust and debris. We were happy to hear that Tempe has discontinued gasoline blowers in the parks. Is that a direction groundskeepers can be encouraged to move in, perhaps via a rebate program? Can they be monitored or licensed (similar to pest control companies and others who use toxic material)? They do not even monitor air quality to minimize the use of blowers. Perhaps starting with HOAs encourage them to hire vendors who are sustainably minded, or encourage current vendors to move in that direction. Change is not easy and change for change’s sake is not what we are advocating; in this case, however, we feel that change is warranted.

23. I am concerned that the goals of improving residential density will result in more high end / luxury living areas rather than open and welcoming spaces that can be enjoyed by all.

24. I am most concerned about the chapter on Land Use and Economic Development. If this is not completely reworked, it will fail the vote in March. Tempe has done a terrible job of soliciting feedback with its fat, over-written plan, its unreadable maps and its last-minute neighborhood meetings. All the surveying looks good on paper, but adds up to nothing. Besides, I have

no confidence that Tempe officials pay any attention to citizen feedback anyway.

25. I am opposed to any horizontal or vertical expansion/growth
26. I am very interested in the tables on 175 but I don't really understand them. I would like to see a report on the ecological impact of all of this development from someone who is not connected to the city or does not have any interest in the development plan. At one of the community meetings a question was asked about what is the projected water situation for the lake in the next 30 years and how would continued drought impact development. No one could answer this question and it was stated that they were not thinking about projected water issues and were assuming the lake would be there. This suggests to me that the creators of this document are not considering the potential ecological impact of all the development. I am also concerned with the multi-use high density areas described on page 26. This seems like an open invitation to another Coyotes arena type situation which as seen in the recent election, is not in the interest of those of us who live here. I would like to see proposals for multi-use high density areas to be voted on by constituents or be modified to reduce density and increase green spaces.
I attended an event at the Tempe History Museum last week where this document was previewed. On one of the slides, the word gentrification was used to describe an outcome of this plan. I find this term highly offensive and insensitive to our poor families who live in our city. We are currently so diverse and the families in our community desperately want to stay. Most of our elementary schools in Tempe proper are Title 1. Maintaining diversity and a continuum of incomes should be a priority. Students who can go to the same school for years have far better outcomes than those who frequently have to move due to hardship. Our current families are in and out of homelessness, they are struggling to stay close to their schools of attendance. Our teachers can't even afford to live here. I would love to see more about how this plan is going to support our most vulnerable citizens as well as those of us who work for meager salaries in helping professions that sustain the families of our city.
27. I believe that Tempe could improve on their sustainability. I know that the schools do not have a solid recycling or composting program, and the city could provide support for that. Additionally, I would love to see a plastic bag ban throughout the city. I have lived in various cities that either charge for plastic or only provide paper, also for a small charge.
28. I could not see the maps well. I had a hard time seeing the streets and could not see the corresponding legends well. I found the maps in all sections of the plan difficult to read and interpret.
29. I could not understand the bikeways plan. Was the map showing the 2050 bike map or the current bike map. Seemed to be the current one and had vague promises to expand bikeways between zones. We sure need a lot more bikeways connecting North to South through Central Tempe.

30. I did look at the executive summary and especially like page 12 and the concept of the 20 minute walk or bike ride and more bike lanes - I would encourage not only bike lanes but protected bike lines as research, from what I have seen, indicates that does a lot for safe bicycling versus just painted lines or sharing road space and well, I think we are moving past the idea that owning a car means you should be able to park it on the street for free - better to put in a protected bike line and encourage low carbon alternatives to driving.
31. I do like the part where you are encouraging planting edible landscaping including back yard gardens. This is the most intelligent thing I have seen in the plan so far. As populations grow, it is important to encourage people to become more self sufficient both by growing a portion of their own food and by encouraging the storage of rainwater and greywater for use on these food crops.
32. I have reviewed this document. It is what, 154 pages? To provide comment as such, would take a significant amount time. The plan as written contains carefully constructed positions that have taken countless hours to develop and refine. In addition to the plan what should be provided to Tempe Residents is a summary report (Readers Digest Version) of the "General Plan"
33. I like growth but growth and increments
34. I like the emphasis on creating safe and comfortable pedestrian and bike connections to schools, parks, and multi-generational centers. However, I think you can expand the language on pages 11, 17, 44, and 53 to explicitly identify employment centers, commercial districts, and mixed-use developments in this list. This will ensure consistency between earlier sections of the Plan and the goals outlined for Land Use Hubs, Bikeways, and Travelways later in the Plan. I do like the new map of Tempe which would call for more housing in commercial areas. We are desperately in need of more housing.
35. I oppose every section of the Plan that increases the allowed residential density and increases the allowed height of commercial developments and apartment buildings in excess of three stories.
36. I oppose the whole plan. Stop increasing density. No new zoning changes and get rid of this stupid makers district you shoved along Broadway. Now we have luxury homes next to the dairy. That's just stupid.
37. I read the section of "Pedestrian & Bikeways element" from the Circulation chapter only, as that is what I am most passionate about. I disagree with the definition of sharrows. Sharrows are not an option when "there is insufficient space to add bicycle lanes". Sharrows and mixed traffic should only be used on streets with low automobile traffic volumes, and low automobile speeds. Otherwise, a cyclist and sharing the road with automobiles is not safe. The cycling section did not mention protected intersections at all. Having a network of safe bikeways is one thing, but if the intersections aren't safe, that will still deter some people from cycling. All parts of the network must

be safe, convenient, and comfortable for ANYONE that wishes to use them. Additionally, BW1 has a goal of "Provide bicycle access to all residents to, shopping, businesses, services, parks, schools, and other daily amenities." I think it should be noted that all destinations must have adequate bike parking close by. If people don't have a place to keep their bikes at destinations, there is no point in the bikeways existing.

38. I really like the historic preservation chapter because preserving certain buildings and elements to the city is very important to keep its character. In Economic Development section, I like how affordable housing/building more housing is a concern. With the population growing so quickly in Tempe, it is extremely difficult to find housing units available close to ASU campus. Rent prices have also soared, making it hard to find affordable housing. While there is an increase in housing units for the next 10-20 years, it suddenly drops drastically which could be an issue in the future.
39. I think sustainability and resilience chapter is very innovative, I do not know many other cities that are thinking seriously about shade equity, for example. I would also like to specifically call out the plans to increase density in the Alameda Character area where I live, adding mixed use along Broadway, Southern, Mill, and Rural. I think this is an excellent idea. There is a real opportunity to make these areas even more dynamic and walkable, especially given their proximity to downtown. I think this will make these areas even more desirable than they already are. I would also like to urge the city to consider using cycle tracks (separated bicycle lanes) rather than sharrows or painted lanes. If the city really wants more people to increase their cycling mode share this is the only way to do it. Many people (myself included) do not feel safe with vehicle sizes and speeds what they currently are cycling on most roads.
40. I think that what you have provided is quite complex. I think that the expectation that a citizen should be able to read everything you have provided and be able to determine section by section what is relevant and what is not is absurd.
41. I understand that a great deal of work went into this document - and it is not uniformly horrible. But let me concentrate on one section - the identification of the Central Tempe Growth Area (figure 12; page 77). This part of the plan claims to "Enhance quality of life for existing and future residents" - yet it would upset the quiet neighborhoods found here and profoundly alter the density, traffic, intrusion into quiet neighborhoods, etc. - at odds with this claim. Instead of opening Pandora's box along this corridor - there are clearly areas within Tempe that could be developed into local art districts with friendly open space restaurants, etc. One example would be the area in the intersection of Mill and Southern (not far away), including Danelle Plaza area, that is ripe for intervention. Naturally, another would be the space that the Coyotes proposal addressed - no housing (airport noise), but free-form community space (arts cooperatives, etc.) already linked to recreational

biking/walking areas found along Tempe Town Lake and the down-river region.

42. I want the 2040 plan to move forward, not the 2050 plan. This is not in alignment with our desires for the city that we live in.
43. I would like a stop sign installed at Roosevelt & 1st Street specifically. Also, I'm 99% joking, but the Scottsdale city council is famously biased towards *North* Scottsdale. If the General Plan allocated funds for, say, a tank or two, perhaps Tempe could annex everything south of Thomas? I don't think they'd miss it
44. I would like to see more bike lines and better plan for bikers (more secure streets and street lights, promotion of biking for school age kids). I would also like to see a better plan for water conservation that include initiatives to promote laundry to landscape and pool management opportunities and training for home owners.
45. I'm concerned about the chapter on water utilization. I don't know how we can be so sure we will have enough water to increase the population of people. Maricopa county had grown so much in 10 years and our water use has sky rocketed. We should not keep on this trajectory.
46. I'm looking forward to phase 2 of the riparian conservation plan, a few of my neighbors and I are birders and it would be wonderful to have a park-like area on par with Gilbert's riparian area.
47. I'm looking for no changes to the 2050 general plan. If you want high-density housing, confine it to Apache where there is light rail available for students who are the most likely consumers of these apartments. I have so many comments that they wouldn't fit into this block of space. I want us to be thinking about the quality of life issues, not appeasing developers who are the ones who will make the big bucks on these projects. They are the ones pushing for these changes to the General Plan and I want the City to push back and ask itself what is best for neighborhoods, our schools, our children and the environment. What is sustainable in a land-locked city? What is the impact of dense development?
48. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
49. In general, I disapprove of it.
50. In looking at each chapter, the language is laudatory and promises an exciting new development, but the specifics are missing. Without specifics, we Tempe residents could be agreeing to things we don't want, don't need,

and that could negatively impact our quality of life. I very much doubt that this vision will materialize as described. I am not convinced that we need more development on the Rural Rd. corridor. Office space is empty in other parts of Tempe, and fewer people go to an office every day.

51. In the Economic Development section, it would be good to see what kinds of industries the City is not planning to pursue. Not all economic growth is positive for the City's residents and the City's character. For example, is it good for Tempe overall to have the unique character of Mill Avenue impacted by the Mirabella project? Is the steel mill to the West of Kiwanis Park worth the noise and smell in the park and surrounding neighborhoods? While some businesses may bring in jobs and money, some of them also cheapen the character of Tempe and make the city overall less livable.
52. I suggest lot where ice hockey arena would have gone be dedicated to affordable housing. Maybe tiny homes or two story buildings with studios. It is time to create more car free bicycle paths. Particularly corridors enabling students to get to ASU. One example would be to make College Ave one way and dedicate the one side for bicycles.
53. It's nearly 200 pages of words that say what could not have been said in 3 pages. The plan should be spend ONLY on USEFUL NEEDED projects which support the projects MOST of the people of Tempe want and USE. Projects "wanted" by special interest but of no use to anyone but a handful of zealots should NOT be part of this plan.
54. Just to deemphasize economic development and stress more of the above.
55. Keep development within reasonable bounds of the size of our roads. Most would have difficulty being expanded. I don't remember where this is discussed.
56. Land Use & Appendices - determine the need for a density cap on mixed use urban in projected land use, which is currently listed as no density cap.
57. Land use & Development Chapter pg. 45-50: I disagree with the proposed density for land use. The gray areas for mixed-use/moderate allowing up to 45 units/acre is much too dense. It is not reasonably scaled or compatible with the surrounding area. Many of the areas proposed for a higher density are directly next to or in close proximity to single family homes with families with children and backyards. The city is basically green-lighting it for developers to take over with no control over what they do in terms of green space, affordable housing, noise control, loss of property value, drain on public resources. This will greatly decrease the value of a large number of homes as well as make them undesirable given they could potentially have a high-rise (even 4 stories is a lot) in their backyard. The noise and loss of privacy would destroy neighborhoods for many long term residents. Green space is not only grass or trees but open sky. Tempe has grown immensely in the last five years and it feels more like a city than a place to have a family.
58. Land Use and Development chapter, regarding the high-density corridor between University and Broadway: There is no new green space here, so it will not be a pleasant place to live. We need alternate transportation options

like dedicated bike lanes and crossings or traffic will be a nightmare. Busses that run once every half hour are not sufficient. Land Use and Development chapter: Page 59 shows a large hub at Rural and Warner, but the zoning map on page 50 shows low density. This seems contradictory and makes it hard to figure out what that hub will look like. This is far from highways and will worsen traffic on Warner and Rural. A better place for higher density would be along Price and Priest, keeping the density closer to highways. The old Freescale plant grounds would seem the best place for any new high-density development in the area.

Circulation chapter: The "Pedestrian & Bikeways Element" and PN2 need more specifics on improving safety. The worst part of living in Tempe with children is being trapped in by 5-lane arterial roads and dangerous intersections. We need to make it safer to not just drive everywhere. Tempe needs to have a specific plan for these items:

- * Plant-based shade at all bus stops. At a minimum, include all major artery intersection stops and at least one mid-block stop. Many stops, like the ones at Warner and McClintock, have no shade.

- * Pull-outs for all major bus stops so the busses don't snarl traffic. Warner is particularly lacking in pull-outs.

- * The kids in the Alta Mira neighborhood have no safe way to walk or bike to schools. We need a mid-block pedestrian light crossing McClintock somewhere around La Vieve or Caroline.

- * There needs to be a plan to supplement the wonderful Bike Boulevards with arterial street crossings. These are lacking at McClintock and La Vieve, McClintock and Citation, Warner and Lakeshore-Stanley, Kyrene and Knox. If Tempe wants residents to feel safe walking and biking, there should be a plan for a crossing somewhere in the middle of every block.

Circulation chapter: Additional landscaping along the Western Canal would make it a much more pleasant public space.

Circulation chapter: The new Country Club bike path along the current equestrian path between Elliot and Warner should be added to the map on page 167.

59. Land use changes are unrealistic

60. Land Use Chapter, comments continued

The plan is professionally produced with lots of pictures, good organization and content. It is easy to read (I love the font) and to understand and use. However, ONLY decreasing the amount of this invasive type of development programmed at this level of densification, as was suggested at the meeting held June 6 at the library, will not be appropriate or sufficient. Up to 45 units per acre will have to go vertical into the skies in sections along arterials. There has not yet been nearly the amount of up-front and honest discussion and planning on this obviously new and extensive piece that needs to happen. There was nothing like this level of "we can bull it through, even if we have to tone it down a bit," that I saw in any other of the interesting chapters included.

That said, another problem exists with the densification program. All of this residential-build out would be without workforce/affordable housing unless there are developers lined up to do that without suggestions. We have seen very little built, pitifully few units. Our legislature in its wisdom prevents us from dictating to developers what they can build on city land. Why on earth would we implement this concept without having the wherewithal to create the category of housing we so desperately need in Tempe?

On page 32, talking about the planning process as laid out, there is mention of the 1928 Federal Standards in Planning Act and Standards in Zoning Act. Is this something we can pursue? I plan to check it out. If so, perhaps COT could help residents with a citizen's initiative to get some basic property rights back.

61. Land Use

Page 52 - Why doesn't the projected land use total to 100% on page 52?

Error? Please tell us how you are planning to use 100% of Tempe land

Page 52 - Why is gross total acreage changing? Is there a comment to explain how and why this changed that I missed? Seems like there should be a note here addressing that change.

Page 52 - This is an area to be specific and not summarize, why do you have residential densities combined here? For example R1-6 up to 9DU/Acre from the current 4 DU/Acre. Are you trying to "combine zoning districts" in this chart to give development the latitude to change these at will based on the approval of this document? Don't try to use the excuse that you were trying to save space by creating this chart this way. I don't want you to use this process as blanket approval to change densities and rezone at will if this is what is being done here.

Economic Development

Page 125 - If your total expected employment growth projection is +22% to 2030 or +43,492, then you need to show a detailed transportation and traffic infrastructure outlook and cost plan. The current process of giving tax breaks to spur development is going to put much of the cost onto existing Tempe residents and businesses. Roads and bridges are expensive, and if you are proposing this growth without addressing the traffic nightmare, this is a significant gap in the plan. The solution isn't to develop and make traffic so unbearable for residents that they decide to take the rail and metro lines (of which pass by low rise buildings currently).

62. Land Use, especially surround North Tempe around ASU. Zoning for 25-45, feels like higher rental apartment style, or private communities, built around a for profit rental economy. These should be replaced values that encourage condos, town homes, or for purchase properties, where the people buying those lots/units are investing into the City of Tempe. They might turn those units into rentals, or investment properties, but not all of them will be. The value of allowing a family to purchase a property as a 'starter' home is that they invest in an area, and often continue to invest. The City of Tempe is the people that reside in Tempe, either short or long term, the mix of both is

what makes our City good. But its a balance, and right now the balance is being pushed to short term residency.

63. Land use, the increased density and height increases in the grey areas is unacceptable. Tempe can do it's part for the az housing crisis but doesn't need to carry all the weight. Don't destroy the character of tempe trying to solve a statewide issue.
64. Land Use...see above. I disagree with the changes in the Alameda District that allows up to 45 per acre...almost double what is currently in place for the economic areas already identified along the major arterial roads. Do not change to 45!
65. Land Use: Increasing density across the city will allow developers to construct additional units thus increasing supply. An increase in supply will bring down demand and the cost of units will naturally decrease providing for affordability. The increase of mixed use throughout the City is a welcome site. This provides people who rely on transit and those who don't closer amenities and overall is good for neighborhoods. I especially like the idea of continuing the mixed use at Baseline & Rural.
66. Land Use: The plan's vision for balanced land use, promoting mixed-use and green development, and enhancing transit-oriented development is commendable. I support increases in residential density in the targeted areas to ensure we have sufficient housing for projected population growth, while still allowing for a wide range of housing options across Tempe.
Circulation: I am particularly excited about the plan's vision to create complete and connected active transportation networks. By facilitating a broad range of trips, including those for employment, recreation, and commercial activities, the plan acknowledges the diverse needs of our community. This comprehensive approach ensures that active transportation options, such as biking and walking, become feasible and attractive options for all.
67. Limited internet connection
Unable to attend meetings due to health
68. Love the commitment to sustainability
69. maintain existing priorities. no new tempe mosquito lakes etc.
70. More apartments will generate more auto traffic, demands on water, sewage and so on. So many of these are seemingly to be dealt with by "other agencies" but I am not sure that the are. Re-zoning commercial areas for apartments will further deplete needed enterprises in our city, e.g., restaurants and the like. These are already disappearing from downtown Tempe, which is no longer a destination for an night out for me. It's as if the only thing that matters in the plan is more apartments and the developers who sponsor them along key corridors. I have heard that the East Valley is expecting to expand by tens of thousands of new residents over the next 20 years or so. Why is only this part of Tempe and not south Tempe or Gilbert or other jurisdictions expected to house the new citizens? We want Tempe

to be a destination for all sorts of things, e.g., entertainment, not just housing.

71. More open spaces
72. My concern is that parking minimums continue to be mandated, these requirements should be eliminated city-wide. Parking minimums increase housing costs and perpetuate cities that are not walkable. Tempe has limited infill potential, this should not be parking lots or parking structures (as is currently happening). The decision to provide parking should be left to developers and business owners. Tempe should continue to pursue policies that increase urban density.
73. N/A
74. n/a. I've read some parts in depth but not enough in time for the comment deadline.
75. No
76. No
77. No
78. Open space
79. Open space element

Private open spaces are likely not to be accessible by Public. It should be removed from Table 6. On Page 122. An example is IDEA campus, they have no trespass signs all over places.

Open spaces are really getting smaller per person as indicated on Table 7. And as shown on Table 1 on page 28, public open space is reduced in 2050. As more multi-story residential buildings are constructed, additional open spaces should be available to public as they will not have private yard. Open spaces per person should be increased.

Instead of developing the property where Coyote's arena was proposed, the space should be public open space as a part of the Town Lake. It is claimed to be No.2 most visited spot in the state of Arizona. Why should not be increased and enhanced?

Public Art & Cultural amenities

There are many needs in the existing art & cultural facilities. The plans indicate nothing for the future expansion renovation and just maintaining them are included. Edna Arts need expansion and renovation as well as History Museum. Library needs renovation to utilize the moats. TCA's expansion has not materialized despite it was mentioned in IDEA center development. How can the City be a cultural leader in Arizona while just maintaining? We want enhancement and expansion. High level of cultural experience is the one which brings forward thinking businesses to Tempe, not GPLET.

Historic preservation

Unlike the Arts & Culture plan, the Historic Preservation Plan lacks strategies to fund preservation. The General Plan also does not include strategies to fund preservation except mentioning some grants possibilities. We need some funding mechanisms to realize the objectives.

80. Open space is not there to be developed. You are closing off the sky and the air flow. Open space is critical to water retention, green spaces, etc. Circulation is terrible. Speed limits are deadly if bike riders or pedestrians are hit. (where is the 20mile limits needed. I have been here close to 40 years and there has been no real effort to create walkable spaces. In the summer on major routes one has to walk a mile sometimes to find a place to safely cross streets.in 110degree heat. Drivers are out of control in terms of running red lights, turning right on red or making u-turns with no consideration for pedestrians, even bikes do the same thing. And what about historic preservation which is a hugely green notion. There is little left of historic stock and it needs to be protected. where is that in the plan??? The discussions I have attended brought up real and honest concerns and the planners were left flatfooted with so much of the forward thinking that works to address real concerns.
81. P. 50, Figure 3 - Projected Land Use and Residential Density Map - It would be more beneficial for the city and more attractive for developers to increase the density for the large portion of the area to the east of the McClintock Drive, between Rio Salado and University Drive, currently designated as Mixed-use industrial low area (up to 25 du/ac). It is within close proximity to Loop 101, adjacent to Mixed-use Urban (no density cap) and Mixed-Use High (up to 65 du/ac). It presents a great opportunity to take the advantage of this perfectly suited for MF development area while solving the housing shortage and affordability.
- P. 51 reflects decrease in projected residential multifamily land uses from 2,228.5 acres (in 2023) to 2,011.7 acres in 2053. It is not clear that transferring all of this to the expanded mixed-use category will be viable. If, for example, developers are not able to secure street-level retail/restaurant for apartment buildings, will the projects have to go through a time-consuming and costly rezoning case?
- Redevelopment Element RD3 - Encourage continued collaboration with private sector in the Revitalization and Redevelopment areas to ensure success of office, multifamily, entertainment and mixed use projects that benefit residents of Tempe and bring in revenue from other parts of the Valley and beyond.
- Housing Element HO5 - To ensure sufficient housing is developed at attainable price points (i.e. "missing middle"), 1) Include in the plan generous estimates for future population growth and align zoning to housing needs. This will likely require higher density in several part of the city. 2) Pre-zone sufficient land for multifamily so that time and money is not wasted on unnecessary rezoning cases. Streamlining this process means that much-needed attainable multifamily projects will be financially viable. 3) Reduce parking requirements for multifamily developments near planned light rail to encourage renters to use transit.
- Economic Development ED1 - Strongly support #4 to streamline and facilitate city processes for development and redevelopment saving time

and development costs. This will make Tempe an even more desirable submarket for projects that bring in employment opportunities. These projects will also add to the tax base through income, property and TPT taxes.

82. page 214: LNG/CNG should not be considered alternative fuels - they are still fossil fuels and still release particulate pollution.

page 92: re Apache Boulevard redevelopment area - a lot of the old trailer parks are being replaced by luxury condominiums. I worry about the people who used to live there and want to make sure that affordable housing is offered to them

83. Page 44 - Land Use Element - Principles and Goals - Point 3

I disagree that Tempe should encourage a distinct transition between urban areas and single family homes. I believe that relaxing zoning laws allows for more housing varieties and services to be provided within neighborhoods which promotes Tempe's other goals around walkability and transportation choice. We also know that mixed use developments are far more economically viable than single family homes so we should not prevent property owners from building duplexes and townhouses when this would benefit everyone.

Page 56 - Land Use - LU6

On the topic of infill development Tempe should focus on filling in the light rail with places transit riders want to go. I believe the space around many light rail stops is currently underutilized as it's occupied by auto shops, empty lots, parking lots and single family homes. The light rail has so much potential and infill developments is how we unlock that potential. In my opinion the plan should make the light rail the focus of this section.

Land Use

This section does not include anything about the canals. I believe that these paths have the potential to become bicycle highways that allow for cyclist to ride safely, completely separated from the danger and pollution of cars. In their current state these canals are under invested in and the plan should better address this issue.

84. Pg 171 BW4. Favor cycle tracks over buffered bicycle lanes and sharrows to increase cyclist safety and driver convenience.

Pg 197. ER4 and pg 286 PF1. Work with electric utilities to require they offer rate plans that incentivize residential and business rooftop solar.

Pg 229. Provide financial incentives through grants for expanding tree canopy to neighborhood organizations and home owners. Require new developments and businesses to plant shade trees over at least 25% of their property and in green breaks throughout parking lots. Plant more trees along cycle tracks and in multi use paths in all parks including Tempe Town Lake, Kiwanis Park, Western Canal Path and in Papago Park. Support the Urban Forestry plan. Encourage native plants and xeriscaping to reduce water use.

85. Please add to these chapters, where appropriate, the three inclusions listed above.
86. Regarding the Circulation element, I would say I'd like to see language added that specifically sets out to accommodate active transportation routes to businesses along arterials (which currently have only sidewalks that are often not ADA compliant, and no bike lanes) and to other employment centers. In addition, regarding new measurements to track progress to our circulation goals, I want to advocate for moving toward a "Vehicle Miles Travelled" (VMT) performance measure, rather than "Level of Service," so we are aligned on optimizing for more sustainable methods of travel, while at the same time reducing congestion on our roads.
87. Regarding the Land Use sections, I like the descriptions and photos of walkable, rideable, landscaped and busy spaces in commercial areas near my home, but I am afraid we would end up with sterile over-gentrified high rise spaces with heavy traffic congestion as exists currently around the towers on Town Lake, or in Manhattan, the Hudson Yards. The 2050 Plan provides no mechanism for assuring this wouldn't happen. Better to stick with the 2040 Plan density numbers.
 Regarding Sustainability and Resilience, I see no provision for withstanding a deadly utility blackout during an extended heatwave affecting most of the population. Cooling centers are inadequate. One feasible solution would be retrofitting houses with solar and battery "split systems" that could cool critical rooms, including bedrooms and kitchens, until the emergency is over. Also here, best not to try to maximize population gain.
 Regarding Economic Development, Tempe should not compete with other regions to attract high income businesses and their employees by offering incentives at taxpayer expense, Tempe should maintain a good business environment by providing good infrastructure and services and fair regulation. Increases in education capacity are not mentioned. That is critical for healthy long-term economic and citizenship development, even as envisioned with 2040 Plan density increases.
 No Open Space increases are mentioned. Some of commercial and mixed use areas should be dedicated to "pocket" and larger parks, especially near where people work and live.
88. Said that in above
89. See above
90. See above
91. Slides 27 and 77 are problematic
92. specific plan for a mid-block pedestrian crossing between LaVieve and Caroline at McClintock. There is a bike and pedestrian route at LaVieve on page 167 but no mention of crossings.
93. Stop allowing the dense apartments coming in. They are destroying our landscape and our communities. Not to mention the traffic increase and depletion of water resources.

94. Sustainability and land use in this general plan are being used as greenwashing tactics to support changes to who owns land and how it can be used. As a sustainability expert, and also a young person, it is obvious that no real thoughtfulness has gone into this plan to think about environmental impacts or diversity of land use. As we saw from the Coyotes land use plan, it's a way to shift land from public ownership to private ownership at the cost of taxpayers.
95. Sustainability and Resilience. See prior question. As far as aesthetics go, I have asked former council persons to please enhance our entry into my neighborhood (McClintock and Carson) without any results, so I quit asking. I hope I see it before 2050.
96. Sustainability without consideration for increased demands for water and green space, parks and recreation reflects poor planning.
97. Tempe continues to encroach on and DESTROY the downtown area, and the Salt River/ Papago Parks areas of nature, greenery, and history, choking it to death. What will be destroyed and moved NEXT? I was IN TEMPE, when those HISTORICAL TEMPE LANDMARKS sitting on the west side of ASH Avenue, next to Rio Salado Drive and the light rail track ... were in their ORIGINAL LOCATIONS. I CAN REMEMBER ... the way they looked ... biking past them, in their ORIGINAL locations. What is TEMPE's next IDEA? Moving the PETERSON HOUSE south to KIWANIS Park, so that you can resell/turnover the last section of Tempe homestead farm land, to another HIGH RISE CONDO developer, so that it can rise in an established neighborhood, of one story residential homes ... so that the residents can look out from their elevated sliding patio doors and porches, and see into everyone's backyard.

Where are "the details and restrictions" in your TEMPE 2050 DEVELOPED GIVEAWAY ?

I have seen in the past 64 years, as a resident, student graduate, university employee, and long time home owner ... a lot of wanton destruction, but very little planned development, preservation, and airport landing zone noise abatement. I remember a downtown MILL AVENUE, where you could bank, shop, read a book at CHANGING HANDS or THOSE WERE THE DAYS, visit with friends/neighbors, buy a wrench at the hardware store, buy a sundae at the counter, enjoy a good meal, and see enjoying entertainment. Now all I have down there ... on MILL AVENUE ... is a trail of dive joints, weed parlors, and a couple of pool table bars. I do not think very highly of the CITY OF TEMPE's past 64 years ... of "organizational planning and efforts".

It is TOTALLY UNACCEPTABLE!!

Over the years, I have had many friends from Tempe, north of the Salt River. Tempe High and McClintock High divided the city ... Tempe High students came from west of Rural Road. McClintock High students, as I and my six other siblings were, came from east of Rural Road and every house north of the river. EVERYWHERE, we use to go and eat, shop, go to the movies (in theatres & drive-ins), entertain ourselves north of the river has been

DESTROYED, in the name of "progress". The Wax Museum, the drive-in movie theatre we use to cruise, Legend City, Papago Plaza, Los Arcos Mall, Hayden East Shopping Center, their Hayden East movie theatres ... where we first saw CAMELOT and MY FAIR LADY, the drive-in movie theatre on east side of McClintock that we also use to cruise AND NOW THE UNKINDEST CUT OF ALL. BIG SURF and now our local skating rink OCEANSIDE ... have now been plowed under and closed. Most anyone who has lived in Tempe for even a short time ... remembers each of these places and enjoyed them. What Condo developer did you give "zoning variances and property tax abatements" to this time for our last remaining North Tempe Entertainment District properties?

I want to THANK the City of Tempe, to the great upgrades to our local parks, Elementary Schools, and Junior High Schools, with my left hand. But my right hand, wants to "whap you upside of the head" as our older Tempe friends would say ... for the DESTRUCTION of Tempe's Entertainment District, on the south bank of the Salt River. The Ash Avenue Bridge, could have been saved as a pedestrian bridge/sightseeing venue across the river, like the City Of Minneapolis did ... for its retired Third Avenue Bridge that crosses the Mississippi River, and looks over the St. Anthony locks, the repurposed city flour mills, the MILL CITY MUSEUM, with a rooftop view of the river and its landmarks and greenery to die for, and the retired Third Avenue bridge is great as a venue for meeting friends, viewing fireworks, and attending band concerts. Another BIG mistake by the City of Tempe. The TEMPE ASH AVENUE Bridge was chopped off at its ankles, and is a footnote to another lost opportunity.

That was much like what mistakes were made at TEMPE BEACH, before it became a venue for ROCK CONCERTS and BEER FESTS. My siblings and I enjoyed many late afternoons swimming at the last two reconstructions of the Tempe Beach swimming pools, and attending city art classes at those buildings to the north, with their upswept roofs, .. and we have dozens of rolls of Super 8 movie film to see what we had and what we lost, as a city.

98. The 2050 Plan did not show expansion or designation for Green Space . Also, the Hatch Areas in the 2050 Plan is not clear for what size of Multi-functional Units could be built .
99. The city needs to put trees only in the parks and to put trees that are useful like fruit and nut trees that can be used to feed the homeless.. Tempe now more than ever needs a homeless shelter just look around.
100. The density has increased significantly since the 2040 plan.
101. The draft provides a very nice plan for sustainability, resilience, and open space, which I am especially interested in. Unfortunately, based upon my experience living in Tempe for the last 30 years, this all appears to be "green washing", as Tempe to this point has make very few of these ideas a reality. In other words, it sounds good on paper, but those of us who have lived here for a number of years have seen little movement toward these goals, even when projects lend themselves to simple improvements like planting shade

trees to provide a continuous shade canopy for pedestrians and bicyclists. With this in mind, it is hard to take draft chapters talking about sustainability, resilience, and open space seriously. In fact, it seems like a very bad, very sad joke - with the joke being on us - the Tempe residents.

102. The executive summary is an over enthusiastic view of the state of the city. The land use section only concerns itself with over expansion. The first two and most prominent points of land use are promoting higher development and higher density. These are not the two main core values a city should embrace. Who can even take the community development section seriously when council has proved (coyotes mess) that they will support money over residents? Historic preservation entails saving and maintaining existing structures. Not tearing them down and putting a tiny memorial plaques where massive developments are being put in their stead. The idea that neighborhood preservation will takes place is another joke. The council's idea is to re-do the neighborhoods so they can pack in more businesses. Housing development seems eerily similar to downtown high density development with all the multi-floor units being built and proposed amongst more traditional homes. The whole plan is a general amendment to anything previously promised. Economic development section mirrors the Land use section in its plans for over development as it states its core mission is to stimulate an already pumping economy. It furthers the notion of the choice of growth element focus by over estimating the city needs. For a town where few of the residents use public transportation aside from the university students, pouring more money and resources into enhancing the systems benefits the very few. We are a 46 square mile city with more than adequate public transport and don't need any roads being further strained by placing every known mode of transport right next to each other on them. The cost of development does nothing to address or account for economic changes or variations in the economy. The plan is that everything will go as planned and it will work out great. Silly optimism at its best. The final insult is the aviation section that talks how critical it is, but doesn't mention the council will amend the city agreements they previously made and place us in an awkward position with the airport at their leisure.
103. The Executive Summary was full of statements that are hard to argue with. However, a close inspection revealed the hidden message of development: "While Downtown/Town Lake/ASU/Apache Boulevard Corridor will continue to be the central urban core of Tempe, new mixed use development will infuse existing commercial or employment hubs to establish high density and intensity activity centers that offer goods, services, and amenities." My opinion on this is that if there is a need for an "employment hub", the city should initiate a broad-ranging RFP to this end. But my worry is that the council and other city leaders associate "mixed use" with tossing out existing zoning rules, and that is a big red flag!
- Introduction: "The General Plan is referred to when implementing zoning requests..." Because I interpret this document to mean that the Council is

basically promising to change zoning rules to benefit developers, I'd prefer to stick to an earlier Plan. Table 1 is particularly frightening. The proposed amount of recreational space actually decreases by 5 acres (when an acre means a lot!) and the "mixed-use" space (new, high-density development impacting existing neighborhoods) quadruples!! I note there is a lot of nice language in the Introduction related to historic preservation, but this seems in contrast to my above reading of this draft document.

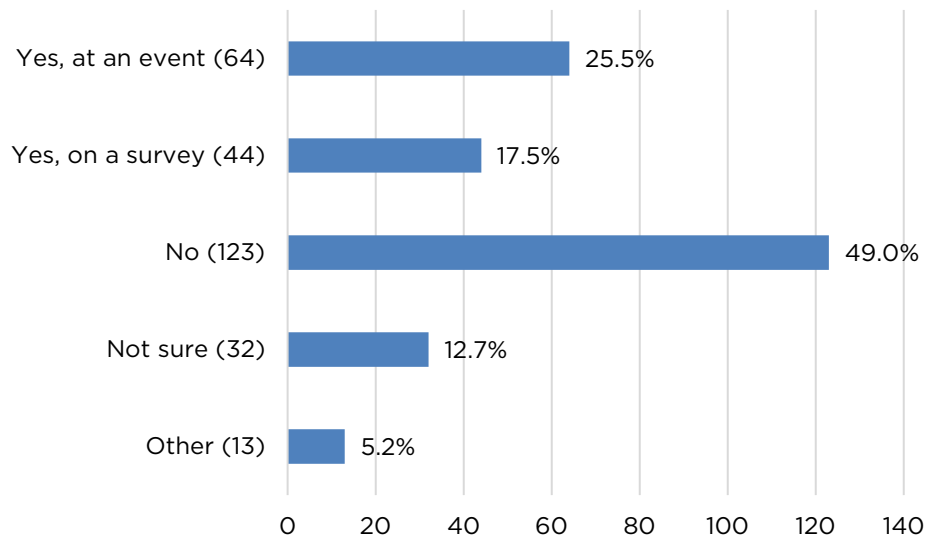
I have paged through the rest of this long document, but I think my comments above show my general opinion.

104. The Guiding Principles state that land use is balanced to provide "housing affordability", provides "open spaces", and supports "social, cultural, economic benefits" to the community. It contradicts what has already taken place in the city - there is minimal affordable housing, massive "luxury" apartments/condos (what developer wants to build an affordable, high density housing when they can realize higher profits with high priced units?) Mixed use "hubs" cram in more density and MINIMIZE open community space. A beautiful cultural attraction, Tempe Center for the Arts, has been hidden by construction of the unattractive IDEA center which has ruined TCA's architectural beauty MINIMIZED open space. GP 2050 Draft does not give confidence that these practices would be changed nor is there any "teeth" to prevent the aforementioned practices from happening.
105. The Land Use and Economic Development Chapter needs to be completely rewritten. The proposed high density and Land Use south of the Union Pacific tracks (between Apache and Broadway) would allow frontage on Broadway, Southern, Baseline, Guadalupe, etc. to be filled with 4 and six story buildings up against the street. They would look like sardine cans on their edges. It is an invitation for developers to come in and exploit all of the neighborhoods for maximum profit. This Chapter, as written, cannot conceivably survive a vote in March.
106. The maps are not sufficiently readable. Key streets are not even labeled in the plan. Open space plan is basically to do away with open space. Tempe is very weak on park access; I do not count parks by the freeways which expose children to excessive pollution levels.
107. The Open Space element is underserved. The fact that there are few remaining parcels for open space means that it has not effectively become a "highest and best use" in terms of the overall public good (benefit).
Circulation - The plan over relies on transit and multimodal forms to solve problems which are inevitable. Suppressing density is necessary and time will demonstrate good public policy. Tempe will have increasing cut through traffic with each passing year.
Economic Development - I learned long ago that the BEST economic development strategy is having the best existing infrastructure, best schools, best parks and not giving away tax waivers, incentives and allowing developers to cut corners at the public expense. Demand that THEY innovate on their dime.

108. The pandemic shined a light on the unnegotiable need for open space for all. The city does not have open spaces in an equitable manner. I have open spaces that are fenced off where I live. Support the citizen's and wildlife/animals that live here year round.
109. The plan sounds wonderful, But just like the plan for downtown Tempe sounded wonderful years ago downtown Tempe is awash in high rises, empty corporate spaces, and OH year noise complaints from million-dollar condo owners. Yes the plan is very nice but for some reason, Tempe never seems to follow thru with the grand plan.
110. The plans don't show increases in public green spaces (parks, community gardens, etc.), SHADE trees, or additional community recreation and meeting spaces in NE Tempe where density will be increased. If those aren't even mentioned in the plan, then the density increases will inevitably mean "increasingly-poor" neighborhoods. Golf courses and other luxury pay-to-use businesses don't count because where you increase density, economic levels trend down.
111. The platitudes all sound great, but then there is poor followthrough.
112. The section on Land Use for the Alameda Character Area include a lot of greenery and people enjoying fun outdoor activities in the densified areas near major streets, but there is no provision for increasing parks or other open space. The hashed grey mixed use areas should have lower density housing and some should be allocated for pocket parks and other open spaces for these fun activities to occur. Currently, I am intimidated by all of the homeless people I see around nearby commercial areas and near high rises along light rail at McClintock/Apache, etc. that don't seem to be fully occupied. Shouldn't the Plan 2050 allocate some of the new apartments to house homeless people?
113. The sustainably section, the use of native plants, the open spaces are good. I admire the idea of making the city bicycle friendly and the use of public transportation. However, in the hot summer some of us can not physically take the heat to use bikes or public transportation.
114. The words like "sustainability & resilience" are nice, but from what I can read, its mostly words with little real in the way of creating a sustainable and resilient city.
115. There aren't easy fixes here. I cannot help with this section as you already spent time and this was assembled without prior public input. And based upon what I hear from neighbors and witnessed at the meetings - they don't want it- they don't like it. They don't welcome thousands of strangers living crammed together just around the corner, the noise they will bring and the tighter security they will have to implement if this goes through (never mentioned by the City). Design - it will look awful.
116. these are weasel words " forward-thinking, sustainable, achievable and inclusive of everyone in the community." They mean nothing - like advertising: All natural, fresh squeezed, lo fat and on and on.

117. This document is so large, it looks like a lot of time and resources have been spent to obfuscate the real intent of the plan. I am concerned that this plan intends to make Tempe an urban area by rezoning, without regard for the needs of the current residents.
118. Too much on Economic Development and little on how to improve quality of life in neighborhoods and schools.
119. We need more open spaces.
120. We really need to rethink the water situation in Tempe. Sure we are not getting that much from the Colorado, but things are changing quickly in the southwest and we need to think 30 years out for real, not just 3. Same with the traffic section, all of this is just looking at current solutions that are possible without putting creativity and reimagining of what we might want in 25 years. We need to make the statements and be imaginative now to get where we want to be in 25 years. This plan is lacking this vision.
121. With all the apartments being built we will need more classrooms and teachers, how do we do that?
122. Yes, I have comments on The Land Use Section Pages 51-59; particularly the Land Use Hubs Map shown on Page 59. You describe Objectives and Strategies for many sections in the GPO250 Draft; in this case LU1 through LU10. The you show the Land Use Hub Map on Page 59 without any explanation of how these two sections are to be interpreted. Additionally, you show a variety of sizes to the hazy indicators on the map. This ambiguity can lead to many different interpretations of the Objectives and Strategies by future city planning staff members and developers, and more importantly the needs of the immediate adjacent neighborhoods. It is imperative that the Objectives and Strategies be very succinct as to what the community wants to occur in these specific areas. For example: a very large "hazy indicator" is centered on the intersection of Warner Road and Rural Road calling for a Local Hub. What exactly is a Local Hub? From other sections it appears you are calling for Commercial Development on the Northwest corner. (You know that neighborhood will fight that ferociously) But this concept totally ignores the fact that there is a major commercial hub just one mile south at Ray and Rural Roads. Don't you believe it to be extremely poor Planning to have two commercial hubs so close together? Granted 3 of the four corners of Ray and Rural are in the City of Chandler but common sense requires us to avoid such mistakes.
123. Yes, I have extreme concern about increased density on Rural. Enough of this.

5. Did you share feedback over this past year on the Tempe Tomorrow General Plan 2050 draft on previous surveys or at community events? Select all that apply.



Responses: 251

Other:

- 2050 community working group
- I am unable to attend in person forums as I am at high risk if infected with Covid.
- I have attempted to do so at prior events, notably at the events that were proposing the Neighborhood Circulators. All dissent was shut down at that meeting. They appear to be a mere effort to check a box that you held the event. Don't waste my time.
- I tried to give feedback at several events and felt that my comments were dismissed. It didn't seem like anyone was taking notes or actually doing anything with input during events.
- I was never asked ! Tempe is out, which is really anemic
- Individuals and community groups
- On the Next Door site
- Personal meetings with the Mayor and Council members
- served on a working group
- Tempe Transportation Commission representative on the General Plan committee
- This is the first I'm hearing of the plan, so no I haven't commented previously but feel that Mayor, Council and City leadership staff are so out of touch with Tempe resident wants and needs that it is time to voice an opinion.
- Wasn't aware their were other surveys until recently made know.
- With members of the planning department on a long Zoom call

6. Please share any additional feedback.

1. 1) Development: a developer is submitting plans for apartments at Kyrene and Guadalupe. No apartments are needed - there are too many empty apartments in all the other apartment buildings in the immediate vicinity such as Garden Grove, Strada, San Marino, Pinnacle Grove, Allure. Notwithstanding, the design quality of new construction is often poor and will not age gracefully. Developers generally need to be stopped - they are not paying their fair share and have outsized political influence. 2) Solar: SRP needs to correct its rates and policies to stop disincentivizing residential solar - it's too expensive and untenable for the vast majority. From a commercial vantage point, looking down from the rooftop bars in Tempe, there are virtually no solar panels to be found. 3) Housing, generally: i am disgusted by the American Community Survey (2018) estimates - almost 50% of renters in Tempe spent 30% or more of their income on rent and were thus, housing cost burdened (The City of Tempe Housing Inventory and Affordability Analysis report prepared by Matrix, June 2021 p 36) - and 2018 was pre-pandemic and pre-inflation! The legislature simply MUST allow rent control. I don't know how people are surviving. i guess this explains why homelessness continues to exacerbate!
- a. Page 195
CHANGE "Consider and adapting'[sic] implementing updates to the 2021 International Energy Conservation Code (IECC) developed by the International Code Council." TO:
"Update the 2021 International Energy Conservation Code (IECC) developed by the International Code Council."
2. Page 197
"Prepare a master plan for electric vehicle charging stations and collaborate with Arizona Public Service (APS) in the effort." There is ALREADY a EV roadmap (meaning a master plan), is there not? If not, this is our plan for 2050? A roadmap/master plan cannot be delayed further. We are missing out on grant opportunities from the Inflation Reduction Act. In addition, you should add Salt River Project (SRP). They are the utility leading the way and are in active partnership with ASU researchers.
3. The draft of the General Plan 2050 contains no mention of skilled labor requirements or any mention at all of labor.
<https://www.tempe.gov/home/showdocument?id=101702&t=638188968564616958> At the very least, you should add the skilled labor language the City has been using for development agreements wherever "Economic Development Tools" are mentioned.
"To the extent permitted by state law, Developer agrees to use its commercially reasonable efforts to register and utilize apprenticeship and highly skilled worker programs that meet federal and state standards in the undertaking of the duties and obligations contemplated herein. Developer acknowledges and agrees that it will comply with applicable federal and state law with regard to the use of apprenticeship and highly skilled worker

programs, and that its contractors and/or subcontractors shall agree to provide high quality training for the production of skilled, competent workers for this Project. For purposes of this Section, the City and Developer agree that the preferred method of demonstrating the use of skilled, competent workers is participation in a registered apprenticeship program that has graduated journeymen three of the last five years."

4. The word utilize/utilization is used 96 times. Do a search and replace and substitute "use."
2. 80,000 students at ASU makes all "community efforts" at local development irrelevant.
3. All in all the plan looks great!
4. Also transportation plans must be adjusted. Go to all small blue buses. Having these huge, full size ,empty buses speeding through ,once quiet neighborhoods is ridiculous spewing exhaust . By schools & Parks ? Go electric & small. All of these big buses aren' needed. Stop trying to be a big city! 40 square miles? Just stop and bring back our City . Talk to any Tempean that's lived here over 20 years. And you will hear. What happened to our City. Also affordable housing which is non existent in Tempe. Really worry about younger families (Middle Class) aren' looking at Tempe. Too expensive . And that's what made Tempe great. Now big Money is buying up all homes and turning to rentals/ VRBO etc. truly sad.
5. As evidenced by many public surveys and previous community feedback, housing, sustainability, and quality of life issues are very important to Tempe residents, and this updated plan generally reflects these priorities.
6. At a meeting at our local SW Tempe park years ago, with a city council member and city staff, two commitments were made and not followed through on. Please restore credibility and address these two issues.
 - a) The transportation department said bicycle lanes would be install on Priest Dr all the way south to Ray Rd (including the portion in Chandler) soon as the new housing complex on the west side of the road was completed. No bike lanes have been installed. Just today (and far from the first time) a motorist did a very dangerous pass, that in all likelihood would not have occurred if a bike lane was present. Say what you do, do what you say!
 - b) Tempe allows rezoning signs to be placed parallel to the direction of travel on roadways, and therefore very obscure and unnoticeable. In other municipalities the signs are perpendicular to the direction of travel, just like business signs along the roadway, they want them to be seen! It appears as if the city and developers don't want citizens to see them. Please require rezoning and similar signs be placed for maximum visibility and transparency.
7. Be sure new developments are tasked to ensure water availability for 100 years. It's impossible to change once the development is completed and water issues arise in the future when it's too late.
8. Comments shared above.

9. council and mayor have again sided with corps and real estate industry. remove them.
10. Disappointed
11. Don't let the extremely vocal people 100% dictate what goes in this plan like we do with everything else! This is about the future of this great city and some of us won't even be here when this plan comes to complete fruition.
12. Draft still needs work, dramatic increases in density and significant changes to land-use designations around neighborhoods, especially in 85282 and 85283 are deeply concerning, and doesn't seem to reflect community interests, just a sweeping attempt to solve affordability without much of a coordinating strategy - every generation has a mega-concept to solve housing issues, when sometimes the best solution is to simply work 'with' the community ... boring 'yes', exciting 'no', but ultimately leads to a strong, diverse city. Simply opening the gates to the development industry and its lobbyists, hoping that this will magically solve affordable housing issue, is at best wishful thinking and at worst reckless. Consider creating Overlay Districts along arterials in conjunction with Neighborhood Character Areas setting in place a framework for new growth, helping maintain the unique identity and diversity of Tempe while working 'with' neighborhoods instead of against them. For instance, between Southern/Rural (Library/Community Center) to Mill/Southern (Danelle Plaza) could be a District Overlay encouraging local small business, culture, arts and adaptive reuse, leveraging existing character and community assets. When you provide a framework for density increases and land-use change that works 'with' neighborhoods, you build a stronger community.
13. End single family zoning
14. Enough with building new apartments.
15. Hockey provides jobs for Tempe and tax dollars too
16. I am so disappointed in the City of Tempe leadership. Our streets need to be repaired. We continue to have water line breaks. Parks and green space areas are not being properly maintained. Trees along some of our city roadways have died from lack of water. The city lost a lot of focus with the focus on the Coyote Stadium. Leadership has lost touch with their constituents
17. I appreciate the focus on sustainability, environmental stewardship, improving air quality, and responsible use of water resources.
18. I believe that if this plan were put to the vote right now, the way central to north Tempeans are feeling about it, it would not pass. Perhaps COT can partner with some creative folks to use Danelle Plaza as a demonstration project to fine tune concepts and learn some lessons.
19. I cannot express how disappointed I am with Tempe leadership. What I have seen is a council that does not lead, but is led, not by residents but by developers and speculators having little or no commitment to the community. Downtown Tempe, once a unique, special and inviting locale populated by local "Mom and Pop" businesses, has been taken over by

sterile, soulless corporate chains. Tempe's once-relaxed atmosphere has turned into an angry, uninviting, congested cancer. Growth can be good, like the growth of a tree. It can also be bad, like a tumor. I for one do not want the downtown tumor to metastasize in my neighborhood or the rest of Tempe. Changing current low moderate densities to moderate densities outside the immediate downtown will do just that, ruining any remaining individuality and killing everything that once made Tempe special.

20. I do not believe that high density housing needs to continue to take over the central Tempe area.
21. I do not believe this plan is an earnest attempt to build the city Tempe residents want. I believe it is a plan to build the city opportunistic developers want.
22. I DO NOT WANT THE AGGRESSIVE DEVELOPMENT OF TEMPE TO CONTINUE, LIKE WE HAVE SEEN ON MILL AVE, TEMPE TOWN LAKE, DOWNTOWN TEMPE. I want our existing, quiet, mature residential neighborhoods to stay exactly that, quiet, safe and happy.
23. I have always thought of Tempe as a great small town. I loved going "down to Old Mill" for entertainment and food and the "MAMA" festival. Now it is catering mostly to ASU - building more and more every year. In the downtown area I have seen a continuous array of giant cranes for the last several years. And for the last couple of years road restrictions everywhere. I try to stay away from downtown. It is not welcoming to everyone. In my neighborhood, investors have been allowed to buy up family homes and turn them into rentals, which are mostly inhabited by ASU students. Recently, investors have turned many homes into Air bnb's. No one knows their neighbors any more. I'm in a cul de sac with 11 homes and I "say hello" to 3 people. The prices of houses have soared, the rents of apartments have soared, consequently you see multi-generations in single family housing. I'm glad the city is working on the homeless situation, but they are still out there. I haven't seen any movement on the Food City property or the Danielle Plaza affordable housing which we've been talking about for a few years, now, but the apartments continue to go up. So it's really not a "hometown for all". Hopefully we'll get there. Progress slow but steady. Thank you.
24. I have lived in Tempe since 1984 when I came to attend ASU. I am all for supporting those in need, however it feels like this is all that the city is focused on (diversity, homelessness, affordable housing..). If Tempe only focuses on these issues you are going to push away those that are paying the taxes and wanting a great place to live. Tempe has been a coveted city to live in, but now looks more like a transition city; where people can start out but wouldn't want to put in roots.
25. I have tried to be involved in city planning in the past, e.g. the Orbit system. My impression of how the City functions is that they ask for input from the public and then do what they have decided to do all along. I think this is one of the reasons the hockey proposal lost. I know one of the reasons I voted against it was because I am tired of the City not providing first and foremost

for its residents that bear the brunt of the traffic and other inconveniences of high density living and amenities that are targeted to those who live outside of Tempe.

26. I plan to vote "no."

27. I really resent the fact that the 2050 plan seems to expect every person and neighborhood north of the 60 to take the vast majority of traffic, higher density, air pollution, traffic woes etc. Almost no changes in land use down "south". How unfair is that? Why not allow some apartments there south of the 60 and all the way to Ray.? In addition, the city has areas that desperately need development, including the new Maker district which is ripe for development and could include places for artists, musicians (and help develop Danelle Plaza!). Let's have some small local restaurants (desperately needed) and not another college bar! Why not focus on changes to Mill (more than just cosmetic) that might bring in some artists/musicians there and new local places to eat. Mesa is outpacing Tempe right now which is crazy to me...to say nothing of Chandler and Gilbert downtown areas. Have we changed downtown enough that no one can get there unless they pay to park and thus there aren't enough customers to keep small, independent businesses alive. We know Arizonans really don't like to pay to park. I ride public transportation but it doesn't always feel safe and the hours are not always conducive for people out at night or on the weekends.

28. I really would love to live near where I teach, but there are no options for me.

29. I support the following:

- Between the 60 and the 202 I want to see high density, high rise buildings along the rail line and along Tempe town lake and downtown. When you drive along the current line it is not what you would expect (empty lots, 4 story tall buildings, rundown empty buildings etc.). Until this development is executed in these areas, I don't want to see any density changes anywhere else north of the 60 that wasn't included in the original plan. You will not be able to develop that area and others between now and 2040 so don't waste time and taxpayer dollars proposing other development corridors north of the 60. Don't use this plan to mask the fact that staff and council couldn't execute the original plan they created.

- I want to see architecturally significant development. I would like a scale of incentives for developers that correspond to encourage interesting buildings and landscapes. Don't fill this city with stucco, bland buildings and call that a win.

- I would like to see the rail corridor include outdoor shade and street level retail development. Eat, work, shop, take the rail to work (ie. the 2040 plan). Work to develop every last lot along the rail line and accept nothing else as success.

- Execute the approved plan, don't try to create noise and distraction by creating a plan that no one asked for and not many people want.

30. I think it would be smart to use a zoning designation (existing or new) to zone a larger share of single-family zones for a small number of units (missing middle), Perhaps 3/4 units per lot instead of 1. I also believe that ADUs should be legal in all residential zones. It's my understanding that they are only legally in multifamily zones with single family houses on them. This would be a big help to students who are having a really hard time finding housing here.
31. I think that I have already put in my 2 cents ... more like a buck-fifty, and I am sure many Tempe citizens will be echoing my same feelings, as they try to find a break in traffic to turn right, or avoid a panhandler, whose long time housing was displaced by your new "developer" friends. I have attended many of your meetings and online surveys, to express similar concerns, but I guess "Money Talks Louder" Oh well ...I can only offer you photographs and Super 8 mm films, of what the CITY OF TEMPE has lost. Nothing today, that is worth taking a picture of. I can't even photograph my grandparents arriving by train from Chicago at the Tempe Train Depot ... but I do have the Super 8's from the last time, that my grandparents could still do that ... before you also changed the Tempe Depot ... into a dive bar also.
32. I think we are definitely going in the right direction and it may help if the city does a visual map of tax revenue and what areas produce enough tax revenue to be neutral or positive for upkeep and what areas cost more to maintain than tax revenues generate - for the character three area - more mixed-use development so that more third spaces (like Shop Beer) can pop up in the local community - I know I appreciate all the new development and housing in the character three area and I hope to see more of a focus on protected bike lanes versus using the side of streets for free car storage - you folks are doing a great job - thanks for all you do, I appreciate it! ;-)
33. I wanted to state that the Orbit buses in my neighborhood are careless and a nuisance to all on our street Lola Ln by the Escalante Community Center. Our street is not very wide and becomes a single lane when cars are parked on the street. The buses have no stops on Lola Ln, they can easily take any other street or even the paved alley to get across but they insist on coming down Lola Ln. They have knocked off side mirrors do not move out of the way when driving down the street. Most of the drivers are also pretty rude as they give you a dirty look as you pass them for not submitting to them on the street.
34. I was particularly curious why my neighborhood was coded yellow and not purple like everything around it. I believe we should be included in any protections as we're so related and similar
35. I won't live long enough to see the payback from gifts given to private developers!
36. I would also like to see more murals and public art pieces by local artists all over town. IMHO, there is never too much art. Art can make Tempe feel unique and charming without costing much. Perhaps like the free library

- project, which has been very successful, provide small grants to businesses and/or residents to create art in their front yards and storefronts.
37. I would like more green space in my city. I did not see much about expanding green spaces which is so sparse.
 38. I would like to let you know that I attended the live meeting on 6/5/23 at the Kiwanis Recreation Center. I'm a college-educated professional and I only followed about half of what was being said. If your audience is intended to be the general public then I would suggest you make it easier to understand what is being said.
 39. I would recommend that the city drop the 2050 General Plan draft and simply re-authorize the 2040 General Plan. City leaders have lost the trust and confidence that many Tempe residents, including me, had for them. Our city leaders have presided over a completely awful, sterile, concrete, glass, steel and asphalt transformation of our cherished downtown, and tried to put the cherry on top by forcing the awful Coyotes arena development project down our throats. I have no confidence in Tempe's leaders, or their ability to "enhance" our city in a way that preserves or enhances the quality of life for Tempe citizens. In fact, all I have seen is out of control, unchecked development that has done nothing but diminish our quality of life. If the proposed 2050 General Plan draft is approved for the ballot in its present form, the city will have bought itself another divisive election as neighborhoods organize to make sure the 2050 General Plan draft never sees the light of day.
 40. If this does get approved, please please require enough parking for these high-density areas. Harper apartments was built and causes a ton of traffic stress and wear and tear on residential roads and businesses nearby. The apartment complex earns all the money but residents and nearby neighborhoods have to suffer and pay for increased paving and road maintenance due to the business knowingly not providing enough parking.
 41. If you're going to sell sustainable propaganda like this then I'd recommend City Council walk the walk as well. Actions speak louder than words.
 42. I'm a mom with a toddler who lives and works in Tempe. I hear people talking about what "families" in the neighborhood want, but they don't speak for me. We want safer bike rides and affordable housing.
 43. I'm excited for the future of Tempe. We can be the leader in the country for mixed use, dense, and walkable neighborhoods, plus with great year-round weather, grid roadways, and flat terrain, we could be the best city for bicyclists. Both of these points support the sustainability goal. With more housing, cheaper rents can become the norm, thus increasing the likelihood that if someone falls on hard time, they can still be housed. I love Tempe and hope everyone who wants to live here can and those who want to ride or walk can do so safely.
 44. I'm glad to see the Dark Sky initiative mentioned in the plan. But, why is the city installing extremely glaring (and cool-color) LEDs in street lights? Why aren't we more responsible with light now? The city was installing a warmer

and less glaring LED unit in existing street lights (in neighborhoods for example). Something changed and the fixtures are glaring (foremost) and the wrong color temperature for circadian rhythms. If we don't care about the Dark Sky initiative, fine. But, if we do, why can't we make that a priority today instead of 25 years from now? It feels like these future-dated plans are ways to avoid doing what can be done today.

45. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
46. In the Executive Summary, there was no mention of any efforts to address the homeless population in the Tempe area. Is this being considered in the 2050 plan?
47. In the Public Involvement section, I found the "Spectrum of Community Engagement to Ownership to be a useful standard. At the neighborhood 2050 Plan meeting for Brentwood-Cavalier and Broadmor Neighborhoods that I attended, a number of attendees commented that they had a hard time understanding the issues described in the plan. Others said so to me privately. We can assume that to be more true for the people who don't attend meetings or vote. Tempe has citizen's commissions, but I have no sense that they educate or engage the Tempe public. In terms of involving the citizens, the Netherlands has a "polder" community decision-making tradition, borne of the need to control the North Sea, that seems more effective. <https://foreignpolicy.com/2019/12/21/democracy-has-only-one-way-to-save-the-planet-netherlands/> For Tempe, ASU, along with a rich array of other sources, are certainly good places to find expertise for such a committee, whose non-economically conflicted experts would tap their areas of expertise and negotiate with the other experts where contradictions emerge to arrive at non-binding recommendations that would assist voters, as well as elected officials and staff. I have learned that there is a Tempe 2050 Working Group that brings together various areas of expertise and stakeholders, but I haven't heard of their recommendations being made publicly accessible through news releases, Tempe mailers, etc. Expanded democracy happens when all citizens are accurately informed and heard.
48. It is a shame what Tempe City Leaders are doing to TEMPE.....Take a note from the Coyote debacle. Listen to your residence
49. It seems that most new projects want a variance, so why increase the starting density and heights.

50. Let the people speak concerning zoning changes; don't assume that this survey includes opinions of most residents.
51. Let's have more green spaces instead of more buildings.
52. Many thanks to the city staff for their hard work and service to our community.
53. More misspent funds and wasted time. There is a disconnect here between this committee and actual Tempe residents - this is a problem. I cannot imagine for a minute that as our planet warms, people will conclude that they should seek refuge in a desert environment such as ours. How long would reasonable growth last? Through 2030 or until 2040? It seems absurd that it would continue up to 2050. People will be wanting to build underground instead of moving into high rise buildings that put them closer to the sun. These high rise apartments if built will be empty.
54. Move some of those hashed areas down into South Tempe and see how well it is received. I DO appreciate how much work has been put into this, but the premise of assumed growth is flawed.
55. NO to 2050 General Plan. Stick to lower densities; preservation of historic buildings, open areas, lower property taxes and no more GPLETs!
56. Not sure how Tempe is going to change the light industrial area "Tempe Maker District" to what. More industrial or less industrial or add residents??
57. On one hand Tempe is trying to limit water use by current long term residents but at the same time wants to increase size of population which will increase water consumption. Does not make sense at all.
58. Overall a good plan I just think that 2050 gives an awful lot of wiggle room and climate change will make Tempe miserable a lot faster than 2050 so this stuff should be done a lot faster than that.
59. P. 51 - The gross total acres for 2023 Existing Land Use and 2050 Projected Land Use varies by 300+ acres. Where is this additional land is coming from? Are there still 300 acres of county island left around Tempe?
60. Pages I was interested in were difficult to print copies ---- & when the printing finished, for some reason the document went back to the beginning. I've ended up on this survey, when actually I wanted to check out more of the plan. But --- I'm also very tired of reading it, & I think I only made it 1/4 of the way through.
61. Please avoid high density projects in existing neighborhoods
62. Please listen to the citizens. We do not want even more development in Tempe and we definitely don't want high rises at the intersection of Mill Ave. and Southern. We need more parks and open spaces to be able to enjoy our community.
63. Please listen to the residents. We do not want more large scale development.
64. Please partner with developers that will add value back to the existing residents of the City.
65. Please take the wishes of the citizens of Tempe seriously. I am happy to be engaged but it often feels like we are fighting an uphill battle, constantly having to ask you all to slow down on your overzealous development plans.

66. Please. just. stop. trying to ruin what's left of Tempe.
67. Promote higher density is a non starter.
68. Quit letting developers run the show!
69. Some of the highest taxes in the valley have produced the ugliest downtown in the valley. Aside from people who love to drink, almost no one who LIVES in Tempe gives a rat's behind about all the building in downtown. I hear comment after comment from people in and out of Tempe about how the soul of Tempe has been destroyed. I don't know who Tempe's so-called leaders talk to but it must be an inbred group because almost no one I talk to likes what is being done to the downtown.
70. Stop approving more huge apartments, it is unnecessary ðŸ˜™ we have a bigger homeless and mental and behavioral health problems you should be addressing first.
71. Stop trying to remake our beloved Tempe according to YOUR vision.
72. Tempe has citizen's commissions, but I'm not sure of their effect on governance? At the neighborhood 2050 Plan meeting I attended, a number of attendees commented that they had a hard time understanding the issues described in the plan. Much less, the people who don' attend meetings or vote. The Netherlands has a more effective "polder" community decision-making tradition, borne of the need to control the North Sea. <https://foreignpolicy.com/2019/12/21/democracy-has-only-one-way-to-save-the-planet-netherlands/> For Tempe, ASU and elsewhere are certainly good sources of expertise for such a committee, whose non-economically conflicted experts would tap their areas of expertise and negotiate with the other experts where contradictions to arrive at non-binding recommendations that would assist voters, as well as elected officials and staff.
73. Tempe hasn' fulfilled its promise and goals set for 2040 but now has come up with a worse plan for 2050? Makes no sense.
74. Tempe is the only municipality in the Valley that does not open onto the desert - we are land-locked. Let the other cities foster uncontrolled growth and development (viz Gilbert!). The longer we can hold onto our special qualities and concentrate on quality rather than unfettered development, we will increasingly be the most popular town around!
75. Tempe really needs to do more than just checking boxes when it comes to something this big.

Please learn from the last mistake.

Slow down and get it right

76. Thank you for asking for input and feedback!
77. Thank you for the opportunity to give feedback. My expectation is that the preservation of Tempe's history will be treated as high a priority as economic development. They are not exclusive and can go hand-in-hand.

78. Thank you to Planning for the considerable work in shaping this plan and Neighborhood Services for your tireless and continuous outreach and engagement efforts. We appreciate you empowering Tempe residents with the tools to fostering an even more vibrant, accessible, and inclusive community.
79. Thanks for your hard work!
80. The amount of empty housing concerns. Vacation rentals and empty houses with unwatered trees near us. Been reading that a substantial portion of homes are empty in other nearby towns and elsewhere. And that more are owned by large corporations. Are we moving toward monopolies controlling housing prices? Will this result in fewer voting residents? People need homes and towns need residents, too. Can the city's planning take these things into consideration?
81. The city government needs to limit housing and industrial growth that would threaten the water supply allocated by SRP and CAP.
82. The council does not care about its residents, only \$\$\$\$\$\$\$\$\$
83. The council is really out of touch with the voters.
84. The General Plan is a very complicated/comprehensive document. The document is clear and attractive. The staff who have created it are to be commended. The problem is that even though this process started one year ago, many residents have not read it nor do they understand the importance of it. As a result, I would urge you to extend the public input process. Thank you.
85. The GP should reflect the needs of the residents NOT developers seeking projects to maximize investment opportunities. I'm asking you to prioritize the interests of those of us who live in Tempe. Keep Tempe livable.
86. The plan is really a marketing gimmick and is not congruent to the town council behavior. The town council and mayor prioritize out of state developers over neighborhoods and residents. Safe neighborhoods, higher wages and affordable housing is lip service. Retail and concession jobs at a stadium are not real jobs. They are not full time with medical benefits.
87. The plan represents a body of work that is very good. Very thoughtful and well detailed. The problem from my perspective are the values that seem to drive it. Recent events suggest the historic "Growth is Good" myth has run its course. This resident is much more concerned with existing quality of life than heroic and extralegal efforts to serve future land speculators and developers.
88. The projected growth of Tempe in the coming decades brings both opportunities and challenges. This General Plan 2050 demonstrates a comprehensive and well-planned approach to managing this growth while maintaining a high quality of life for all community members. One of the key strengths of this plan is its commitment to balanced land use. By championing sustainable, multi-use development practices, Tempe will become an attractive place to live, work, and play for people of all ages, incomes, and abilities. The focus on climate-friendly development and the

mitigation of extreme heat is particularly commendable, as it highlights the city's commitment to reducing carbon emissions and creating healthy physical environments. I believe that by becoming a leader in shade equity, inclusiveness, and green infrastructure, Tempe will set an example for other cities and contribute to a more sustainable future. Furthermore, I am impressed by the plan's dedication to preserving and enhancing neighborhood diversity. Revitalization efforts and support for diverse housing options will create walkable, pleasant, and safe neighborhoods that are connected within a 20-minute walk, bike ride, or transit journey. This focus on community living and accessibility aligns with the values of equity, inclusiveness, and a high quality of life that are essential for Tempe's long-term success.

Thank you for all the efforts that have gone into this plan!

89. The Tempe City Council should be ashamed of itself for thrusting this on us after the Coyote fiasco. You are far too attentive and ruled by the logic of developers. You do not plan other than to follow developer whims. Downtown Tempe is a good example of poor planning and filling pockets of developers.
90. The Tempe that we know and love is slowly disintegrating into massive and high rises, population growth, traffic and crime issues. I realize progress can't be stopped, but uncontrolled growth and lack of disregard for lower income and older citizens, residents and voters is eroding our sense of community.
91. The vote on propositions 301, 302, and 303 showed that the City Council is out of touch with the majority of those who live and vote in Tempe. "Due diligence" just means pretending to listen to those in the city who do not want to replicate a mini-Chicago, who want a city that truly balances those who want a place to live and raise their children. I was stunned by the non-stop lobbying by City Council members and past leaders who showed their true colors. We all know to never to vote for you again. If the City Council wants to show that they truly care about those living in Tempe, they need to tone down the incredibly pro-development components of the 2050 plan.
92. There's already more people living in Tempe than is comparable. Are we trying to be Scottsdale for some reason? Tone it down on the development. We're locked in by other cities, so just make the Tempe we have a nice, affordable, livable place. No more manifest destiny, just let Tempe be Tempe for goodness sake. Take care of our unhoused and don't let landlords raise the rent to change something into an air b&b which doesn't even serve residents. Do we care about the future for residents or are we just trying to make more money on the side from developments? I guess we'll let the voters decide on that during the next election. Also, can we please have more green spaces with trees that are allowed to be trees and not butchered into lollipops?
93. There's way too many apartments now...no more high density. Tempe is ruined

94. This plan could produce huge changes in Tempe--more people, more traffic, more car accidents, more crime. When there is a public meeting about this plan, I will need to see specifics about what is planned, how it will be paid for, and what impact it will have on those of us that reside close to Rural Rd.
95. This was a tremendous task by city staff and volunteers. When an actual plan is proposed, such as Coyotes, then plans have meaning to people. I don't know what the solution to a vision for all but I do know that when our everyday lives are impacted by traffic, homelessness, economic development that suits the neighborhood, reduced green space and increase needs on parks per population planned, reduced ability to use cars, people get concerned. Caution moving to implementation must be elevated.
96. We enjoy living in Tempe and appreciate the many amenities it has to offer. The changes we have seen to date are wonderful: college ave landscape; alameda landscape; plantings at the library complex. The public transit system which allows us to go to so many places.
97. We have a fine City with fine leaders right now. We the residents need to spend more time communicating our priorities with our leaders.
98. We simply cannot keep pushing out efforts to address our concrete jungle. Developers must be REQUIRED to plant an abundance of SHADE trees that can grow to mature heights. Our council's efforts to bring in developers without aggressive plans to contribute to our shade canopy have been appalling. The council's resistance to spending adequate funds on trees in over-heated neighborhoods has also been very concerning. We cannot continue to make improving our shade canopy an uphill battle in Tempe. We need to include more aggressive terms for these goals in our long-term plans.
99. We want housing for families, more green space allotments. We want smaller scale developments.
100. When the hockey arena fails the vote can we turn that area into a green space with youth sports fields?
101. While I've been in Tempe since 1977 and value it's history and tradition, The Hayden Flour Mill is an eye sour. It's one of the first things you see when coming into Tempe and it looks terrible. I know it is on the historical register, but it needs to be restored to its original look. An old decrepit building is not the look I want.
102. With all the changes in each area-We should bring vision zero. Safer streets- More walk able areas. Lower living costs. Bike lanes! MORE BIKE LANES.
103. Would be nice, but Tempe has not followed these kinds of guidelines for decades. I no longer believe that these plans really matter. It's just speculate and develop high density in north Tempe till there's nothing historic or charming left. And certainly not open spaces...

V. In-person Engagement

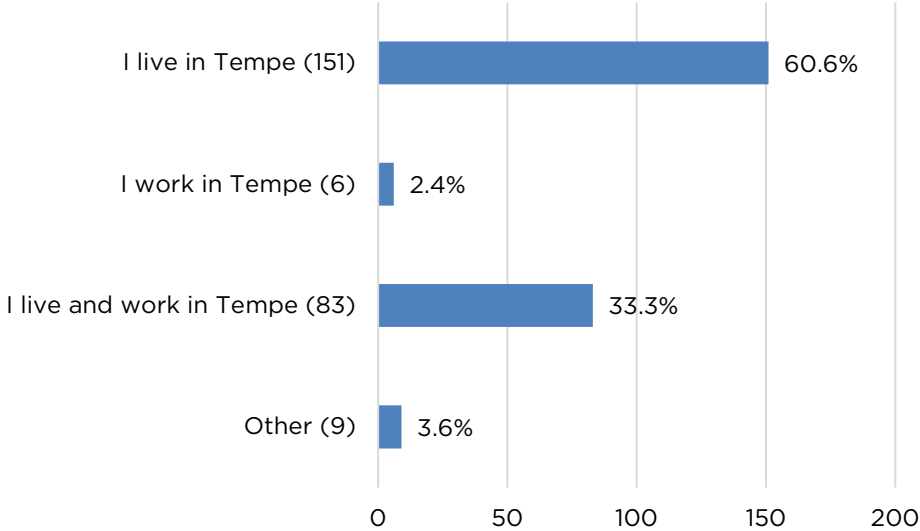
To engage in more specific conversations of how the proposed plan may shape neighborhoods, the city also hosted seven local community sessions held throughout Tempe.

1. Tempe Neighbors Helping Neighbors
May 26, 2023, 5:30 p.m. virtually
2. Broadmor and Brentwood Cavalier area neighbors
June 3, 2023, 10 - 11:30 a.m.
Tempe Public Library
3. Baseline area neighbors
June 5, 2023, 6 - 7 p.m.
Kiwanis Recreation Center
4. Apache area neighbors June 12, 2023, 5:30 - 6:30 p.m. Escalante Community Center
5. North Tempe area neighbors
June 12, 2023, 7 - 8 p.m.
North Tempe Multi-Gen Center
6. Northwest/Downtown area neighbors
June 13, 2023, 6 - 7 p.m.
Westside Multi-Gen Center
7. Remaining areas of Tempe neighbors
June 14, 2023, 6:30 - 7:30 p.m.
Tempe Public Library

VI. Demographics

The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory.

Which of the following best describes your affiliation with Tempe?

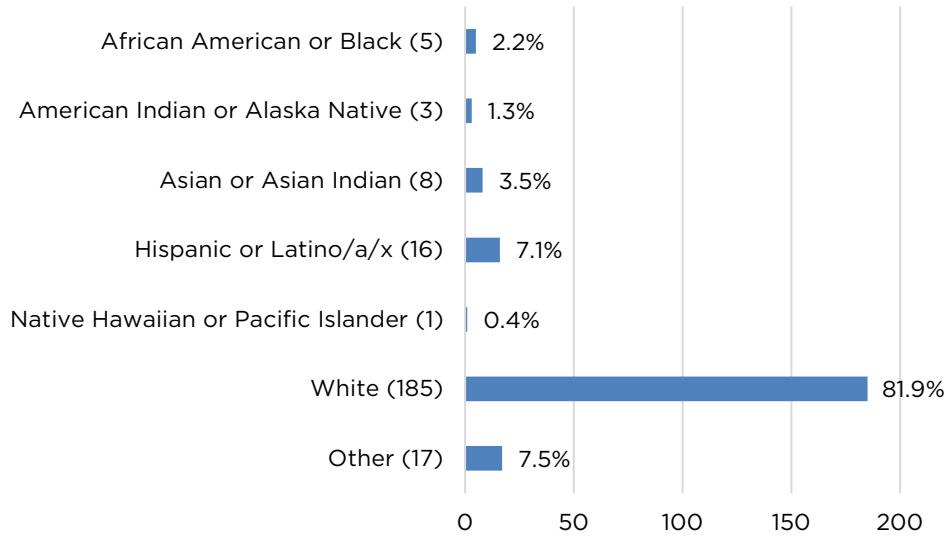


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Other:

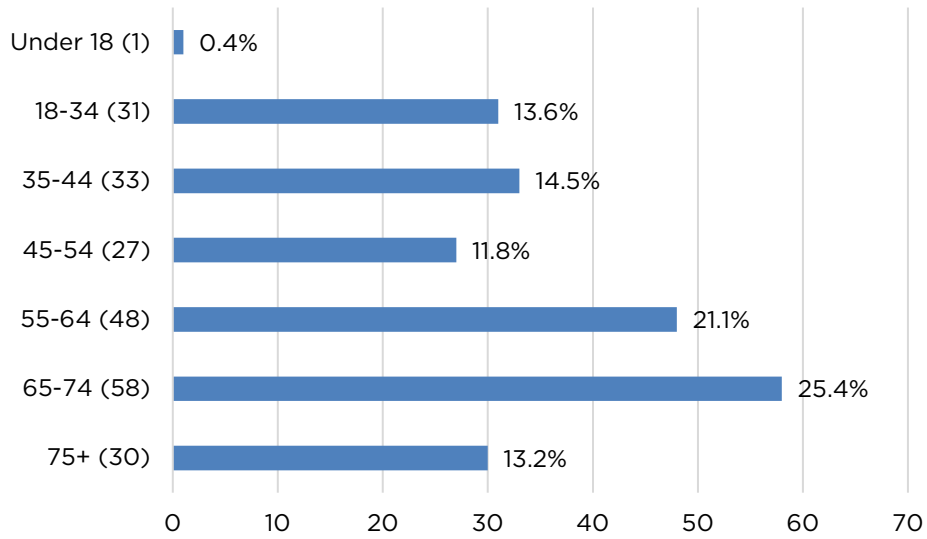
- Former COT employee, resident and dismayed at what has been happening in Tempe
- I attend ASU.
- I currently spend much of my time in Tempe and am looking to move and work in Tempe in the near future
- I live and have previously worked in both the public and private sectors in Tempe.
- I live in, volunteer for and love Tempe
- I live in, volunteer for and love Tempe
- I represent companies that develop office, multifamily, entertainment, industrial and mixed-use projects in Tempe.
- Resident in the region with a particular interest in assuring an adequate supply of housing
- Retired after working in Tempe. Also live here.

Race:



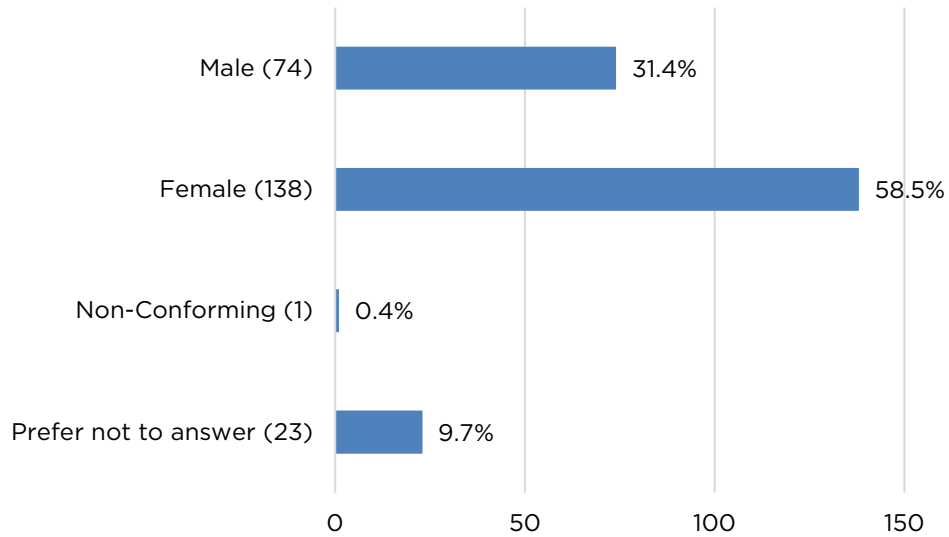
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Age:



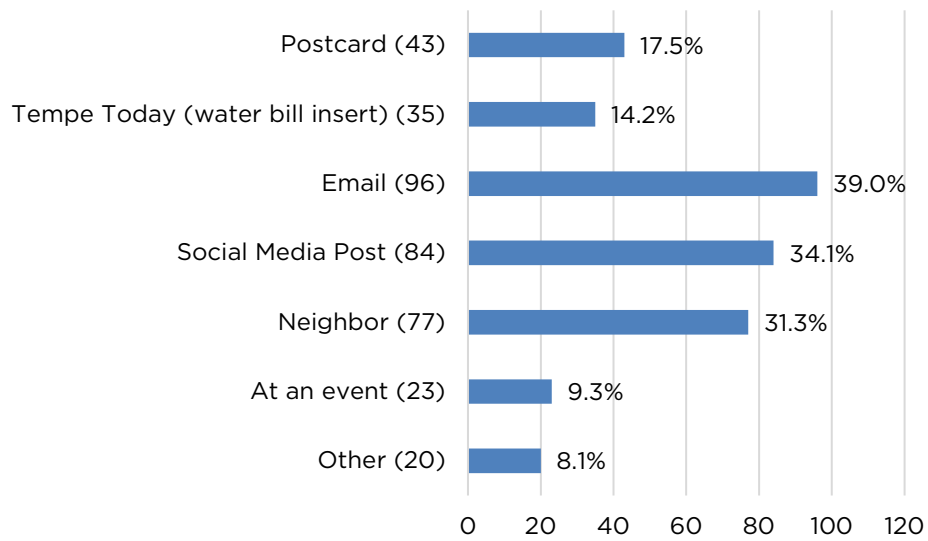
Responses: 228

Gender:



Responses: 236

How did you hear about this survey? Check all that apply



Responses: 246