

## **Minutes Neighborhood Advisory Commission August 22, 2015**

**Minutes of the Neighborhood Advisory Commission (NAC) held on August 22, 2015 8-10:30 a.m., Tempe History Museum Community Room, 809 E. Southern, Tempe, Arizona.**

**(MEMBERS) Present:** Karen Adams, Nancy Buell, Cole Hickman, Matt Korbeck, Kiyomi Kurooka, Nancy Lesko, Candyce Lindsay, Josephine McNamara, Robert Miller, Bill Munch, Julie Ramsey, Scott Smas, Christopher Ware.

**(MEMBERS) Absent:** None.

**City Staff Present:** David Nakagawara, Community Development Director, 480-350-8023, david\_nakagawara@tempe.gov, Elizabeth Thomas, Neighborhood Services Specialist; Shauna Warner, Neighborhood Services Director

**Guests Present:** None.

### **Agenda Item 1 – Call to Order**

The meeting was called to order at 8 a.m.

### **Agenda Item 2 – Public Comment**

None.

### **Agenda Item 3 – Consideration of Minutes: June 3, 2015**

Commissioner Lesko made a motion to accept the minutes, Commissioner Munch seconded the motion and it passed unanimously.

### **Agenda Item 4 – Planned Development Impacts (including parking, traffic and special events)**

David Nakagawara, Community Development Director, offered an overview of the Development Process noting that Community Development/Planning staff members assist residential, business and developer customers throughout the development entitlement process. Project sizes, scales, scopes and impacts vary widely and these combined factors will determine where on the continuum a particular project falls and requirements such as outreach and notification. Projects can range from use permits to variances and development plans to land division approvals.

The General Plan is the overarching policy document for the City of Tempe, it establishes land use and intensity of that land use and is required by state law to be updated every 10 years. The

current General Plan 2040 is effective for up to ten years from the date the plan was adopted (December 2013) and ratified by voters (May 2014). The General Plan, particularly the General Plan projected land use and projected density maps, in concert with the Zoning and Development Code dictate project next steps. Departures from either or both of these maps require a General Plan amendment and potentially a Zoning Code amendment.

Mayor and City Council seek strong staff guidance and input to ensure project quality and that the goals and the vision of the General Plan are being met. When a project goes through an entitlement process, typically there are additions and stipulations made prior to City Council approving an amendment to the General Plan or the Zoning Code or both. These likely will include time conditions and performance measures as well as a requirement to come back for review. Successful completion of the entitlement process results in an entitlement for that property. Recommendations for denial can also occur through the Development Plan Review process.

A new interactive map has just been introduced on the Community Development website. (Previously, projects in process were provided in a listed format only.) Using color coding, this new map identifies where projects are in the process and staff comments will be visible too. Commissioners will be provided a cover memo along with the map's friendly url in or before their September meeting packet and were encouraged to spend some time checking it out.

Commissioners inquired what about prior to the process starting, how early can we get project information? Dave explained that there is a stage in the process where it is all purely speculative – prior to a formal application being made and this type of information is not made public or shared.

Commissioners also asked how much amending can take place before the GP2040 essentially becomes a different GP2040? Dave noted that changes are classified as minor General Plan amendments or major General Plan amendments depending on the percentage of change of the land use designation. There are other considerations and delicate balances as well like encouraging the right kind of development without violating property rights. Dave will check and get back to the group regarding additional General Plan safeguards that may be in place.

Community Development has been working with a consultant regarding implementing Development Impact fees. The concept is that growth should be paid for by growth and the levels of service need to be maintained for existing customers as well as the new customers being added. Many local communities have these fees in place, previously the city had fees specific to water and waste water only.

Dave commented that 52% of all existing housing units in Tempe are multi-family and that 30-35% of single family homes are rentals and most new single family homes being built are town home, patio home or attached. Tempe is continually seeking quality and sustainable development. Other Mayor and Council priorities include the revitalization of struggling retail centers. A lengthy and robust discussion followed with the following ideas, questions and observations:

- Regarding growth estimates, is that a goal, suggestion or possibility? (It's both trying to be realistic and to plan for the future.)
- If new apartments are not built, will there be more demand for rental homes and potentially more absentee and bad landlords?

- Owner involved and responsible ownership are desired qualities to emphasize
- If you want people to take responsibility, you need to allow them to take ownership of a neighborhood
- Terms like “those people” or “renters” evoke strong imagery and are not conducive to being welcoming and inclusive
- Stop using terms like transient and student, talk about occupants and residents
- Senior housing is also desirable, needs to be close to transportation corridors and close to amenities to allow connectivity when you are no longer able to drive
- Consider treating housing as a continuum. Ownership is not necessarily one stop, you might rent and own throughout your lifetime
- Who will want to live in student housing after the students are done with it? (i.e. five bedrooms surrounding one kitchen?)
- Today’s students could be tomorrow’s owners or renters
- Students and young professionals should be encouraged, respected and welcomed – Tempe has many of the amenities and infrastructure they need including downtown, the lake, bus system, light rail, bikeways but some of our neighboring cities are more welcoming and offer varied housing options
- Blight issues continue despite targeted enforcement
- High rises also become neighborhoods, maybe we need to re-think and redefine what our concept of a neighborhood is (i.e. Mill Avenue area is now an urban area and a neighborhood)
- Is there any data regarding how long people are residents of a particular area?

#### **Agenda Item 5– Overview of Neighborhood Parks Improvements**

Commissioners were provided copies of the Tempe Public Works Parks Plan Asset Management. The asset management strategy involves looking at each asset individually rather than creating a holistic, comprehensive plan for each neighborhood park.

Funding for capital projects is based on 1) Public Health & Safety 2) Existing Assets -i.e. take care of what we have 3) Customer Enhancements and 4) System Expansion and New Amenities. The 2015/2016 projects noted are currently approved and budgeted in the Capital Improvements Program (CIP) and include playground equipment for Alegre, Selleh and Scudder Parks, a Daley Park ramada and several lighting and electrical projects at different parks. No customer enhancements or system expansion or new amenities are planned at this time. This is general fund/dedicated capital only, there are other potential funding sources such as neighborhood grants and tree program grants.

Commissioners inquired about McClintock Pool and whether there are plans to open it to the public or keep it strictly for school swim team usage only? Mayor and City Council are exploring various scenarios. Commissioner McNamara requested that it be noted that there is no indoor pool year round as Kiwanis shuts down each year for a couple months at a time. Commissioners also requested a map showing location of all of the city parks. Staff agreed to provide one for a future meeting.

### **Agenda Item 6 – Recap of Past Year’s Commission Meetings**

As requested by Chair Miller, staff briefly shared some of the highlights of the previous year. Commissioners commented that they had more input on development decisions and believed Mayor and City Council were listening more. The revisions made to the Tempe Involving the Public (TIP) Manual were noted, specifically the greater outreach area and Public Involvement Plan (PIP) requirements for Private Development. Moving forward, commissioners expressed a desire to help broaden input and involvement of those that are outside those traditionally involved, to help change the perception and definition of what a neighborhood is to be broader and more inclusive and to learn from what peer cities are doing right.

### **Agenda Item 7 – Commission Member Roles and Responsibilities**

Staff and commissioners briefly reviewed the Neighborhood Advisory Commission Ordinance.

### **Agenda Item 8 – Streetcar Project Meeting Invitation**

Staff provided a brief streetcar project update. Commissioners were advised that because the September 2 regular Neighborhood Advisory Commission meeting falls on the same evening as both the Streetcar meeting and the Library Town Hall, the NAC meeting start time will be moved to 5 p.m. and the meeting end time will conclude at 6 p.m. in order to allow for commissioner attendance at either of the other meetings.

### **Agenda Item 9 – Library Town Hall Invitation**

Commission members were encouraged to attend the Town Hall and/or to complete the survey to help design and define the future of the Tempe Public Library at [www.tempe.gov/libraryideas](http://www.tempe.gov/libraryideas). New NAC Commission Member, Candyce Lindsay served two terms previously on the Library Board and will try to attend the Town Hall and report back to the commission at the October meeting.

### **Agenda Item 10 – Proposed Agenda Items for September or Future Meeting**

- Orbit Saturn Update (September)
- Historic Preservation Joint Meeting/Gathering (November)
- Character Areas Update
- McClintock Pool Update (October)
- Water Rates (September or Future meeting?)
- Solid Waste Bulk and Green Organics Collection Increases (September or Oct.)
- Park Renovations (TNT-October)

### **Agenda Item 11 –Adjournment**

Meeting was adjourned at 10:30 a.m.

Prepared by: Elizabeth Thomas, Neighborhood Services Specialist

Reviewed by: Shauna Warner, Neighborhood Services Manager