

Minutes Neighborhood Advisory Commission October 3, 2017



Minutes of the Neighborhood Advisory Commission (NAC) held on Tuesday, October 3, 2017, at the City Hall, 3rd Floor Conference Room, 31 E. 5th Street, Tempe, Arizona.

(MEMBERS) Present: Karen Adams, Hannah Moulton Belec, Mike D'Elena, Jack Escobar, Jonathan Gelbart, Carol Shixue Hu, Matt Korbeck, Kiyomi Kurooka, Candyce Lindsay, Bill Munch, Julie Ramsey

(MEMBERS) Absent: Barb Harris, Nancy Lesko, Josephine McNamara, Daniel Schugurensky

City Staff Present: Paul Bentley, Deputy Human Services Director, paul_bentley@tempe.gov, 480-350-5426, Elizabeth Higgins, Mayor/Council Chief of Staff; Ryan Levesque, Deputy Community Development Director/Planning, ryan_levesque@tempe.gov, 480-858-2393; Amanda Nelson, Public Information Officer/Light Rail Project, amanda_nelson@tempe.gov, 480-350-2707; Parrish Spisz, City Council Aide, parrish_spisz@tempe.gov, 480-350-8816; Elizabeth Thomas, Neighborhood Services Specialist; Shauna Warner, Neighborhood Services Manager

Guests Present:

Councilmember Kolby Granville, Tatyana Plummer, ASU Student of Urban Planning

Agenda Item 1 - Call to Order

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

Agenda Item 2 - Public Comment

None.

Agenda Item 3 - Consideration of Minutes: September 6, 2017

Commissioner Escobar made a motion to approve the September 6 minutes which was seconded by Commissioner Korbeck and passed unanimously.

Agenda Item 4 - Information and Possible Action on Workforce Housing and Gentrification City Manager's Working Group Proposals

Councilmember Granville noted that he is part of a City Manager's Working Group, also made up of Councilmember Keating and Mayor Mitchell, looking at "gentrification" from a more academic and statistical perspective. They are seeking to determine what gentrification is, what is the status of gentrification and what do we do about it?

Commission members meeting packets included a copy of the Gentrification Analysis and Recommendations paper - described as a general summary of the survey of literature and findings of the Gentrification Working Group. Councilmember Granville provided an overview of the document highlighting history, various uses of the term and identified causes of gentrification as well as the mixed results of some of the intended fixes. Ultimately, how do we/how can we implement change without impacting any one individual or group too much?

Councilmember Granville encouraged commissioner feedback on the Committee Recommendations. There was a significant amount of discussion touching on areas more vulnerable to gentrification specifically in the 85281 zip code, rapid growth concerns, affordability of housing, challenges with referencing/using the term gentrification (noted as loaded language for some), affordable housing or lack thereof and workforce housing concerns.

Commissioners inquired what prompted the conversation about gentrification issues in the first place? Tempe was described as being one of the least affordable (for size of home) locations in the East Valley. Some commissioners suggested inserting a For Future Discussion section to the document to look at addressing and assuring affordable housing, quality of affordable housing construction and higher density housing construction quality and options in the future.

Commissioners also received an overview of the Workforce Housing Group's proposed options for increasing the availability of workforce housing.

Agenda Item 5 – Streetcar Update

Amanda Nelson shared a Streetcar presentation. Plans are currently at the 60% level, they will be at the 90% level in November, a January 2018 public meeting (date to be determined) will present the final design. The Streetcar stops will resemble the size of a bus stop more than a light rail stop and there are no plans for bike racks. Riders will hold bikes in place. There likely will be a free introductory period. The fare will ultimately be set by Valley Metro and has not been determined yet and the all system pass would include Streetcar rides. Possible future extensions could include east to Tempe Marketplace and south to Tempe Public Library

Agenda Item 6 – Information and Possible Action on Proposed Zoning and Development Code Amendment re: Part 3 – Land Use, Sections 3-401, And 3-402, Pertaining to Special Standards for Accessory Dwelling Units

Ryan Levesque noted the online Forum portion of the city website has a community survey of one-week duration with maps of applicable Accessory Dwelling Unit (ADU) areas and draft ordinance language. Public input is being sought. Commissioners inquired if ADU's will have a separate address and Ryan confirmed they will. Commissioner Escobar described some concerns and push back he is hearing from his neighbors about the potential unintended consequences of the ordinance and frustrations that it is not a solution. Ryan noted that it is intended to be an option, not a solution for affordable housing. Other commissioners expressed concerns about parking and congestion as well as design and limits to occupancy. Ryan confirmed that ADU's will be held to all residential building code standards and agreed to look up and verify how many people maximum are allowed to live in 600'. He added that ADU's will require hook up to permanent utilities.

Agenda Item 7 – Review and Approval of Neighborhood Award Nomination and Rater Forms

Chair Lindsay noted that both the nomination and rater forms had undergone extensive review and revisions for the 2017 cycle of nominations. These updated forms seemed to be well received by nominators. Commission members who participated the last cycle noted that they found review of the nominations and use of the accompanying rater forms went smoothly. Commissioners agreed that the existing forms are good to go.

Agenda Item 8 – Review and discussion of DRAFT Annual Report

Due to meeting time considerations, this item was deferred to the November meeting. Staff explained that the NAC's Annual Report is due to City Clerk's Office in early December so it must be reviewed and approved at the November meeting.

Agenda Item 9 - Proposed Agenda Items for November or Future Meetings

- Annual Report Approval (November)
- Parks Improvements Update (when updated documents are final)
- Services for Homeless Overview (Nov./Dec.)
- GP2040 Progress
- Code Compliance discussion and update
- Transportation – traffic flow and congestion issues

Agenda Item 10 – Adjournment

Meeting was adjourned at 7:00 pm

Prepared by: Elizabeth Thomas, Neighborhood Services Specialist