

Urban Core Master Plan Transportation Overlay District

Development Review Commission

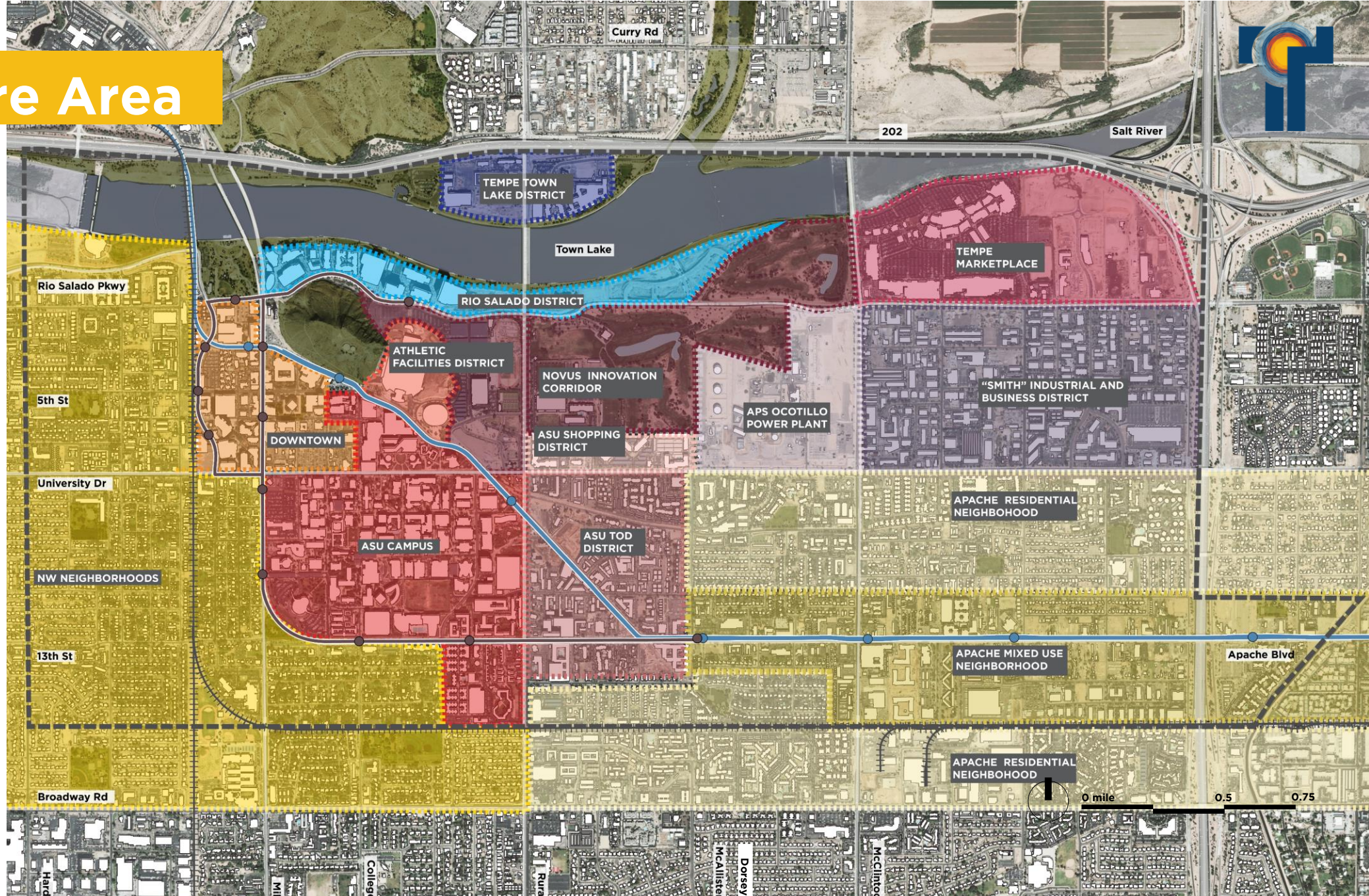
23 October 2018



Urban Core Area

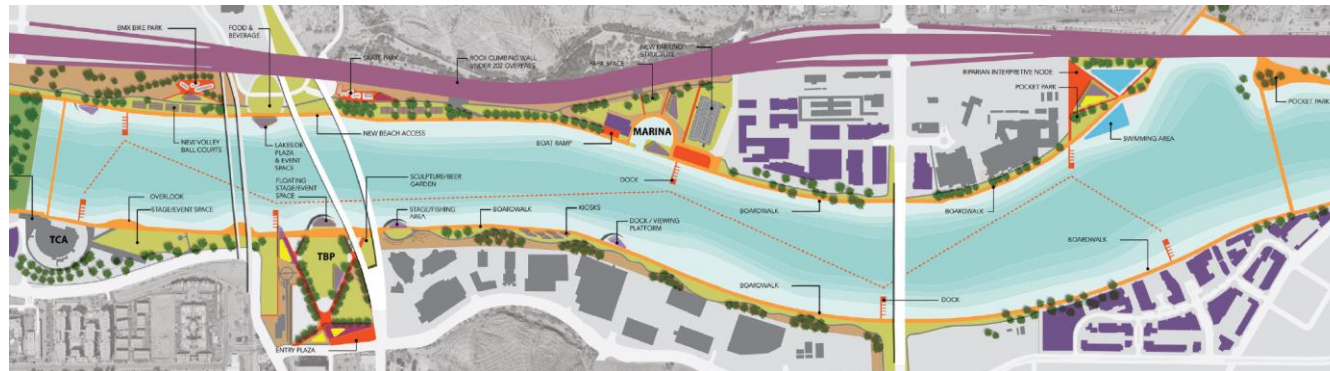
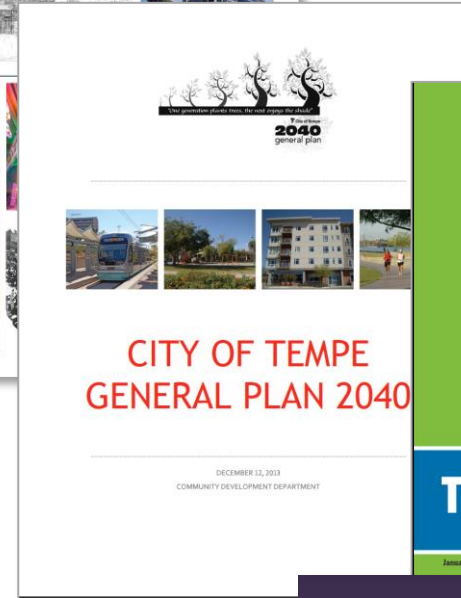
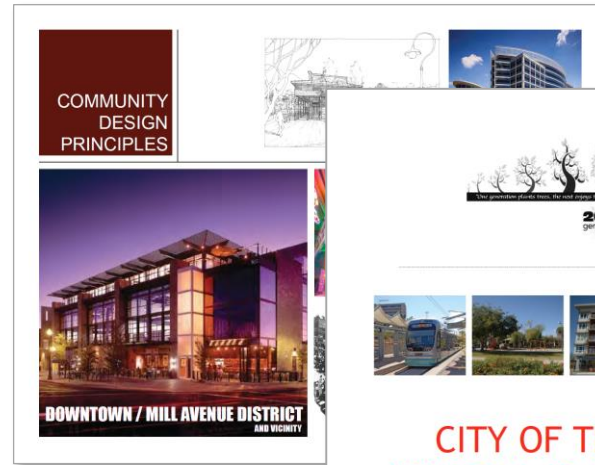


- NW Neighborhoods
- Downtown
- ASU Athletics
- ASU Campus
- Novus Innovation Corridor
- ASU Shopping District
- ASU TOD District
- Tempe Market Place
- APS Ocotillo Power Plant
- Smith Industrial Area
- Rio Salado District
- Tempe Town Lake District
- Apache Corridor
- Apache Mixed Used Neighborhood
- UCMP Project
- Street Car (Construction)
- Light Rail Line
- Union Pacific Railroad
- Open Spaces, Parks and Reserves

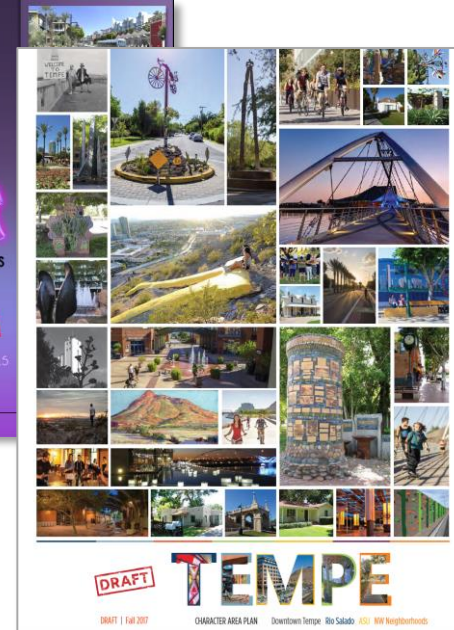
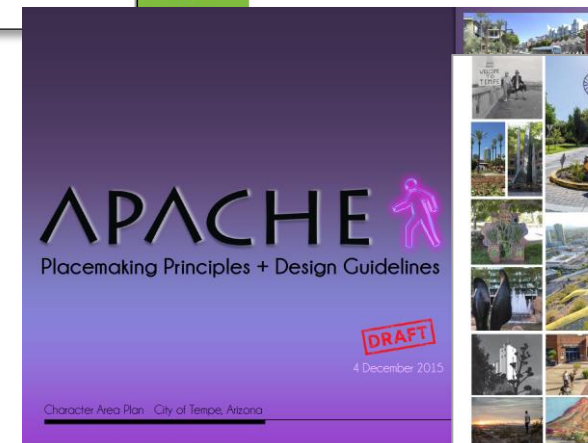


Linked Planning

- Community Design Principles 2010
- General Plan 2014
- Transportation Master Plan 2014
- Apache Character Area Plan 2015
- Character Area 3 Plan 2018
- Rio Salado and Beach Park Master Plan 2018



Rio Salado and Beach Park Master Plan



Project Components and Goals



Urban Core Area Master Plan

- Unified plan for existing and future growth
- Shape Urban Core as a whole
- Sensitive response to neighborhoods
- Investigate opportunity sites and locations

Transportation Overlay District

- A “road map” for update – Light Rail and Streetcar Routes

Affordable Housing Strategy

- Framework for investment decisions
- Practical implementation strategies
- Support equitable growth



A 21st Century Livable City

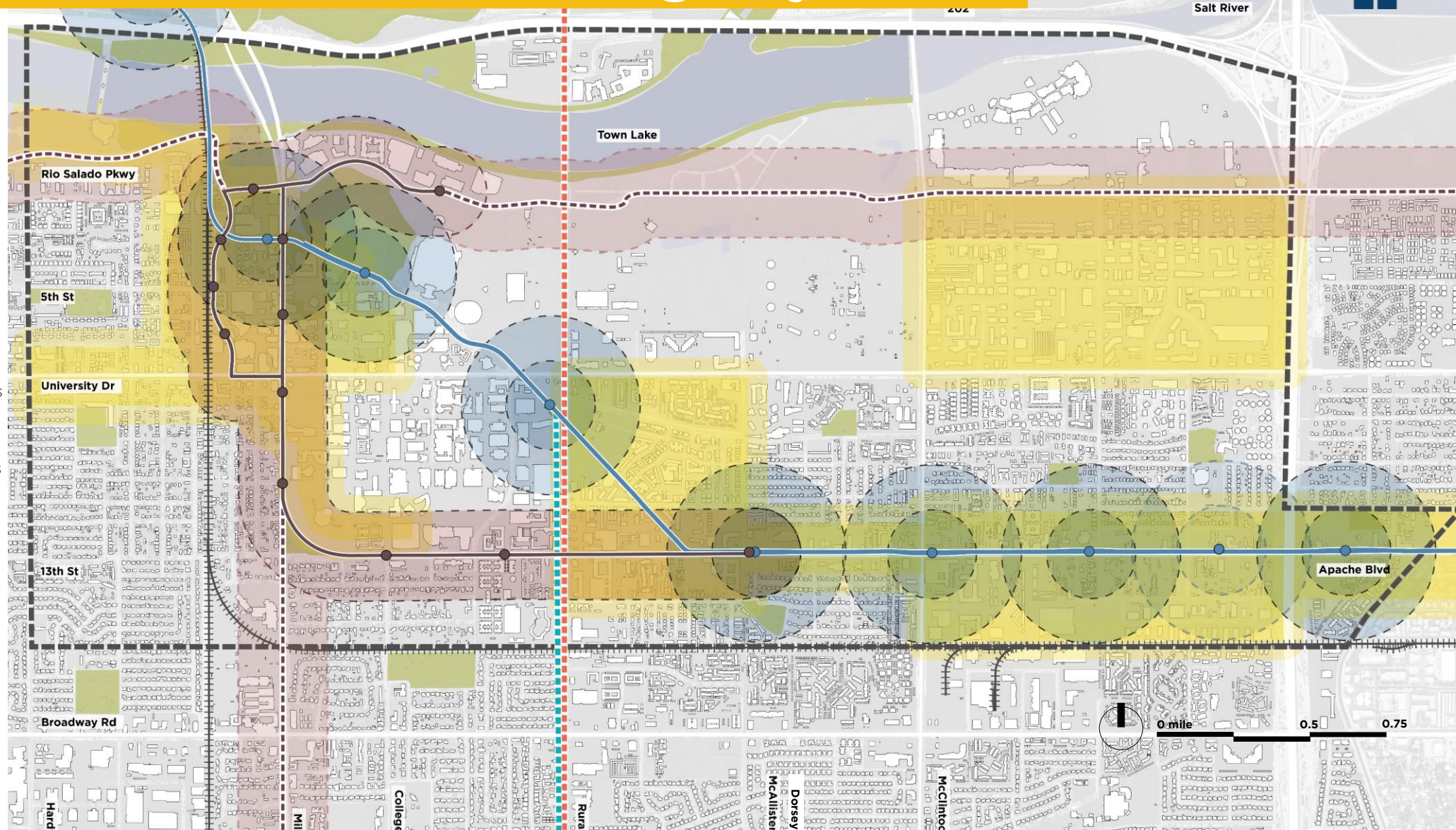
- 1** A key regional economic and recreation center for residents and workers.
- 2** Urban Core growth in homes, office, hotel rooms.
- 3** National trends for vibrant, diverse, walkable, distinct centers.
- 4** Urban Core projections to 2040:
 - 14,300 new dwelling units
 - 16,600 new jobs
 - 2.1 - 3.5 million sqft new office
 - 1.3 million sqft new retail
 - 2,200 new hotel rooms



Areas with Potential to See Change by 2040



- Light Rail TOD Focus Area
- Future Light Rail TOD Focus Area
- Streetcar TOD Focus Area
- Future Streetcar TOD Focus Area
- Street Car (Construction)
- Future Street Car
- Light Rail Line
- Future Premium Bus Route
- Proposed High Capacity Transit
- Areas for Balanced and Holistic Planning
- Union Pacific Railroad
- UCMP Project
- Open Spaces, Parks and Reserves



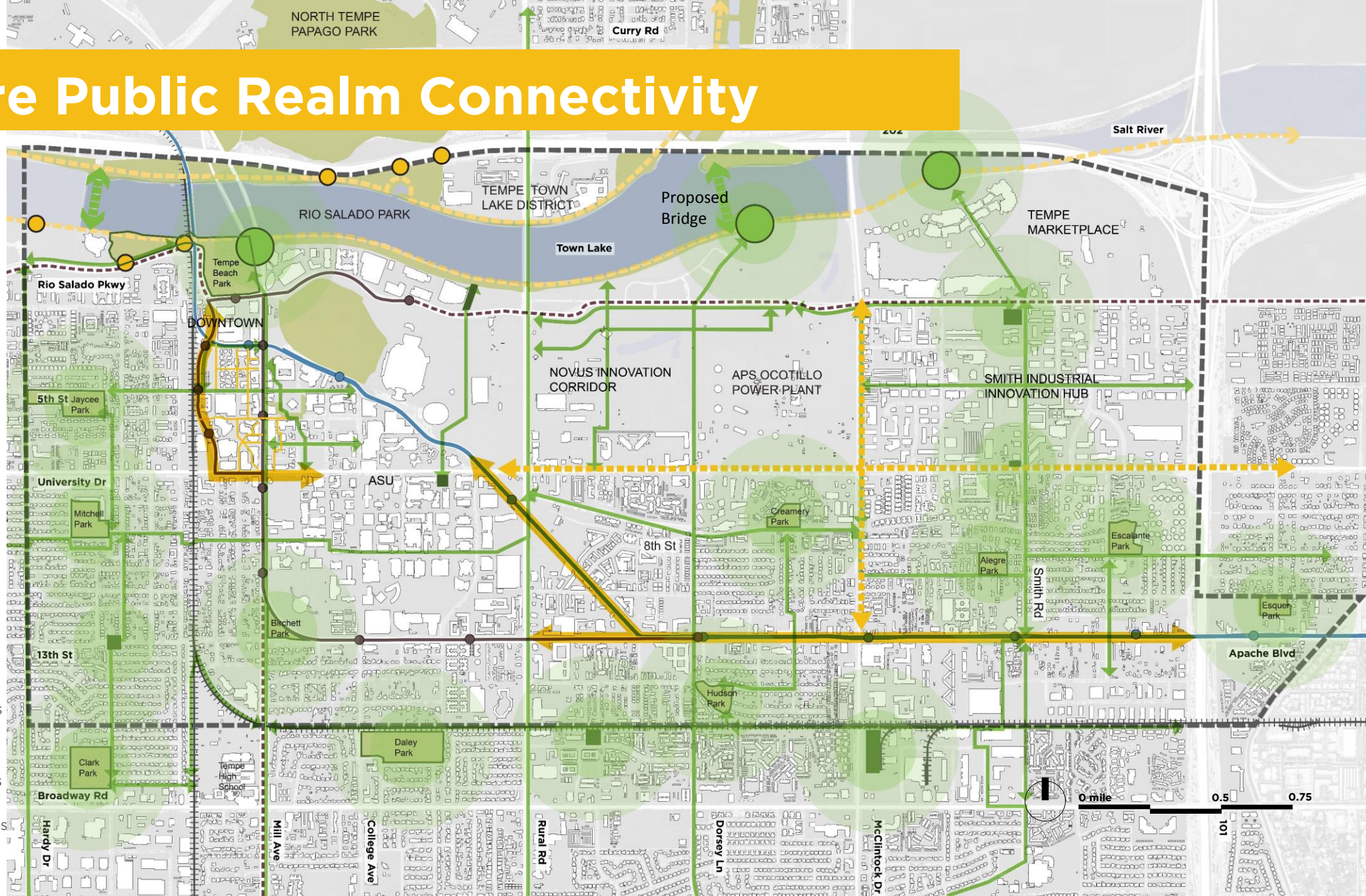
Urban Core Public Realm Connectivity

Corridors + Connections

- Proposed Multi-use Path or Streetscape
- Urban Core Connections
- Urban District Connections
- Pedestrian Alley
- Enhance Alley
- Rio Salado Trail
- Pedestrian Bridge
- Street Car
- Street Car (Future)
- Light Rail Line
- Union Pacific Railroad

Places + Destinations

- Potential Open Space Focus Areas
- Potential New Open Space
- Existing Open Spaces, Parks and Reserves
- 5 min / 10 min walking radius
- Rio Salado Park Entry Node
- UCMP Project





Proposed TOD and UCMP Heights

■	Downtown 1	8-15
■	Downtown 2	8
■	Corridor Zone	5-8
■	1/8 Mile Station	3-6
■	1/4 Mile Station	2-5
■	Corridor	2-4
■	Transition	1-3

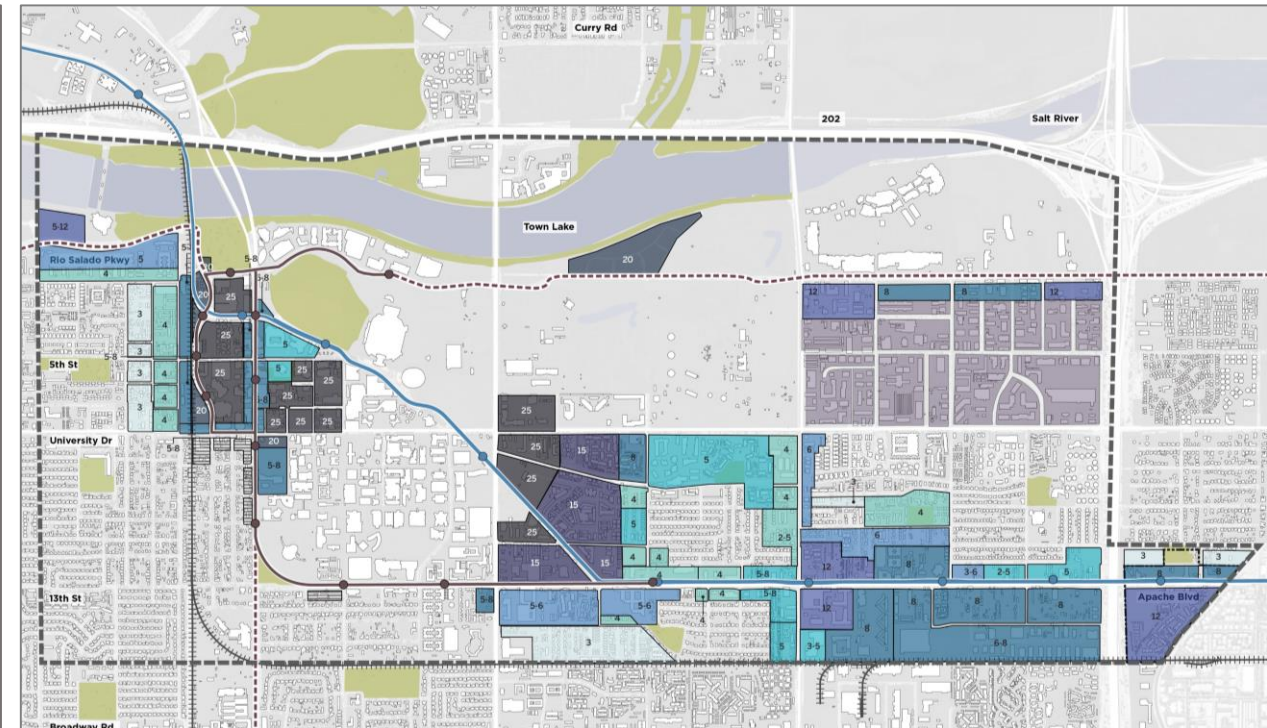
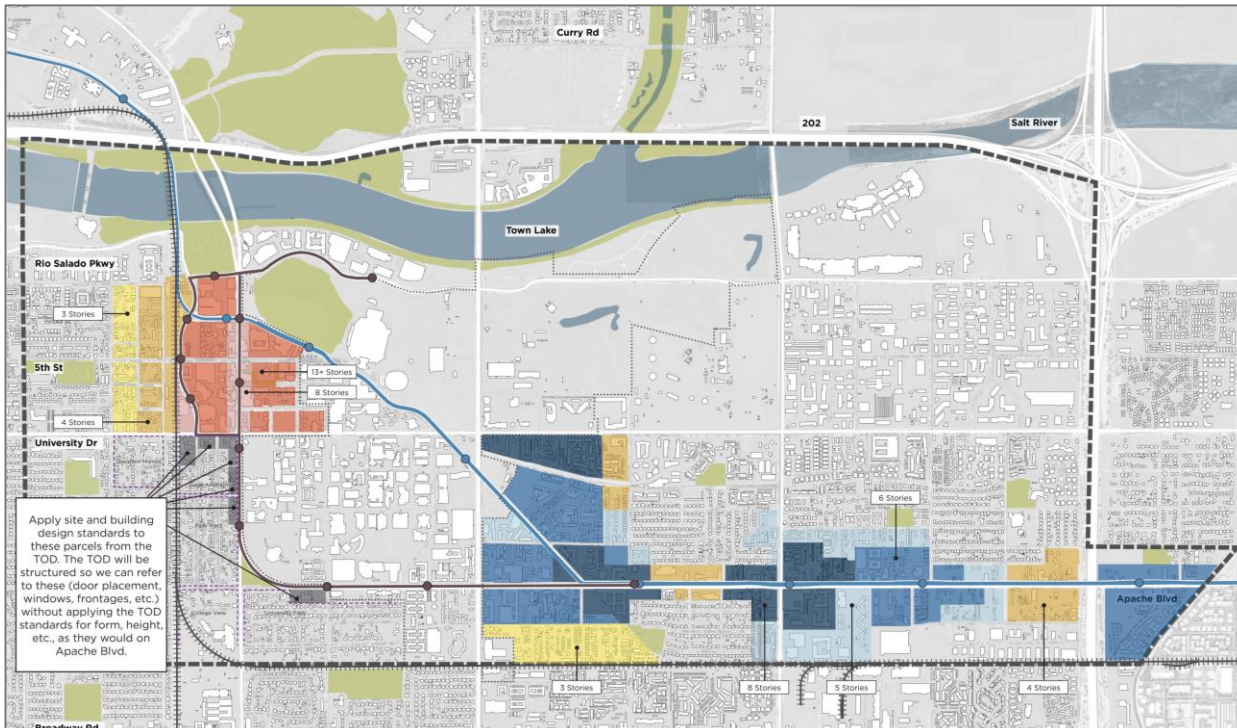
TOD

- “By right” Zoning
- Development Standards
- Permit Review

Urban Core Master Plan

- Development Standards
- Design Guidelines
- Case by Case Review

■	3 stories		Design Overlay
■	4 stories	■	Smith Innovation Hub
■	5 stories		
■	6 stories		
■	8 stories		
■	12 stories		
■	15 stories		
■	20 stories		
■	25 stories		

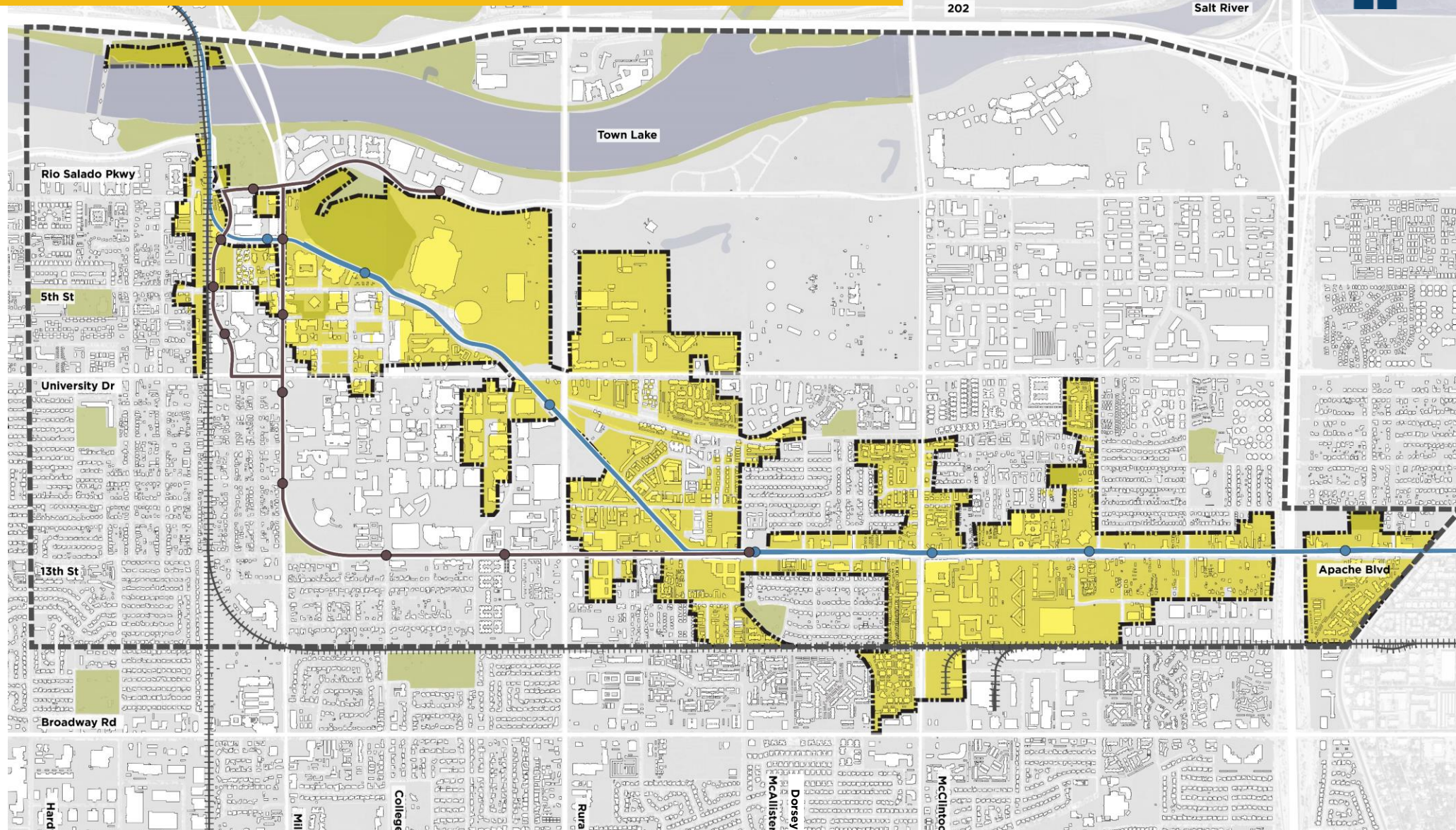




Proposed TOD District Sub Areas

- 1 Transition Zone:** Managing heights between TOD zones and lower height neighborhoods: *1- 3 stories*.
- 2 Corridor Zone:** Lower intensity buildings, *2 to 4 stories*, with the potential for a residential emphasis.
- 3 1/4 Mile Station Zone:** Buildings, *3 to 5 stories*, with the potential for a residential emphasis.
- 4 1/8 Mile Station Zone:** Buildings, *3 to 6 stories*, reflecting activity focus of transit stations. Mixed-use business and community activity on ground floors and residential also allowed.
- 5 Corridor Intersection:** Buildings, *5 to 8 stories*, reflecting the intensity from transit stations and major connecting streets. A focus for mixed-use activity, and public spaces for people to gather.
- 6 Downtown Zone 2:** Mid-rise buildings, *5 to 8 stories*, with mixed uses focused around transit stops and pedestrian routes to retail and office cores.
- 7 Downtown Zone 1:** The highest density zone, with a mix of mid-rise buildings and point towers, potentially *8 – 15 stories* and mixed uses focused around transit stops and pedestrian routes to retail and office cores.

Existing Transportation Overlay District



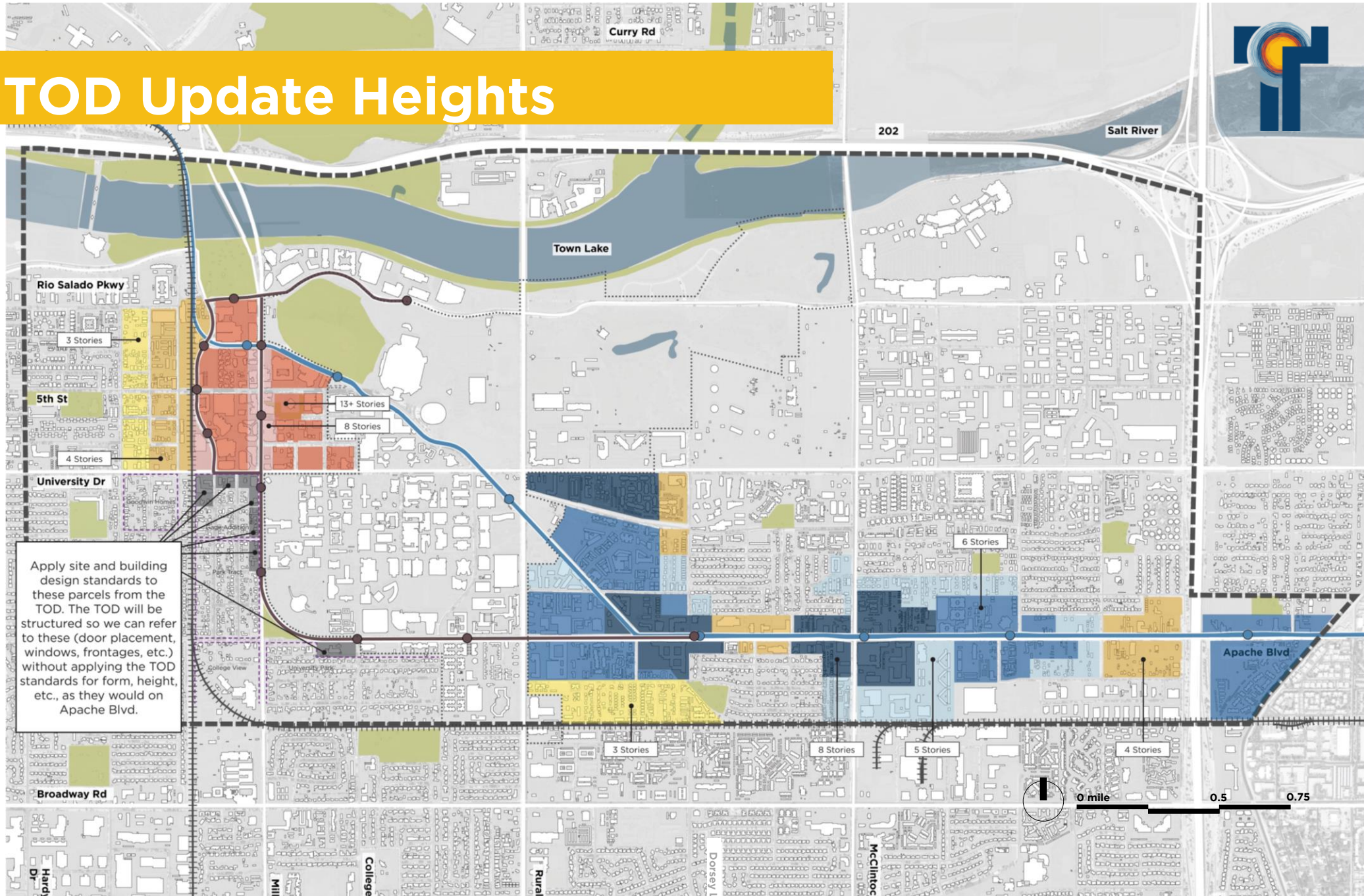
-  Transportation Overlay District
-  UCMP Project
-  Street Car (Construction)
-  Light Rail Line
-  Union Pacific Railroad
-  Open Spaces, Parks and Reserves



Proposed TOD Update Heights

TOD Sub Zones and Stories

- Downtown 1 8- 15
- Downtown 2 5-8
- Corridor Zone 5-8
- 1/8 Mile Station 3-6
- 1/4 Mile Station 2-5
- Corridor 2-4
- Transition 1-3
- ASU Boundary
- UCMP Project
- Street Car Line
- Light Rail Line
- Union Pacific Railroad
- Open Spaces, Parks and Reserves
- Historic residential areas/subdivisions

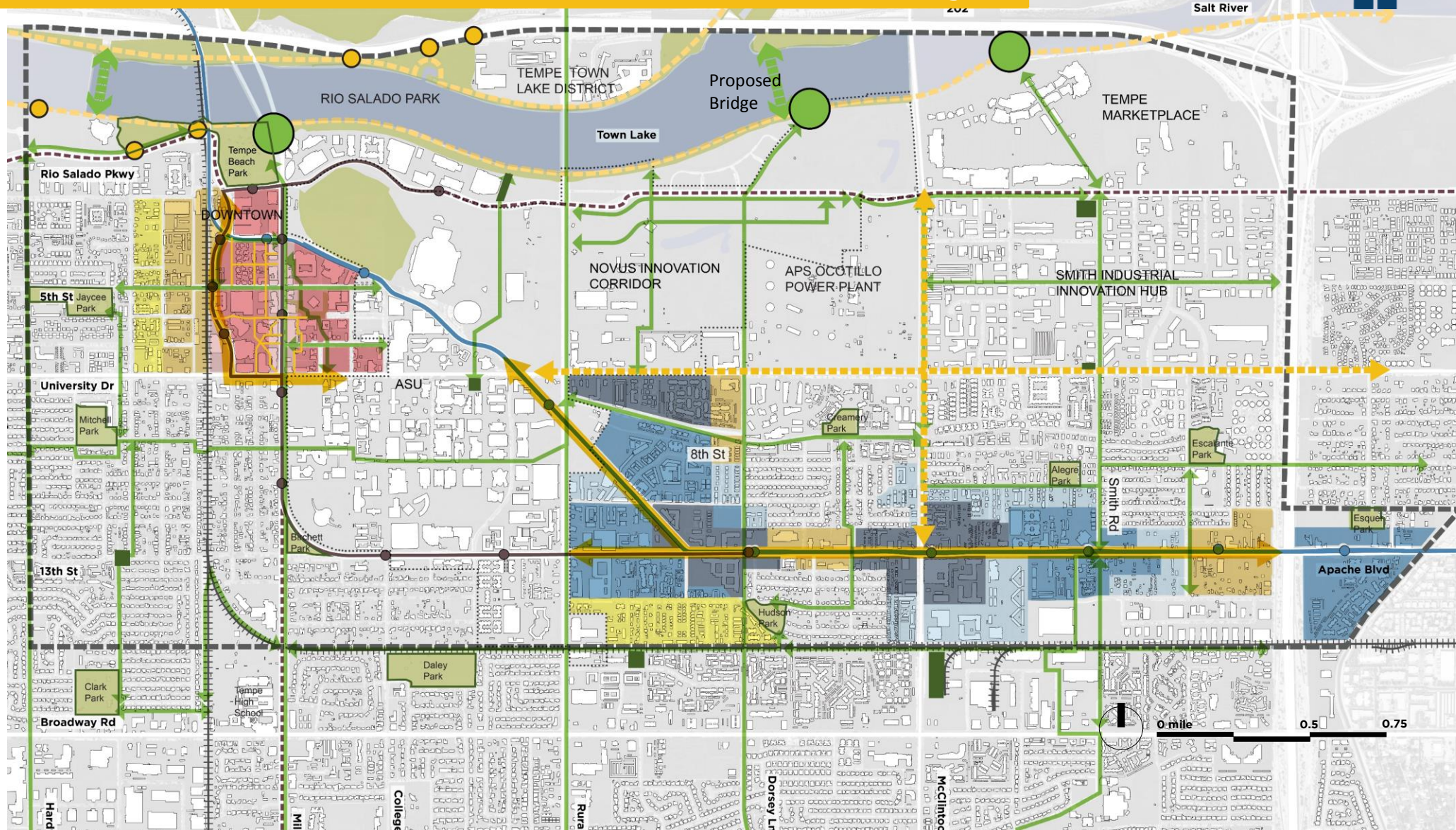


TOD Heights and Public Realm Connectivity



- Downtown 1 8 - 15
- Downtown 2 5-8
- Corridor Zone 5-8
- 1/8 Mile Station 3-6
- 1/4 Mile Station 2-5
- Corridor 2-4
- Transition 1-3

- Proposed Multi-use Path or Streetscape
- Urban Core Connections
- Urban District Connections
- Pedestrian Alley
- Enhanced Alley
- Rio Salado Trail
- Pedestrian Bridge
- Street Car
- Street Car (Future)
- Light Rail Line
- Union Pacific Railroad
- Potential Open Space Focus Areas
- Potential New Open Space
- Existing Open Spaces, Parks and Reserves
- Rio Salado Park Entry Node
- UCMP Project

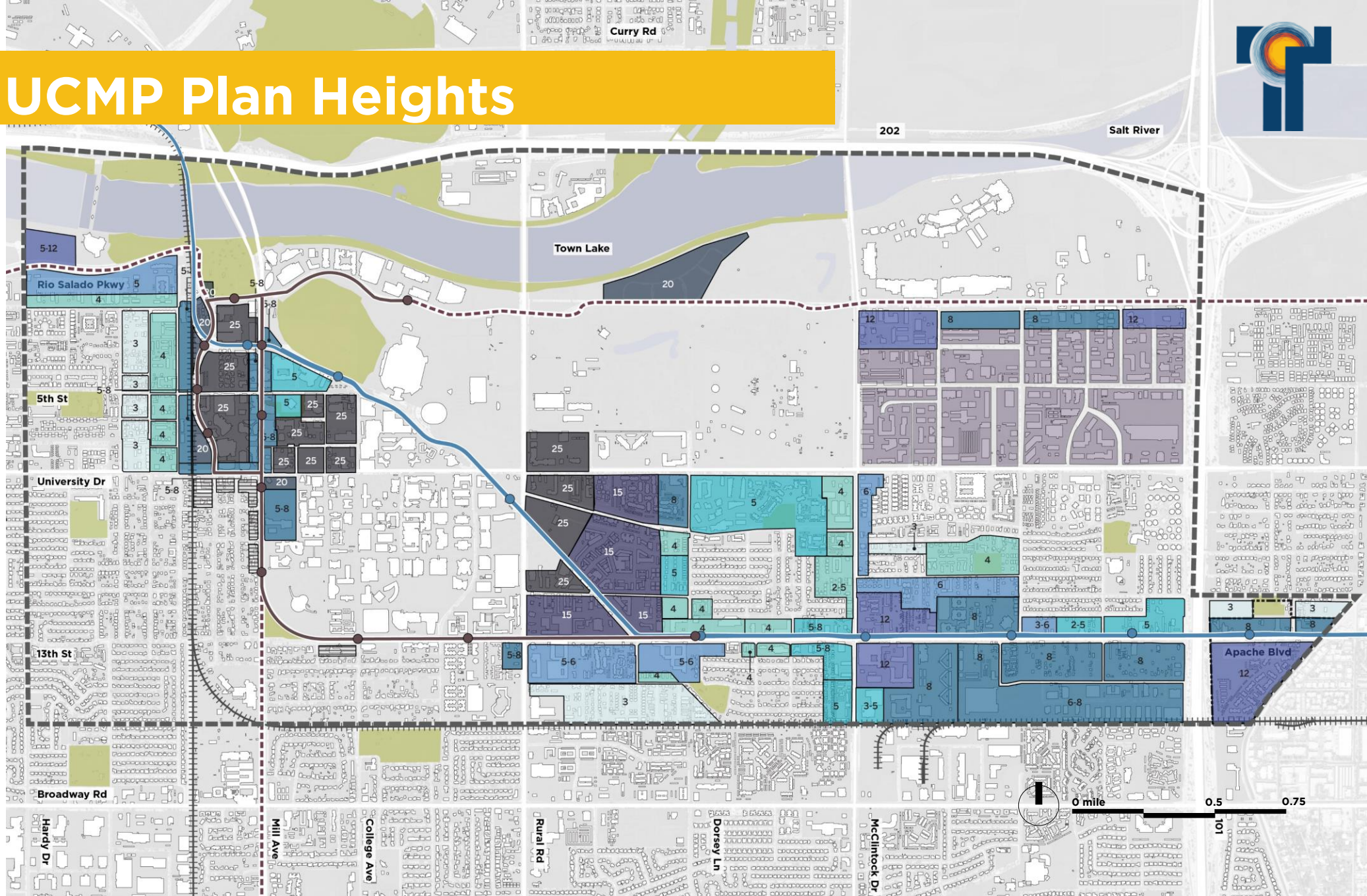


Proposed UCMP Plan Heights



UCMP Sub Zones and Stories

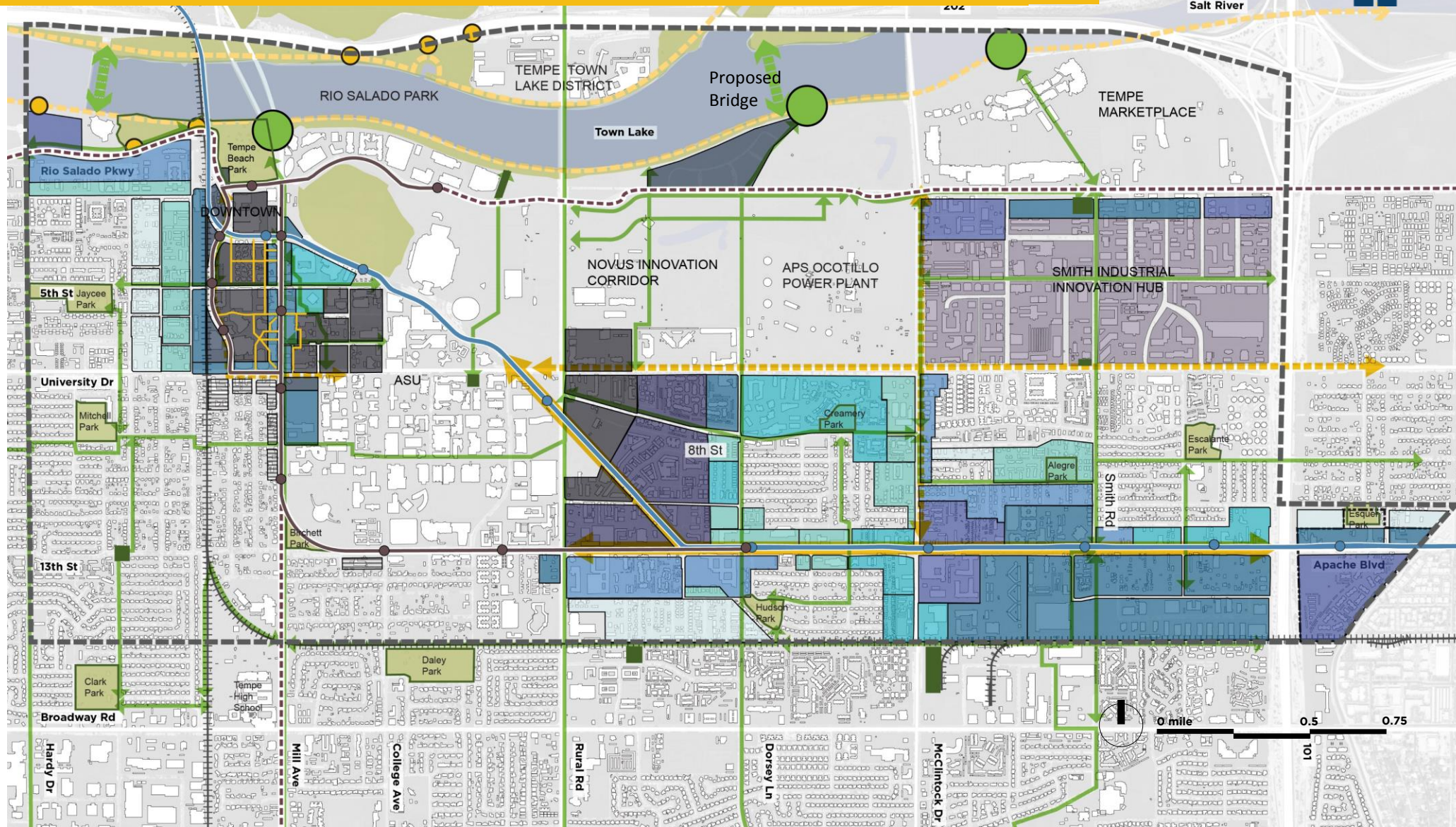
- 3 stories
- 4 stories
- 5 stories
- 6 stories
- 8 stories
- 12 stories
- 15 stories
- 20 stories
- 25 stories
- Design Overlay
- UCMP Area
- Street Car
- Light Rail Line
- Union Pacific Railroad
- Open Spaces, Parks and Reserves



UCMP Heights and Public Realm Connectivity



- 3 stories
- 4 stories
- 5 stories
- 6 stories
- 8 stories
- 12 stories
- 15 stories
- 20 stories
- 25 stories
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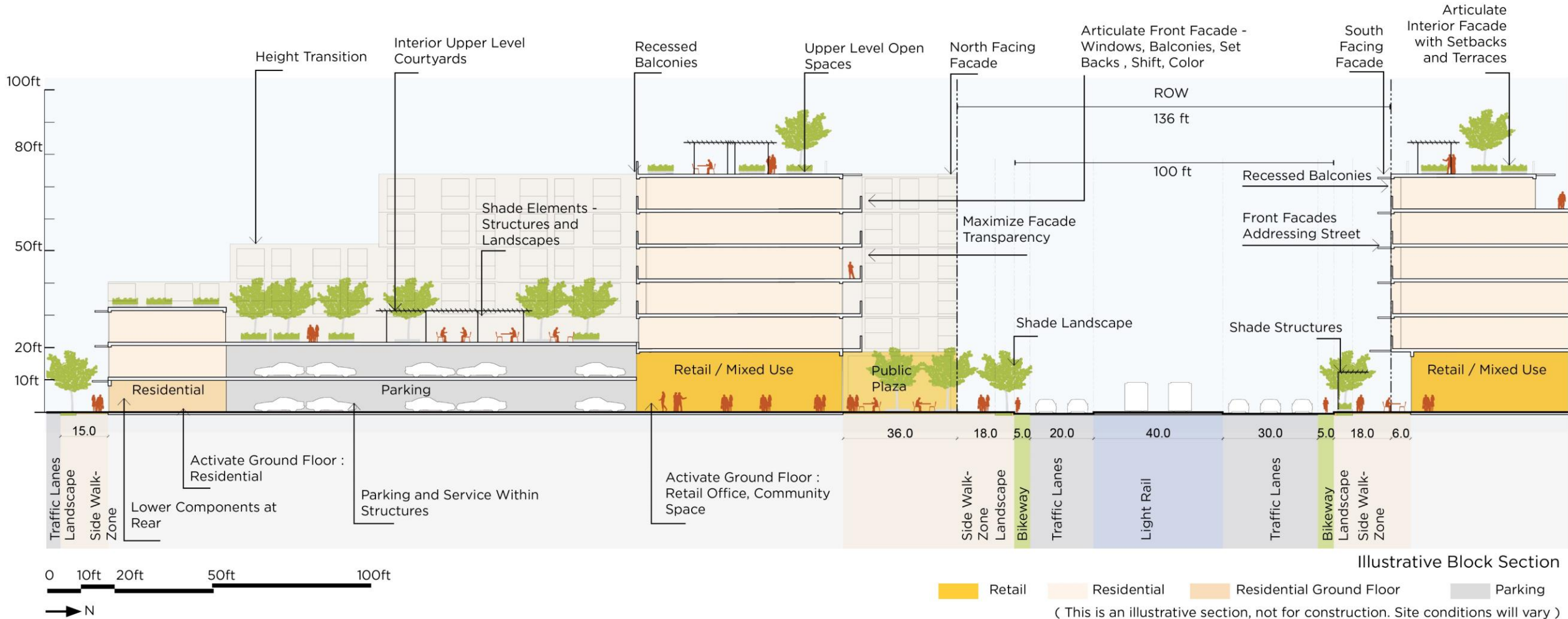
Enhancing Design: Key Components



Height Transitions

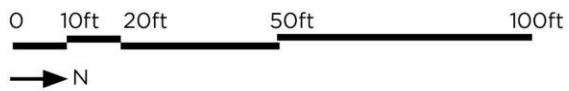
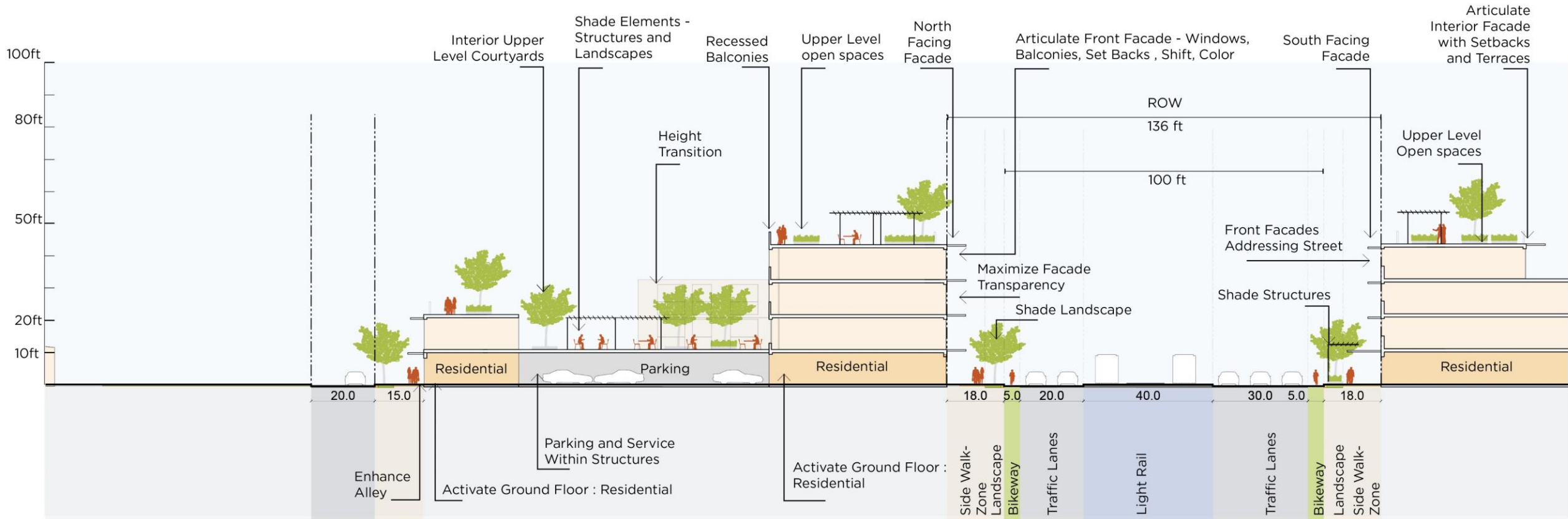
Frontages/Facades

Streets/Sidewalks



Enhancing Design: 4 Story / 45ft Example

Apache – East of Dorsey



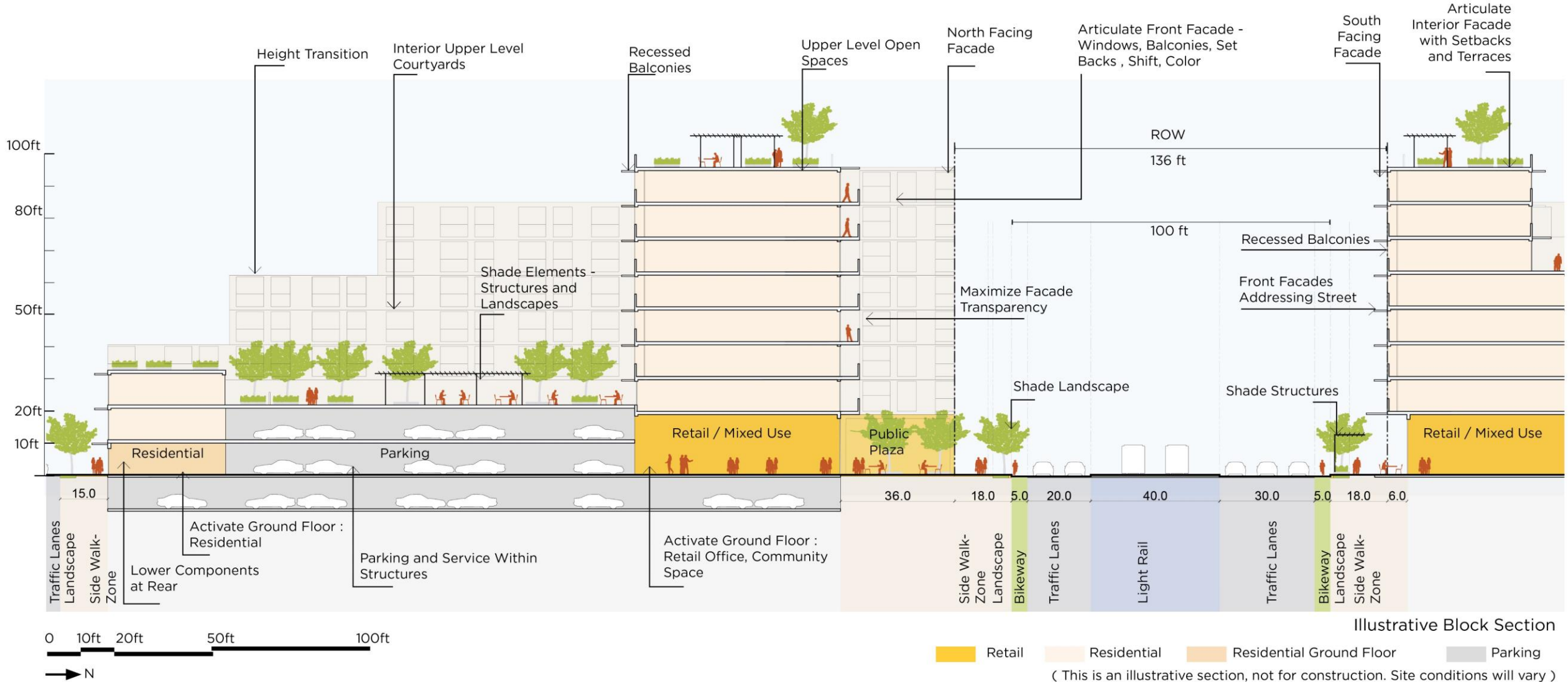
Retail
 Residential
 Residential Ground Floor
 Parking

(This is an illustrative section, not for construction. Site conditions will vary)

Illustrative Block Section

Enhancing Design: 8 Story / 95ft Example

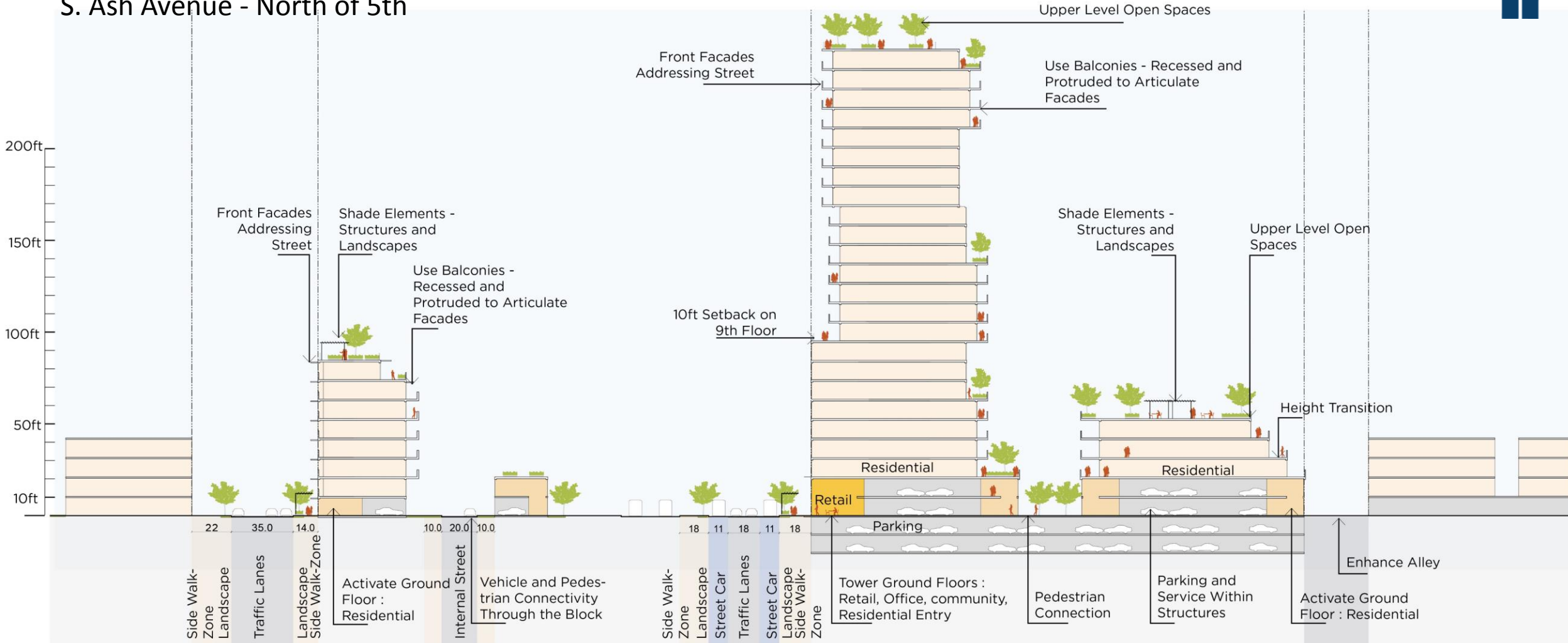
Apache – East of Smith



Enhancing Design: 25 Stories Point Tower



S. Ash Avenue - North of 5th



0 20ft 50ft 100ft 200ft



Illustrative Block Section

Retail
 Residential
 Residential Ground Floor
 Parking

(This is an illustrative section, not for construction. Site conditions will vary)

Urban Core Public Realm Connectivity

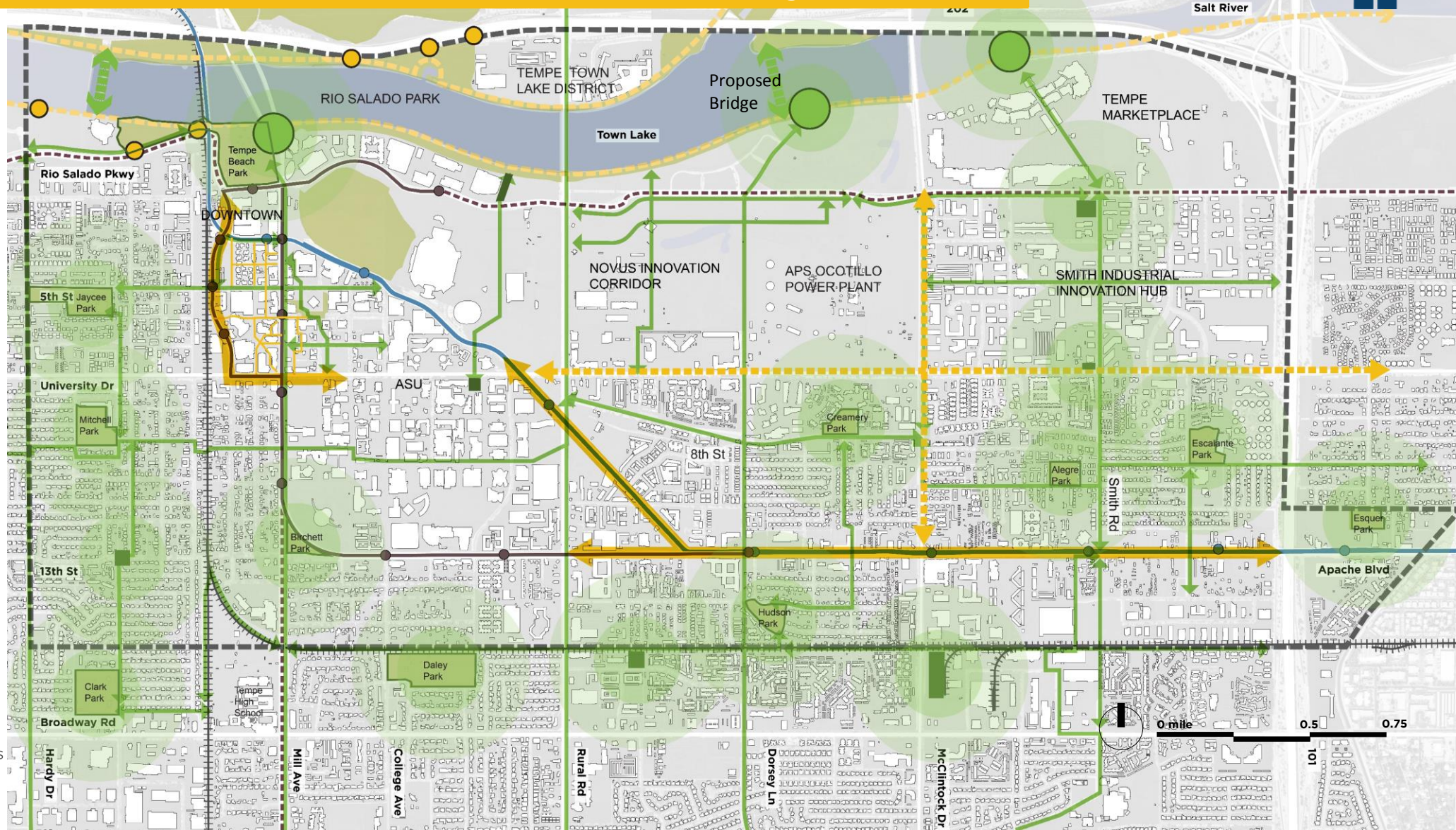


Corridors + Connections

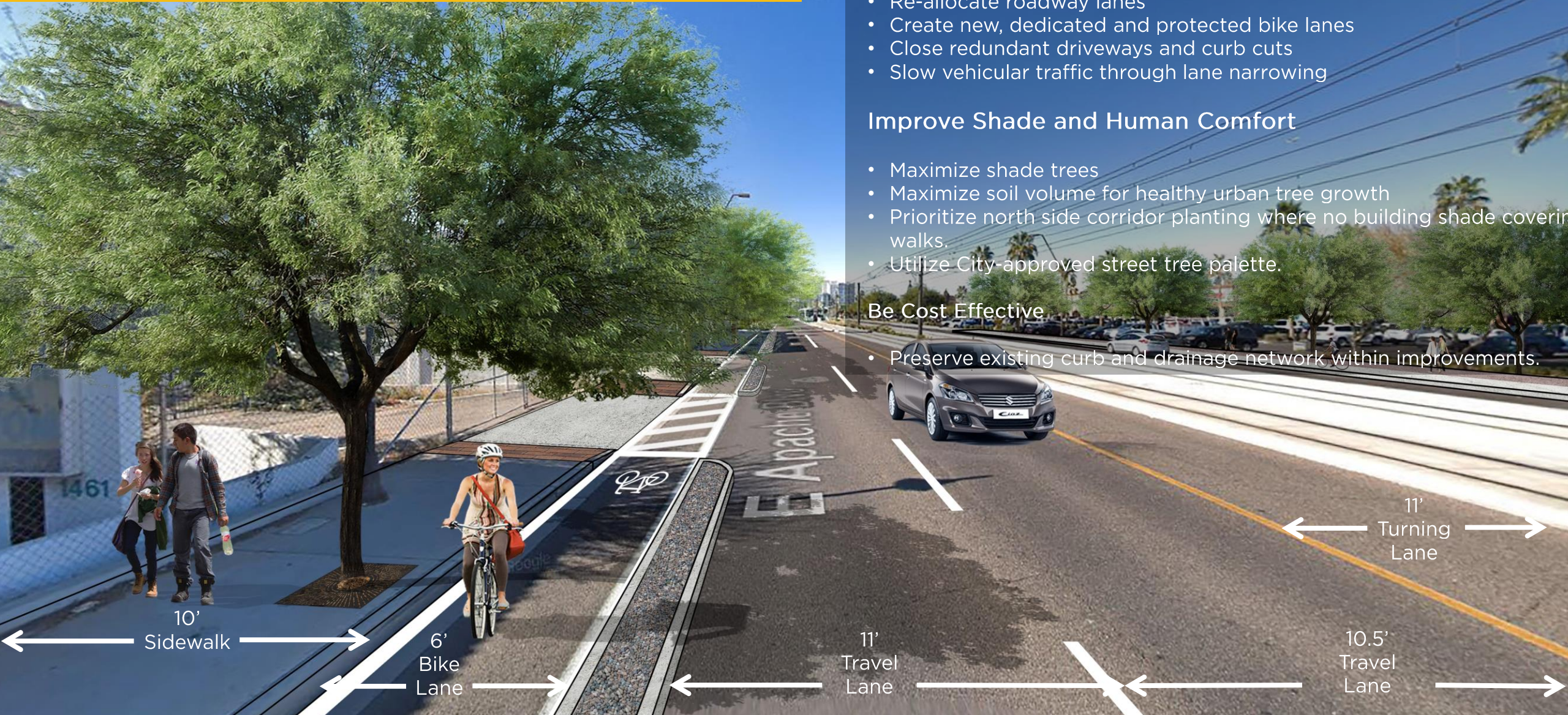
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Places + Destinations

- Potential Open Space Focus Areas
- Potential New Open Space
- Existing Open Spaces, Parks and Reserves
- 5 min / 10 min walking radius
- Rio Salado Park Entry Node
- UCMP Project Area



Street Concept: Apache Blvd



Create a Pedestrian and Bike Friendly, Multi-Modal Street

- Re-allocate roadway lanes
- Create new, dedicated and protected bike lanes
- Close redundant driveways and curb cuts
- Slow vehicular traffic through lane narrowing

Improve Shade and Human Comfort

- Maximize shade trees
- Maximize soil volume for healthy urban tree growth
- Prioritize north side corridor planting where no building shade covers walks.
- Utilize City-approved street tree palette.

Be Cost Effective

- Preserve existing curb and drainage network within improvements.

11'
Turning Lane

10.5'
Travel Lane

11'
Travel Lane

6'
Bike Lane

10'
Sidewalk

Street Concept: Residential

Connect Neighborhoods to the Urban Core

- Connect residential walk and bike routes to parks and destinations
- Maintain universally accessible pedestrian walkways

Enhance Neighborhood Focused Public Realm

- Organize and consolidate scattered and inefficient street parking
- Install new planting areas to soften residential corridors
- Plant street trees to shade neighborhood sidewalks
- Use regionally relevant species

Utilize cost effective solutions to maximize improvements

- Add sidewalk bulb-outs to existing curbs to shorten crossings
- Re-allocate and enhance spaces keeping current curb alignments



8.5'
Pocket
Parking

13.75'
Sharrow

13.75'
Sharrow

6'
Sidewalk

Street Concept: Innovation Hub

Connect Innovation Hub to Neighborhoods, Destinations and Open Spaces

- Make more use of low-use parallel parking areas
- Preserve wider truck lanes and wide turning pockets

Preserve Industrial Function and Enhance Overall Character

- Use wide parkway areas for planting, screening and softening
- Plant street trees to provide shade and create a walkable district
- Convert un-used central lanes to planted medians with trees
- Preserve existing roadway paving, curb and drainage systems



6' Sidewalk

6' Bike Lane

12' Travel Lane

12' Travel Lane

12' Median with Turning Pocket

6' Parking Lane

An aerial photograph of a city street, showing buildings, trees, and parked cars. The image is overlaid with a gradient that transitions from yellow at the bottom to blue at the top. The text 'Affordable Housing Strategies' is centered in white.

Affordable Housing Strategies

A. Tempe Affordable Housing Strategies

Background

What is Affordable Housing Strategies Document?

- Policy document to guide decisions addressing housing affordability in Tempe
- Establishes a goal, and objectives and strategies to achieve goal
- Strategic Management Plan – performance measures

Why is the AHS Being Prepared Now?

- Concurrent Urban Core Master Plan and Transportation Overlay District
- Council and community recognition housing is becoming unaffordable to many
- Expected growth presents both challenges and opportunities

How is the AHS Being Prepared?

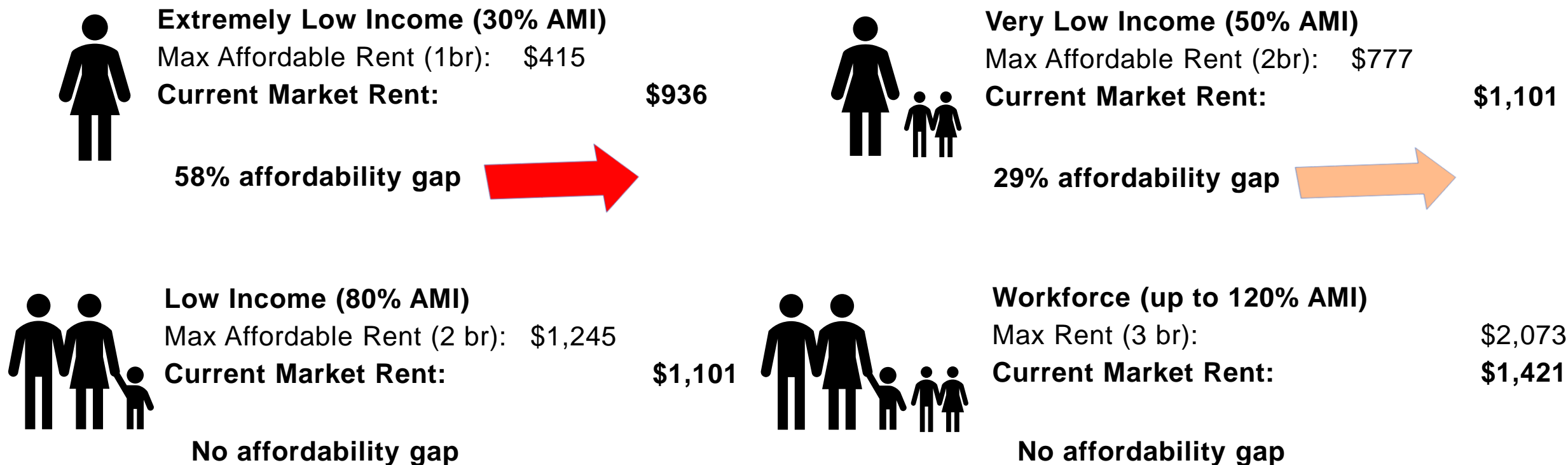
- Based on census and market data - existing conditions and projections
- Input from City Council, staff, stakeholders and community outreach
- Include best practices and lessons learned from national case studies, in local context

B. Affordability in Tempe

Household Income and Affordable Rents

Housing Affordability is also based on Cost of Housing

- Maximum Affordable Rent by Family Type, compared to Market



Note: Current Market Rent figures are derived from CoStar for City of Tempe, Q3 2017. Maximum Affordable Rents assume no more than 30 percent of income applied towards housing costs.

B. Affordability in Tempe

Existing Conditions

Over 25,600 households in Tempe are “Cost Burdened,” paying more than 30% of income on housing – 36.8% of households, versus national rate of 33.1%

<u>Household Income Level (a)</u>	<u>Max Income (3-member HH) (b)</u>	<u>Income Category</u>	<u># Cost Burdened Households</u>
0 to 30% of AMI	\$20,780	Extremely Low	9,025
30% to 50% of AMI	\$31,100	Very Low	5,845
50% to 80% AMI	\$49,800	Low	6,100
80% to 120% AMI	\$62,200	Moderate	3,108
120% AMI and above		Above Moderate	1,567
Total			25,645

Notes:

(a) CHAS data reflect HUD-defined household income limits from 2010-14. HAMFI stands for HUD Area Median Family Income.

(b) HUD Income Limits for 3 person household in Phoenix-Mesa-Scottsdale MSA, FY 2018

Sources: U.S. Department of Housing and Urban Development, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) data; BAE, 2017.

B. Affordability in Tempe

Projected Needs

Demand for affordable units will increase along with household growth through 2040, with demand for over 21,300 new units

<u>Income Category (a)</u>	<u>Percent</u>	<u>Housing Units Needed</u>
Extremely Low (below 30% AMI)	15.1%	3,228
Very Low (30 to 50% AMI)	10.7%	2,273
Low (50 to 80% AMI)	15.9%	3,389
Moderate (80 to 100% AMI)	9.2%	1,954
Above Moderate (100 to 120% AMI)	9.1%	1,933
Above 120% AMI	40.1%	8,548
	100.0%	21,324

Notes:

(a) Income categories derived from 2010-2014 Comprehensive Affordable Housing Strategy (CHAS); data is for the City of Tempe.

C. AHS Goal, Objectives, and Strategies

Affordable Housing Strategy Goal:

- “Provide quality housing that is affordable to households at all income levels, with specific focus on lower-income (or Cost-Burdened) households”
- Aligns with General Plan Housing Element

To achieve this Goal, AHS contains a suite of Objectives and Strategies to address existing and future needs:

- Affordability for households from extremely low to moderate incomes
- Both rental and for-sale housing
- With and without subsidy
- Best practices from national case studies, in local context
- Proposed strategies are subject to final, full legal review in compliance with the state laws

C. AHS Goal, Objectives, and Strategies

Objective 1: Increase Resources to Subsidize Affordable Units

- Set annual production targets according to need and policy priorities
- Dedicate annual funding to Affordable Housing Trust Fund
 - HOME (Home Investment Partnership Program), CDBG (Community Development Block Grant), General Fund
 - Portion of sale or lease revenues
 - Identify new revenues sources, such as portion of TOT (Transient Occupancy Tax), new sales tax, or GO (General Obligation) bond
 - Target resources to address most critical needs
- Annual NOFA (Notice of Funding Availability): leverage funds with outside resources and talent of the development community, to build pipeline of funding and projects

C. AHS Goal, Objectives, and Strategies

Objective 2: Incentivize Inclusion of Affordable Units in Private Development

- Fee waivers, expedited permit processing for projects with affordability
- Explore a Voluntary Inclusionary policy: City “floor” for affordability when providing added development value
 - Participating developers opt-in
 - Incentives include: conveyance of City land, property or sales tax rebates, and zone changes
- Consider building a by-right density bonus program into up-zoning efforts
 - Require portion of affordable units to reach maximum heights or density
- Partnership with ASU/Novus: encourage University to include affordability on-site

C. AHS Goal, Objectives, and Strategies

Objective 3: Encourage Development of a Variety of Housing Types

- Allow private individual owners and developers to innovate, provide “naturally” affordable units
- Accessory Dwelling Units, Tiny Houses, Micro-units
- The “Missing Middle” - continue Tempe’s tradition of variety: courtyard apartments, townhomes, other land-efficient typologies
- Alternative tenures: Community Land Trust, Co-housing, Co-op
- Help increase supply of housing for all income levels.



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



C. AHS Goal, Objectives, and Strategies

Objective 4: Improve Quality and Maintain Inventory of Existing Affordable Housing

For restricted units:

- Extend covenants for covenanted affordable units with expiring terms
- Marketing outreach to preserve and expand pool of Section 8 units

For “naturally affordable” units: Preserve and enhance this existing asset

- Revive Housing Improvement Program (HIP) for single family homes. It is separate from the existing HIPP (Home Improvement Planning Program) program designed to help home improvements.
- Expand HIP model for multifamily
 - Incentive: Low- or no-interest financing to rehabilitate aging multifamily stock
 - Affordability restriction for a 5 year term

C. AHS Goal, Objectives, and Strategies

Objective 5: Be Proactive About Community Concerns, Displacement, Gentrification

- Affordable Housing Impact Statement
- Regional Approach, working with other cities and stakeholders
- Community Inclusion Framework
- Monitor potential impacts of short term rentals

D. Production Targets and Funding Scenarios for Affordable Units

Projected Need and Factors to Consider

Key strategy to explore: setting production targets and funding for affordable units

Starting with the projected need (at right), targets should reflect:

- Impact of student population
- City priorities re: income levels
- Potential for unsubsidized affordable units
- Reasonable goals that are scalable

Affordable Housing Need through 2040

<u>Income Category (a)</u>	<u>Percent</u>	<u>Needed Housing Units (2017-2040)</u>
Extremely Low (below 30% AMI)	15.1%	3,228
Very Low (30 to 50% AMI)	10.7%	2,273
Low (50 to 80% AMI)	15.9%	3,389
Moderate (80 to 100% AMI)	9.2%	1,954
Above Moderate (over 100% AMI)	<u>49.2%</u>	<u>10,481</u>
Total	100.0%	21,324

D. Production Targets and Funding Scenarios for Affordable Units

Three Scenarios Prepared for Production Targets and Funding

Assumptions for Scenarios:

- Reduced overall projections for affordable units by 20%, to account for impact of student population
- Phasing: Years 1-3 (Phase 1) – \$1 million baseline level of funding
 Years 4-22 (Phase 2) – funding scales up with annual increases
- \$50,000 per unit average City investment in an affordable unit

D. Production Targets and Funding Scenarios for Affordable Units

Production Target and Funding Scenarios	One: Gradual annual increase in funding	Two: Robust annual increase to meet annual need by 2040	Three: Moderate annual increase in funding, targeting EL and VL units
Targeted Income Levels	0 to 80% AMI	0 to 80% AMI	0 to 50% AMI
Total Units Needed by 2040	7,111	7,111	4,400
Annual Funding Increase	3.5%	18.0%	7.5%
Year 5 Funding / Units	\$1.07M / 20	\$1.39M / 23	\$1.12M / 21
Year 22 Funding / Units	\$1.92M / 28	\$23.2M / 340	\$3.95M / 58
Total Need Met Through 2040	510 / 7.2%	2,349 / 33.0%	747 / 17.0%
Annual Need Met in 2040	8.3%	100.3%	27.6%

F. Affordable Housing Impact Statements (AHIS)


AHIS Policy Goals and Options

Policy tool to evaluate impacts of any proposed policy or project on affordable housing

- Elevates the visibility of affordability as an issue
- Ensures that affordability is considered in City actions
- Generates data to help track changes to housing inventory

Key elements of an AHIS policy

- **Projects** and/or **Policies** trigger a review
- Analysis of **Supply** and/or **Demand**
- **Quantitative** and/or **Qualitative** analysis
- **Informational** or **Binding**

 Preliminary Affordability Impact Statement Neighborhood Housing and Community Development City Council Agenda: Pending Case Number: Pending	
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Proposed Rules Posting:	Imagine Austin Comprehensive Plan
Impact on regulatory barriers to housing development	<input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No impact
Land use / zoning opportunities for affordable housing development	<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No impact
Impact on cost of development	<input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease <input type="checkbox"/> No impact
Impact on production of affordable housing	<input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No impact

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING AFFORDABLE HOUSING IMPACT STATEMENT				
Plan Type: <i>Site Plan</i>		Planning Board Report		
Date Range: <i>Not Applicable</i>				
Planning Area: <i>36 - SILVER SPRING</i>				
Project Description				
Name of Project / Plan	NATIONAL PARK SEMINARY			
Project / Plan Number	829050240			
Current Zoning	PD-15, PD-15, PD-15, PD-15			
What is Proposed?	GR, TW, SF, DM			
Is project being considered as a Green Tape project for affordable housing?	No			
TDR's (Proposed / Approved)	0 / 0			
Impact on Housing Supply				
	Single Family Detached	Single Family Attached	Multi-Family	Total Units
Maximum number of dwelling units allowed by Zoning	0	0	0	0
Number and type of dwelling units proposed	12	90	155	257
Number and type of dwelling units approved	0	0	0	0
Number and type of dwelling units to be removed or demolished	1	0	0	1
Net increase \ decrease in dwelling units	0	0	0	0
Impact on Affordable Housing				
	Affordable Housing			Total Units
	MPDU	Other	Workforce	
Number and type of affordable housing units proposed	34	22	0	56
Number and type of affordable housing units approved	0	0	0	0
Number and type of affordable housing units to be removed or demolished	0	0	0	0
Increase/Decrease in affordable housing units	0	0	0	0
Impact on the Demand for Housing				
Types of jobs to be created.				
Commercial	Manufacturing	Office	Research & Development	Schools
0	0	0	0	0

Comprehensive Plan is a 30-year planning policy for the future. It is based on one of the core principles of the plan offers a summary of the future in seven key areas. Many of these areas include Land Use and Transportation Planning and Neighborhoods building blocks to promote affordability and infill development that is sustainable, such as job centers, transit nodes, and retail nodes. The plan code to allow for a more sustainable, and predictable future with more affordable development tools to create and maintain sustainable communities, such as fee waivers, TIF districts, and potential revenue sources. Planning practices that promote more sustainable housing.


AHIS Report Formats: Austin, TX and Montgomery County, MD

F. Affordable Housing Impact Statements

Sample Forms: Inputs and Findings

Current number of units located on site					#
	# bedrooms	Current rental price (\$/mo.)	Is the unit income-restricted?	Income level	Term of deed restriction
Unit #1					
Unit #2					
Unit #3					
etc. (one line for each unit indicated in E4)					
Number of units proposed in completed project					#
	# bedrooms	Planned rental price (\$/mo.) or sale price (\$)	Is the unit income-restricted?	Income level	Term of deed restriction
Unit #1					
Unit #2					
Unit #3					
etc. (one line for each unit indicated in E13)					

City of Tempe
 Community Development Department
 31 E. 5th Street, Garden Level, Tempe, AZ 85281
 (480) 350-4311 Fax: (480) 350-8677
 Planning Fax: (480) 350-8872
 www.tempe.gov



AFFORDABLE HOUSING IMPACT STATEMENT: PROJECT REVIEW

Project Description *Narrative description of proposed project*

Single Family Detached	Single Family Attached	Multifamily	TOTAL

Impact on Housing Supply

Maximum number of dwelling units allowed by zoning

Existing number and type of housing units

Proposed number and type of housing units to be removed

Proposed number and type of new housing units proposed

Net increase or decrease in units, by number and type

Affordable Housing, % of AMI			Moderate	Above Moderate	TOTAL
0 to 30%	30 to 50%	50 to 80%	80 to 100%	100% +	

Impact on Affordable Housing Supply

Existing number and type of affordable housing units

Proposed number and type of affordable housing units to be removed

Proposed number and type of new affordable housing units proposed

Net Increase or Decrease in Affordable Units, by number and type

AFFORDABLE HOUSING IMPACT STATEMENT: POLICY REVIEW

Description of Proposed Policy *Narrative description of proposed policy, highlighting changes with potential impact on affordable housing*

Areas of Potential Impact on Affordable Housing

Increase	Decrease	No Impact

Impact on regulatory barriers to housing development

Impact on land use and zoning opportunities for affordable housing development

Impact on cost of housing development

Impact on production of affordable housing

THANK YOU

