

DRAFT Minutes
Neighborhood Advisory Commission
December 4, 2019



Minutes of the Neighborhood Advisory Commission (NAC) held on Wednesday, December 4, 2019, at Hatton Hall, 34 E. 7th St., Tempe, Arizona.

(MEMBERS) Present: Hannah Moulton Belec, Doreen Garlid, Jonathan Gelbart, Jana Lynn Granillo, Stephanie Greenfield, Barb Harris, Kiyomi Kurooka, Daniel Schugurensky, Zoe Stein (via phone), Maureen Utter

(MEMBERS) Absent: Mike D'Elena, Carol Shixue Hu, Michael McLendon, Richelle Miller

City Staff Present: Elizabeth Thomas, Neighborhood Services Specialist; Shauna Warner, Neighborhood Services Manager, Ryan Levesque, Deputy Community Development Director - Planning

Guests Present: Elizabeth Hollmann, Tempe Prep Sophomore, Vice Mayor Lauren Kuby

Agenda Item 1 – Call to Order

The meeting was called to order at 5:40 p.m. by Chair Garlid

Agenda Item 2 – Public Comment

Both guests, Elizabeth Hollmann and Vice Mayor Lauren Kuby, spoke about the importance and contributions of Dolores Huerta, an American labor leader and civil rights activist, who along with Cesar Chavez, is a co-founder of the National Farmworkers Association, which later became the United Farm Workers (UFW). Each speaker shared their connection with Dolores Huerta and remarked that though Dolores' contributions are not as widely known nor acknowledged as Cesar's, she played a number of pivotal economic, environmental and social justice related roles including helping to assist and protect farm workers and the environment against pesticides, helping to organize the 1965 Delano grape strike in California and even serving as the lead negotiator in the workers' contract created following the strike.

Historic Preservation Commission members are proposing a day of service in her honor as well as a new award to be given out beginning at the April 4, 2020 State of the Neighborhoods event. They added that if appropriate approvals are granted, the award criteria and the selection process and timeframes, will be determined by Historic Preservation Commission members reflecting Dolores' many, varied and impactful contributions. Ms. Hollmann and Vice Mayor Lauren Kuby remarked that this request for Neighborhood Advisory Commission to support a new award category is especially time sensitive as Dolores is now 89 years old. Mayor and City Council will be reviewing the initial award concept and day of service suggestion at their upcoming December Council meeting.

Agenda Item 3 – Consideration of Minutes: December 4, 2019

Motion: Commissioner Schugurensky made a motion to approve the November 6, 2019 minutes as presented.

Second: Commissioner Harris

Result: *The motion was passed unanimously by the 9 members present at that time in the meeting with a 9-0 vote. (Vice Chair Gelbart was not present for the vote, arriving shortly thereafter.)*

Commission Member Ayes: Hannah Moulton Belec, Doreen Garlid, Jana Lynn Granillo, Stephanie Greenfield, Barb Harris, Kiyomi Kurooka, Daniel Schugurensky, Zoe Stein, Maureen Utter

Commission Members Absent: Mike D'Elena, Jonathan Gelbart, Carol Shixue Hu, Michael McLendon, Richelle Miller

Agenda Item 4 – Development Bonus Program Overview

Ryan Levesque walked commission members through an extensive powerpoint presentation describing the proposed Development Bonus Program (DBP) and its structure. The city has retained the firm BAE Urban Economics to evaluate and assist in the development of Tempe's DBP. Under a DBP, cities offer a voluntary program for developers providing the opportunity to earn additional project value in exchange for defined contributions (referenced as Bonus Elements) which result in community benefits.

The DBP is being prepared concurrently and in concert with the Urban Core District and Urban Core Master Plan. Neighboring cities Phoenix and Scottsdale have each had some form of a Development Bonus Program in place for several years, and where applicable, the City of Tempe's program is modeled on these existing programs. The bonus program may not be available in some areas of the city and Bonus Elements are expected to include specially calculated combinations of the following offerings:

- Affordable and Workforce Housing
- Public Outdoor Gathering Space such as plazas and urban parks
- Sustainability Elements like rainwater harvesting, solar panels and shade elements
- In-Lieu fee - can be paid to obtain development Bonus Points – ***only after*** providing at least one Onsite Bonus Element- payment goes directly to affordable housing trust fund
- Historic Preservation – bonus provided through Transfer of Development Rights (TDR) mechanism and requires property owner/developer to commit to one of three historic preservation treatments – preservation, restoration or rehabilitation

The goals and mechanisms of the Development bonus Program are to promote voluntary participation through creation of incremental project value, to create certainty in development environment through specified processes and to reduce the need for discretionary PAD approvals and associated staff time. The Neighborhood Advisory Commission meeting packet contained detailed information regarding the Development Bonus Program, the requirements for program participation, the participation process and the substance of an associated Transfer of Development (TDR) program - ***applicable only for Historic Preservation.***

During the presentation, a couple commissioners had some specific questions about the program, program processes and the initial reaction from the public and developers. Chair Garlid and Vice Chair Gelbart also offered some suggestions regarding refining the powerpoint presentation. They will be sharing more specific

comments directly with Neighborhoods and Planning staff after additional review of the materials.

Agenda Item 5 – Proposed Zoning and Development Code Text Amendment regarding hours of operation for Medical Marijuana Dispensaries

Ryan explained that Harvest of Tempe was the applicant for this proposed ordinance change requesting that the closing time be extended from 10 pm. He noted that this same request was made previously and the determination, a compromise, was made to allow the closing time to be extended from 6 pm to 8 pm. Any new changes made to the ordinance will be applicable to all marijuana dispensaries in Tempe, not just Harvest of Tempe. The City of Tempe Police Department has no noted objections and this item will be going to Mayor/Council in December. NAC provided no input as a commission to this proposed ordinance change.

Agenda Item 6 - 2020 State of the Neighborhoods Awards and Workshops Planning

Staff liaisons noted NAC's selected theme of connections and connecting and briefly described staff internal discussion regarding how best to engage and encourage more event attendees to stay and participate in a panel or workshop – the majority leave following the State of the Neighborhoods address and awards any given year. Staff would like to try “flipping” the order of the event components and reducing the length of the overall event, for State of Neighborhoods and Awards 2020. In this scenario the timeframe of 8:30 to will 9:30 am be for breakfast and some type of informal but facilitated community member “Connections” exercise or activity with the State of the Neighborhoods address and Awards ceremony following from approximately 9:30-10:30 am. Commissioner Schugurensky suggested that facilitated table topics might include the questions - what do you like about your neighborhood and what are your dreams for your neighborhood?

In lieu of offering multiple, different workshops after the awards, staff will explore adding one or two future workshops or classes open to all residents. These may be offered as stand-alone opportunities or perhaps in concert with Spring and Fall HOA classes.

See also Agenda Item 2 Public Comment for the public comment information shared proceeding this nomination.

Motion: Commissioner Granillo made a motion to approve the new awards category of the Dolores Huerta Award (with the understanding that the Human Relations Commission will be responsible for determining the desired criteria, process, deadlines and selection, much like the Sustainability and Arts and Culture Award categories.) The award will then be presented at the State of the Neighborhoods 2020 event for the first time.

Second: Commissioner Utter

Result: *The motion was passed with a 9-1 vote by the ten members present at that time in the meeting.*

Commission Member Ayes: Hannah Moulton Belec, Doreen Garlid, Jana Lynn Granillo, Stephanie Greenfield, Barb Harris, Kiyomi Kurooka, Daniel Schugurensky, Zoe Stein (via phone), Maureen Utter

Commission Member No: Jonathan Gelbart

Commission Members Absent: Mike D'Elena, Carol Shixue Hu, Michael McLendon, Richelle Miller

Agenda Item 7 – FINAL DRAFT Neighborhood Advisory Commission Annual Report

Commission members reviewed the FINAL DRAFT NAC Annual Report and made no additions or changes. Staff will add in this December meeting attendance information prior to submitting final version to City Clerk's office.

Motion: Commissioner Greenfield made a motion to approve the November 6, 2019 minutes as presented.

Second: Commissioner Gelbart

Result: *The motion was passed unanimously by the 9 members present at that time in the meeting with a 9-0 vote.*

Commission Member Ayes: Hannah Moulton Belec, Doreen Garlid, Jonathan Gelbart, Jana Lynn Granillo, Stephanie Greenfield, Kiyomi Kurooka, Daniel Schugurensky, Zoe Stein, Maureen Utter

Commission Members Absent: Mike D'Elena, Barb Harris, Carol Shixue Hu, Michael McLendon, Richelle Miller

Agenda Item 8 – Nominations for Chair and Vice Chair

There was brief discussion regarding the need to make or start considering nominations in advance of the February 5, 2020 commission meeting and election, the first meeting of the new year. No formal nominations were made at this meeting.

Agenda Item 9 – Recognition of outgoing members

Commission members recognized and thanked Mike D'Elena (absent), Jonathan Gelbart and Maureen Utter for their time, service and contributions to the Neighborhood Advisory Commission. All will be missed.

Agenda Item 10 - Summary of Current Events by Zip Code Areas

Commissioners were reminded about the current commission openings in 85283 and 85282. There are a number of nominations that have already been submitted for various zip codes, more are always welcomed and encouraged. Commissioner Granillo provided fliers regarding the Toy Drive her neighborhood area is undertaking to collect toys on behalf of Care 7. The Fire Department new station opening at McClintock and Warner (85284) was a big success attended by hundreds of residents eager to see the inside of Station 7 and to meet the firefighters who will be staffing it.

Agenda Item 11 – Proposed Future Agenda Items

- Transit Shelter Redesign Update
- Nominations and election of Chair and Vice Chair

*Vice Chair Gelbart suggested adding a seat on NAC specifically for a commission member from the north side of the Tempe Town Lake. This would require a change to the existing Neighborhood Advisory Commission ordinance.

Agenda Item 12 - Adjournment

Meeting was adjourned at 7:00 pm

Prepared by: Elizabeth Thomas

Reviewed by: Shauna Warner