



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 12/14/2021
Agenda Item: 8**

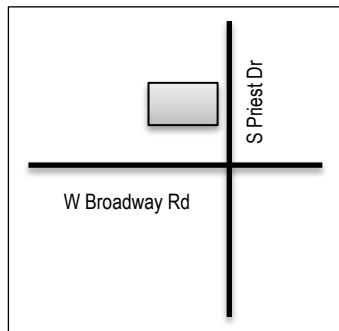
ACTION: Request a Use Permit to allow a community garden in the PCC-1 zoning district for MAC6 COMMUNITY GARDEN, located at 1414 West Broadway Road. The applicant is MAC6, LLC.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff – Approve, subject to conditions

BACKGROUND INFORMATION: MAC6 COMMUNITY GARDEN (PL210335). MAC6, Entrepreneurial Center is located at the northwest corner of Broadway Road and Priest Drive. MAC6 is partnering with Tiger Mountain Foundation, a minority-owned non-profit organization, to provide services and engage disadvantaged individuals by creating a community garden and edible garden landscape to increase the safety in the area, beautify the neighborhood and reduce food insecurity. The community garden will be located along the northern part of the parking area fronting Priest Drive. The request includes the following:

ZUP210086 Use Permit to allow a community garden in the PCC-1 zoning district.



Property Owner	MAC6 Broadway 2 LLC
Applicant	Scott McIntosh, MAC6 LLC
Zoning District	PCC-1
Site Area	+/- 4.0 acres (+/- 174,364 SF)
Hours of Operation	Daily M-F, Sa & Sun

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director – Planning 480-858-2393 or Obenia Kingsby II, Planner II (480) 858-2394

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: N/A

Prepared by: Suparna Dasgupta, Principal Planner

Reviewed by: Ryan Levesque, Deputy Community Development Director

COMMENTS

As a result of some nighttime issues at this location the applicant, MAC6 is partnering with Tiger Mountain Foundation to create a community garden with the intent to create a safe environment by providing services and engaging disadvantaged individuals and achieve the goals of Crime Prevention Through Environmental Design (CPTED).

PUBLIC INPUT

Staff did not receive public input prior to completion of this report.

POLICE INPUT

Tempe Police Department, along with Community Development Department and Economic Development Department, has been deeply involved with the applicant regarding this community garden concept and are very supportive of this concept.

USE PERMIT

The proposed use requires a Use Permit to allow a community garden within the PCC-1 zoning district.

Section 6-308 E Approval criteria for Use Permit (*in italics*):

1. *Any significant increase in vehicular or pedestrian traffic*; the community garden is not expected to significantly increase vehicular or pedestrian traffic more than other uses permitted by right in this zoning district.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions*; the community garden located in a commercial corner and surrounded by other commercial uses. Therefore, it is not expected to generate emissions at a level exceeding ambient conditions that would otherwise cause a nuisance.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan*; community gardens are known to provide a positive impact to neighborhoods and will be consistent with the principles of Crime Prevention Through Environmental Design (CPTED).
4. *Compatibility with existing surrounding structures and uses*; The site is located at the northwest corner of Priest Drive and Broadway Road in PCC-1 zoning district and is surrounded by commercial land uses, therefore, it is compatible with surrounding land uses.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public*; community garden is going to be managed by a non-profit organization, Tiger Mountain Foundation, that specializes in agri-landscaping initiatives and the purpose of this garden is reduce current disruptive behaviors in the neighborhood.

Section 3-427(C) Approval Criteria for a Community Garden:

1. *Compatibility with existing surroundings as it relates to the size of the community garden*; community garden is being proposed where current landscaping is required, therefore, it is compatible and consistent with existing surrounding
2. *Adequate accessibility to the site and for public parking within the vicinity, which does not create a nuisance to the surrounding area or general public*; there are no additional parking required.
3. *Evaluation of acceptable hours/days of operation, including outdoor retailing of produce*; there is no current plan for retails sales of produce on the property.
4. *Evaluation of acceptable products sold on-site*; there is no current plan for retails sales of produce on the property.

REASONS FOR APPROVAL:

Based on the information provided by the applicant, the public input received and the above analysis, staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.

CONDITION(S) OF APPROVAL: (Non-standard conditions are identified in bold)

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. **Install or maintain seven (7) street trees along Priest Drive landscape area as required by the Zoning and Development Code (ZDC), Section 4-703. The street trees can be a combination of canopy trees and smaller variety of trees with a minimum 1.5" caliper to maximize openness in this area.**
4. **Replace any dead or missing trees in the landscape islands in the parking lot designated for community gardens, per Zoning and Development Code (ZDC), Section 4-704(C).**
5. **The community garden plant material in required landscape islands may be used as a substitute for the standard 5 shrubs in a designated area, with the exception of trees.**
6. **Avoid placement of proposed gabion wall within the public right-of-way.**
7. **The gabion wall design reflected shall be finalized with staff, allowing the alternative materials presented, while allowing a certain amount of openings in the "ecomesh" sections that are not filled with rocks.**
8. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

USE PERMIT:

- The Use Permit is valid for MAC6 and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- The use permit approval shall be void if the use is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the use permit is granted or within the time stipulated by the decision-making body.
- Any intensification or expansion of use shall require a new Use Permit.

- Any existing on-site retention shall be maintained or reconfigured in accordance with City Code requirements.
- All equipment or materials, not in use, shall be stored within an enclosed structure or screened from street view.
- Proposed improvements on the site relating to other land use development including adding buildings, parking, lighting and driveways, shall conform to the standards of the Zoning & Development Code.

ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.

LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.

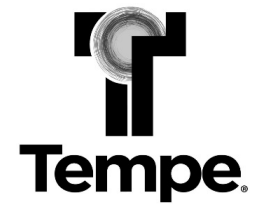
DUST CONTROL: Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

HISTORY & FACTS:

- No pertinent to this request.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-202 Permitted Uses in Commercial and Mixed-Use Districts
 Section 3-427 Community Gardens
 Section 6-308 Use Permit



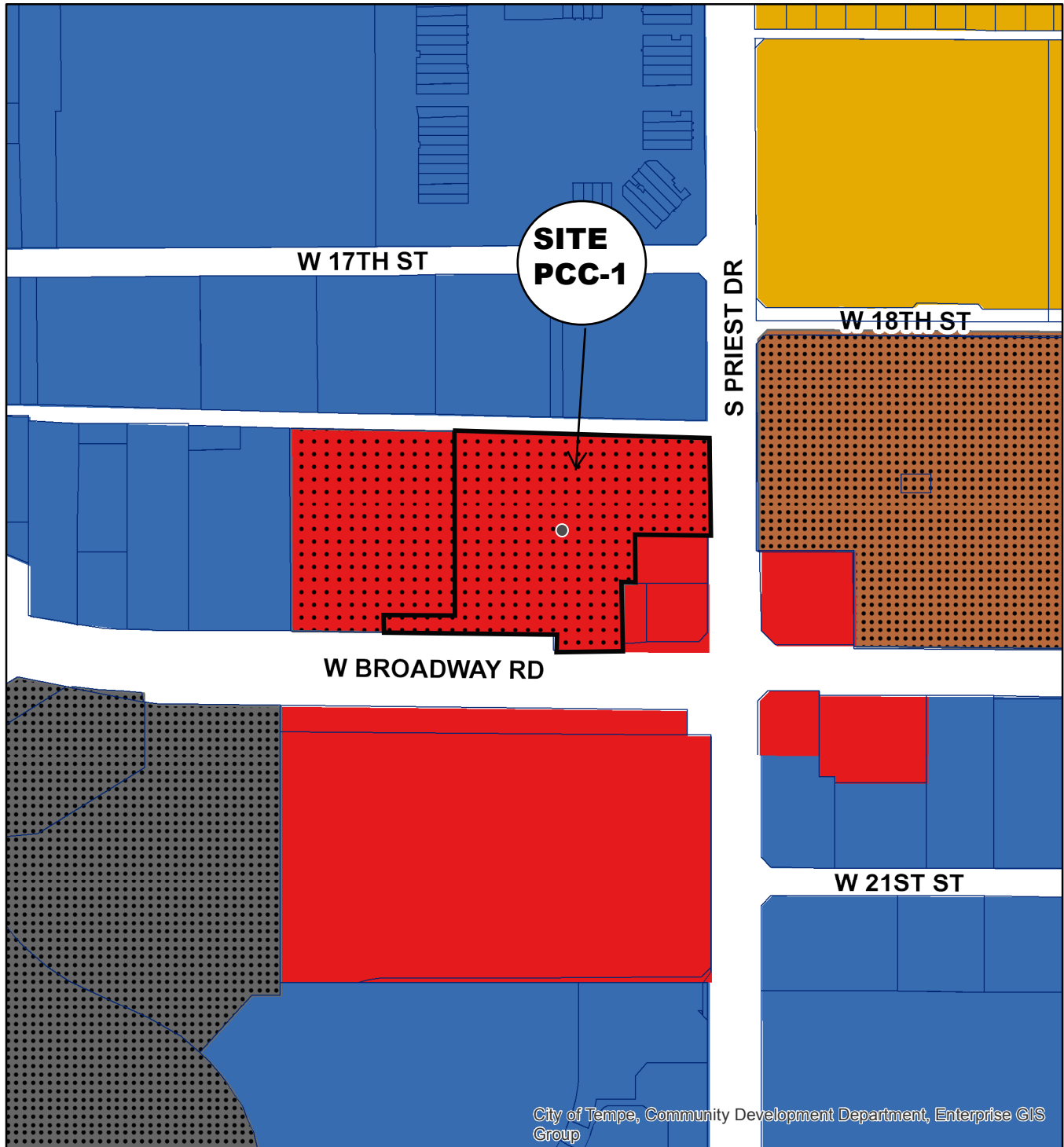
DEVELOPMENT PROJECT FILE
for
MAC6 COMMUNITY GARDEN
(PL210335)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-5. Letter of Explanation
6. Site Plan
7. Public Comments and Supporting Documents
- Memo from Economic Development Department

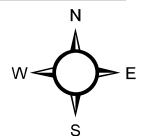
MAC6 COMMUNITY GARDEN

PL210335



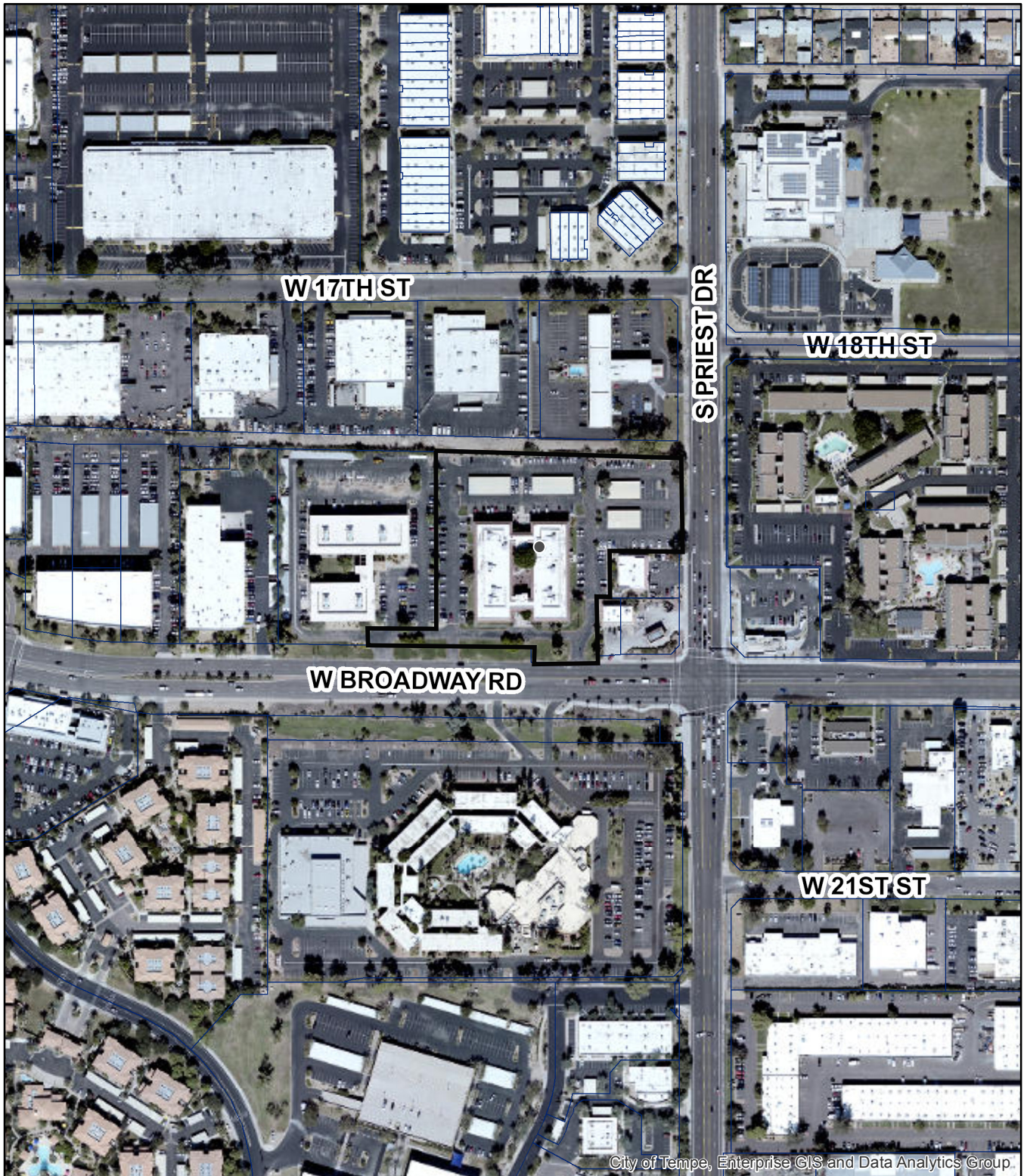
City of Tempe, Community Development Department, Enterprise GIS Group

-  General Industrial District (GID) ⋮
-  Mixed Use High (MU-4) ⋮
-  Commercial Shopping and Services (CSS) ⋮
-  Planned Commercial Center Neighborhood (PCC-1)
-  Single-Family Residential (R1-6)
-  Multi-Family Residential Limited (R-3)

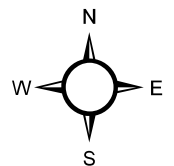


MAC6 COMMUNITY GARDEN

PL210335



Aerial Map





Building Better Communities Where People and Businesses Thrive

21 November 2021

Community Development Department – Planning Director

To Whom it May Concern,

Enclosed is our application for a use permit to create a community garden and edible garden landscape at the MAC⁶ property located at 1414 W. Broadway Road, Tempe, Arizona 85282.

This property has been used as a nighttime hangout for homeless folks and drug users who urinate and defecate on the premises and leave drug materials and other refuse behind them. That presents a safety and health hazard to the community.

MAC⁶ has partnered with Tiger Mountain Foundation for help to create a safe environment. Tiger Mountain applies an agri-landscaping concept that utilizes nutritious sustenance and community narrative change through CPTED (Crime Prevention Through Environmental Design).

Tiger Mountain in partnership with MAC⁶ goals are four-fold: 1) Increase safety in the area, 2) reduce heat effects on the property, 3) beautify the neighborhood and 4) reduce food insecurity. We will achieve this through community engagement and by increasing visibility and planting edible landscaping.

Who is MAC⁶?

Located in Tempe, 10 minutes from Phoenix Sky Harbor International Airport, and 15 minutes from Arizona State University, the MAC⁶ Entrepreneurial Center campus is offers:

- 85,000 square feet of traditional and non-traditional private office flex-suites
- 25,000 square feet of co-working desks, workstations and fully furnished private offices
- A focus on health, wellness, and productivity, including a 24x7 on-campus gym
- Virtual AND In-Person Meeting and event spaces

Who is Tiger Mountain Foundation?

Tiger Mountain Foundation is a minority-owned nonprofit that focuses on beautifying city lots while helping people get back on track in their lives. We are in our 15th year of providing services to individuals while creating community gardens and incubator farms for socially disadvantaged youth, adults, and senior citizens. We also have an agri-landscaping initiative that turns apartment/development/commercial land into a productive garden scape that provides food for needy people and sets aside community garden space for residents to grow their own healthy produce.

The MAC⁶ Garden Plan

The Tiger Mountain plan for MAC⁶ is to partially remove the wall on the east side of the property along Priest that currently entices people to sit on while they hangout. We also will remove a portion of the north wall and install metal mesh to provide visibility and promote growth, to eliminate hiding places where people currently sleep or do drugs. This also is the area where we will install the raised beds for community gardens on the west side of the wall along Priest.

These efforts will increase visibility around the property both from a safety perspective as well as a beautification perspective. Work on this project will take place during the day throughout the week by Tiger Mountain staff and volunteers. Numbers usually will range from three to 25 people on any given workday. Since we will carpool and people will park in the lot, there will be little additional traffic on Priest Ave. and Broadway. Dust will be minimal during demolition. Mulch around the plants and trees will conserve water, prevent wind from disturbing topsoil, and will also contribute to a lower heat island effect. By mulching any vegetation that we remove from the property, we will avoid adding to landfills and reduce the amount of methane released by those landfills.

On the east side, we will plant sections of edible landscaping including culinary herbs, vegetables, fruit trees, seed bearing trees, and Palos Verde trees, whose beans are a traditional desert food.

The trees will reduce the heat island effect in the area and the harvested fruits and vegetables will reduce food insecurity in the area. Our accompanying diagrams provide a visual look at what we plan to implement.

In existing islands in the MAC 6 parking lot, we will plant fruit-bearing plants and trees, culinary herbs, and vegetables. TigerMountain Foundation will maintain all edible landscaping and community garden areas and will harvest food to sell or donate.

Since July 2021, Tiger Mountain teams have been onsite during the late night (from 10:30 p.m. to 1:30 a.m.) and early morning hours (7:30 to 11:30 a.m.). We have been talking with people who come to hang out in the area to let them know about our project plan and to enlist their help. They are welcome to work on the gardens with us during the day and we will help them and direct them to services as needed. Some of the homeless and substance-addled folks have joined us in the daytime to participate in the preliminary site work. There has been a big decrease in trash, and many of the people say they look forward the beautification of the area. They appreciate our efforts and look forward to hearing more about the project.

In addition to the garden, MAC6 is installing substantial additional lighting, which will deter problem behavior and will make the area safer. This is another part of how we utilize and apply CPTED.

In support of the above letter of explanation please see the following responses to City of Tempe Use Permit Criteria and Community Garden Approval Criteria.

Use Permit Approval Criteria per ZDC Section 6-308(E)(2):

- Any significant increase in vehicular or pedestrian traffic? *We do not anticipate any increase in vehicular or pedestrian traffic.*
- Any nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions? *We do not anticipate any nuisance arising from activity on the site.*
- Any contribution to the deterioration of the neighborhood or to the downgrading of property values which conflicts with the goals, objectives, or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan? *The entire purpose of the project is to improve property values including in the general neighborhood.*
- Compatibility with existing surrounding structures and uses? *The project is totally compatible with surrounding structures and uses. We are simply replacing conventional landscaping with agri-landscaping on a small part of the property.*

- Adequate control of disruptive behavior both inside and outside the premises, which may create a nuisance to the surrounding area or general public? *The entire purpose of the project is to reduce current disruptive behavior in the neighborhood.*

Community Garden Approval Criteria Per ZDC Section 3-472(C)

- Compatibility with existing surroundings as it relates to the size of the community garden. *The project is entirely compatible.*
- Adequate accessibility to the site for the public parking within the vicinity which does not create a nuisance to the surrounding areas or general public. *Public parking is not required.*
- Evaluation of acceptable hours / days of operation including outdoor retailing of produce. *There is no current plan for retail sales of produce on the property. Tiger Mountain is partnering with other organizations for sales and / or distribution of produce.*
- Evaluation of acceptable produce sold outside. *There is no current plan to sell produce at the property.*

Thank you for your consideration,

MAC⁶

A handwritten signature in blue ink, appearing to read 'SMC', with a long horizontal flourish extending to the right.

Scott McIntosh
Co-founder / owner

JOB SPECIFIC NOTES

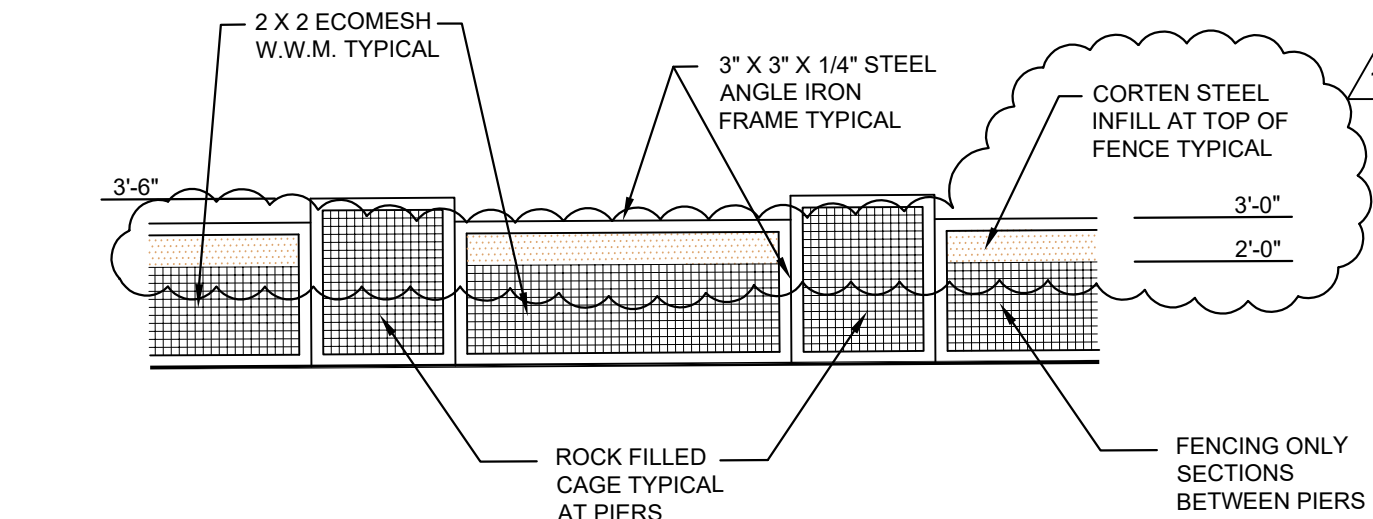
- CONTRACTOR WILL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY IN WRITING BEFORE WORK BEGINS.
- CAREFULLY EXAMINE THE CONSTRUCTION SITE TO DETERMINE THE EXTENT OF THE WORK AND THE EXISTING CONDITION. NO EXTRA PAYMENTS WILL BE ALLOWED FOR CLAIMS FOR ADDITIONAL WORK THAT COULD HAVE BEEN DETERMINED BY SUCH INSPECTION.
- CHECK AND VERIFY DOCUMENTS AND FIELD CONDITIONS FOR ACCURACY, CONFIRMING THAT EXISTING CONDITIONS ARE AS DOCUMENTED BEFORE BEGINNING CONSTRUCTION. IF ANY QUESTION OR CONCERNS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS FOLLOWING THE BEST AND ESTABLISHED PRACTICES OF THE TRADES INVOLVED USING PUBLISHED TRADE ASSOCIATION STANDARDS AND GUIDELINES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN TRADES AND FOR THE PROPER SCHEDULING OF WORK AND TRADES ON THE JOB.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
- ALL WORK SHALL BE PERFORMED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEAN AND METHODS OF CONSTRUCTION. SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. GOVERNING CODES AND ORDINANCES SHALL APPLY.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN PROJECT, FREE FROM TRASH AND DEBRIS. ADJACENT WORK SHALL BE PROTECTED FROM ONGOING WORK, DAMAGE, OVERSPRAY, ETC. EXISTING WORK SHALL BE KEPT PROTECTED FROM NEW CONSTRUCTION. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL WORK SHALL CONFORM TO THE CURRENT IBC AS APPROVED BY THE STATE AND ALL LOCAL CODES AND ORDINANCES.
- ANY UTILITIES IN THE WAY OF NEW CONSTRUCTION SHALL BE REMOVED, RELOCATED OR REPLACED AS DIRECTED.
- CONTRACTOR TO HAUL OFF AND LEGALLY DISPOSE OF ALL CONSTRUCTION DEBRIS OFF-SITE.
- PROVIDE SURFACE TREATMENT OR PREPARATION AS NEEDED ON SUBSTRATES PRIOR TO RECEIVING NEW FINISHES.
- THE GENERAL CONTRACTOR SHALL PAY FOR ALL BUILDING FEES AND SECURE ALL NECESSARY PERMITS FOR PROPER COMPLETION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL UTILITY PROVIDERS.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY. & SIZE			CALIPER	REMARKS
			BOX	15	5		
⊙	DASYLIRION - wheelair "dwarf"	Desert Spoon - Thornless			15		No thorns
⊕	CASSIA - artemisioides	Feathery Cassia			10		
⊙	PISTACIA - hybrid	Red Push Pistacia	7			1-1/2"	
⊙	BACCHARIS - "Centennial"	Desert Broom Hybrid			56		
⊙	DECOMPOSED GRANITE	Color - Ruby Red					1" - 1.5" in Diameter

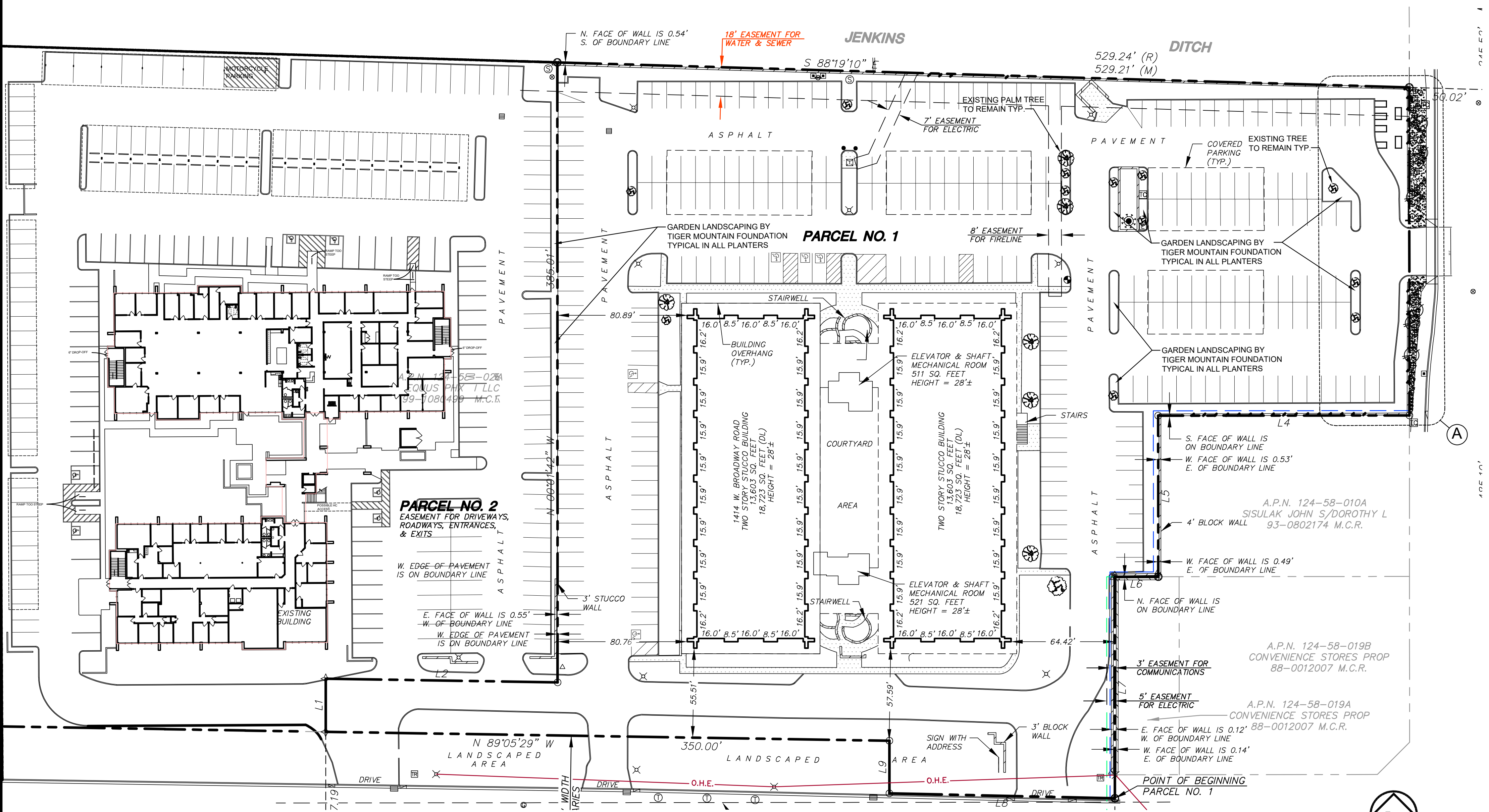
LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT LIST AND CITY OF TEMPE.
- ALL NEW LANDSCAPE PLANTS ARE TO BE TRIMMED, FERTILIZED AND HAND WATERED DURING THE ENTIRE LENGTH OF CONSTRUCTION.
- ALL PLANT SIZES AND TREE CALIPERS ARE TO BE IN ACCORDANCE WITH THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS AND CITY OF TEMPE LANDSCAPE STANDARDS.
- ALL LANDSCAPE AREAS AROUND NEW BUILDING IS TO RECEIVE DECOMPOSED GRANITE, PER DETAIL ON LANDSCAPE SHEET, UNLESS OTHERWISE INDICATED.
- GROUND COVER AND/OR GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED OTHERWISE.
- IRRIGATION DIAGRAM ARE ESSENTIALLY DIAGRAMMATIC. LANDSCAPE CONTRACTOR AND IRRIGATION CONTRACTOR ARE TO COORDINATE PLANT AND WATERING SYSTEM LOCATIONS.
- ESTABLISH LOCATIONS OF ALL IRRIGATION HEADS, VALVES, PIPING, WIRING, ETC. AT THE TIME OF CONSTRUCTION.
- ADJUST LOCATION OF LANDSCAPE MATERIAL AS REQUIRED TO AVOID UTILITIES AND OBSTACLES NOT INDICATED OR INDICATED INCORRECTLY. VERIFY NEW ALIGNMENT WITH ARCHITECT PRIOR TO COMMENCING WORK.
- ALL LANDSCAPE AND SPRINKLER ITEMS SHALL COMPLY WITH LOCAL CODES.
- VERIFY PLACEMENT AND LOCATION OF ALL PLANT MATERIAL WITH ARCHITECT PRIOR TO PLANTING.
- HEELER IN ALL BALLED AND BURLAPPED STOCK NOT PLANTED WITHIN 4 HOURS AFTER DELIVERY TO SITE AND PROPERLY MAINTAINED UNTIL PLANTED.
- ALL MATERIALS WILL BE NEW AND INSTALLED ACCORDING TO LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
- ALL 24V WIRING TO BE 14G UF UL SOLID COPPER SINGLE STRAND ONLY. COMMON WIRE AND CONTROL WIRE TO BE SEPARATE COLORS.
- P.V.B. RISERS TO BE GALVANIZED COPPER OR BRASS.
- ALL VALVES TO BE INSTALLED IN APPROPRIATE SIZED UNDERGROUND VALVE BOXES SO AS TO ACCOMMODATE EASY ACCESS AND MAINTENANCE.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR LOCATION AND INSTALLATION OF ANY REQUIRED CHECK VALVES FOR LOW LYING AREAS.
- ALL OTHER SPECIFICATIONS ARE IN ACCORDANCE WITH THOSE FOR THE LOCAL CITY OF TEMPE.
- SPRINKLER CONTRACTOR SHALL GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM CITY OF TEMPE LANDSCAPE DEPARTMENT.
- EXISTING PLANTS AND IRRIGATION TO REMAIN OR BE RELOCATED BY CONTRACTOR. PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.



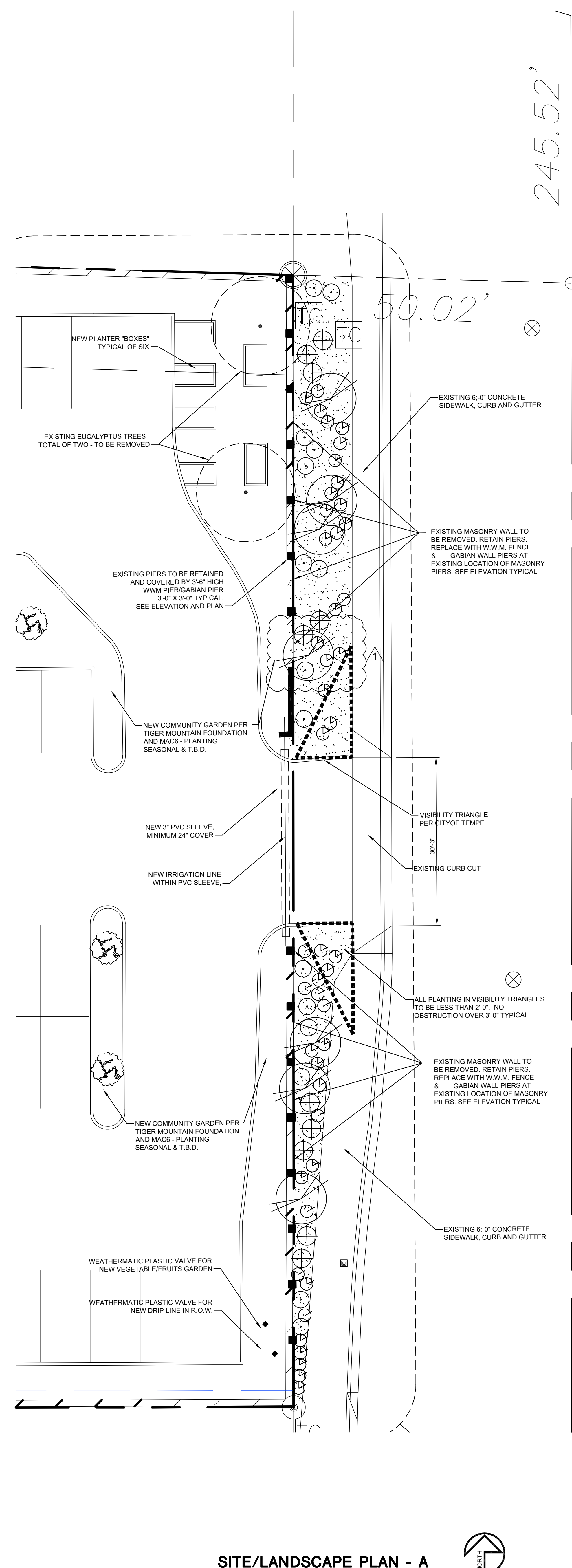
GABIAN WALL ELEVATION

SCALE: 1/4" = 1'-0"



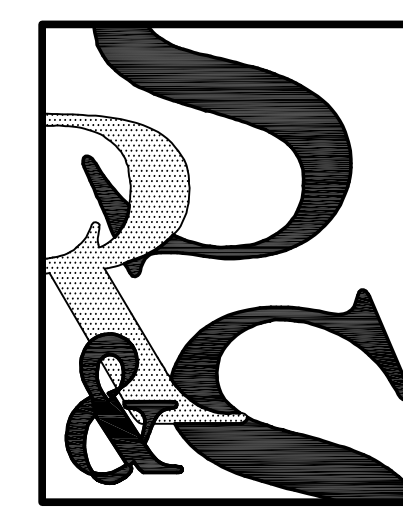
OVERALL SITE PLAN

SCALE: 1" = 40'-0"



SITE/LANDSCAPE PLAN - A

SCALE: 1" = 40'-0"



SEARER, ROBBINS & STEPHENS, INC.
 ARCHITECTURE INTERIORS
 1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, ARIZONA 85020 (602) 277-1187 FAX: (602) 277-9979

DRAWN: SPP
 CHECKED: DBR
 JOB NO.: 2155
 DATE: OCT. 27, 2021

REVISIONS
 CITY COMMENTS
 DEC. 3, 2021

McMardon Gateway
 at
 1480 and 1488 West Broadway
 Tempe, Arizona 85282

SHEET NO.
A-0

SITE PLAN

MEMORANDUM



TO: Ryan Levesque, Deputy Director, Planning
Obenia Kingsby, Planner II

FROM: Jill Buschbacher, Economic Development Program Manager

DATE: 12/6/2021

SUBJECT: MAC 6 Community Garden – Use Permit Request

Regarding the proposed community garden at MAC 6 at 1414 W. Broadway, Economic Development supports the applicant's request for a use permit for this purpose at this location.

The property owner has partnered with a nonprofit, Tiger Mountain, which specializes in community gardens in under-served communities and constructive engagement with people experiencing poverty, addiction, joblessness, or other challenges. This project has come about at the request of the property owner in response to a very significant increase of criminal activity at his property over the last two years as a creative way to decrease criminal activity at his property, increase safety for his employees and his tenants, and to help members of the community experiencing the challenges mentioned above. Over a two-year period, the applicant made 130 calls for service to PD (April 2019 – 2021).

Deputy City Manager Inchausti, Tempe Police, Community Development, Human Services, Engineering and Transportation, and Economic Development departments have worked together since April 2021 to assess the situation conducting a survey of the tenants and meeting with the property owner and adjacent property owners on various occasions. PD and Human Services staff have increased their presence at the property. Community Development staff have assisted the applicant with a CPTED assessment of their property, and with developing the community garden concept to prepare for the application process. At the recommendation of PD, Engineering removed an illegal block wall that was concealing criminal activity and was a safety hazard. Municipal Services cleared the vegetation from the city owned property adjacent to MAC 6 that was also a source of negative activity spilling over onto the applicant's property.

It is the opinion of Economic Development that while this is a first of its kind project and not the usual setting for a community garden, it is nonetheless worthy of consideration and approval.