



# Public Involvement Plan and Public Input Summaries



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Community Development Department  
Neighborhood Services Division

Adopted by:  
Mayor and City Council, March 3, 2022  
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## 1. INTRODUCTION

The mission of General Plan 2050 is to guide Tempe in its efforts to foster and maintain a livable and sustainable urban environment that is sensitive to issues which impact the people who live, learn, work, and play in Tempe. The focus is on land use and management and affirming Tempe's commitment to sustainable and equitable physical development and community well-being.

The objective of this Public Involvement Plan (PIP) is to detail how the community was involved in the development of the General Plan 10-Year Update, in compliance with A.R.S § 9.461.06. The primary purpose of the General Plan is to assist the City Council, residents, Boards and Commissions, staff, and developers by documenting the city's formally adopted goals, objectives, and policies to guide development.



The Public Involvement Plan (PIP) is a living document that sets the foundation for community participation in the public feedback process and was updated as the project advanced. The PIP supports the Council-adopted strategic priority measure 2.15 Strong Community Connections to achieve ratings of "Very Satisfied" or "Satisfied" with the "feeling invited and welcomed to participate in city decision-making processes" greater than or equal to that of the national benchmark cities as measured in the Community Survey.

Arizona Revised Statutes (ARS) 9-461.06 requires that a municipality's plan be readopted or a new or updated General Plan be adopted and voter-approved every ten years.

### Public Involvement Requirements

ARS 9-461.06 also requires that the governing body adopting or amending a general plan shall:

*1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:*

- a. The broad dissemination of proposals and alternatives.*
- b. The opportunity for written comments.*
- c. Public hearings after effective notice.*
- d. Open discussions, communication programs and information services.*
- e. Consideration of public comments.*

*2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of government, public land management agencies, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.*

## 2. PUBLIC INVOLVEMENT PURPOSE AND SCOPE

The City values public input and believes that community members should be engaged early on in decisions that affect them. Considering equity in public involvement is important to the City because it cultivates a healthy and resilient city and connected community, where diverse opinions are sought out, heard, understood, and incorporated into decision-making.

The scope of the PIP was to:

- Provide objective information to assist the public in understanding the purpose of and process for a general plan.
- Seek and encourage the involvement of all community members and stakeholders.
- Provide a variety of and multiple opportunities for the public to contribute ideas and provide feedback through all phases of the process.
- Make the process accessible and engaging to all interested community members.
- Consider the public input in the design and preparation of the General Plan 2050.
- Initiate new forms of community input mechanisms such as through social media, electronic communication, and web-based platforms.
- Ensure access to information and engagement of underrepresented community members by utilizing recommendations made by the Equity in Action Coalition's Equitable Engagement Framework centering historically marginalized communities.

*The purpose of the PIP was to create an open and transparent process to guide the design and preparation of General Plan 2050 resulting in a shared community vision.*

### 3. STAKEHOLDER ANALYSIS

An early step in the Public Involvement Plan was to identify the internal and external community members and groups that have an interest in the process.



#### Internal

- Mayor and Council
- Council Committees
- City Departments
- Boards and Commissions:
  - Arts and Culture Commission
  - Aviation Commission
  - Board of Adjustment
  - Commission on Disability Concerns
  - Desert Conservation Commission
  - Development Review Commission
  - Historic Preservation Commission
  - Housing Trust Fund Advisory Board
  - Human Relations Commission
  - Joint Review Committee
  - Mayor's Youth Advisory Committee
  - Municipal Arts Commission
  - Neighborhood Advisory Commission
  - Parks, Recreation, Golf and Double Butte Cemetery Advisory Board
  - Sustainability and Resilience Commission
  - Transportation Commission
  - Veterans Commission

**External**

- Residents
- Property owners
- Neighborhood and Homeowners' Associations
- Civic, Nonprofit, Religious, Healthcare and Youth Groups
- Educational Groups (school districts, community colleges and ASU)
- Major employers and Businesses
- Landowners and Developers

**Government agencies and service companies required to review and comment:**

- Arizona Department of Commerce
- Arizona Department of Transportation
- Arizona Department of Water Resources
- Arizona Public Service
- Arizona State Land Department
- City of Chandler
- City of Mesa
- City of Phoenix
- City of Scottsdale
- Flood Control District of Maricopa County
- Maricopa Association of Governments
- Maricopa County
- Salt River Pima Maricopa Indian Community
- Salt River Project
- Southwest Natural Gas
- Town of Guadalupe
- Valley Metro

**Community Working Group and Technical Advisory Group**

Two focused stakeholder groups were formed, including a Community Working Group and a Technical Advisory Group. The groups were comprised of representatives from the public and private sectors, including but not limited to city staff, Tempe Boards & Commissions, agencies, institutions, businesses, local organizations, landowners, and residents representing character areas. While each stakeholder was engaged to learn their perspectives on various General Plan elements, each group also provided its unique perspective.

## 4. ENGAGEMENT AND COMMUNICATION APPROACHES

Public involvement and communication techniques varied depending on the phase of the General Plan preparation process. The approach was to work directly with the public throughout the process to ensure that the community's concerns and vision were consistently noted, understood, and considered.

During each phase of outreach, the expectations for the public’s roles was clearly defined using The Spectrum of Community Engagement to Ownership.<sup>1</sup> This tool was developed by Rosa González of Facilitating Power, in part drawing on content from a number of public participation tools, including Arnstein’s Ladder of Citizen Participation, and the Public Participation Spectrum created by the International Association for Public Participation.

**The Spectrum of Community Engagement to Ownership:**



While traditional methods (meetings, presentations, and hearings etc.) continued to play an important role in public engagement, online based participation and communication tools and community-based engagement were also used extensively to disseminate information and broaden outreach.

The following dedicated websites and URLs were used to share information and to collect feedback throughout the process:

- Website                      tempe.gov/2050
- Email                         2050@tempe.gov
- Facebook                    facebook.com/CityofTempe
- Instagram                    Instagram.com/tempegov

<sup>1</sup> The Spectrum of Community Engagement to Ownership guide can be found by visiting the Movement Strategy Center at <https://movementstrategy.org/wp-content/uploads/2021/08/The-Spectrum-of-Community-Engagement-to-Ownership.pdf>

Twitter	@tempegov
YouTube	youtube.com/Tempe11Video
Nextdoor	Nextdoor.com
Newsroom	tempe.gov/newsroom
Calendar	tempe.gov/calendar
Comments	tempe.gov/forum

A wide range of communication and engagement techniques were used throughout the planning process to achieve broad and continuous public participation. The following is an overview of some of the tools selected for this project.

- Comment forms available throughout the duration of the project
- Comments taken by phone or mail for those without online access
- Direct mail postcard during each phase to every address in Tempe
- Distribution of postcards in areas with proposed major changes
- Documents and recordings of public meetings were posted on the project website
- Focus groups with private and public sector stakeholders
- Online dialogue and interactive activities
- Presentations to stakeholder Boards and Commissions and neighborhood and homeowners' associations
- Presentations and activities for youth
- Facilitated community dialogues
- Project overview sheets in simple English and Spanish
- Art based activities
- GIS mapping and feedback opportunities.

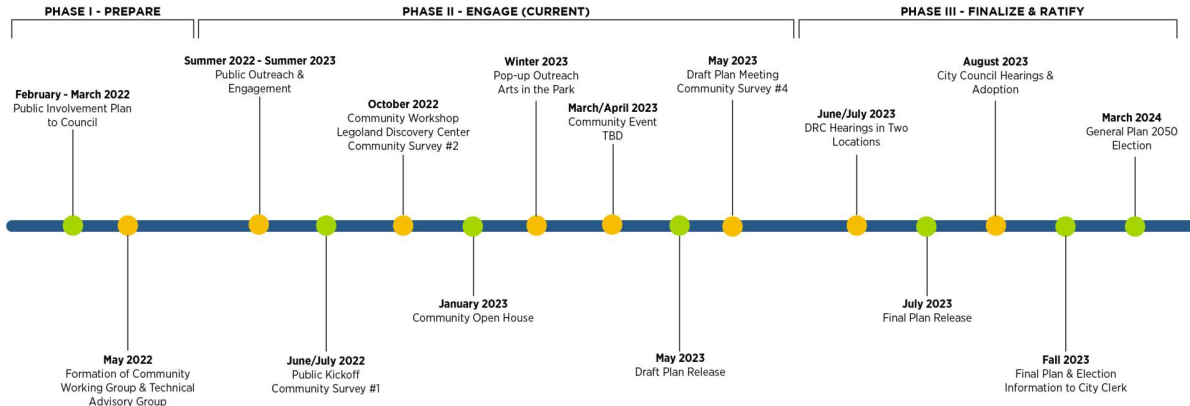
The communication methods used were bilingual English and Spanish and included:

- City online calendar
- Education at city events and meetings
- Emails to neighborhood and homeowners' association members
- Emails, phone calls and meetings with staff were offered to members of the public throughout the planning process
- General Plan related questions in the Community Satisfaction Survey
- Earned media
- E-news distribution
- Partner communication vehicles including work with local nonprofits, civic groups, area businesses, school districts, ASU, and others
- General Plan project website and dedicated email address
- Digital, social, and traditional media ad placement
- Tempe This Week newsletter
- Tempe This Week: the podcast
- Tempe Today articles
- Videos
- Tempe 11 slides with meeting and public input information.
- Digital screens at city community centers.



## 5. PROJECT TIMELINE

There are three phases of general public input into the General Plan 2050 process. The first is done in preparation of a larger community outreach process. The second informs the community about the project and collects input. The third provides an opportunity to weigh in on the final draft plan.



### PHASE I - PREPARE

**FEBRUARY - MARCH 2022**  
Public Involvement Plan to Council for Approval

**MAY - JUNE 2022**  
Formation of Community Working Group and Technical Advisory Group

### PHASE II - ENGAGE

**JUNE 2022**  
Initial kickoff survey

**OCTOBER 2022 - MAY 2023**  
Public outreach and engagement including second, third and fourth surveys

**EARLY SUMMER 2023**  
Public presentation of draft plan and fifth community survey

### PHASE III - FINALIZE AND RATIFY

**JUNE AND JULY 2023**  
DRC Hearings in two locations and sixth survey

AUGUST 2023  
Council hearings

SEPTEMBER 2023  
Final Plan and election information to City Clerk

MARCH 2024  
Public election to ratify the General Plan

## 6. PUBLIC MEETING SCHEDULING, LOCATION & ACCESS

Public input opportunities were scheduled at times and in various locations in the city as well as virtually to help maximize attendance. Locations were accessible to persons with disabilities and as near as possible to transit routes.

With 48 hours advance notice, special assistance was provided for persons with sight and/or hearing impairments; a Spanish translator was made available for all meetings and materials were provided in English and Spanish.

### Public meetings included:

1. City Council Work Study Session  
Feb 17, 2022 at 4 p.m. in the City Council Chambers, City Hall
2. City Council Meeting  
March 3, 2022 at 6 p.m. in the City Council Chambers, City Hall
3. Tempe Tomorrow: General Plan 2050 Workshop  
Oct. 26, 2022 from 6 - 7:30 p.m.  
LEGOLAND Discovery Center at Arizona Mills Mall  
153 attendees  
Comment period Oct. 21 – Nov. 9, 2022 with 115 survey responses
4. Tempe Tomorrow: General Plan 2050 Public Meetings  
Jan. 19, 2023 at noon virtually and from 5:30 – 7 p.m. in-person at the Tempe History Museum  
66 attendees  
Comment period Jan. 19 – Feb. 5, 2023 with 418 survey responses
5. Tempe Tomorrow: General Plan 2050 Public Meetings  
March 27, 2023, online meetings, one at noon and one at 6 p.m.  
36 attendees  
Comment period March 23 – April 9 with 71 survey responses  
Youth survey had 104 responses

6. Tempe Tomorrow: General Plan 2050 Draft Public Meetings  
May 17, 2023, at noon online and in-person from 5:30 p.m. at the Tempe History Museum  
33 attendees  
Comment period May 5 – June 11, 2023 with 254 survey responses
7. City Council Work Study Session  
April 27, 2023 at 4 p.m. in the City Council Chambers, City Hall
8. Development Review Commission Hearings  
June 27, 2023 at 6 p.m. at the Tempe History Museum (South location)  
July 25, 2023 at 6 p.m. at the City Council Chambers, City Hall (North location)
9. City Council Hearings  
August 10, 2023 at 6 p.m. in the City Council Chambers, City Hall  
August 24, 2023 at 6 p.m. in the City Council Chambers, City Hall

**Community Working Group meetings included:**

Meetings were held September 2022 through June 2023 on the first Tuesday of the month at the Tempe Public Library. One additional meeting was added on June 15 and held at the Tempe Transportation Center.

1. Aug. 2, 2022 at 5:30 p.m.
2. Sept. 6, 2022 at 5:30 p.m.
3. Oct. 4, 2022 at 5:30 p.m.
4. Nov. 1, 2022 at 5:30 p.m.
5. Nov. 15, 2022 at 5:30 p.m.
6. Dec. 6, 2022 at 5:30 p.m.
7. Jan. 3, 2023 at 5:30 p.m.
8. Jan. 17, 2023 at 5:30 p.m.
9. Feb. 7, 2023 at 5:30 p.m.
10. March 7, 2023 at 5:30 p.m.
11. April 4, 2023 at 5:30 p.m.
12. May 2, 2023 at 5:30 p.m.
13. June 6, 2023 at 5:30 p.m.
14. June 15, 2023 at 5:30 p.m.

**Focus group meetings included:**

1. Nonprofit/Faith Community  
Feb. 23 from noon to 1 p.m. virtually
2. Business Community  
Feb. 28 from noon to 1 p.m. virtually

3. Apache ASL Trails Community  
March 14, 2023 from 11 a.m. to noon at Apache ASL Trails

**Board and Commission meetings included:**

Representatives from the following Boards and Commissions participated in the Technical Advisory Group and kept their respective Boards and Commissions updated on the general plan process.

Arts and Culture Commission  
Aviation Commission  
Board of Adjustment  
Commission on Disability Concerns  
Desert Conservation Commission  
Development Review Commission  
Historic Preservation Commission  
Human Relations Commission  
Industrial Development Authority  
Joint Review Committee  
Mayor's Youth Advisory Commission  
Neighborhood Advisory Commission  
Parks, Recreation, Golf & Double Butte Cemetery Board  
Police Public Safety Personnel Retirement System Board  
Sustainability and Resilience Commission  
Transportation Commission  
Veterans Commission

1. Sustainability Commission  
Sept. 19, 2022 at 4:30 p.m. virtually
2. Transportation Commission  
April 11, 2023 at 7:30 a.m. at the Tempe Transportation Center
3. Neighborhood Advisory Commission  
May 3, 2023 at 5:30 p.m. at the Tempe Transportation Center
4. Joint Review Committee Study Session  
May 3, 2023 at 5:30 p.m. in the City Council Chambers, City Hall
5. Development Review Commission Study Session  
May 10, 2022 at 5:15 p.m. in the City Council Chambers, City Hall  
Nov. 8, 2023 at 5:30 p.m. in the City Council Chambers, City Hall  
Jan. 24, 2023 at 5:30 p.m. in the City Council Chambers, City Hall  
May 23, 2023 at 5:30 p.m. in the City Council Chambers, City Hall

**Neighborhood Area meetings included:**

1. Tempe Neighbors Helping Neighbors  
May 26, 2023 from 5:30 - 7 p.m. virtually
2. Broadmor and Brentwood Cavalier area neighbors  
June 3, 2023 from 10 - 11:30 a.m. at Tempe Public Library
3. Baseline area neighbors  
June 5, 2023 from 6 - 7 p.m. at Kiwanis Recreation Center
4. Apache area neighbors  
June 12, 2023 from 5:30 - 6:30 p.m. at the Escalante Community Center
5. North Tempe area neighbors  
June 12, 2023 from 7 - 8 p.m. at North Tempe Multi-Generational Center
6. Northwest/Downtown area neighbors  
June 13, 2023 from 6 - 7 p.m. at Westside Multi-Generational Center
7. Remaining areas of Tempe neighbors  
June 14, 2023 from 6:30 - 7:30 p.m. at Tempe Public Library

**Community events included:**

1. Movies in the Park  
Oct. 21, 2022 from 5 - 6 p.m. at Kiwanis Park
2. Getting Arizona Involved in Neighborhoods  
Oct. 22, 2022 from 3 - 7 p.m. in various neighborhoods
3. Thew/Escalante Fall Festival  
Oct. 27, 2022 from 5 - 8 p.m. at Escalante Park
4. Arts in the Parks  
Jan. 21, 2023 from 11 a.m. - 1 p.m. at Indian Bend Park
5. Arts in the Parks  
Jan. 22, 2023 from 11 a.m. - 1 p.m. at Harelson Park
6. Arts in the Parks  
Jan. 25, 2023 from 5 - 7 p.m. at Corbell Park
7. FanCon  
Jan. 28, 2023 from 9 a.m. - 4 p.m. at the Tempe Public Library

8. Unity Walk  
Jan. 28, 2023 from 4 - 6:30 p.m. at Tempe Town Lake
9. Arts in the Parks  
Jan. 29, 2023 from 11 a.m. - 1 p.m. at Optimist Park
10. Arts in the Parks  
Feb. 1, 2023 from 5 - 7 p.m. at Hollis Park
11. Arts in the Parks  
Feb. 4, 2023 from 11 a.m. - 1 p.m. at Scudder Park
12. Arts in the Parks  
Feb. 5, 2023 from 11 a.m. - 1 p.m. at Selleh Park
13. Arts in the Parks  
Feb. 28, 2023 from 5 -7 p.m. at Meyer Park Re-opening
14. Hayden's Ferry Days Festival  
March 5, 2023 from noon - 4 p.m. at Tempe History Museum
15. Arizona State University Housing Fair  
March 15, 2023 from 10 a.m. - 2 p.m. and March 16, 2023 from 10 a.m. - 2 p.m.
16. Tempe High, Corona del Sol, and Tempe Accelerated High School Outreach  
March 21 - April 9, 2023
17. Kiwanis Park Refresh Meeting  
March 25, 2023 from 1 - 2 p.m. at Kiwanis Park
18. Arts in the Parks  
March 29, 2023 from 5 - 7 p.m. at Mitchell Park Re-opening
19. Neighborhood Celebration  
April 1, 2023 from 9 - 11 a.m. at Kiwanis Park
20. Tour de Tempe  
April 2, 2023 from 7:30 - 9:30 a.m. at Kiwanis Park
21. Arts in the Parks  
April 3, 2023 from 5 -7 p.m. at Redden Park Re-opening
22. Making Space/Parks Equity Festival  
May 10, 2023 from 5:30-7:30 p.m. at Escalante Park

## 7. PROCESS DOCUMENTATION & EVALUATION

Documentation of all phases of the process occurred for future use and understanding of how the plan works, what comments were received and how the results of the public involvement were used in the development of Tempe's General Plan 2050.

Documentation includes:

- The adopted Public Involvement Plan
- List and samples of outreach and communication documents
- Database of participant contact information
- A matrix of all public comments made
- Results of surveys
- Meeting summary notes
- Consensus agreements or statements
- Official summaries of all public hearings

Information related to General Plan 2050 was translated into Spanish. Such summary information would be made available in other languages as requested. Ultimately, all public input was summarized and provided to the Development Review Commission and City Council to be considered as decisions are made.

Tempe seeks the continual improvement of all of its activities. Evaluation will be performed throughout the public involvement process to ensure the Public Involvement Plan is meeting participation requirements. Feedback opportunities related to public involvement techniques will be provided through the General Plan website and meetings and continuously reviewed.

This Public Involvement Plan may change as conditions change or additional resources become available. The most current information about upcoming meetings and comment opportunities will be available on the General Plan website.



For further information about the process, please contact the following City of Tempe staff:

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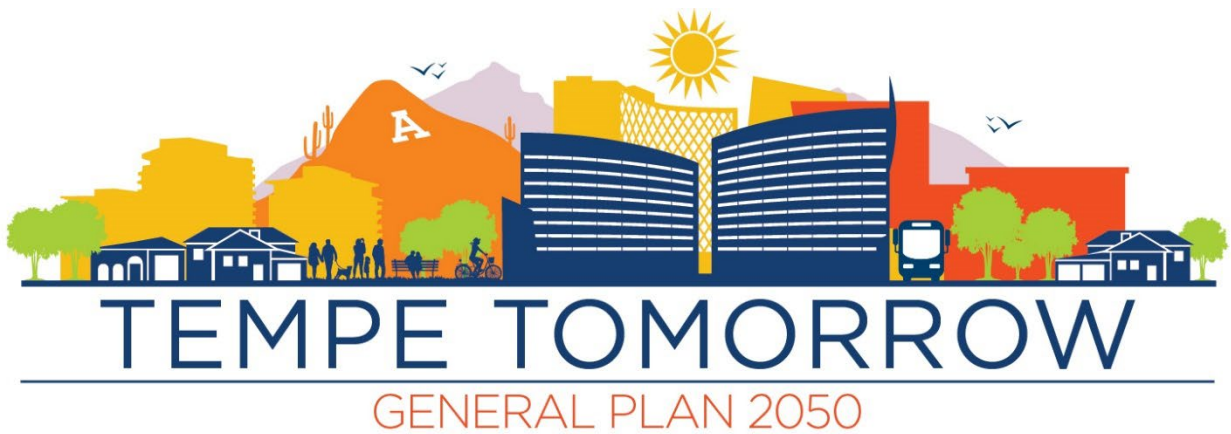
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# Public Input Summary

## Kickoff Survey

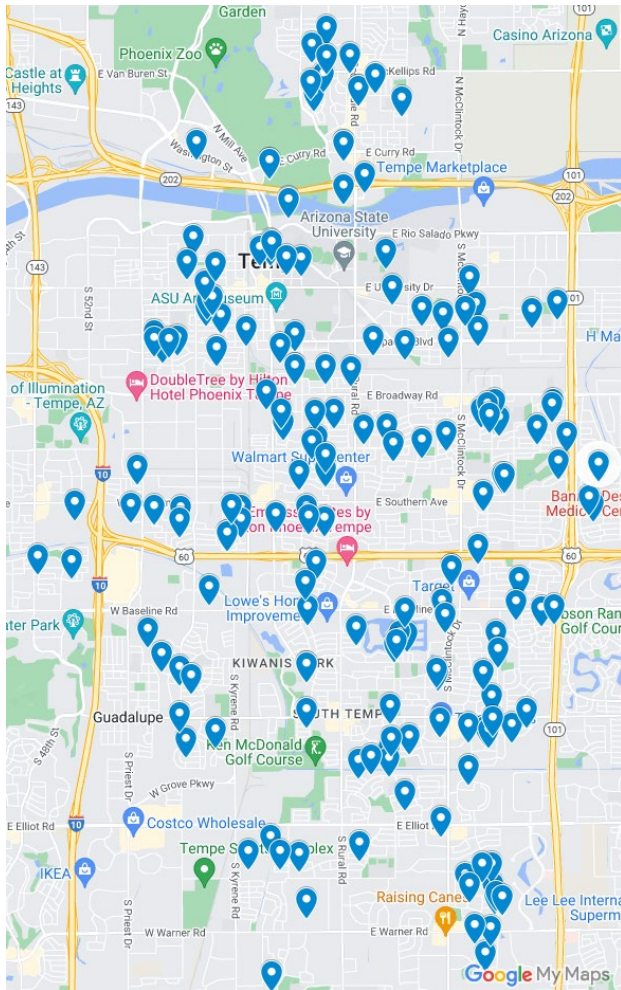


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## I. Background

A public input process was conducted from June 1 through July 1, 2022, to gather feedback on core values related to various elements of the general plan. The combined total hours of public comment on this topic was 17.8 hours with 356 responses. The below points indicate the addresses of those who responded.



**Responses: 356**

## II. Outreach

Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in the utility bill announcing the survey

- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners.
- The topic was posted on Tempe Forum for input from June 1 through July 1, 2022.
- Tempe enews article was created and shared.
- Notifications and ads were shared on social media

Below is a summary of online outreach that provided information to the public regarding the project and opportunities for input:



Reach: 7,188, Engagements: 120



Impressions: 1,937, Engagements: 84



Impressions: 1,443, Likes: 2



Impressions: 1,456, Likes: 2



Sent: 14,056, Average open rate: 35%

### III. Survey Responses

In questions requesting a rank, the preference order was calculated via a weighted score. Items ranked first were given a higher value or "weight."

1. RECREATION: Which of the below activities do you enjoy the most while using Tempe parks or facilities? Please rank your preferences (1 highest).

1. Walking
2. Visiting parks and preserves
3. Attending neighborhood and city-wide festivals
4. Biking
5. Hiking
6. Other
7. Pickleball
8. Basketball

## 9. Playing golf

**Responses: 337**

### **Other recreation:**

- Running/jogging (11)
- Playgrounds and splash pads (10)
- Dog walking/parks (7)
- Soccer (5)
- Picnic (4)
- Roller blading, roller skating (3)
- Skateboarding (3)
- Access to safe abortion (2)
- Additional pools with lazy rivers or splash pads for kids (2)
- Lakes (2)
- Paddleboarding and SUP on Tempe Town Lake (2)
- Swimming, boating (2)
- Tennis and/or disc golf (2)
- Attending events and gallery shows at TCA
- Attending music events at the Tempe Historical Museum
- Attending soccer practices and games of my children
- Baseball
- Being able to afford housing
- Bicycle and skateparks
- Bird watching
- Classes
- Community Garden
- Fishing and boating
- Fix the homeless and drug problem. We don't need more people we need more water!
- Historical sites
- Horseback riding and other equestrian activities
- I don't use them because of all the homeless

- I would like to see more restaurants, shops and bars overlooking green spaces, parks and waterways.
- Just gathering with family and friends at a clean park with facilities, benches, and trees.
- Just seeing the land set aside for something other than buildings -- especially trees & water
- Keep Shalimar from being a high rise
- Kite flying, reading, resting in grassy shade, observing and photographing wildlife
- Leisure, entertainment, for everyone. Circus Circus Adventure-dome type
- Letting kids play on equipment or in the green areas
- Letting my dog play
- Meeting with friends
- meeting with friends and talking or discussing something, sitting down in a relatively quiet location
- Mixed use neighborhoods
- More Disc golf courses throughout the city.
- Our park is unusable because of dirty needles, aggressive people living in them and used condoms on the ground's also the public bathroom is completely unusable.
- Outdoor music events and festivals at the history museum are great!
- Overcrowded roads and neighborhoods.
- Pocket Park/s
- Racquetball, Tennis, small soccer goals, workout stations, gaga ball or other alternative sports, frisbee golf
- Relaxing
- Shopping
- Sketching, drawing or painting "en plein aire"
- Softball
- Spending time with family
- Taking kids to the park playgrounds
- Tempe Beach scenery (trees lawn, etc is peaceful) and Mill Ave restaurants and art

- Tree shaded walkways and seating areas #1
- Using organization meetings and events and family use
- Watching or listening to people play music
- Water activities at TTL
- Yoga in the park

## 2. OPEN SPACES: What type of open spaces should Tempe expand over the next 30 years? Please rank your preferences (1 highest).

1. Connected linear parks (like greenways, waterfronts)
2. Neighborhood parks
3. Community gardens
4. Pocket parks in many locations
5. Urban parks
6. Regional parks
7. Publicly accessible plazas, squares, and courts in large private developments
8. Dog parks
9. Rooftop gardens accessible to all living and working in the development
10. Other

**Responses: 342**

### **Other open spaces:**

- Access to safe abortion (2)
- Activity type centers
- An emphasis should be placed on requiring significantly more shaded areas, preferably with trees, in and around all hardscaped areas in commercial developments.
- Apartments/houses that are affordable.
- Bike paths
- Connect linear parks to public transit and bike lanes with lots of shade options (trees or shade structures).
- Continued work on connecting parks with greenways allows for more and better shaded running/jogging options. The second option potentially provides a new type of space I might enjoy. I \*already\* enjoy the current urban, regional and neighborhood parks and think that we have quite a few,

that's why I didn't choose them. I would not directly benefit from the roof top gardens but think it is a good idea.

- Covert the grass to an environmentally friendly faux grass designed by a local company(ies) for our desert landscape. Also replace dying trees with more drier climate hardy trees.
- Do little and use budget funds elsewhere.
- I'd like to see a 9-hole artificial turf golf course. It would be one of a kind and attract business while leading on water conservation.
- Large parks or preserve areas like Papago or the Riparian Preserve in Gilbert.
- Leave tempe alone. You are changing the history of this wonderful city.
- Less homeless people and drugs. We're spiraling out of control and y'all are creating a bigger problem.
- Limit street parking to residents
- Maintaining city roads so we can get to parks.
- Make quiet spaces available. not every park needs to have spaces for loud picnics, large family gatherings, toys, etc.
- More baseball fields, better maintainence
- More information about town parks and guidance or use and regulations around them
- More mountain bike trails and parks
- Open track facilities
- Outdoor fitness equipment
- Parks and dog parks that are indoor options for summer activities.
- Parks should not be on your list until you commit to keeping them safe and clean. You are out of touch if you believe adding more should be a priority when the parks are out of control. Our community is not healthy! open your eyes please. You need to focus on how to help the people who live on the streets/parks. You have let them down.
- Parks that support bike commuting and parks that support stormwater retention and recharge
- Parks would be great if you can keep the homeless drug addicts and their needles out of them so taxpayers can actually use the parks.
- Pedestrian friendly zones, Only zones



- Pedestrianize many of the streets downtown, like Mill Ave.
- Plant more trees in neighborhoods; work to increase shade and sun-protective spaces
- Preserve old trees, and plant and preserve new trees throughout the city.
- Prevent commercial development any existing parks. Expand parks around Tempe Town lake. Consider feasibility and investment of extending Tempe Town like to Priest Dr.
- Properly water grassy areas of neighborhood parks such as Hudson Park so the grass can be walked on without exfoliating one's feet.
- Public pools. With growing drought conditions, Tempe needs to lead the valley with incentives to remove private pools and build community pools in neighborhoods.
- Public walking space connecting neighborhoods
- Publicly accessible plazas, courts, etc.
- Restaurants and entertainment for all. Perhaps a new amusement park which can bring in millions with the growth rate of metro Phoenix.
- Rewilded areas with desert adapted trees & plants and walking paths. Riparian preserve with desert adapted trees & plants and walking paths. Connected linear parks shaded with desert adapted trees.
- Safe, well lit, improved trails with restrooms, drinking fountains and natural shade structures for runners/walkers!
- Shaded playgrounds, small shaded skateparks, more shaded sitting areas, shaded splash pads
- Soccer fields / cultural venues / health and wellness facilities
- Space for outdoor concerts
- Sports park soccer fields
- Tempe Butte and Papago Preserves are amazing!!

### 3. HISTORIC PRESERVATION: What policies and programs should Tempe emphasize to promote historic preservation? Please rank your preferences (1 highest).

1. Consider creating incentives for owners of historic properties to encourage preservation and discourage demolition

2. Promote historic preservation as a driver of tourism and economic development
3. Educate the community about the overall importance and benefits of historic preservation
4. Consider a transfer of development right (TDR) program
5. Other

**Responses: 316**

**Other historic preservation:**

- Develop approved paths for increasing housing density in historic neighborhoods, allowing for preservation of period appearance while addressing increased community housing offerings
- It's too late most of downtown has been destroyed with over building.
- None. Destroying people's property value and wealth by restricting development is absolutely wrong. It consigns people unlucky enough to be in a neighborhood declared "historic" to poverty with property they cannot develop or improve.
- I don't know what TDR is so didn't rank it
- Allow historic properties to be redeveloped as adaptive reuse projects.
- Involve long-standing community clubs and organizations like Tempe Garden Club (established 1936) in historical events and activities
- I don't know enough about TDRs at this time to give my opinion. That said, anything that promotes mixed-use zoning, high-density multifamily housing options, and minimizing environmental impact are at the top of my list of priorities. Being able to make these things happen while minimizing demolition of historically significant structures is important as well.
- Keep tempe original. Coming from California, the city is starting to look unoriginal and lame. A California wanna be city...
- I very much value and enjoy learning about the history of a place. I also love new innovated, creative structures and embellishments. I think it is important to balance these.
- I'm not sure I care about historic preservation in Tempe. What are we preserving?
- Historic overlays for entire neighborhoods

- Although I think preserving historic sites is important, affordability feels like it should be a greater priority
- Historic preservation? You guys are hilarious :-). What's left to preserve?
- While I appreciate the long-term community benefits from keeping our history alive, the priority needs first to be in affordable housing for all whose jobs we need and want in Tempe.
- I don't know if I care about historic preservation.
- Look at converting large buildings to subsidized senior housing, utilizing federal grants.
- what is a TDR program? It would have helped to know what it is. The acronym doesn't tell me anything.
- You need to preserve Tempe history and landmarks, once they are gone they are gone.
- Stop allowing large developers to destroy historic buildings and replace them with low quality, high cost garbage.
- Access to safe abortion
- Access to safe abortion
- Fix the historic cemetery and Hayden's Mill
- Completely restrict destruction of historic property or by public hearings (for all Tempe residents) prior to redevelopment or demolition.
- Tourism drives people away
- using historic structures to bring history alive and to let future generations see what life was like in a different era. Saving historic properties by using adaptive reuse is the ultimate form of recycling.
- Stop allowing all these companies to destroy history
- Consider and adopt a reasonable adaptive reuse program.
- Consider zoning regulations that recognize historic properties' value to their neighborhoods and the city's character.
- Make applying to be a historic property nearly impossible.
- I fundamentally disagree with the premise of this prompt. Tempe is not old enough to have historic value in my opinion. We are creating history today. We are still in an infancy stage. Let's make it count.

- Say no when a developer wants to build some huge building. Don't use no as a bargaining tool, actually say no.
- No. This only drives up housing and rent costs where ever it is implemented. Absolutely not. Look at downtown Phoenix, the 5th largest city in America, cannot expand density in it's satellite neighborhoods because of HiStOriC PrEsERvaTiOn. These are often old, unsustainable homes that hide extreme fire hazards. This is just baby boomers caring about property values. Sack up and embrace the fact that cities live and evolve. I'm not asking for towers, but duplexes and small apartments. The missing gradient of our city.
- Preservation is is important than working to reduce the cost of living.
- Tempe Preservation Office needs to do more outreach with the community, and probably needs to be expanded to do so - most community members don't know there is a preservation office or what the point is, which is really disappointing. Our community's historical and cultural assets are under continuing pressure and the city feels well behind the curve, which costs the more money and puts the program at a disadvantage. The new historical preservation plan needs to be retooled to emphasize better public engagement and along with better coordination, transparency and public input within RFP releases where community historical and cultural assets are present - leverage the expertise of city staff and community partners and invest more time to put a solid baseline in place. Local identity and character help create a better quality of life and underpins our economic, social and culture growth - once we cash that in, it's gone. More consideration should be placed on the desert preserves and environmental history - every year another building goes up blocking views of the butte, giving away these 'community' views to hand full of high end tenants while preserve paths and interpretative signage sit in disrepair. Time to invest in our remaining historical open spaces and preserves including Double Butte Cemetery.
- Restrictions against full or partial demolition of historic buildings should not be so strict or stringent as to require old structures that have become unsafe or unsightly to remain.
- I don't know what TDR is ???
- Use budget funds elsewhere. I would like to see infrastructure around the city to think smart about how they construct buildings. If we started thinking

about implementing smarter hydro-engineering (such as qanats) into our construction, we could save power on cooling costs. You can make naturally make ice in the desert with the correct construction means. Here is a YouTube video to show you what I mean: [https://youtu.be/\\_EBIOLBMfpU?t=465](https://youtu.be/_EBIOLBMfpU?t=465)

**4. ECONOMIC DEVELOPMENT:** Prioritize what type of employment-generating development Tempe should encourage over the next 30 years to accommodate a balanced tax and employment base? Please rank your preferences (1 highest).

1. Technology and Research
2. Maintain existing businesses
3. Healthcare and Medical
4. Hospitality (Restaurants, Hotels, Entertainment)
5. Professional Services (e.g., Accounting, Engineering, Marketing)
6. Business Incubators
7. Manufacturing
8. Financial Services, Insurance and Real Estate
9. Other

**Responses: 332**

**Other economic development:**

- All of them. "Maintain existing businesses" sounds like "keep newcomers out to the benefit of lazy incumbents" to me
- Reduce focus on hospitality and tourism; focus on long term sustainable industries such as healthcare and technology and research which are the industries of the future.
- All development should be encouraged by having low tax rates and low regulation. Government should not invest in businesses via incubators or provide tax breaks to favored businesses. Just create a good overall business climate and businesses will come. Do not punish most businesses for the benefit of a few. Paying Ikea \$6.8MM in 2011 did not "validate us as a state".
- green and equitable businesses; women and minority-owned businesses
- All of these businesses are important!
- Encourage all business to refill the half empty strip malls. And not with apartments.

- Promote small businesses of all types
- Like with the historical structures, there needs to be a balance between supporting our current businesses and expanding to others. The connection with ASU should allow for Tech/Research and Professional Services, but it would be interesting to see if more can be done with Healthcare and Medical.
- Clean businesses -- no manufacturing, or businesses that use vast amounts of water/electrical like server facilities. I'd like to see us prioritize forward-thinking businesses that want to be good stewards of the environment and community.
- The Arts
- Small businesses are the backbone of our country! Be a part of growing and maintaining the middle class by supporting small businesses.
- We need fewer businesses in order to preserve a residential environment
- Small business friendly,
- Farming.
- Protect and support locale stores that are unique and foster a collaborative vision. Such as, herbal shops. quilting, and the arts.
- Mid income housing needs to be developed.
- Prioritize the working-class jobs and housing that will truly create a live, work community. Economic development needs to be consistent with housing costs. It currently is not.
- Support and work to encourage small (single-location) businesses, arts establishments, farmer's markets and restaurants (single-location) that add to the appeal of Tempe. Look at what Mesa is doing in their downtown -- much more interesting than Tempe's downtown.
- To be honest, that seems like a pipe dream. Stop giving tax cuts to developers and we could probably forget about that question. Looking for money from the bottom, eh?
- Access to safe abortion
- Access to safe abortion
- Creativity and sustainability oriented businesses
- I really just mean local, independent restaurants. Not hotels, chains, etc. Make Tempe funky and independent again. We don't want to be south Scottsdale.

- Keep chains out of Tempe and make more small business independent places and also don't ruin skyline
- Community centers and programs
- Focus on promoting sustainability, and small businesses in all industries.
- Make Tempe affordable to live for all types of employees to be attracted to our city.
- A focus on science, technology, and education is necessary to propel our economy into the future. A strong focus on technology education and technology startups will make us competitive.
- Support sustainable businesses; set standards and reward green building & site development; ongoing relationships with business owners on benefits of sustainable practices; penalties for sites in nonconformance (dead trees, defective watering systems, etc.)
- Solar infrastructure converting vacant real estate into low income housing  
Ways to mitigate heat problems
- Locally owned and operated business! Sadly, Tempe seems to have fewer independent small businesses, which we know more benefit local communities.
- MORE FAMILY HOMES / TOWNHOUSE APARTMENT THAT THEY CAN AFFORD
- other = sustainable / renewable businesses
- Should encourage more small businesses.
- Bringing industry and manufacturing to Tempe will bring jobs and allow some people to live where they work.
- Encourage residents to plant more low water use shade trees, to not put in rock lawns, and other efforts that minimize heat retention.
- Stop developing. Tempe does NOT need more apartments and businesses. The quality of life in Tempe has seriously degraded.
- Please do not add manufacturing or medical. It will take away from the clean air and outdoorsy peace that Tempe provides. We have no other area like it.
- I think that the projects going in on the southeast side of TTL are not necessary and will change the sense of community within Tempe. It is starting to look like LA or SD around the lake. Adding more buildings to what used to be a peace urban lake and a great place to relax and enjoy nature is not the answer.

- Education
- Support local small businesses more, and not promote corporate entities.
- Small business is big part of Tempe's character and culture, the city should attentive ensuring that re-zoning or 'revitalization' efforts don't displace or undermine existing businesses within the community. Case and point is Danelle Plaza, the city needs to work with long time small business owners that anchor the neighborhood and the city's local arts and live music culture instead of leaning into aggressive developers looking for re-zoning applications that force out existing businesses due to conflicting land-use decisions. This only creates conflict, and misses opportunities to build on our community's unique character. Existing small business centers in our neighborhoods are a critical to the sustainability and diversity of Tempe, especially places like Danelle Plaza that host valuable local cultural scenes that drive our creative identity. Other: Arts & Culture. Year after year, it feels like Tempe is losing its authentic identity as a diverse and dynamic creative hub in favor of the bland and synthetic - it's easy to cash in on, difficult and costly to recover.
- Vertical Farming Facility (like in most large cities). This also falls under the sustainable category. DO NOT invest anymore time or money into thinking about building the Coyotes Stadium here. You already know they have a proven track record of bad business partners with multiple cities. The area selected has also been deemed a safety hazard for the stadium (size and people traffic) by the FAA. Priest and Rio Salado does not have the traffic infrastructure to even support such a large venue at all. Lastly, it is our last open land in our land locked city ripe for investment potential for Tempe's sustainable future. Anybody with half a consciousness can foresee that the long term investment does not promote a prosperous and sustainable future. The stadium has a definite expiration date because sports teams move all the time, leaving a wake of wasteful un-used buildings. We need to invest in a sustainable future for Tempe, not a limited time entertainment venue. My personal idea that you could turn the locked land into is a vertical farming facility which many large city's already do and they work great to support the local community. It saves massive amounts of water that would be wasted evaporating over large farm lands, while growing healthy, premium crops of fruits and vegetables that could be sold to local stores to cheapen costs for



everyday consumers. This could help the cities bottom line and could cut costs on imports for local grocery stores needing less from outside farm lands that Tempe does not have. This would be no where near as tall as a stadium so the safety hazard would be far less. This land is vital for the future success of Tempe. PLEASE, use the land wisely. Here are some YouTube video research on how they work: 90% Less Water Farming:

[https://youtu.be/3Ww2TP\\_tU7o](https://youtu.be/3Ww2TP_tU7o) Close to home, future of farming:

<https://youtu.be/LiNI-JUFtsA> I would also like to see more money put into the expansion of public ether web! I am currently being robbed by my ISP for the price of internet because they are the ONLY provider in my area that offers more than 50mbps. If I have to upload videos all day long that doesn't even cut it! It's completely unreasonable for anybody who lives in an urban area such as I to be paying over 90 dollars a month for fast but non-reliable service internet monopolized by a single provider! This is a serious issue that has been like this for over 6 years. NO, other provider but 1 offers over 50mbps in my area and it's NOT FAIR! I wish I could do Google fiber, they have 10 times the speed for a fraction of the price.

- Encourage locally owned non-chains.
- More affordable housing so that the people employed by Tempe companies can still live here.

#### 5. SUSTAINABILITY: How would you prioritize the following sustainability goals for Tempe? Please rank your preferences (1 highest).

1. Increase tree canopy in all public spaces and rights-of-way
2. Mitigation of extreme heat through appropriate landscape design and vegetation
3. Creating neighborhoods with housing, jobs, shopping and services within convenient walking or biking distance
4. Reducing greenhouse gas emissions (e.g., increasing clean energy use, reducing driving)
5. Encouraging on-site rainwater harvesting for irrigation use
6. Encouraging more mixed-use (e.g., mix of commercial and residential uses) to reduce transportation need
7. Encouraging edible landscapes and urban agriculture for local food production

8. Addressing public health initiatives through planning

9. Other

**Responses: 339**

**Other sustainability:**

- What is the city's goal for incentives to businesses to adopt alternative forms of clean energy, obvi, solar. on-site rainwater harvesting is a completely ridiculous investment when you may only have one day of rain a year. Where are the incentives for eliminating fresh water watering of large green belts?
- Repave the streets in Alta Mira I believe we are going on 20 years since the last paving
- Tempe has no biz worrying about wasting our tax dollars on sustainability BS. Do a cost benefit of DIRECT TODAY costs and move on.
- Tempe, by itself is not going to control the climate, so don't worry about it. If you worry about "sustainability" and you think the current population is unsustainable, then don't encourage growth and make sure you secure the water and power resources needed by the city and its current residents.
- make sure sidewalks are walkable and wheelchair accessible (clear from brush and trash and rubble) and that bike lanes are also free from obstacles and brush
- Increase walkability by reducing ROW widths both on residential and arterial streets.
- Many of the sustainability initiatives have inter-connected goals that are all high-priority for me!
- Making it easier to drive less will be the most impactful way forward!!
- Encouraging reduction in greenhouse gas emissions through expanding public transit (such as BRT, the light rail, and the Tempe streetcar)
- Increase EV charger availability throughout the City to promote adoption.
- Most of Tempe is not walkable. I live in such a dead area -- Southern and Priest. There are jobs around here, and housing, but its not a pleasant place to walk, and there are no grocery stores or restaurants in walking distance.
- Walkable waterfront retail, dining, and entertainment at the lake, rather than wasting that space as just a wide path behind offices and a few millionaire's condos.

- already have too many public transportation means, but no way for those in need to get to the transportation
- Mixed use development, density is a landlocked cities friend
- Reduce rampant development of overpriced housing and preserve open space
- Can we just STOP with the green house gas emissions BS already?? And what the heck is "addressing public health initiatives through planning"? Tempe's idea of sustainability is warehousing people in a d\*\*med high-rise while restricting and interfering with the need and right to move about the city freely.
- Tree canopy should be extremely important! Great way to offset carbon, keep areas shaded, and fight against the urban heat island.
- Need to encourage businesses to develop subsidized senior housing and mid income housing
- Stop letting these outside companies build and ruin our city, keep it local. These outsiders are only see us as a dollar sign
- Try to show that Tempe doesn't hate renters and the poor in general.
- Access to safe abortion
- Access to safe abortion
- Set up sustainability tax for City facilities to implement green building practices and achieve net zero buildings and provide incentives for private developments to implement green building practices
- Making Tempe more accessible those not using cars. Push residents to bike, skate, use public transport and make it easy.
- Bike routes - do not have to be on major streets but need more N/S routes on the east side of the city.
- Affordable single family dwellings and our school districts need revamped
- Expand use of reclaimed water, recycling every drop of water that is used at least once
- Households should be able to thrive without cars.
- Develop inter-regional commuter rail and associated transit-oriented development through Tempe and across the Phoenix-Tucson-Las Vegas corridor.
- Is edible landscapes a a willie wonka dispensary?

- Mitigate heat with new technologies and research to help communities that can't afford plant shade or pay for the continuing water rate changes.
- hold businesses / commercial properties MORE accountable than residents on a/c use, greenhouse emissions, etc. - a commercial property is running a/c 24/7/365 with few people there over many of those hours, AND they all run it at 65 degrees, with everyone inside freezing!
- Improve alternative transportation - bike routes, busses, etc.
- Create more walkway shade and clean-power by installing solar panels above sidewalks, and expanding covered parking with solar panels.
- Provide grants for artificial lawns with zero use especially for high water users or homes with pools that use more water due to the increased evaporation from climate change.
- specifically mental health crisis
- Protecting waterways, wildlife, and habitats from the damage that comes from homeless encampments.
- Adding tree canopies to public spaces is important, however it needs to be done without using plants that use a lot of water and cost money with landscaping trimming every other week. Creating neighborhoods which have services that are convenient for the residents would be important to do without losing the current sense of community. How will we cut back and conserve water usage?
- Abolish single family zoning within walking distance (1/8 - 1/4 mile) of ASU and downtown and encourage redevelopment of these lots. I'm not asking for towers, but duplexes and small apartments. The missing gradient of our city. Allowing more density would do wonders for a walk-able, sustainable city.
- Encourage use of gray water for residential areas.
- More tree canopy along streets and transit stops! Really appreciate the desert landscaping on the intersection of College and Southern - thoughtful landscaping is just as important as public art, and offers even more environmental, health and edible possibilities, lean into our desert heritage.
- Reduce the amount of paved over parking spaces for instance at Southern and Mill (and many other major intersections) there are giant parking lots on all four corners, more spaces than are ever needed. Give that space back for gardens, pocket parks, public art, something human and life enhancing

- Please read my above comments about the Vertical Farming Facility. They save 90% of the water from evaporating over large farm land. If this isn't sustainable then I don't know what is. My thoughts on the upcoming water crisis is for the city to start investing in atmospheric water generators (AWG) that pulls water from even the driest air and turns it into drinkable water. With a personal one from home, you can make up to 5 to 8 gallons of water per day. It is cleaner (and WAY less hard) than anything you could ever get out of the faucet. The city should definitely research and invest into something like this on a large scale for the future of Tempe residents, as it would negate water shortages and be a viable resort in case of some sort of natural disaster among other things. Here are some sites and videos on the topic:  
<https://www.epa.gov/water-research/atmospheric-water-generation-research>  
 DIY AWG: [https://youtu.be/ksOr7lX\\_RVU](https://youtu.be/ksOr7lX_RVU) UC Berkeley Sunlight Water Harvester: <https://youtu.be/-6T3lCXWqjc>
- Affordable housing and grocery stores with affordable prices (not Whole Foods)

**6. MOBILITY: How would you prioritize the following goals for the future of Tempe? Please rank your preferences (1 highest).**

1. Off-street multi-use paths
2. Pedestrian crossings
3. Pavement quality
4. Sidewalk on all streets
5. Additional bike facilities
6. Expanded and more frequent Orbit service
7. Expanded and more frequent streetcar and rail service
8. Traffic calming on residential streets
9. Expanded and more frequent arterial bus, express bus, and Bus Rapid Transit
10. Street lighting
11. Increased and enhanced transit facilities
12. Other

**Responses: 340**

**Other mobility:**

- Safe bike lanes and car-free zones development

- We should use the Tempe canal as an e-bike highway, with branching off connections to different bike lane streets and neighborhoods
- Maintain streets to minimize commute times across tempe
- Bike lanes are fine, but not at the expense of car travel lanes. Also get bikes off of sidewalks. We currently have streets that have been narrowed for bike lanes, making traffic worse, and the bikes are still on the sidewalks, creating a hazard for pedestrians and cars. Streetcars in car travel lanes are also a mess. If you want to ban car travel to downtown Tempe, then just say that's what you intend and get it over with.
- make sure sidewalks are walkable and wheelchair accessible (clear from brush and trash and rubble) and that bike lanes are also free from obstacles and brush
- make mill ave. closed to automobiles ... a pedestrian and streetcar only open air mall
- Protected bike lanes is #1. I'd also just like to say, Rio Salado between Priest and Mill seriously needs an actual protected bike lane. It's not enough that the sidewalk is wider and there's a sidewalk along the lake. That is fine for casual riding, but with so many people walking (which is great) it's hard for cyclists to get around efficiently.
- Get out of the light rail and mass transit business
- Build/mandate landscape setback between all roadways and sidewalks.
- Seats at bus stops!
- Miller Rd between Curry and McKellips needs to be repaved.
- Dedicated baseball facility and fields, regular maintenance, fair scheduling, etc
- I live on a residential street (3500 block of Margo) and people drive 60+ mph on it all the time. I've been told its practically impossible to get speed bumps. I'd like to see white coating on the streets to cool things down.
- Protected bike lanes, density, public transportation. Ease of walking over driving.
- Bike safe grids throughout Tempe so that people can get around safely without fear of aggressive drivers
- Can we STOP with the d\*\*ned street cars? Nobody wants them! The next time the city council is showered with federal funds for unwanted transportation projects, would the city council members consider just quietly

taking the money home with them instead of subjecting the citizens to more and more useless projects that "save the environment". Enough already!!

- Family-safe 1/2 mile bike grid over all of Tempe and connecting well to all other Cities around us for effective and safe bicycle transportation regionally.
- Safer alley ways from crime and homeless.
- Start putting the taxpayers ahead of the homeless.
- No cars at all. Create pedestrian only areas.
- No more stupid rail cars, y'all already ruined historic mill avenue, I actually refuse to go to mill ave because of it.
- Removal of the gigantic waste of money we call a railcar. ASU is not Tempe, and a little car that goes back and forth to the school isn't fooling anyone into thinking it's something special.
- Protected bike lanes on busy roads (Rural, Baseline, University)
- Access to safe abortion (2)
- Please please please stop spending money and resources on bike lanes!!!! As a working mom, I cannot take my kids to school via bike or commute downtown via bike. Or go grocery shopping or go to appointments or anything via bike. The fact that Tempe seems to have made bike lanes a priority is ridiculous and catering to a tiny minority.
- Good bike paths in North Tempe along the canals like they have in South Tempe
- Individually, Tempe's bike routes are great. Unfortunately, they are fragmented, making it hard to get from point A to point B.
- Fix what we have before adding more. The things Tempe already offers is great just outdated or run down. Beautify and update the already great aspects of Tempe. Stop trying to add more and more and more.
- Restoration of Tempe-Phoenix-Los Angeles long distance rail (Amtrak or other) to alleviate I-10 traffic
- More and expanded protected bike lanes
- Anything other than the rest of the list
- align the street lights so that you are not constantly stopping and starting. in a few blocks. don't have a red light, green light, red light, green light.
- Seriously, how about properly maintaining existing city streets?? For instance, Spence Avenue is CRUMBLING and filling the potholes does NOT last. You

have a 40 foot bus plus the Orbit plus ASU employees and students using it as a public parking lot plus the normal traffic from us residents who can only reach our dead end streets from this street.

- Your #1 priority, is, and always will be, MAINTAIN INFRASTRUCTURE! The condition of our roads (in south Tempe) are embarrassing. You need to support the people that are paying these high taxes and stop the growth madness around the lake.
- Make mill ave more pedestrian friendly! More shade and misters, less cars. My favorite nights I've ever had on mill where nights where the street was blocked off so I didn't have to worry about car traffic at all.
- Realigning bus stops to be closer to entrances of destinations so that they are more useful to riders. If the bus stop is at a spot that doesn't have anything nearby it, no one is going to use it. Say if there is a grocery store nearby, the stop should be as close as safety allows. Not down the street because the stop is too close to the previous bus stop
- NO MORE MONEY SPENT ON BIKE LANES. THEY ARE A BIG WASTE AS THEY ARE NEVER USED.
- Widening sidewalks/installing landscape buffers
- Education for drivers on pedestrians & cyclists. The goal of making the city as walkable/bikable as possible is at odds with all of the drivers who hit pedestrians & cyclists.
- safer on-street bike paths and pedestrian crossings, with more clear traffic signage, especially around the light rail and streetcar lanes and crossings.
- Conversion of existing lanes to dedicated bike/rail/bus traffic
- Orbit, rail, and buses are a waste of our resources. I would use them, but the homeless have taken them over.
- I would live to do more hiking with my family, but currently, I don't feel it's safe enough on the roads to do. Too many people speed and don't pay attention.
- Wider bike lanes, protect cyclists on the roads, more bike lanes on more streets/roads. Not bike paths
- I don't (and due to where I work) cannot use public transit. My voting reflects this.
- Increase the visibility of street signs (more that are backlit or lit, larger lettering on residential street signs, removal of vegetation that blocks



visibility) Fewer or no residential street lights (dark skies) Wide bike paths where they exist, and strong efforts to educate the public about bike lanes, and what automobiles responsibilities are (for example making a right turn through one)

- I am a senior and in 15 years I won't be driving much if at all. I live in So Tempe (Guad. and McClintock). I moved to Tempe as the Orbit buses will be great to have to get to the library, store, Pyle Center, Tempe Marketplace, Downtown Tempe when I am not able to drive anymore.
- Safety for bike riders and pedestrian is critical to help with traffic flow and to encourage people to walk or ride their bikes. Streetlights for main streets and in residential areas need to be increased.
- overall cleanliness - I see so many discarded street work signs, overgrown/dead trees/bushes, and trash everywhere!
- Eventually expand the Street Car south on McClintock via the library to Mill like originally planed. Connect the neighborhoods south of the tracks to the economic engine of the Airport and ASU.
- Seal streets with reflective coatings to reduce heat retention. Tempe gov does not have to pay for sidewalks when subdivision developers should do that. Old parts of tempe are more historic that way. Stop spending money on more transit.
- Nothing worse than bad pavement... or potholes along the edge of roads where bikes have to navigate (ack).
- More pedestrian scrambles where Only people walking/biking are in the intersection and then a time when It's only cars moving through the space.
- I marked pavement quality because I believe that degrading pavement on the 202 and 101 are contributing to freeway noise in neighborhoods. I appreciate what Mayor Corey Woods is doing on this topic at the Transportation Committee at MAG, but hope it remains an ongoing priority for the City.
- It is difficult to maneuver a wheelchair within the neighborhoods and I have. to end up in the roadway moreso than the sidewalks, which is very unsafe.
- If investments are made into MASS transit, make sure these modes are not on street traffic level! Think Lightrails below and crosswalks above. Anything like that would be better than our current situation. With out current

infrastructure, I will not support anything otherwise. To be clear about my rankings, the first two items are 94% while the rest are less than 6%.

7. GROWTH AREAS: Tempe General Plan 2040 identifies growth areas as shown in the map below. Do you agree with the locations?

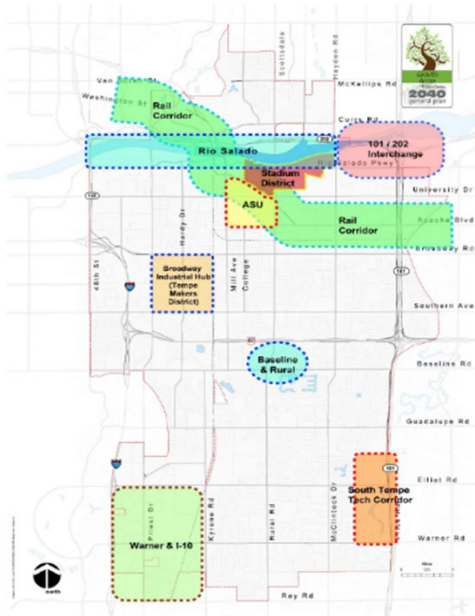
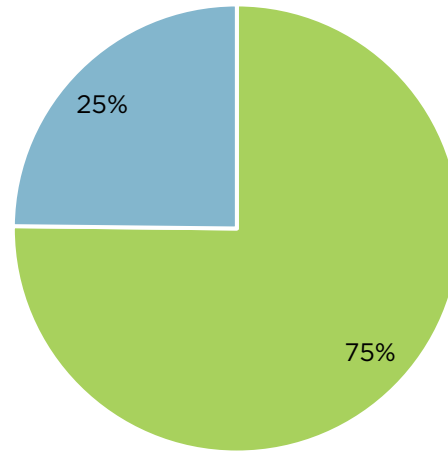


Figure 4. Growth Areas



■ Yes (227) ■ No (75)

Responses: 302

Why or why not?

1. Also need to shift single family housing zoning to permit 'guest house', duplex, triplex, 'in-law' stories communal housing, etc. across the city to increase affordable housing options and increase accommodations for families providing elder/caregiving duties. Incentives for those who elect to build and offer up these builds as truly affordable housing options.
2. Leaves out 60 and 101 southbound areas
3. Not nearly ambitious enough. There should be much increased gentle density throughout Tempe in addition to the very very aggressive density increases along transit corridor that the map identifies
4. Tempe has more than enough growth. ASU has consumed North Tempe. Ruthless developers have built monster apartment complexes with no requirements to rebuild infrastructure. Now Tempe wants to give away 46

acres to the Coyotes. Residential neighborhoods are at risk of becoming victims of eminent domain so more monster apartments can be built for dirt bag renters.

5. these seem like good areas
6. no opinion on this
7. They seem reasonable
8. Stop wasting money on the downtown BS and idiocy like trolley cars
9. Please leave south Tempe alone. We stay away from North Tempe now because it is so crowded and overwhelming. Please, no high-rises or large apartments buildings...it's too much.
10. They appear to be accurate.
11. Why is "growth" required? If the current city is unsustainable, increasing population and resource requirements is not going to help. If "growth" means allowing higher economic output industries to replace retail, then that can help reduce overall tax rates, which would be a good thing. Start making ASU pay property tax or constrain its growth.
12. There is a lot of available land in other parts of the city that could provide housing. Future BRT service could serve high density residential.
13. They seem appropriate and well-distributed through the city. However, we have only been here 2 years, so I'm not confident in my assessment.
14. I agree with all areas in north tempe. South Tempe, especially baseline and Rural is already congested enough,
15. Growth areas are fine if they do not affect Sky Harbor Airport flight path. We do not need the hockey stadium...
16. Seems plausible.
17. Most of Tempe's growth will be in the form of redevelopment, increasing height and density.
18. Having been in Tempe for many years and seen the massive growth that has occurred, I'm feeling that we've lost much of what made us unique. I know that one can't stop time but it feels like we've reached our capacity long ago for a good quality lifestyle. Limiting growth to the Rail Corridor, 101/202 interchange, and Broadway Industrial Hub, and S. Tempe Tech Corridor might alleviate some of the congestion that now seems to define much of Tempe now.

19. I believe there are opportunities to grow in these spaces. I also believe that we have the opportunity to encourage safety, mixed income, physical activity, and environmental sustainability through planning and placing quality over quantity.
20. Definitely agree with more growth surrounding the light rail and street car. I am curious what the 101/202 interchange growth area would include.
21. All areas provided have seen significant growth and will most likely continue into the future.
22. the Whole Foods has been gone from Baseline and Rural for two years now with no new tenant... would love to see something useful in there. Other spots look good.
23. I think those are good places for densification to start, but it will eventually need to expand into other areas.
24. Looks like what is needed.
25. Seems logical.
26. Mostly not next to existing neighborhoods.
27. The identified growth areas are places that I frequent and reside in.
28. Please include Scottsdale Rd from McKellips to the 202. This is the welcome from Scottsdale into Tempe and it doesn't look all that great at this time. There are too many "undesirable" places - like the strip club, Motel 6, Bikini Bean, Avis car rental, all the auto sales locations south of Tempe Dr, Haahr's Cars, LLC.. VALLEY AUTO SOURCE, Elite Fine Jewelers, Canyon State Trucks & Suvs | Diesels, and most of all the Ramada. DO NOT MAKE THAT INTO LOW INCOME HOUSING! Great places along this part of Scottsdale Rd include but are not limited to: Starbucks, Philly's, Human Bean, Technology Repair, The Palms, Regroup Coffee and Bicycles, Cow Town Boots, Camden and Sunday Goods. Let's get more businesses, shops and residential places like these in this location!!!!
29. Rail corridor is extremely important to promote more ways to get around other than driving and to create a vibrant urban environment
30. Space available and some has variety of public transportation that will allow greater density of population. Public Transportation can be expanded to enhance all areas and reduce particulate pollution.
31. Living in one of the areas that are being projected; there has been an uptick in noise and destruction of the streets around. The traffic has built

substantially as well as the pollution of the area. This area was once a relaxing oasis get away from the heat. Now it feels like a concrete jungle, with what you seek to change you'll make it worse.

32. These are the areas where I see the most construction/growth currently, which makes sense given that it roughly corresponds to the downtown area. Though I would ideally like to see equal growth throughout the city
33. Yes, but believe there is a need to expand the list to include Alameda/I-10 to acknowledge future pedestrian bridge linkages; and a need to identify more of a north/south corridor to connect areas in north Tempe to south Tempe.
34. Development outside of the high traffic areas would hopefully help alleviate traffic that concentrates in those areas.
35. with the light rail at Tempe MarketPlace and Tempe Beach Park-downtown area
36. The locations are fine, but I'm concerned with what mixed-use industrial means for Tempe Maker's District, and that I see nothing about green space or walkable retail.
37. For the most part, this seems accurate. However, ASU growth should be sustained by the university funds, not the city.
38. All indicated areas are agreeable - would also consider gentrifying the University Dr. corridor, West of Hardy Dr. and McClintock Dr. around Baseline
39. Still unsure how you define "maker" for that area. So far it just seems to mean "new giant apartments on Bway and Roosevelt, with no other infrastructure improvements". Can't support any of it without better communication from the city as to the actual goal.
40. ASU desperately needs increased bus frequency and services so it's very good to mark that as a growth area.
41. Too crowded already.
42. The density around Town Lake, Downtown, Rio Salado, ASU has become unbearable. I used to look forward to grabbing the Orbit and going to events. Now I avoid those areas completely. If I wanted to experience wind tunnels, deafening traffic din, and crowds everywhere I turn, I would live in NYC or Chicago. What happened to my little city where I ran into the mayor at lunch or church or in the P.O.?
43. South Tempe seems to be in pretty good shape with all of the HOA's, not a pothole in sight! Focus should be in the areas of Tempe that need it most.

44. maybe add the Broadway Road Makers area and the Area by Tempe Marketplace and the county island area that tempe has annexed and/or may annex
45. There's already too much traffic and buildings everywhere.
46. wipes out a lot of historical areas and homes
47. I think there are more areas ripe for redevelopment but it's a good start. Designing for use of person yes, designing for car no.
48. Please leave Baseline and Rural alone. It's a dangerous intersection as it is - why make it worse by "growing" it? Why not put "growth areas" in the wealthy 85284 zip code area and leave the rest of us alone.
49. I live near light rail and the 101/202, and recognize that this area is already growing significantly, and that feels appropriate.
50. Now that we have the light rail, we may as well build stuff around it.
51. I don't fully understand the implications of this designation.
52. I think Rio Salado has great opportunity to expand the city especially in the categories mentioned above (open space, sustainability, mobility, and economically).
53. The areas around Tempe beach park and asu have been developed enough. I think the money would be better to fix older neighborhoods and businesses to reduce dark or unfriendly areas. Places with high crime or drug use. Places where wonderers and homeless make homes and shelters. Fix these areas so that Tempe residents feel safer.
54. The 2040 plan is not really serving the taxpayers in Tempe. It is serving more intellectual desires of a segment of the community and not the entire city. In this difficult time, the mayor and city council needs to make sure that the budget is balanced and that the infrastructure needs are met. I'm tired of the city for being more concerned about the homeless who are drawn to our neighborhoods to steal and destroy taxpayers property.
55. Seems to look OK - hard to read - print too small and there was no explanation of what the different colored areas actually mean.
56. The traffic on Rio will be horrendous and it's the one refuge to get away from lots of people.
57. Stuffing to many people in a spot when we already have a water crisis. Lets figure out the water first and see if we can sustain expanding.

58. Selected regions are spread out and accessible no matter which part of Tempe you live
59. Because you are ultimately going to listen to developers and not citizens.
60. I do agree with a lot however I would be interested to see some traffic impact reports for a lot of the north Tempe sites. Traffic is already bad between Rio Salado & Broadway Rd.
61. Have you seen the congestion already in north tempe?
62. No access to safe abortion in plans
63. No access to safe abortion indicated
64. Too many high rises in the downtown blocking the views to A mountain. It looks like a little Dubai, not Tempe.
65. These areas are too limited.
66. Please don't build the hockey stadium. We have seen how the Coyotes organization is not interested in making a contribution to the city it resides in (not paying bills and handling its side of the contracts) and I again feel like Tempe is turning into some corporate, fake, South Scottsdale type development. How about we figure out a way to handle our water crisis before we bring in more people and more buildings and make the crisis even worse.
67. The 101 202, Rio Salado, Th Broadway area will increase congestion, population density, pollution, chain & corporate restaurants, reduce green space etc.
68. Just a comment to plan carefully for water use in north Tempe - the areas not served by SRP.
69. They seem logical
70. I really, I mean REALLY, hate what is being done along Rio Salado and the Light Rail Corridor. I am also concerned that the City is more concerned with growth than with sustainability and that the poorer members of the community are consequently being pushed out in the haste to satisfy developers.
71. We aren't doing anything that helps families and small businesses, just ASU and corporations. I don't think promoting growth is a key idea right now. Take care of the people and things that are already here so we won't want to leave.
72. Appears functionally appropriate. Tech corridor is forward thinking.

73. The rail corridor will be key in connecting areas and growing them.
74. They make sense based on the developments that I have seen in those areas. But I'm not sure about the maker space on Broadway. Nothing much changes in Broadway Rd but it could use new ideas and uses.
75. They have the most open-land potential.
76. I do agree that those areas should be the main focus but should not stop there.
77. Seems to identify areas ripe for growth development.
78. a bit of a concern that ASU is a growth area -- they seem to already be taking over much of downtown areas
79. Looks good
80. These are the undeveloped or under-developed areas within Tempe.
81. Preserving the character of historic Mill Ave is paramount to the future of Tempe. Although the new street car runs through downtown Tempe so do most of the historically significant buildings. Just because the transportation district overlay allows you to build higher and denser some areas are NOT compatible. Just because you "can" does not mean you should. The rail corridor along apache and into east ASU area are great choices. The Broadway industrial Hub is a great location as is the South Tempe Tech area.
82. North Tempe (north of tempe town lake) seems to always get overlooked as a part of tempe. We need growth in that area or everyone north of the lake will revert to scottsdale for commerce and activities.
83. Tempe Town Lake is the absolute gem of Tempe and surrounding areas and should have all the benefits a fabulous urban, waterfront should have.
84. Logically where growth is already taking place - or where there is space available.
85. Looks logical based on the areas described.
86. I don't understand what growth area here means. Growth as in more people? Or investment And development? More specificity on the map and defining what growth would be in each zone would help.
87. I'm not sure I understand the question. Do you mean target these areas for greater density? Do you mean encourage more businesses to locate in these areas?
88. No different than today.
89. not enough public transportation connecting south of asu



90. We need homes
91. You seem to be missing a great chunk of north east tempe, this includes folks up to priest and university. Should consider this area for rail as well.
92. Along the lake has a lot of potential. The area between rural and McClintock especially.
93. These areas are currently hubs for living and working and should be expanded.
94. I believe these are good areas to focus on growth, but there are others that are often left out of general discussions and consideration since they are geographically isolated from the main portion of Tempe. Most communities on the far side of our freeway borders (north of 202, east of 101, and west of I-10) are isolated and don't feel like they're part of Tempe.
95. The 2040 General Plan identifies areas that seem to be most likely to experience growth based on existing facilities, but does not appear to incorporate low-density areas that would be sensible for increased density and development outside of existing cultural resource areas. If we are committed to sustainability and transit-oriented development, we must also permit increased densities in low-density single-family-home neighborhoods. There are several such neighborhoods with near major amenities and a transportation network capable of supporting higher capacity mass transit.
96. North Tempe is the most prominent area of the city and needs the most development attention. As long as it doesn't disturb Papago and the recreation area of Tempe Beach Park
97. Needs to include North Tempe specifically 85281
98. Not knowing what the plan is for these areas, its hard to agree or disagree.
99. Rural & Warner should be included and a light rail or streetcar should be brought down Rural to connect to the existing rail corridor.
100. Rio Salado sports stadium. Seriously???? THis is a priority? Uses too much precious land. It is for the wealthy and not the average person who lives in Tempe. The whole project has entailed a great deal of secrecy and the developer has a questionable reputation.
101. But we need new pavement and street signs, and speed bumps and free trees for homeowners on Laird street and surrounding areas. We are always ignored.

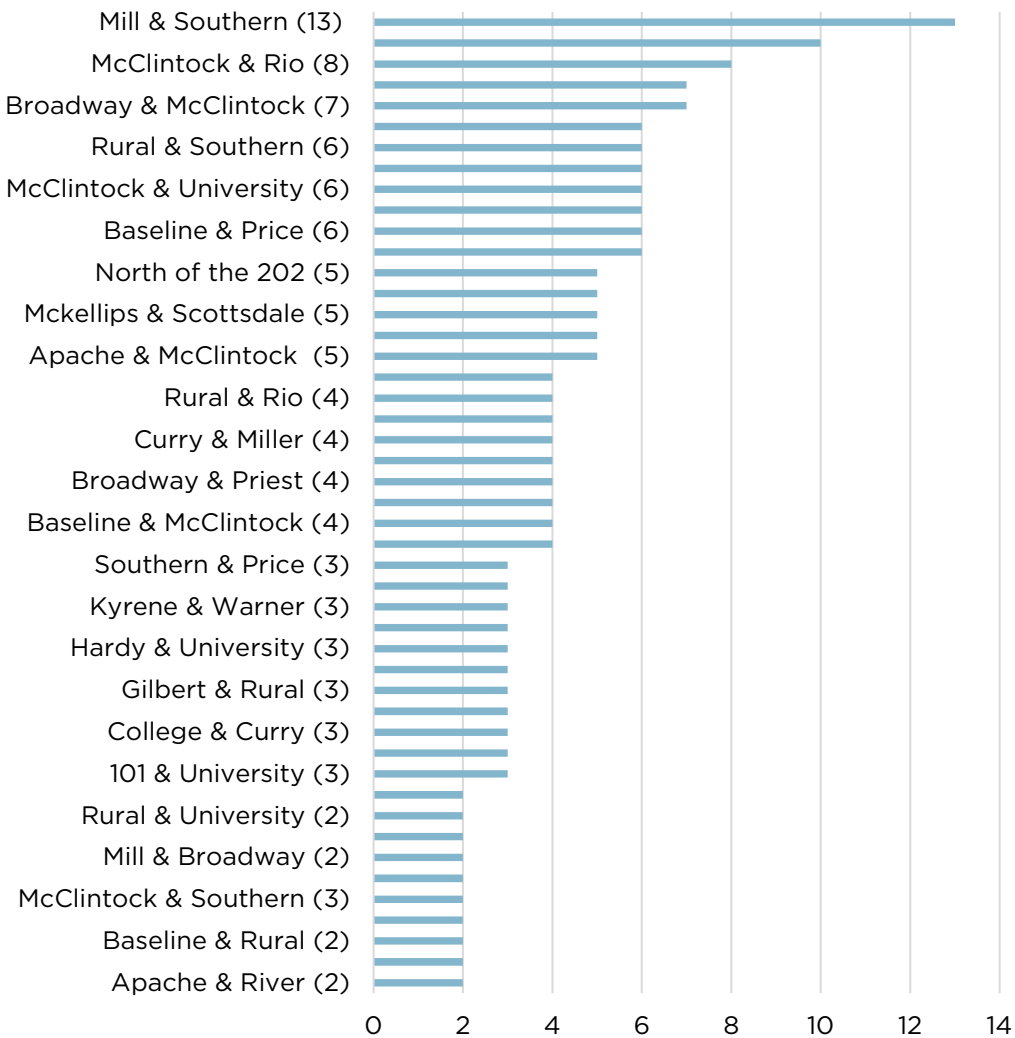
102. Baseline and Rural is very congested already and lots of pedestrians running through the streets while cars are in lanes. There needs to be more structure in this area before more is brought in.
103. It makes the most sense to focus future resources in areas that are already growing around the city.
104. There is already too much luxury apartments and living areas. We need more affordable housing to be able to provide the amount of workers necessary to do any of the above-mentioned programs.
105. I don't think the streetcar is going to "grow" anything
106. The areas seem small enough that they won't overtake the city.
107. I live near the Baseline & Rural location. It is a shame that that area no longer has the Whole Foods. However, it would be a good area to add housing or mixed use housing/business.
108. My neighborhood continually get neglected.
109. Need to focus on central areas of Tempe in additional to just Rural and Baseline.
110. Growth areas look good, excited for more stuff to go in around the lake. Hope the coyotes stadium gets built
111. Makes sense with what already exists and where people live.
112. Light rail corridor is already heavily congested, additional growth would increase problems with crime and homelessness.
113. Because anything identified and approved by the likes of Mayor Woods and Jennifer Adams can't be good.
114. I agree because I'm familiar with those areas and see the areas as places were the most changes will occur due to the existing business or lack of business currently in the areas.
115. I agree because the city council INSISTS that we are not densely populated enough so more and more multi-unit housing goes in.
116. Keep the 101/202 interchange. It is in a good location. Keep Rio Salado where it is at.
117. Do we need to use all the land for big buildings??
118. While inattentive w growth areas, I'd like to see growth (especially transportation, business, restaurants, business) outside of the ASU area:
119. I can get to the Rural/Baseline area easily

120. The southwest doesn't need more people. We shouldn't encourage growth at all.
121. Urban core let's get more
122. More expansion and growth needs to move away from the ASU campus and be focused on other areas.
123. I think that the area around TTL (Rio Salado) is expanded beyond its purpose on the east side and while the area to the west of the footbridge could be developed, care should be taken in light of the airport runways. If the stadium district is so the University can lease land to businesses who don't pay property tax, I would say stop this. The schools are losing money and then asking the residents for overrides every year. There are so many high rises that you can't even see A Mountain from the lake. The Tempe Makers District could be expanded north to Apache or University. The other areas are okay. The growth areas must support the businesses and the employment tax base.
124. Too heavily focused on north Tempe at the expense of South Tempe.
125. Transit and business related growth makes sense however the areas around ASU and Research Park should be collaborative with ASU and their should bear some cost and effort. Also, investing in lower income areas to revitalize and create more affordable housing would be helpful.
126. I live in the Baseline/Rural area - what more can be done to grow this area? There are plenty of stores, traffic/congestion, and living options.
127. We don't need growth along Apache.
128. Connect south Tempe with the rail transit. And mark my words, you will regret getting that hockey stadium.
129. Work on the areas north of Rio Salado, and East of the 101.
130. Zoning should be eliminated across the city to allow for a denser, mixed use, affordable city.
131. There is already way too much development in the downtown area.
132. The County Island, North Scottsdale Rd., and the Smith Industrial Area are not identified on that map.
133. Sure - does Baseline and Rural actually have any growth though?
134. The Rail Corridor is already too developed and dense.
135. Not 100% what is meant by growth area? We have to be thoughtful in approaching "growth" at major intersections - traditional, small business driven retail centers often play an important in maintaining the diversity and

uniqueness of our neighborhoods, they shouldn't just be wholesale up-zoned and redeveloped in the name of 'growth'. Tempe should generate a concise strategy on how to engage neighborhoods in this process ... well before the 'growth' occurs, as it seems like this will be a definitive phase in Tempe's next development narrative.

136. Not sure what you mean but growth but I'm not in favor of building a bunch of tall buildings, doesn't fit the character and vibe of Tempe. I do support having more mixed use buildings, and affordable, non-luxury housing options near downtown and the lake especially.
137. The horizontal growth pattern along the Salt River cuts off easy access for those of us living north of the river to Tempe amenities south of the river. As a north Tempe resident, despite paying Tempe taxes, I have begun paying to use Scottsdale services instead of Tempe services, because they are quicker to get to. Driving 5 miles down Rural Road to the library on a weekday afternoon can take more than 30 minutes from my north Tempe neighborhood because of the traffic and congestion. At present Hayden and Priest offer alternate routes to south Tempe, but if the development continues as shown on this map, you might as well relocate the city line and hand us over to Scottsdale.
138. Seems reasonable for the locations.
139. While I have not had my attention on everything the City of Tempe Council does, I will give you the benefit of the doubt to make the correct decision for future growth. I know you can't save the world but you can prevent bad decisions that escalate future problems from being made. It is a massive burden, but that is what you are there for. Don't mess it up.

8. Please list up to 5 other locations (provide crossroads) in Tempe you would like to propose for growth.



**Responses: 121**

**Other:**

1. 101 & Elliot
2. 101 & Guadalupe
3. 101 & Rio
4. 5th Street to 13th Street
5. Access point to Tempe Canal & the canal in general
6. Alameda & I-10
7. All of Rural in Tempe

8. Along arterial roads in south Tempe around the boundary of neighborhoods, for example McClintock & Warner
9. Annexed area
10. Apache
11. Apache & Dorsey
12. Apache & Priest
13. Area between Rio/Rural/McClintock
14. Area of Tempe that is north of the lake
15. ASU
16. Baseline & Country Club Way
17. Baseline & Guadalupe
18. Baseline & McClintock note: Planned Parenthood
19. Baseline & Priest
20. Baseline to Cornell Drive, College Avenue to Western Canal (S. of Baseline)
21. Better lighting on Baseline multi use path
22. Broadway & Price
23. Broadway (Rural to I-10)
24. Broadway Road to Baseline Road, Union Pacific Rail (W of Millnue) to College Avenue
25. Can you build out an area that leaves you with the feeling I described above?
26. Center Parkway/Washington
27. City island property...we need to purchase more of that in N. Tempe.
28. College & Scottsdale
29. Elliot & McClintock
30. Elliot Road to Knox Road, 71st Street to Bonarden Ln
31. Encanto & E Solana
32. Fill in the deep ADOT Pit off I-10 & Warner. And fill in with denser housing.
33. Former Big Surf on Hayden & Weber
34. Gilbert & Mary roads in the County Island
35. Hardy & Rio
36. Hayden & McKellips Rd area
37. It's not about growth. It's maintain.
38. Kyrene from Rio to Warner (north/south spur)
39. Lakeshore & Baseline
40. Light rail area - Priest Dr/Washington St

41. Light rail area - Terrace to Dobson
42. Make sure the budget is balanced Allocate money for the needed infrastructure repairs & updates.
43. Marigold Lane & Bridalwreath
44. Maybe growth outside of the town lake & urban core is all bad?
45. McClintock
46. McClintock & Ray
47. McClintock north/south
48. McClintock Rd from University to Rio & from the 202 to McKellips Rd.
49. Mill & 13th
50. Mill & Baseline
51. Mill & College
52. Mill & Rio
53. Mill & Southern note: So much potential for anything. Developing George's Ditch into a nice linear park. That ugly water retention basin near Mills Mall would make a great riparian preserve park if planned & landscaped Mills Mall for that matter... woof. I like what PHX & Mesa are doing & rezoning the parking lots for housing Big Surf :( Maybe the city can buy some of the old slides & install them at our pools or the Lake? Very sad tbh.
54. More multi family, infill housing, legal ADU zoning in all of Tempe
55. Near the 101 & 202
56. Near the 101 & 60
57. Near the 60 & I-10 area
58. No More Condos Anywhere Please!!
59. No more damn growth!!!!!!!!!!
60. No other areas
61. North of 202 note: North side of Tempe town lake between the Pedestrian Bridge & the Railroad track : A cluster of small restaurants, shops & bars overlooking the lake that you can only get to on foot, bike or scooter.
62. Price & Science
63. Priest & Elliot
64. Priest & Rio, I hope you build a vertical farming facility & not a stadium.
65. Priest from Baseline to University.
66. Priest to McKemy
67. Rio

68. Roosevelt & University
69. Rural & Elliot
70. Rural & McKellips note: Move the salvage yards & old out of code structures.  
Expand Orbit and Trolley
71. Rural & Playa Del Norte Dr.
72. Rural & Ray
73. Rural cycling path
74. Rural from Rio to Warner
75. Rural north/south
76. Science & River
77. Scottsdale Rd & McDowell
78. Smith & Apache
79. Smith & University
80. Smith Bike Lane on Smith Rd
81. Smith Innovation Hub
82. South Tempe - Rural/Elliot
83. South Tempe Tech
84. Southern Mill-48th
85. Southern, McClintock to Rural
86. Spots along the light rail & streetcar
87. SW corner of Broadway & Southern
88. Tempe Gardens
89. The entire area along each arterial road
90. The north & south sides of Rio between Rural & McClintock
91. The North side of Rio driving from Rural to McClintock
92. The South side of Rio driving from Rural to McClintock
93. There has been enough growth with developments exclusively with luxury  
apts. for rent, traffic congestion EVERYWHERE, road construction
94. Town lake - walkable retail, dining, etc. & actual "waterfront district"
95. University & 52nd St. area
96. University & Ash
97. University & Mill
98. UPRR right of ways
99. Western Canal (N. of Baseline Road) to S. Beck Avenue/Cornell Drive, Kyrene  
Road to Beck Avenue



100. What Does Growth Mean Here?
101. Would like to see the pot holes fixed on River drive south of Baseline - it's been marked for months
102. Would like to see the street widened on the east side of Mill at the traffic light off 60 (access to post office)

9. In a few sentences, please share your personal vision for the City of Tempe in 2050?

1. Car-free liveable city with progressive environment responsiveness and planning that fosters individual and community quality of life, safety, and long-term sustainable systems.
2. Tempe needs to put sustainability first
3. 550,000 residents, or 7,000 new residents per year. Density of Brooklyn, 10 library branches, art museums, more money for better parks, and fast reliable transit. A powerful thrumming engine of art, culture, and economic growth in the valley.
4. My personal vision is that every neighborhood is like mine in Southern Palms/Kyrene Superstition because I know so many of my neighbors in the many blocks around me and when I need help, they are there to do what they can. Not everyone is as blessed as me but I would like them all to have neighbors as friends and everyone know everyone else.
5. There is no vision for Tempe. Tempe is ruined by developers who have gotten so cozy with Tempe government.
6. A greener, shadier more walkable, bikeable town with more independent local businesses and an urban core with a greater variety of businesses (not just bars and a couple restaurants). More shade at Tempe Beach to extend the event season and make it more comfortable.
7. Less building up. Address the homeless issues in community and neighborhoods
8. Looking toward Sustainable development that encourages active and mixed transportation over automobiles with connected neighborhoods accessible to daily living and working needs; more tree canopy to mitigate extreme heat

9. Maintain south Tempe character and provide for more dining/entertainment options, while continuing growth in north Tempe. Dissincentivize vagranancy throughout Tempe, enhance recreational opportunities throughout Tempe.
10. I would like to see tempe be the heart of sustainable development for the entire city, it seems that most is focused on the asu area. I would also like to see it be an attractor to employers who want to make environmental impacts.
11. Residence south of Elliot would be better served by annexing to Chandler.
12. Increased use of solar energy production
13. Stop wasting my tax dollars. One of the highest tax rates in the state and you spend almost all of it downtown and on useless BS.
14. Address and start city wide water conservation Prioritize Tree canopies now( bus stops, light rail stations, parks, etc. Affordable housing Homeless shelters and plan to address drug/mental health issues that drive homelessness No additional hotel development The best education/public school system in the state, and competitive with the rest of the country
15. Please settle down on the huge high rises and the ridiculous growth. There are already too many people and too much traffic for the streets to handle. Tempe is losing it's charm. It's becoming less safe, over crowded, and overall much less family-friendly. It's probably too late for the vision I would like to see for Tempe. I used to enjoy taking my children to Tempe town lake for fun and events, but haven't been in several years due to the massive growth in the area and overcrowding.
16. As much as I would like to see North Tempe grow to be an industrial tech giant, with the inclusion of the Coyotes stadium, I think investing in South Tempe should be another consideration. Most households are very affluent, and provide plenty of tax dollars to our City. While I do think we want our exclusivity with space and greenery, we should encourage more restaurant and hospitality centers to come to South Tempe. Warner and Rural should be a desired restaurant hub the likes of Central and Camelback. South Tempe has the potential to be the next Arcadia. North Tempe and the Research Park will bring the high income earners looking for homes. Lets provide them with an area that has the attention and exclusivity of Scottsdale.
17. Small neighborhoods with equitable resources in community with one another.

18. Tempe should be a low tax city that provides quality basic services to its residents. Focus on policing and reducing crime, providing sewer, water, trash pickup, and parks. Provide quality roads and efficient transportation of all types. Tempe currently has one of the sales highest tax rates, and if you want people to spend money here, you have to lower them.
19. more sustainable than any other city in the US; committed to walkability; addressing urban heat island effect, cleanest city in AZ
20. a progressive, active lifestyle community emphasizing health, wellness, and happiness. a city of innovation and forward thinkers.
21. a community that thinks beyond its neighborhood to what might be best for the larger community
22. I'd like to see more heat mitigation through an increased tree canopy around neighborhoods, parks and streets/sidewalks/paths, to make it easier for people to get around outside of their car during the summer season. Tempe should also have more protected bicycle lanes on its busiest streets (University, Mill, Rural, Southern, etc) so people of all cycling skill levels feel like they can safely ride to where they need to go. The main things I would focus on would be better heat mitigation & environmentally friendly development/redevelopment, better multi-modal transportation that encourages people to get out of cars, and sustainable development & affordable housing so people aren't priced out of the city in the first place.
23. I would like to see it as a progressive growing city while keeping the quaint downtown and small town feeling over the whole city.
24. Like to see mass transit city wide late night and early morning service to reduce the need to own a car.
25. A city that has an abundance of affordable housing, it has complete neighborhoods where people can live locally. Tempe is connected with the rest of the region with fast and reliable transit service.
26. A clean and safe city for all. A city with much more trees and shrubs. A city that offers more grocery stores. A city with easy access to transportation.
27. I'd love to see us prioritize community spaces where people can come together (i.e., community and pocket parks), as well as things that help people stay active and safe (such as greenways, bike/walk/run paths). It would also be nice have a walkable downtown area with stores, coffee shops, etc. I suppose the area near ASU is like that, but it would be nice to have

small area that is traffic-free. Finally, I appreciate that Tempe is generally a clean, trash-free town, and hope that it will stay that way.

28. Please focus on more city services such as fire departments, police safety and road maintenance for vehicles.
29. I would like Tempe to be a healthy, environmentally conscious, vibrant, and welcoming city where people are safe and businesses flourish.
30. To be a prosperous, sustainable and top city to live with accessibility to neighboring cities, growth in employment and living opportunities for all who seek to call Tempe Home.
31. Tempe is making most of the right decisions regarding our growth. However, as we all know, housing is getting farther, farther out of reach for most. What can be incorporated into the General Plan's policies to make it easier, cheaper, and faster to develop new housing, with a focus on affordability. The Downtown/Lake market area is very successful in developing higher end housing but we need tools, via the General Plan and Zoning Code, to make it easier to build low and middle income housing.
32. I hope I'm wrong, but I fear the increasing density in our land-locked city. Hoping that better minds than mine can figure out how to make sure this is still a livable place.
33. I want Tempe to grow, but place quality over quantity. I want to keep Tempe a healthy and vibrant community that values diversity and nature. I would love to see more green spaces, tree lined streets, the use of solar power, and improvements to childhood development and young adults. I want to encourage folks to get outside and get to know each other and create a true sense of community that nurtures and values all walks of life. I also want to ensure that our city is accessible to all and creates the necessary spaces for various income levels by providing affordable housing options, services for our families who struggle financially, create a strong pipeline for our children and youth to educational attainment beyond HS either through college or vocational schools. I would also like to see more supports for our growing homeless population. I would like to see more ASU students involved in community engagement and improvements. Many are here for a short time, but their time here matters and has an impact on our community.
34. I believe Tempe should embrace growth and plan for continued growth in our city. To do that, I think Tempe should establish more opportunities for

residents and visitors to commute and engage with the city without a car (bike, public transit, walk). This includes creating more walkable neighborhoods, zoned for more density, restaurants, grocery stores, etc. Growth in Tempe means establish more low cost housing to support out community in need.

35. Tempe will continue to be a thriving university town but will solidify itself as a unique and thriving city with the ability to accommodate a wide variety of people and life styles. I would like to see Tempe continue to expand its standing as an innovation hub while also maintaining its authentic charm by preserving historic sites and culture. I would like to see the downtown continue to thrive and become a national attraction.
36. Would love to see gradual, purposeful growth. Traffic is so snarled by the big shopping centers. Would love to ensure there is enough apartment / homes for people to live here affordably, especially students and the elderly. Would love to continue the arts, parks, pools, and other opportunities that make Tempe a great place to live. We also need to make sure this is a livable city as global warming increases the # of days over 110 each year. More greenery, better use of water resources. Water will be key to our future!
37. -More shade through planting appropriate trees in appropriate ways in appropriate places. It's sad to see so many trees in Tempe mutilated or removed because they're planted on the wrong side of buildings, grow into power lines, etc.-Increased protected (with a physical barrier between bikes and vehicular traffic) bike routes so that it's safer for cyclists to move through the city and possible to stay off of busy main roads.
38. We need to figure out how to make sure we have enough water for residents in the future and secure our power grid against heat & fire interruption.
39. Tempe should lead the way in becoming a walkable city, where residents can live, work and play in walkable neighborhoods. A Tempe resident should not need to own a car to live here. Walking and biking should be easy, safe and convenient; drought resistant trees should be lining streets and shading walkways.
40. I envision a Tempe that embraces its identity as a desert city, both with its building codes, landscape and resource choices. One that takes advantage of the positive aspects of being in the desert while trying to minimize the real issues that arise like water scarcity and extreme heat. I also envision a city

that prioritizes affordable housing for all and adopts a posture of hospitality that welcomes neighbors of all kinds and their contributions to make Tempe a thriving community.

41. To be a first class American city.
42. By 2050 I would like to see rainwater harvesting structures/systems, swales, etc. in several Tempe parks to assist in watering flowers and other vegetation.
43. A safe city where families can live and children can play without having to worry about strangers, homeless people, and criminals mingling within the neighborhoods. Easy access (walking and biking) to shopping, schools, and entertainment.
44. I'd like to see a sustainable city with adequate transportation for all but specifically the elderly to get around without a car. More shade for pedestrians, enhanced transit services and medical options. Maximize green space, especially around schools and within neighborhoods.
45. I envision a city that has dense, multiuse, sustainable living areas. I'd love to live in a city that's walkable and bikeable in as many places as possible, with minimal danger to pedestrians who can all walk to the grocery store from their affordable residence!
46. I don't think I'll make it to 2050 :)
47. By 2050, the City of Tempe should be net zero and xeriscaped with native plants that are adapted to our desert ecosystem.
48. The best place to bike in the US
49. Blended progressive city with downtown rivalry with Phoenix
50. Parks and heat abating areas to promote walking, bicycling and more public transportation to reduce particulate pollution. the 4 legs of the Freeways (60, 202, 101 and 10) dump all kinds of particulate matter on Tempe.
51. The city of tempe has been hijacked by trying to represent a fake version of CALIFORNIA. When I first came to tempe the city was gorgeous and had a unique magic of its own. The developers have cut and sold the city and are raping the land and resources available.
52. In 2050, I see Tempe as a dense, walkable city with comprehensive public transit. The city will have densified, while still preserving its historic downtown. Roads will have decreased traffic load, supplemented by an extensive bike network. Surface temperatures will have decreased thanks to

substantially increased canopy cover, and there will be adequate social services available to those who need them. Water retention is increased by the implementation of native plant cover, irrigation ditches, and swales to prevent water loss, and Tempe will have become a local hub for small businesses to thrive with the increased foot traffic.

53. Attract families back to the area. Look to Gilbert and QC for ideas on parks and other ways to bring families back to Tempe.
54. A forward-looking, water-wise sustainable city with excellent public transportation enabling its citizens to move about efficiently without reliance on personal vehicles. Incentives to residents to plant lush, native vegetation. A strong community with opportunities for residents to grow local food, Tempe innovates and uses all spaces in sustainable innovative ways.
55. Contained "upward" development downtown. The buildings are too tall and the increased population is going to create additional traffic. It should be a fun, engaging place to live, work, play and a center for tourism.
56. Increased accessibility and sustainability. More affordable housing options, and continue to identify and fill in gaps for human service needs.
57. 1 story zoning changed to 2 story in some multi-family areas to allow added residential development.
58. With our fantastic Mayor, all things are possible
59. Tempe has potential especially as we see a changing employment landscape. As of right now, it's divided and I think breaking that division between north and south of the 60 freeway would be beneficial.
60. Blossoming economy with investment in technology, innovation, tourism, finance, real estate and all manner of healthcare. Attract investment and tourism by outperforming neighboring cities with activities, innovation and by keeping the city attractive to visitors. Invest in city road infrastructure to keep roads in great condition. Increased green canopy coverage, and investment into parks and public spaces to keep the city cool and lush. Continue to keep the 'feel' of Tempe small while ensuring our economy is robust and that we attract global business. Continue to have a great town/gown partnership with ASU and use one another to keep Tempe economically strong. Make it easier to rezone SF homes and build ADU's near ASU to improve density. Work to gentrify areas of the city which need investment through opportunity zones and incentives for developers. And

finally, maintain the neighborhood feel of the residential pockets of Tempe - carefully watching what commercial business is approved where.

61. The place to be for dining and sports entertainment in the East Valley.
62. More buses, especially for ASU
63. You're the urban planners. You tell me how I can befriend my neighbors, enjoy the weather, exercise freely, and participate in my community without being so afraid. Afraid of guns, angry people, homeless people, sick people, mean people... that I now have to isolate in my home? What happened? My personal vision for the City of Tempe is a place where kindness is so visible that I'm not shocked when I see it and likewise feel it.
64. A city that' maintained it's identity and integrity. Less rental properties and restrictions on land developers/slum lords.
65. I would like Tempe to be one of the most technologically advanced cities in the nation by 2050. Our sustainability and innovation should lead us to that spot. I personally hope for Tempe to have zero people living outside and 0 preventable heat related deaths of transient individuals by 2050. There is plenty of time to plan and build and fund community places for people with unstable housing to get the necessary resources to survive. The other main concern for me is affordable housing for all. The focus needs to stop being on high rises around asu and start being walkable communities around the valley with a variety of housing options. Combinations of apartment buildings and single family housing and townhouses in the same areas with eco friendly and aesthetically pleasing designs. Lofts above grocery stores, gyms and other commercial units.
66. Preserve the older historic areas and limit the mass transit. Let people drive to their local destinations. Stop trying to make Tempe like New York City. Make tempe an oasis of shade, preservation, renewable resources, and a coveted place to LIVE.
67. We need to focus on city equity for all citizens. Getting around the city without a car is impossible. We need to focus on public transit options and densification to reduce emissions and traffic congestion. Ideally we also have better internet options here too because the internet network here is stuck in the early 2000s.
68. Fewer high-density luxury developments, more emphasis on preserving old growth neighborhoods and open spaces



69. NO MORE d\*\*ned high rises, PLEASE!!! NO MORE stupid deals with sports teams who don't pay their bills, PLEASE!! My personal vision is that the city council will leave Tempe alone, stop trying to "grow" the city by taking developer/government money for projects that just trash the city even more. Please, just stop it.
70. Tempe (with ASU) has the expertise to lead toward a livable future with climate mitigation and adaptation as our top priorities because live, work, & play are our priorities. Human-powered mobility, desert-adapted shade trees and wise water-use blend with a priority for art-inspired spaces for diverse community to gather and learn from one another. We appreciate our existing cultural and economic diversity, and will ensure that home spaces remain for all who live and work here (effectively addressing gentrification pressures for long-term).
71. Tempe should provide mobility choices on all road corridors, mixed land uses in or around neighborhoods, and more affordable housing of various densities. This should be aimed at retaining and attracting a wider range of renters and property owners of all income levels and keep the city welcoming for all ages.
72. Anti-Racist, Free from COVID, Reduction in Homelessness encampments
73. Tempe is a tree-canopied city that is 12 degrees cooler than the rest of the valley as a result of our strategic heat island mitigation strategies. Everyone has a garden, and a handful of chickens in the backyard. We have healthy, interesting restaurants that draw people from adjacent areas, and they are spread throughout Tempe, not just by campus and Tempe Marketplace. We have resolved homelessness issues by coming up with innovative strategies for helping those who need to get back on their feet. We have no injured bicyclists because bike paths have been placed in interior areas removed from streets so bikes and cars rarely interact.
74. Tempe should stay focused on being a bike-able city that serves both students and the families that want to WORK, PLAY, LIVE all in the same place. It has the opportunity to be a city focused on the economics of its residents rather than just an over-run city filled with people who commute into it. It should be built for those who want to live and work, driving optional (but not completely removed). Ensuring our public spaces stay safe for families is important too. We shouldn't let our parks and the places we "play"

be filled with homeless and crime. A focus on making our parks and neighborhoods filled with shade trees and wider walkways would be ideal for making it more comfortable for residents to walk and bike the city.

75. I have lived and grew up in Tempe for about 35 years. I've lived in the same home for 12 years. I've always enjoyed the quiet, calm, family oriented and more relaxed vision Tempe used to have. It seems now that it has become more business and hustle. Less family and quiet. In the past 5 to 6 years I have seen a slow change that me and other Tempe residents have discussed. Crime seems to have gone up. More homeless on the streets, Less attention to the safety of residents. A decline in taking care of the parks and public areas. Less police presence. Much more traffic and the building of skyscrapers that hide the beautiful salt river and nature areas that we used to enjoy walking and hiking in. Please bring back the safe happy Tempe that once existed. Finish the big money business and then stop. Help build the community and safety. Not the business. This year is the first year I've ever considered moving out of Tempe.
76. Please make sure to consider the well being of current stakeholders in the city
77. Really enjoy Tempe Town lake and the canal path of south Tempe through Kiwanis, Ken McDonald, and over to Tempe sports complex. More connectedness through Tempe would be awesome. Additionally would love to see some of the less desirable places (mostly the ones listed above (the central and western areas)) revamped and become a location of interest.
78. Thriving, connected, mutually respectful, sustainable
79. That Tempe continues to be a diverse community. Representation is the first step to change. Select a committee or think-tank member who is not an expert. Requirement to volunteer on a board are all degreed individuals within the S.T.E.M. vocal point.
80. See above, but my comments are for 2022 and 2023.
81. Pay attention and really listen to the residential neighborhoods in Tempe. All I have heard for decades is lip service to neighborhoods. Developers rule in Tempe and the Council can't deny that. Throw in tax breaks as well, at the expense of our neighborhoods and their needs, improvements, etc. When residents run for Council? All we hear is how important the neighborhoods are and how you will listen to us. Not so. As a 50 year+ resident in Tempe, I

am very disheartened and frustrated with our City Council and the decisions they make re: development.

82. I think Tempe can be more appealing and grow more with more affordable apartments to house many. Rising up instead of going out and making facilities walking distance. Also the entertainment and leisure for all ages would boost the cities economy, a heavy investment with a booming result . Whether it's coasters or a big indoor waterpark, it can expand up. Phoenix metro area in general really lacks those kind of things. Phoenix has not improved activities for the amount of people moving. Hopefully Tempe can make the vision come true. Nothing to lose.
83. I want a more walkable, pedestrian friendly environment with increased transit opportunities such as major expansion to light rail and walkability, with more locations for entertainment and gathering and nightlife. Social situations, and increased accessibility.
84. The most bike-friendly city in America
85. I want to be able to still live here in 2050. I am all for whatever changes we need to make in order to turn that into a reality. I think we are going to need to make some big changes though, including lots of careful planning regarding shade structures, vegetation, and water use.
86. Create more affordable housing and make a priority of attracting a year-round resident. Don't listen to Mirabella in the present as they are not going to be the residents of 2050. 2050 residents will have 2022 values, hopefully. Do not do irreparable, unsustainable harm to the downtown area based off the values of those born in the 1940-50s. Support local and keep density out of Maple-Ash.
87. A city that is adapting to climate change, water shortages and extreme heat. A place where local agriculture, arts, open spaces, biking, walking and transit options create a livable and healthy environment; where local restaurants and small businesses are valued and supported for a more interesting social environment. Where diverse landscapes and architecture help nourish birds, insects, animals, plants and people. Where the air is safer to breath.
88. Services for the druggies and homeless. A sustainable water plan. No high rise buildings we are losing our beautiful views. In 3 years I lost all the views of the surrounding mountains due to high rise buildings.

89. It's so off the rails and in people's pockets that a vision would be silly. Just ask the people that are paying what they're going to do? Why the veil of choice?
90. I would love to see Tempe be a much more green & comfortable city. Our climate is changing & with temperatures rising we need to be prepared & try to mitigate the urban heat islands effect on us. Shaded public spaces for me are a must if we want to have less cars on the road. I would love to see Tempe taking care of pedestrians & bikes. It is hot & dangerous for bikes & pedestrians to get around the city. I would like to see more/better sidewalks & safer bike lanes.
91. A city where women's health and choice is valued as much as a gun
92. A city that values the lives and health of its women as much as it does guns
93. Tempe to be a unique community which nurtures arts and culture in every level (professional sports are not considered as a part of them) and a leader of sustainability. Tempe attracts new creative businesses not because of tax incentives, because of the inclusive, unique and forward thinking community.
94. Tempe is crowded enough. Now we're growing up (i.e. skyscrapers in downtown). We are quickly losing our identity. It's a shame Tempe keeps building and at the same time let's vacant strip malls lay essentially empty.
95. In addition to keeping quality of life in its varied forms at the highest level. With that in mind, The biggest challenge Tempe faces is transportation, especially in the downtown and along Rio Salado. Closely monitor Culdesac to see if it can be a model in future residential and office planning.
96. A north-south light rail route along Rural Road. An east-west light rail route along Guadalupe or Baseline. Commuter rail service on the existing Union Pacific tracks into Phoenix and Mesa, as well as into South Tempe and Chandler along the Kyrene spur.
97. Reducing reliance upon water; reducing carbon footprint; making Tempe a comfortable place for multi-generations.
98. The City of Tempe would offer charging stations for electric vehicles and financial incentives for businesses to offer charging stations. It would also actually coordinate street improvement projects to take into account rush hour traffic and would repave neighborhoods in a timely manner. Optimist Park neighborhood near McClintock and Guadalupe hasn't been repaved/resurfaced in 10+ years.

99. A city that goes back to being a funky, fun, college town. Local spots with a community feel. A city that prioritizes a true green lifestyle - not just the type of "green" that politicians sell you and marketing agencies make you think is good. At this point all I see is a city where the long term residents have all switched over because the cost of living is so high (accented by the current focus on building luxury housing that we can't afford) and many of us don't want our homes to be turned into the middle of a shopping/restaurant district.
100. A place that values education, history, small businesses over corporation, green space, trees, and walking plus affordable housing with good schools
101. A city where I can safely bike across town, with sustainable and secure water resources, and plentiful housing.
102. Continued focus on affordable housing, more local restaurants and shops, build on public transit options, continued commitment to historic preservation
103. A more pedestrian friendly city with better street lighting in residential neighborhoods so we can feel safer walking outside at night and in the mornings when it is coolest. Better community resources. More dog parks!
104. Develop and maintain a plan to become a leader for a socially, environmentally, and financially sustainable city
105. Dog friendly
106. Fully and totally embrace Sustainability in everything from the pens you buy to the civic plans you pursue. Remember that People are a factor to sustain as well, even if they are too poor to show up on your radar.
107. DO NOT BUILD THE COYOTES ARENA. IT WILL ONLY CREATE A BURDEN FOR TEMPE. No one even likes hockey here. Except we all know the City of Tempe will build it anyway so big developers can get their massive tax breaks.
108. Affordable single family dwellings and better schools. Keep the families here because that is the only way to promote growth. You are pushing out the families. Children are our future, not corporations and colleges.
109. Bike/ pedestrian path built on top of the light rail!
110. A quality place to live across generations. First rate support for the university and those who choose to age in place. I think it is extremely important that the needs of seniors are always acknowledged.

111. Frequent and expansive enough connected light rail/street car service to where I do not need to use my personal vehicle to get groceries, run errands, and possibly even get to work. Freedom from car dependence is important to me for both environmental and social reasons.
112. Increase Vision Zero initiatives. ZERO new drive thru business of any kind. Any new development includes replacing or restoring the adjacent street to a condition as good or better than before construction started.
113. Assuming Arizona as a state still exists and we haven't run out of water, Tempe should be an oasis for residents and visitors alike. I won't have to worry about which of my friends might be murdered by a driver while riding their bike. Cyclists will have access to all the same things car drivers do--so protected bike lanes on Southern, Broadway, Baseline, Rural, etc. We can get to wherever we want without going way out of our or putting our lives at risk--so bridges over the 101 and I-10. People will have access to cheap grocery stores within walking distance. In future Tempe, everything you need will be within 10 minutes of walking--no need to drive or leave. Tempe won't be as hot as it is now--trees on every street, native plants everywhere--every street will look like College between Alameda and Southern. Anyone who wants to live in Tempe will have a place to live. Tempe will help its unhoused people instead of criminalizing them.
114. More affordable housing. More assistance for people without homes.
115. I want it to be a more sustainable city with expanded recycling and reclaimed water, more shade and incentives for using less water. I want more development that would inject interest and usability into intersections with aging/vacant strip centers. I would also like more of a connection between south Tempe and the ASU area - bike paths, ASU research projects, and community events, perhaps at the stadium.
116. Tempe will become the silicon valley of the Southwest. University graduates will stay in Tempe and found technology start-ups. The city will lead our nation in a shift away from dependence on fossil fuels as the city expands transit and prioritizes pedestrian traffic over cars.
117. Tempe will be a pedestrian-oriented community with an innovative, history-preserving small town feel. The city will not be small, but everything will be close and there will be many places to socialize. The 202 next to Tempe Town Lake will be underground to expand the lakefront district, and the

region will flourish around the addition of the Ash Street commuter rail station. Bus dedicated lanes will exist on Rural Road in a form of Bus Rapid Transit. Rural and Mill streets will have protected multi-use lanes.

118. More shade, more eco-friendly travel, more supermarkets options in areas of lower income.
119. Tempe is the diamond of the East Valley with a great mix of business/industry/residential/hospitality/recreation. A go-to vacation and living destination.
120. I'd like to see Tempe continue to be a leader in the issues that are important to residents and to our planet. Continue focusing on water conservation, work to reduce heat generation, keep our residents safe (housed and unhoused), and focus on quality of life versus increased development such as the proposed arena.
121. Limited government interference.
122. Tempe in 2050 will be a great place to live because, since 2022, we have: protected and supported existing historic neighborhoods, especially near high density development; maximized tree canopy, shaded sidewalks, bikelanes, neighborhoods & schools; supported sustainability in all aspects of the city, including the built environment, streets, operations, transportation, new development; and provided residents and businesses with information and support to extend sustainable practices throughout the city.
123. More live music and art spaces
124. I hope to see less high-rise buildings in Tempe. We are losing so much of our sky and beautiful views to concrete and glass. This does not help with the heat or overall sustainability. Less destruction/construction and more rehab/renovation.
125. Less residential development, we're running out of water.
126. a vibrant community that treasures its past and makes dream come true for its future.
127. Tempe and specifically Tempe Town Lake. The North Shore and South Shore East of Rural should become the shining Urban Waterfront ... a major attraction. It should be impeccably kept landscaped and cleaned as well as developed in the smartest way possible.
128. A sustainable, progressive, and inclusive city that provides economic opportunities for all adults, from recent grads to retirees. A humane and

humanistic city that isn't afraid to take a different path from neighboring cities when it makes sense.

129. By 2050 I'll be long since deceased -- but if I could make a wish for those who will come after me, I would hope they would have a safe place to live & be able to easily access water & food.
130. Our city can't be everything for everyone. I would like to see bikepath crossings of train tracks at ground level on Mill and McClintock. Not having to go down then ride up as they are now.
131. 2050 is less than 30 years away, but it sounds like forever from now even though we know that we will be deep into climate disasters by then. 2050 Tempeans be experienced in water regulation. Some golf courses will be desert ecosystems. Some will have astroturf. None will have grass.
132. I hope that Tempe would retain what little small town feel that remains. I hope that home ownership is a staple of this city. I hope that people can afford to raise a family in Tempe.
133. Parks and infrastructure are top notch.
134. A walkable community free of traffic. Open and inviting parks.
135. I hope tempe and other near by cities continue to research on climate chsnge issues and was for us to be sustainable in the heat to come. There are so many studies showing even by 2025 we will be experiencing hot temperatures that could lead to housing development issues and problematic issues sustaining communities.
136. A fun, lively, and YOUNG city with lots of new infrastructure and events
137. A connected hub for work activity and entertainment
138. High population density, varied housing options within existing subdivisions (allow for redevelopment of single-family detached homes), bus rapid transit (far cheaper to start, maintain, and change routes based on demand than rail), increased traffic calming measures, adoption of paid parking in large lots/garages, and including the communities cut off by freeways in the city of Tempe. Again, the communities west of I-10, east of 101, and north of 202 are isolated and feel detached, more apart of the neighboring municipalities than Tempe.
139. I would like to see the City of Tempe continue working towards a more sustainable future. In particular, that would include investment in fixed mass transit instead of road infrastructure improvement, support for electrification



- of parking at city facilities, retail and office parks, owner occupied housing, and an ordinance requiring that permitted renovations to multifamily housing communities that displace residents include solarization and electrification of parking, broader zoning for higher density development, and re-development planning guidelines for replacing or modifying existing irregular low-density residential street networks to preferentially accommodate local retail, community services, and pocket parks, pedestrians, cyclists, and mass transit.
140. Less catering to the homeless. It is a big problem and makes the city less appealing to businesses and tourists.
  141. Continue to establish Tempe as a regional leader in progressive city concepts. Improve green stormwater infrastructure implementation. Address shade and tree master planning. Improve existing parks and create more walkable streets.
  142. Accessible Water and reduced Urban Heat Island while protecting parks and preserves as population continues to grow.
  143. sustainable, walkable, water responsible, heat mitigation, easy cheap and fast transportation
  144. As sustainable as possible, with as much commercial & residential solar as possible, solar over canals, solar over canal paths, etc.
  145. Walkable neighborhoods with environmentally friendly businesses, cafes, delis, etc like any other major east coast city. Plenty of natural shade to comfortable walk around and enable a lower temperature and hopefully helping with extreme heat and climate change. Water usage education. Controlled and environmentally friendly growth that doesn't obstruct any of the natural views. Expanded light rail to North Tempe areas to connect to Scottsdale. More mountain biking trails
  146. As a land-locked city, Tempe is uniquely able to thoughtfully plan for residential, commercial, industrial and research growth. Please stay true to the existing residential areas. Resist the urge to over-develop them with stack-a-box apartments and ugly commercial building designs. The goals of sustainability and smart growth will be sacrificed to developer's interest if Tempe succumbs to the temptation to undervalue its assets.
  147. A community focused on community health and well-being of its residents rather than short term superficial "economic growth" indicators.

148. Hire and train police better so that they protect all lives, including Black lives. Hold police accountable.
149. I believe through continuing smart growth Tempe will become a model city for the 21st Century and will continue to attract bright, talented individuals and families that want to live in a diverse, clean and safe environment with a high quality of living.
150. Greener, cleaner, more residents, less rentals, less crowded.
151. more friendly communities, no more high rises, more green, local pools/parks, walkability, affordable grocery stores in food deserts
152. MAke solving the homeless situation a #1 priority.
153. Safer, cleaner air, more sustainable and diverse place to live.
154. Trees, plants, more lush and shade in the parks, homelessness addressed immediately. Homeowners Reimbursed for trees.
155. The city of Tempe should be highly walkable, and transportation should flow well.
156. To be a city that is safe to raise a family with good schools and community gathering areas.
157. Create a healthy city. An honest, kind loving, community. Tempe is suffering and you all need to be brave enough to address the major problems.
158. An area with an acceptable mix of professionals families more affluent and less affluent neighborhoods mixed use areas.
159. I live living in Tempe, and think it is a fabulous Valley location. However, something needs to be done about the homeless situation. Most of our public services (Orbit, library, parks, etc) go unused by my family because of this.
160. More pedestrian and bike friendly. More desert shade trees, paths, safety. Getting over the gravel landscapes, all that gravel holds in heat raising the heat index. Let the desert breathe! Also, stop spraying herbicides on everything. Those don't just disappear.
161. I would like to see more housing options for city-area employees. I love living in Tempe and find that it's unique. It would be good for Tempe to remain innovate and a unique area to live.
162. No tall buildings. Keep buildings low and not dense
163. Innovative streets - less heat. More trees. Reduce heat traps. More shade. Expand orbit west or southern and priest

164. Needs to be much more pedestrian and bicycle-friendly with increasingly dense development. Much better attention to appropriate landscape/vegetation that provides shade but low water use. More walkable neighborhoods. Not just development on the major intersections - restaurants and appropriate businesses within walking to housing.
165. Rural road is reduced to 2 lanes of traffic (one lane running north, one lane running south) with LRT or BRT replacing 2 or 3 of the old traffic lanes and the sidewalks being built out for pedestrians and cyclists. Mill Ave closed to cars.
166. I fell in love with Tempe as an ASU student from New York City in the early 1970s. My wife and I decided to raise our family in Tempe and moved here from NYC 40 years ago. We hope that Tempe in 2050 still possesses some of that 1970s magic that drew us here!
167. I'd like to see more businesses in Tempe to increase Tempe's tax income.
168. Mostly pedestrian, bikes and efficient public transit. Sustainable - water saving, food growing, art, entrepreneurial growth, social and environmentally conscious services and businesses, and small connected communities thriving and growing and contributing to the unique challenges and gifts that make Tempe wonderful. Creating with young people and children in mind! 7 generations!
169. Please slow down! Tempe is being developed much too quickly. It has lost the "personality" it used to have. It is too crowded. And it is using far too much water, powers, etc.
170. I would like to feel safe walking my neighborhood and able to ride the light rail to someplace I need to go, i.e. grocery or medical appointments without dying of heat stroke or accosted by drug addicts antge homeless by walking blocks away from the next pickup.
171. More locally owned businesses and fewer national chains (think of Mill Avenue 25+ years ago when it actually had character because everything was local)!
172. The mayor and most of the current (including recently elected) council members are voted out and replaced with people who have business experience and aren't at the mercy of developers who pour money into their campaign coffers.
173. Walking to stores and groceries.

174. I would like to live in a "Tempe" that I and my children feel safe and part of a community. Right now, unfortunately, the increase in homeless panhandling at every major Tempe intersection needs to be addressed. I'm aware of the numerous City of Tempe "homeless" efforts yet they are still asking for money . . . so an menu of services with benefits & consequences needs to implemented to help the homeless and our city overcome these issues. The City also has to do a better job of addressing the Short-Term Rental (STR) disaster that is confronting so many of our "single-family residential zone neighborhoods". The City needs to design and implement a responsible approach to the STR in the neighborhoods. Investors are making bank on the backs on the stable and responsible homeowners in our communities. The Investors know that if they STR their properties, they will make tens of thousands more a year than have the property be rented out by a family or local folks that need long-term rentals. The City should consider leveraging a City of Tempe Special Occupancy Tax or Fee of 20% of all STR (less than 30 days) proceeds to curb the excessive financial covetous investors and put the newly acquired fees back into the neighborhoods and homelessness efforts. The City of Tempe has a significantly low percentage of "owner occupied" as of 2019 it was 40.6% compared to the national average of 64.1%. I totally get that we are a collegiate community and we have a big student populations already that rent annually so why sit idle and let the STR run rampant without any limitations?
175. Hopefully, there will be communities where people can gather to perform art, dance, educate, eat, and feel safe.
176. I want to see Tempe continue to grow as a city that prioritizes accessibility and community connection for all our residents. I hope that Tempe will continue to adopt policies that aggressively combat climate change and protect our beautiful community for future generations. Tempe should be a place where Arizona's outdoor beauty and diverse communities are highlighted and celebrated!
177. Shade, in all ways. More trees, more shaded walkways at parks, more shaded playgrounds and sports facilities, more shaded parking via the use of solar panels as carports, more tall buildings, etc
178. Tempe should expand as a Sustainability focused city. It is the only one we have in the Valley. It makes it entirely unique. The water efforts should be

expanded. More man made lakes. More community parks and recreation. So not destroy A Mountain. It's the centerpiece of it all. Access to Papago golf and hiking, Hole in Rock also are huge Marketing points. The ART in the streets and the art center are important. It provides a sense of freedom and creativity to relax. A sense of connectedness to the city officials to feel they care and promote community.

179. I hope Tempe continues to help all different generations of people. ASU area is getting a little too busy for me as I get nervous driving up there as there is so much activity. I do like being able to get on a bus and going up there. I'm 68 so I drive close to where I live most of the time. I am worried about the increasing heat, possible lack of water and the poor and homeless folks that I see on so many corners. I would love more trees to park under in shopping areas or anywhere I need to park.
180. mobility hub with lots of commuters, walkers, and few cars of any kind
181. We need to get out of the growth mindset. The southwest won't have the water for it. We should instead focus on quality of life that will keep our young people in town.
182. The best public transport in AZ. A fun safe down town that serves the students and locals. Kicking everyone out of Mirabella so Shady park can play music again.
183. Access to all areas in Tempe via light rail.
184. A more pedestrian and walkable city. Designed more for pedestrian use as opposed to vehicles. Safer for residents to walk and/or bike to their local destinations.
185. Tempe is a best place to live community. Good employment opportunities with affordable housing for people working in Tempe. It is a safe place to live and has an excellent education system. Small town tight knit community, neighbors helping neighbors.
186. expanded services in south Tempe
187. A community that is not only growth focused, but also improving the quality of life and safety of all residents. North Tempe is definitely a growth area, but it shouldn't be at the expense of neglecting the needs of South Tempe. Also, working with our neighboring city governments to ensure they are similarly focused as they have a greater impact on the border areas of Tempe.
188. Still inhabitable given climate change. Inclusive and progressive.

189. A city that prioritizes human services, affordable housing, and accessible transportation and services for all Tempe residents and visitors. Provide the basic human needs to minimize the need for emergency and crisis services.
190. Planned and equitable density and growth inspired by increased transit options, bicycle (incl. electric) use (including safer bike lanes separated from other traffic), more trees, greater expansion of development and green transit into South Tempe, especially along Rural Rd. All new buildings and structures required to have solar panels and greater incentives for installing them on existing structures. More use of public spaces like parks for local arts and culture activities. Attention to water conservation and reuse, as well as all other practices mitigating climate change.
191. Focus on making a safe environment for families to live and work while preserving existing and traditional neighborhoods.
192. I can't think of any new areas, just better maintenance of our current neighborhoods
193. A city with real protected bike lanes and good desert trees everywhere in parks.
194. Reroute trains out of Tempe. More local unique dining experiences like Tricks and shopping available in neighborhood areas.
195. A focus on neighborhoods especially rehabilitating old grocery and other large empty stores. Keeping population growth under control and expanding affordable working class housing.
196. Well, it'll be hotter and growth will likely slow or decline and I think our city, along with MAG needs to start planning for that. Trees are great, however covering public easements (Mill Ave and downtown streets?) with shade super structures like on ASU campus would be good direction. I vision a city that accepted the challenges of climate change and is a leader in the world for adapting to it. An emphasis on frequent (~7min) circulator buses with developed stops (AC / Misters / native landscaping) feeding a regional transit system in coordination with MAG. Abolishing Single Family Zoning to allow for organic density in it's urban core and embracing ASU's research university to focus on high tech and super science industries.
197. Keep the Economic engine going with clean energy companies. Tempe needs to prioritize water conservation at all cost. Keep high rise buildings north of

the Rio Salado for multi housing. Prohibit buildings over 5 stories South of the Broadway.

198. Increased density and transportation options make it so nobody feels a need to drive anywhere within the city.
199. I wish for a community full of trees, walkable areas, outdoor live music venues, more museums (like turning Hayden House into a museum with an outdoor tea garden like it had in the 1920s), and to see Danelle Plaza's buildings preserved and still promoting local small businesses and live music.
200. I would like to see a city that embraces native vegetation in its landscape plantings, wherever possible. A city that encourages walking, biking and using mass transit with shaded walkways and corridors. More nature education centers for citizens and visitors alike. We need more positive opportunities between citizens and our police to promote better understanding. I want everyone to know that they have entered Tempe with artistic monuments at entrances to the city, more public art and well designed and maintained streetscapes. Hopefully we will continue to be a leader in finding solutions to homelessness. Certainly creative solutions are needed to provide more affordable housing to encourage more families to live and work here.
201. I would like to be able to bike around Tempe - it's too spread out for walking to be reasonable. There's a lot of college kids that would probably use bike routes as well. In it's current state and with it being unclear if you're supposed to use sidewalks or not, it's not really an option.
202. Not too much larger! We don't have space to grow indefinitely, and population density isn't for everyone. I treasure the single family, urban/suburban, walkable to grocery/restaurant/park/church/school vibe that we have currently in most of Tempe. The level of multifamily now seems right to me - we don't need to keep packing more multifamily rentals in. Let's keep quality of life high.
203. Usually, sharing my vision for Tempe does no good. I would like to see less support for The Developers and Corporate entities. I'd also like to see MUCH more preservation (historic or not).
204. Figure out a way to bridge south Tempe and north Tempe more effectively. There's too much south Tempe/north Tempe division. Even if you lived in south Tempe, downtown Tempe felt like the center of the city. What

happened? Also, all the apartments going up along Rio Salado and west of the 101 area. How are you planning to make that feel like a neighborhood and a community?

205. LightRail has to branch south somewhere in Tempe towards Chandler. When that's determined that would be logical corridor for developing more housing
206. Ensure that our quality of life is built on a strong cultural, social economic foundation and guide development so that it nurtures local identity, heritage, authenticity and diversity for long-term dividends instead of cashing it in for short-term gains.
207. A city of diversity in its citizens, offerings, and opportunities. Invigorated through mixed development but with moments of respite through nature. Cozy but equally lively, and an attractive place for atmosphere and entertainment. Take advantage of the small boundaries and connect the whole city through convenient and clean transportation for a more unified Tempe.
208. WiFi for all, reduced traffic stress and strain, more spaces for local, eclectic, organic art (like Danelle Plaza), more street art, more trees, fewer cars and more walkable areas
209. I'd like to see a better balance between all this new, trendy development and infrastructure improvements for existing, not-current-or-trendy areas of Tempe that consist of single family homes and strip malls with our grocery stores and other amenities.
210. I lived here for over 36 years, and bought a home 8 years ago when I was 28 years old and the prices of homes were reasonable per average income at the time. I usually keep to myself, probably like a lot of Tempeans. I see myself as a financially savvy person who does a lot of critical forward thinking on how to negate problems before they occur. That being said in the rankings above I have listed some problems and solutions. I hope you take this as serious as I do. I don't want to have to move away because of the things getting worse.
211. More affordable housing! People who have lived in rentals for decades are being pushed out by landlords increasing rent by \$800. ASU is in a short staff crisis because the cost of living is growing exponentially and workers can't live close by



## 10. Do you have any additional feedback related to the General Plan 2050 efforts?

1. lookin good
2. Forget the torpedoes, full speed ahead
3. It is horrible! Thank goodness I'll be dead by 2050.
4. Do not approve the Coyote arena plan Hold that land for other opportunities
5. Please keep current Tempe residents in mind, not just the businesses coming in with large amounts of money.
6. While I am championing for a South Tempe renaissance, Middle Tempe could also more love as most millennials and gen z will be able to afford into that area. I approve of new public parks, and centers to bring growth to that area, that's often overlooked with older houses. With those new parks, connect them with Orbit shuttles, and have one come down to South Tempe, so we can experience them.
7. The orbit busses and the expanded bike lanes are a complete failure and waste of our tax dollars. The usage of the bike lanes is practically non existent. The orbit bus driving and dropping off in neighborhoods is a safety hazard, noise pollution, and homeless person and illegal immigrant spreader. Stop wasting our tax dollars on socialist experiments and ideologies!
8. Water should be top priority.
9. Most people in our city are renters and dont have the opportunity to buy a home. In the future we could have more people cost burdened by rent than actual homeowners. Despite this, 60% of our land is still zoned for single family. Nearly 100% of development is expected to occur on 10% of our land. That's the only way to preserve neighborhoods and meet population growth. The city will be facing complaints from renters, homeless people, business. People might be upset about a tall building but the city will have to live with renters for the next 30 years while our rents increase. Traffic will get worse because people will only have super commuting as an option. The city needs to prioritize affordability over property values, in fact property values are preventing people from homeownership. We are in a housing crisis and many in our city are cost burdened by rent. Will the city prioritize fighting poverty?

We need to grow the character of our neighborhoods to be inclusive to everyone.

10. I do not have the general plan
  11. Thanks for all you do to make Tempe a great place to live. My wife and I appreciate all the city does on our behalf!
  12. Thank you for conducting this survey.
  13. Not at this time.
  14. Remove parking minimums.
  15. Would love to see the city as a place for people and not just for business and industry. Housing and social engagement are important. We need to continue to provide services for those in need and also to expand our recreation centers, facilities, and programs and to create neighborhoods and senior housing for all income levels. A graduated charge (with commensurate services) could be based on income levels.
  16. I am excited to be part of this effort and I hope that I can use my personal and professional experience and expertise to advance this effort. As a citizen of Tempe, I am here to serve my community.
  17. Not at this time.
  18. Thank you for planning!
  19. I'm excited for this process to kick off and to get to be part of it.
  20. Make Scottsdale Rd between McKellips and the 202 an awesome gateway into our great city!!!!!!
  21. Keep up good work and communicate often
  22. Continue to work with MAG and adjoining communities to manage homeless issues. With the inflation and other external problems, this problem is going to grow exponentially as old persons like my spouse and I age in Tempe.
  23. Stop selling it to developers and actually listen to the city of Tempe and the historical idealists. Please build more protected bike lanes. Tempe is the best city in the valley for bikers, but some roads, such as Rural or McClintock, are still incredibly dangerous. Prevent water loss and retain water by digging irrigation ditches and swales in key areas, as well as planting native plants to encourage water retention in soil.
3. Encourage density by decreasing the usage of single-family zoning. This will also help alleviate the burden of housing costs as more middle and high density housing options become available.

24. I don't see professional sports as being an ideal addition to the city of Tempe
25. \*See above.
26. I don't want to be misunderstood. I appreciate so very much the wonderful people who govern and work for our city. I know you have no control over the consequences of growth. But do keep in mind that our emotional states are every bit as important to our quality of life as a park and sustainable revenue. Ask perhaps, "What is the soul of Tempe?" I wouldn't mind being a fly on the wall for that conversation. Thank you for all you do!
27. How does the Airport and the IGA impact the plan?
28. Why does Tempe have to become a major transportation and entertainment hub? Does everything have to be about money? What is wrong with having Tempe remain a college city with amenities for the locals? Let the other cities be ruined. You will draw more tourists to charm than stark modernization. Remove all the rails and mass transit except Orbit and go back to "an enclave of tranquility" that Tempe was once described as.
29. Embrace complexity, allow mixed usage in all residential neighborhoods. Promote competition in internet utility market by building out a municipal fiber network to generate the city revenue.
30. Tempe used to be a nice place. Now it's not. It looks like every other place in the US where the city council and whoever else are bought and paid for with private developer and/or government \$\$\$. Looks like we got what the developers and feds paid for.
31. We must prioritize safe bicycle & linear connectivity for bikes all over the city... and in partnership with connecting cities.
32. I love Tempe. I hope the city can find a balance for preservation and growth while continuing to be a 20 minute city for all modes and increase traffic safety.
33. Focusing on long-term residents and not only on short-term student housing would be beneficial to ensuring that the community has a reason to invest themselves into the growth and development in-line with ASU.
34. The loss of a grocery store at Guadalupe and Rural has been such a blow to the care facility just north on Rural. Residents can no longer walk or ride mobility chairs to gather food for themselves. This has greatly reduced their independence and led to an eyesore of an intersection. This intersection would be my first choice for growth and development.

35. I oppose the building of a hockey arena with surrounding entertainment and hotel development. Don't waste our tax dollars on big sports facilities and commercial development.
36. Don't mess this up. Don't be selfish and don't sell your soul for a few bucks.
37. Do better.
38. I would like to see improvements in our roads. Southern east of Mill is a wreck and Baseline and Mill are a wreck as well as our residential streets in the Kyrene neighborhood between Southern and Baseline. Also would like to see some landscape by railroad tracks between Southern and Baseline. Like pompous grass etc thanks
39. Access to safe abortion
40. Access to safe abortion
41. Good Luck!
42. The city needs to plan to transition from a car-dependent city to a car-optional city.
43. I would be 100 years old in 2050, so don't think I'll be around to see what happens- which is OK. I've loved living in Tempe. Anything the City of Tempe, residents of Tempe, and businesses located in Tempe can do to reduce effects of climate change would be my greatest hope for the City.
44. Please stop promoting driver-less communities and please stop putting in bike lanes. Tempe is a working community that commutes. Please stop catering to such a small sector of the community.
45. Just think of the future of the environment please. I know money is what will pull everyone's attention, but there is value in creating something sustainable. And we live in a cool neighborhood (Mitchell Park) that has lots of flavor to it. Don't ruin it by bringing in high end/expensive/corporate things. They have a place but don't let it be in 85281, please.
46. Fewer highrises, fewer corporate restaurants, more independent businesses, good schools, green space, more historic preservation
47. I'd also like to see attempts to reduce light pollution
48. Perpetual growth is cancer. "Big Better Faster More" is death racing to meet us before our time.
49. This plan will all be meaningless if housing does not become affordable again.
50. Align the needs of citizens to the resources and supports available from the City.

51. With it only getting hotter and more people moving here, the need for alternative transit (bikes, walking, scooters) is a must.
52. Thanks for asking, etc.
53. Please make sure to consider the human scale when approving developments. Consider walking distances, street widths, etc. For example, many streets should be narrowed from 4 to 2 lanes or from 6 to 4 lanes.
54. Thanks for the opportunity to participate.
55. Protect and improve what has made Tempe a good place to raise a family and age in place. Require design that respects context. Return Mill Avenue to a vibrant city main street. Reduce dependence on oil, gas, and harmful substances. Reduce asphalt & concrete and increase vegetation, tree canopy and cooling.
56. Thank you for having a historic preservation section in the survey.
57. Many longtime Tempe residents do not like the rush to build up. Slow down and bring back the hometown feel if possible.
58. Why does Tempe allow ASU's unbridled growth to drive our city? This level of growth is unsustainable long term. Why is Tempe hyper focused on economic activity void of the sociological effects of growth? Sadly, I know of some outstanding people who sold their Tempe home and moved out of Tempe because their neighborhood became rental homes of frequent loud parties. This is not conducive for working professionals or family life in general.
59. I do not like the direction Tempe and the Tempe government has gone these last 5 years. I plan to continue to voice that your turning Tempe into a monopoly and don't care for your residents or community members but do care about your wallets and Tempe budget. Hope you do better Tempe.
60. Encourage building up to increase density and housing even on small parcels of land especially near transit. Even encourage building down underground: automatic free shade from the sun and heat
61. Our streets are in bad shape and need to be fixed
62. Appreciate Tempe for being inclusive of its residents to build a plan and be on the forefront of development
63. Must be environmentally friendly
64. Please continue and complete moving all overhead power and telephone lines underground.

65. Stop offering long term tax incentives to businesses while increasing taxes on individuals. Attention to businesses while disregarding employees/residents is short sighted.
66. Do not name Laird Shamely
67. Additionally, inside spaces for entertaining and hanging around for the hot summer months.
68. Thank you for all of your hard work.
69. Tempe is quickly becoming an unaffordable area for many lower and mid income people. We are rapidly being priced out of Tempe.
70. Stop trying to cram people into Tempe like a sardine can.
71. Trees ☺<sup>3</sup>
72. No
73. Please please please please make our city more walkable and green.
74. Please keep Tempe lively and beautiful and a great city to live in!
75. Thank you for your hard work.
76. I would like to live in a "Tempe" that I and my children feel safe and part of a community. Right now, unfortunately, the increase in homeless panhandling at every major Tempe intersection needs to be addressed. I'm aware of the numerous City of Tempe "homeless" efforts yet they are still asking for money . . . so an menu of services with benefits & consequences needs to implemented to help the homeless and our city overcome these issues. The City also has to do a better job of addressing the Short-Term Rental (STR) disaster that is confronting so many of our "single-family residential zone neighborhoods". The City needs to design and implement a responsible approach to the STR in the neighborhoods. Investors are making bank on the backs on the stable and responsible homeowners in our communities. The Investors know that if they STR their properties, they will make tens of thousands more a year than have the property be rented out by a family or local folks that need long-term rentals. The City should consider leveraging a City of Tempe Special Occupancy Tax or Fee of 20% of all STR (less than 30 days) proceeds to curb the excessive financial covetous investors and put the newly acquired fees back into the neighborhoods and homelessness efforts. The City of Tempe has a significantly low percentage of "owner occupied" as of 2019 it was 40.6% compared to the national average of 64.1%. I totally get that we are a collegiate community and we have a big

student populations already that rent annually so why sit idle and let the STR run rampant without any limitations?

77. Half of the year is too hot to do almost anything outside. There are obvious ways we can mitigate this. Please do not spend any additional city funds to “renovate” parks which are already perfectly usable. These funds could much better be applied to increasing shaded areas within these parks to increase resident activity during the hotter 6 months of the year.
78. Yes. SAFETY measures are absolutely needed for the water areas and the railway. There is NO excuse to not be able to save ANYONE, be it in the water or on the land. There should be rafts, lifebuoys, first aid, etc. in multiple accessible places for officials.
79. You folks are doing a good job asking for input. I am from Boston so public transit is the way we lived. I never drove into Boston, always took the T. I could never wait out in our summer heat for a bus though in AZ/ Any new ideas for keeping people cool while they are waiting for public transit would be good. Misters, new technology for shade...
80. Encourage discount grocery stores (like Aldi or Food City) to prevent food deserts.
81. No expansion of Rolling Hills.
82. Focusing on residents most in need provides economic prosperity for the whole city. When basic needs for a residents are met through a robust cooperation of departments and services, residents are able to have better outcomes for health, education, and economics.
83. Development and transit options should not solely be focused in the area north of the US 60. Bring the commuters to ASU and downtown Tempe businesses.
84. Tempe has a lot of old growth trees that look like they are about to die. When you drive down main streets, it looks like they are leaning and getting close to power lines. Is there a plan to replace old trees? Once they are gone, the whole look of Tempe will change. There are a lot of shopping complexes and buildings that need refurbishment. I don't want the entirety of Tempe to look like the new sky rises at Tempe Town Lake.
85. I would say we as a city need to really focus on mitigating effects of climate change's on the southwest. Our city will be hotter and may have a population decline, are we preparing for that circumstance?

86. Tempe is a well run city generally. Downtown has changed alot in 40 plus years. Try to keep urban sprawl to the north of Tempe. More is not always better when we are facing climate change, Water issues, energy costs, Homlessness.
87. The city government needs to lead instead of bowing to the whims of NIMBYs.
88. Individual neighborhood meetings should be offered.
89. Anything without the Coyotes pleases.
90. Get rid of stale and restrictive single family zoning! Time to wake up and join other successful urban centers of the future!
91. Thanks for all of your work in putting this document together and thanks for reading my comments.
92. It seems as though the urban development goals for downtown Tempe and along the Rio Salado are the bright, shiny object for city planners. The priority seems to be developments that appeal to people in their twenties and thirties. Please don't get so focused on exciting "live/work/play" projects that you forget us boring, staid middle-aged taxpayers who live in single family homes and still need/want to drive our cars to grocery stores, drugstores, the hardware store, etc. I have read the descriptions of the proposed developments in the Tempe Development Update, and none of them is a place that I would have any reason to make use of in daily life. Instead, they will be impediments for me to navigate if I want to go somewhere in south Tempe. I am not advocating against them, just requesting that you not focus on those to the exclusion of everything else.
93. Wheelchair. accessibility in the neighborhoods is difficult. The sidewalks are not level and are sometimes too narrow to use safely, and I end up being in the roadway in traffic. Please discuss wheelchair accessible sidewalk improvements ir pathways especially leading to Orbit ir bus stops.
94. My above ranking answers and 'other' descriptions are supported by current technologies that exist in the world. Not everyone who fills out this survey may know about such things. Almost 30 years of planning can't always be decided in 30 days of public feedback. Given that fact, I want you to rethink the weight of (meaning think smart and strategic) some of the answers people give. If there is not enough benefits to the city as a whole's future in some of the rankings, then I feel we should not invest as much money in



those things. I think we are good on the Hospitality front, we have many great restaurants and new hotels are already sprouting, why do we need more right now? That being a side note to something more serious. If you cared for this cities future, you will decide the best option for the remaining unused land-locked land. I hope this city gets more innovative with newer technology and expands purposefully to support everyone in ways that actually work.

95. Please increase affordable housing. Please do something to minimize the people dying from the extreme heat.

### Comment received via email:

1. I would like to see new more on affordable housing and growing the character of our neighborhoods to be inclusive to everyone. we have more renters than home owners, in fact we have more people cost burdened by rent than home owners. property values shouldn't be a priority when values are increasing at current rates. It's important to consider that thousands of people will appear at city meetings and complain about homelessness, being cost burdened by rent or having to super commute from outside of the city. people might complain about ADUs/ splitting lots or a 10 story building, either way, the city has a responsibility to build affordable housing and to fight gentrification. In the future, more will be cost burdened by rent and 70-80% of our population could be renters. It's not enough to preserve what we have today, the city needs to do more to accommodate affordable housing. (super commuting is really bad for traffic)

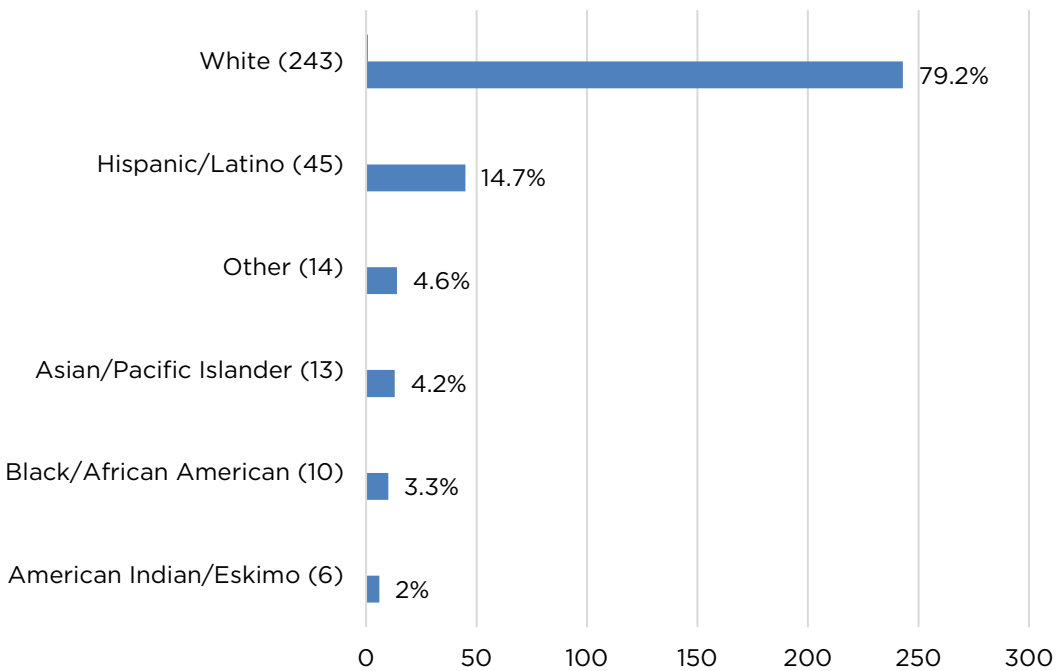
I would like to see "complete neighborhoods" which already fits with Tempe's general plan and 20 minute city. a great example is when the city allowed at home barbershops, a small change that creates diverse, mixed use, walkable neighborhoods. I feel the city failed to meet it's previous goals for urban agriculture, community gardening, and local food economy. I want to see a lot more small business in our local neighborhoods.

"complete streets" also fits perfectly with 20 minute city and vision zero, personally I think it's time Tempe adopted a complete streets policy in it's general plan.

## Demographics

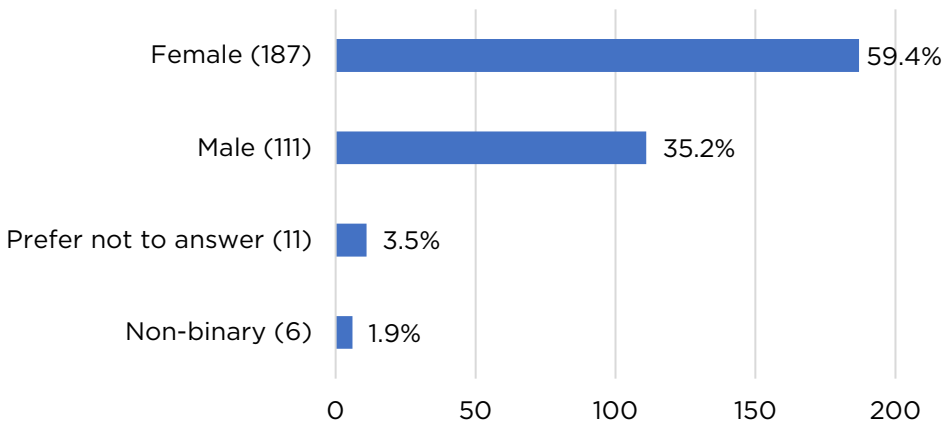
The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory.

### Race:



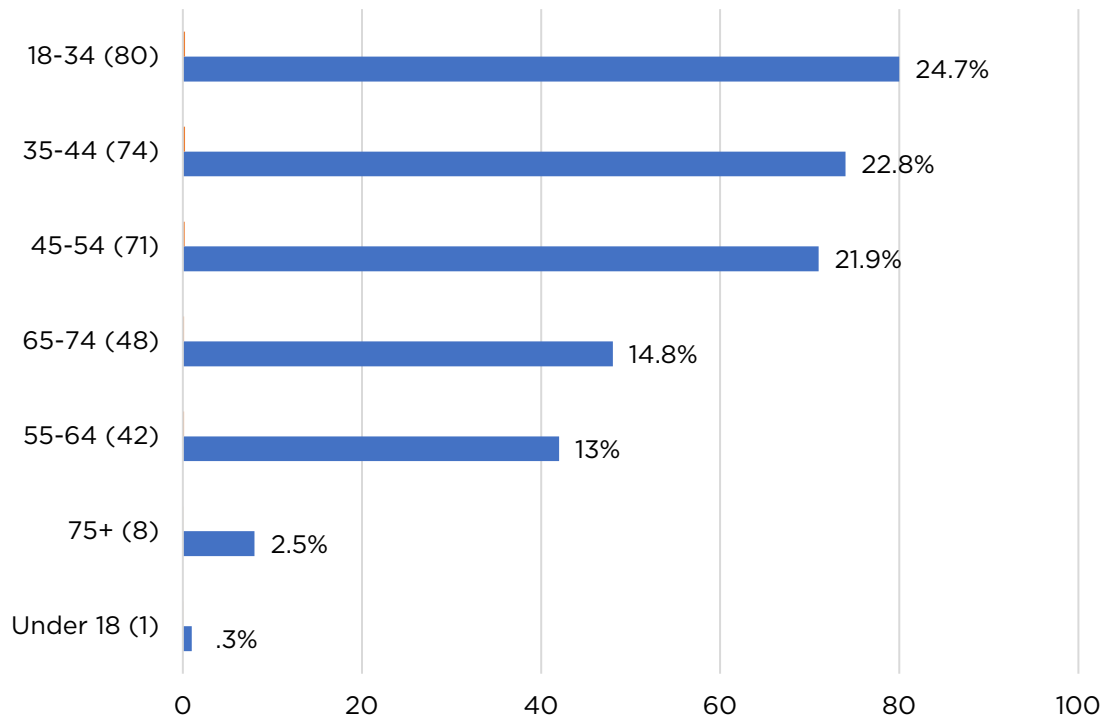
Responses: 315

### Gender:



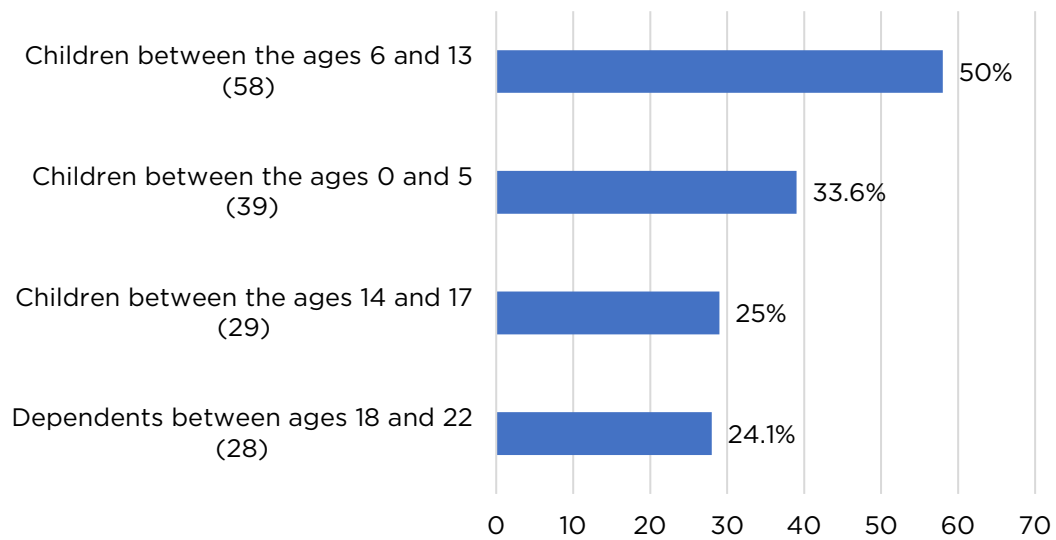
Responses: 315

**Age:**



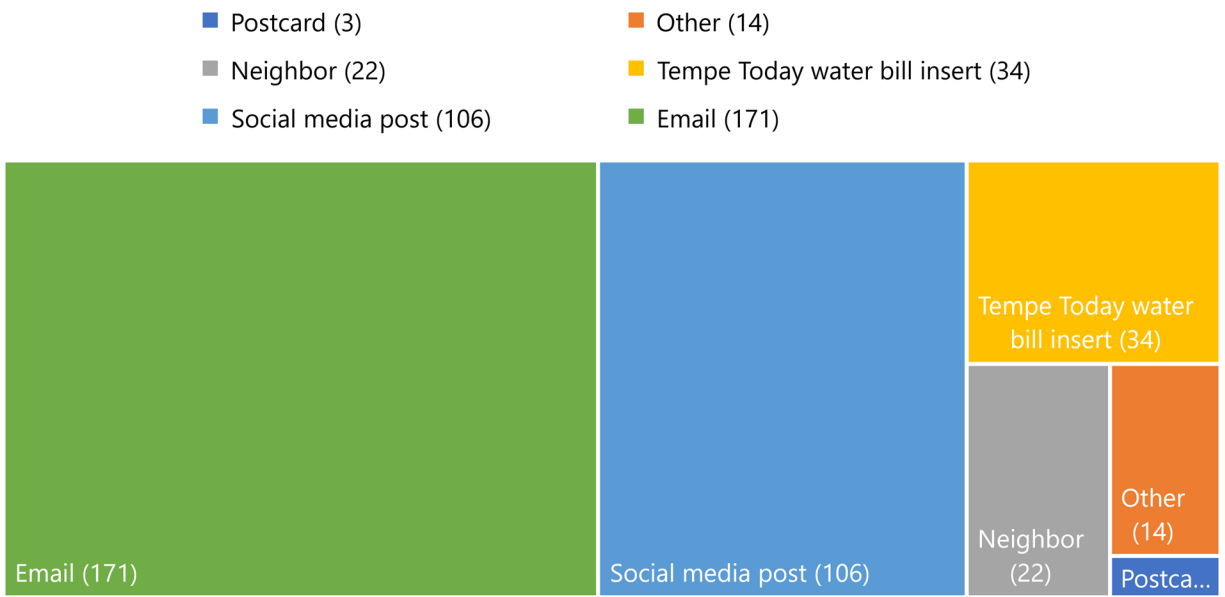
**Responses: 324**

**Does your household have dependents in any of the following age groups?**



**Responses: 154**

How did you hear about this survey? Check all that apply.



Responses: 350



# Public Input Summary

October - November 2022



Prepared by:  
Community Development Department  
Neighborhood Services Division

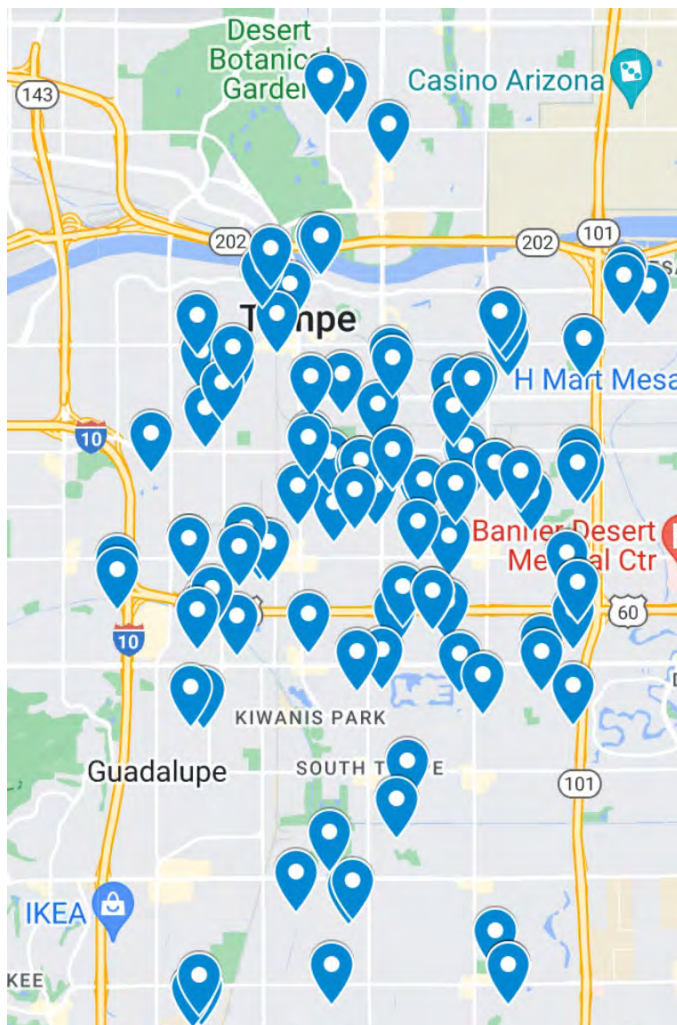
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## I. Background

A public input process was conducted from October 21 through November 9, 2022, to gather feedback on the future direction of the general plan. The combined total hours of public comment on this topic was 5.8 hours with 115 responses.

In addition, an in-person public meeting was offered on October 26 at Legoland to gather feedback in a hands-on way. The attendance for this meeting was 153 and sets a record for the largest number of participants held for a city planning input meeting. Full meeting summary and pictures included in the appendix.

The map indicates addresses of those who chose to share an address on the survey and at Legoland.



Responses: 129

## II. Outreach

Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in the utility bill announcing the survey and meeting
- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners
- Postcard to all Tempe households
- Survey posted on Tempe Forum for input from October 21 - November 9, 2022
- Notifications and ads were shared on social media
- In-person outreach was held at the Escalante Fall Festival, Getting Arizona Involved in Neighborhoods (GAIN) Night and Movies in the Park
- Email and multiple mentions in Tempe eNews
- Social media posts on Facebook, Instagram, NextDoor and Twitter



Reach: 8,777, Likes and Engagement: 805



Reach: 3,382



Impressions: 9,005, Likes: 386



Impressions: 1,935, Likes: 3



Reach: 2,927, Engagement: 119



Sent: 29,012, Average open rate: 43.6%



### III. Survey Responses

A public input process was conducted from October 21 through November 9, 2022, to gather feedback on the future direction of the general plan. The combined total hours of public comment on this topic was 5.8 hours with 115 responses.

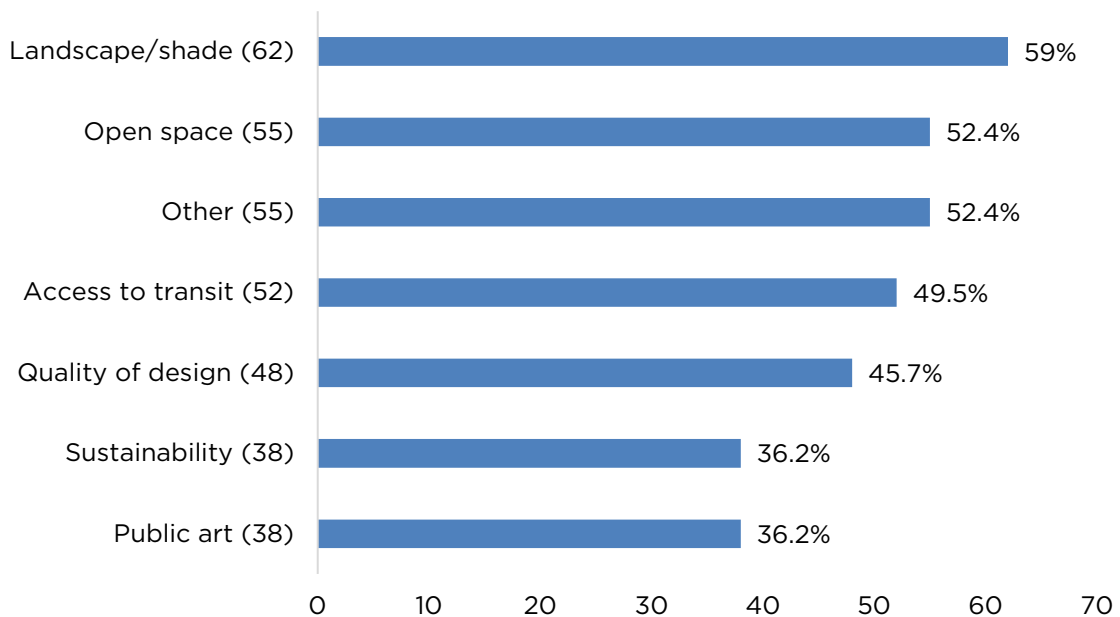
#### 1. What is your favorite place outside of Tempe that you have visited?

- Amsterdam (3)
- Boston (3)
- Florence, Italy (3)
- Paris, France (3)
- Vancouver (3)
- Flagstaff (2)
- Greece (2)
- London (2)
- New York City (2)
- San Francisco (2)
- Seattle (2)
- Sedona (2)
- Austin, Texas
- Bainbridge Island, WA
- Belgium
- Boulder, Amsterdam, San Francisco, Washington DC, Monterrey Mexico
- Boulder, CO
- Brussels
- California
- Can not afford to get a round because of High rent in tempe but I just work here
- Central Oregon Coast
- Charleston or Austin
- Chicago
- Cottonwood
- Denver
- Downtown Phoenix
- Dun Choin, on the west coast of Ireland
- Edinburgh, Scotland
- Florence Junction
- Geneva
- Gilbert's Riparian Preserve
- Homer, Alaska
- I don't know. There are a lot of places I really like outside of Tempe. For the purposes of the following question, I will describe what makes several of my favorite places special.
- I loved Rothenburg ob der Tauber in Germany for the beautiful architecture and walkability. I felt the same way about Munich when I was there a week later.
- Iceland
- In Maricopa, is Old Town - Scottsdale, Gilbert, etc.
- Ireland
- Italy
- Kamakura, Japan
- Lima Peru
- Louisiana
- Madrid
- Maine
- Mesa Downtown
- Mexican Rivera
- Minneapolis Minnesota, where I was born and raised until I moved to Tempe in summer of 1959
- Montana
- Monte Carlo
- Montreal
- New England
- New Zealand

- Overgaard, AZ
- Oak Creek Canyon
- Pasadena, CA
- Phoenix
- Portland
- Portland, OR
- Positano
- Prague, Czech Republic
- Prescott, AZ
- Presidio by San Francisco
- Queen Creek, Gilbert
- Reykjavík
- Rocky Point
- Salt Lake City
- San Sebastian Spain
- Santa Fe
- Sidney, Australia
- South Africa
- Spain
- Square Fashion
- Sydney, Australia
- Taipei
- Tamarindo, Costa Rica
- Telluride, CO
- Thailand
- The Phoenician
- Too many to name
- Tucson
- Valencia, Spain
- Venice, Italy
- Vista California
- Washington DC
- Whitianga, New Zealand

Responses: 100

2. What about that place made it special that you would incorporate into your ideal Tempe?



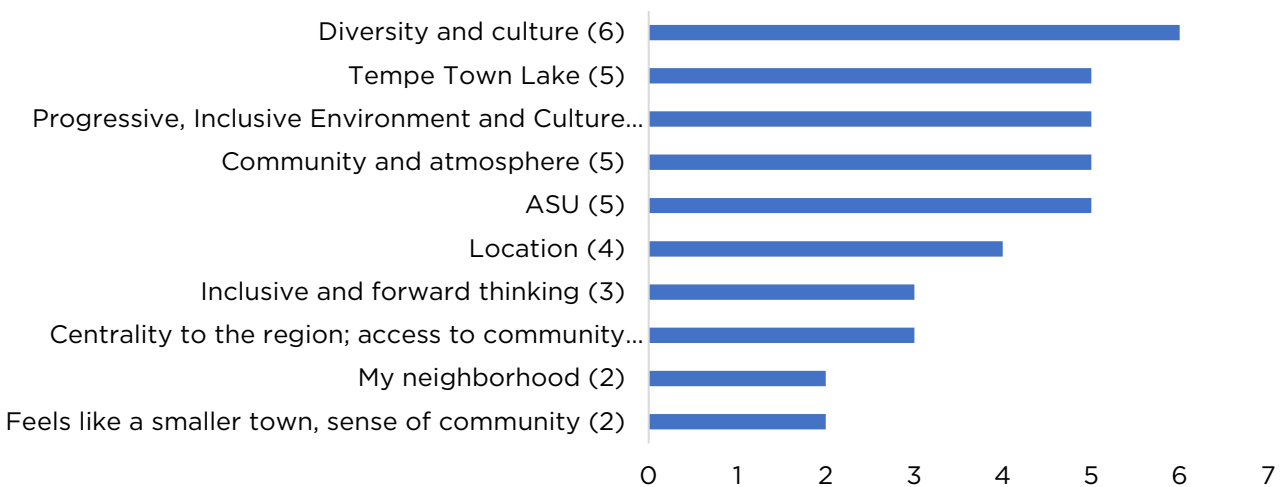
Responses: 104

## Other:

1. A bed available for every unhoused person
2. Access to dining. High Quality dining and not college bars. Additionally Traffic, there needs to be more ways to get people out of Tempe to the 202.
3. affordable housing
4. Arts District
5. Beaches
6. Bike and pedestrian friendly
7. bike friendly
8. Car Parking. Don't forget we have to get there.
9. Clean nice and great water features
10. Extremely walkable, impeccably clean, with excellent restaurants, many with outdoor pet friendly patios and small, local businesses and abundant open space and outdoor beauty and activities
11. Fishing
12. Free activities for families..
13. Historic houses with personality, streets and yards with shade canopies, neighborhood lakes & creeks that the city allowed you to swim in. Historical places to visit & learn from
14. Historic main square
15. Historical significance
16. Inviting public spaces
17. Lot of fun authentic culture
18. lots of local shops and restaurants
19. Low Density
20. Lower taxes
21. More use out of tempe town lake/beach park
22. music and places where anyone can play
23. n/a
24. No liberal city council in developers pockets trying to make the city all apartments
25. Not as crowded.
26. Open markets and lax policies on street vendors created a real sense of community throughout the city.
27. Peaceful Community spaces
28. Pedestrian Friendly
29. Please use solar energy for outside lighting when possible since it is sustainable and will cost less over time
30. Protected bike lanes; density and mixed uses which make interesting streets
31. proximity of nice housing options close to my office
32. Public parks
33. Retention and appreciation of historic buildings
34. Sidney seems to have it all. Although it is a large city, it seems to have a human scale that draws you in.

- 35. Small local business that were walkable from neighborhoods, historic buildings that were celebrated rather than torn down
- 36. The amount of history to walk through and experience, and the variety of architecture
- 37. The ocean
- 38. The parades in a family setting.
- 39. Unique culture
- 40. Unique sense of place, walkability, presence of native plants & animals
- 41. Vacation spot - not related to where I want to live
- 42. Views and world-class dining options
- 43. Views, historical preservation
- 44. Walkability (5)
- 45. Walkable and bikable and safe
- 46. Walkable retail and dining options
- 47. Well-developed, reliable, and affordable public transportation
- 48. Wide protected bicycle lanes on main streets

**3. In a few words, what is your favorite thing about Tempe?**



**Responses: 104**

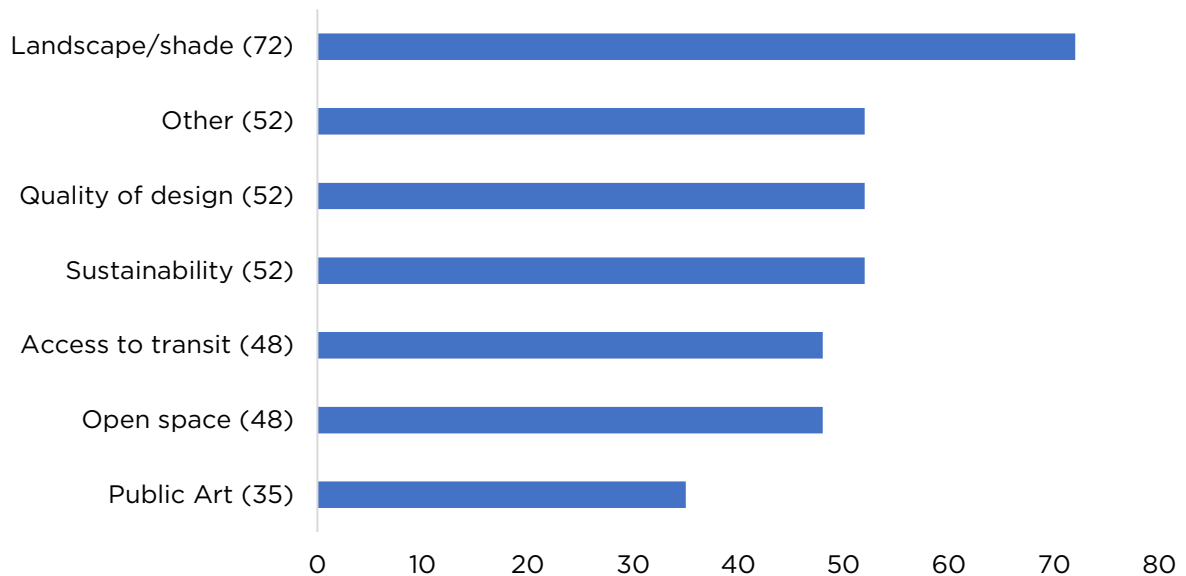
**Other:**

- 1. Access to the Lake and being in the center of town near ASU and the airport.
- 2. ASU campus on the weekend
- 3. Bike-ability, diversity due to ASU, and quality services (police, city, etc.)
- 4. Community, public events
- 5. Connection to ASU, the lake, density of things to do/see, bike and walkability
- 6. Diverse areas, small urban to suburban; ASU activities and sports; progressive
- 7. Doing what is right, not just doing what is convenient
- 8. Downtown and Tempe Town Lake
- 9. easily accessible and vibrant lifestyle
- 10. Emphasis on arts and culture

11. Emphasis on sustainability
12. Events! Always something happening in some part of Tempe
13. flood irrigation that creates a microclimate where trees grow 50' - 60' and provide shade & cooling for 80-100 years/
14. Focused on a balanced combination of economic growth and neighborhood preservation
15. Fun, vibrant college town. Walkable, bike-friendly, Tempe Town Lake
16. Has everything in close vicinity - ie grocery, sports stadiums, offices, restaurants, bars/clubs, hospital/urgent care, school, recreation
17. I love that there is so much diversity here. If people want homogeneity there are plenty of places to find it. We should not let what works in neighboring towns influence what might work in Tempe.
18. I love the family events they offer
19. It is the most progressive city in the state.
20. It used to be a charming downtown but now I don't know.
21. It was Tempe town lake- but now there's too many homeless people it's too scary to visit
22. It's more walkable and bike-able compared to other places in the Valley
23. It's quirky and different. Mill Ave. in it's hey-day resembled Austin's 6th Street. Live music, great restaurants, arts and crafts fair, family friendly
24. It's such an accepting diverse community.
25. Like minded people and variety of community events
26. Lots of public areas and unique food
27. Midrises and walkability
28. Mix of history and modern architecture, growth of walkability and public spaces
29. Neighborhoods - please don't destroy the neighborhoods north of the 60! We are taxpayers too!
30. Nice but not full of itself like Scottsdale
31. Not much left to love anymore...sorry.
32. Not much, Christmas parade & Mill Avenue Art Festival. So much has been destroyed. Swimming at Tempe Beach park, Japanese Gardens, Picking grapes at Sanders airport on Priest, Legend City, Wax Museum, trains with grandparents arriving at Tempe Depot, playing in & cooling off in cottonwood tree forests and irrigation canals on Rural south of Broadway, canopies of trees over southern west of Peterson house, shopping in downtown Mill Avenue
33. Nothing really. Tempe is overrun by monster apartment buildings, congested traffic, ASU-a glob that has consumed the city, poorly maintained streets, a haven for degenerates, a downtown over run with ASU students, developers who have destroyed the landscape while getting cozy approval from a lame city council.
34. Our close knit neighborhood of families, seniors, diversity.
35. Outdoor spaces
36. parks, bike/walking paths, good mass transit coverage

37. Parks, Tempe Town Lake, Free shuttle
38. Pedestrian and bike friendly spaces such as canal paths, College Avenue (south of campus) & Alameda Ave
39. Physical Recreation - biking, hiking, and golf
40. Property values are High, Has Nice Parks
41. Public spaces like Tempe Town Lake and Kiwanis
42. Quality public servants, accessible public input, diverse art and culture support
43. Striving towards densification.
44. Sustainability, diversity and creativity of ASU as it ripples into the community.
45. Tempe seems to be the only city that is making an effort to provide an alternative to car-dependency.
46. Tempe Town Lake, it's walkable, bike rideable, and has water and shaded spots
47. That it is landlocked, so we don't send our time and dollars on expanding outward. We spend them improving on what we have.
48. The arts and culture scene
49. The Citizens and Mayor Woodd
50. The culture. We are weird, accepting, and diverse. I would like to see more of this.
51. The energy and diversity
52. The history of the city, especially downtown near ASU campus
53. The increase in public transit
54. The many different ways to get around.
55. The outdoor travel options - biking / segway / scooters around pretty areas.
56. The parks and malls
57. the people
58. The weather
59. Urban as well as suburban
60. Used to be the Parks/schools and ability to walk Downtown. Now, access to freeway to get to other cities
61. Used to be the small town feel
62. Variety of urban landscapes
63. walkability
64. Walkability, sustainability, transit access, weather
65. We like our neighborhood and being close to ASU Gammage, Kiwanis Park, and the Tempe Library (library is quickly becoming the favorite!).
66. Welcoming and neighborly people

4. What aspects of that favorite thing would you like to see more of in Tempe in the future? Select all that apply.



Responses: 43

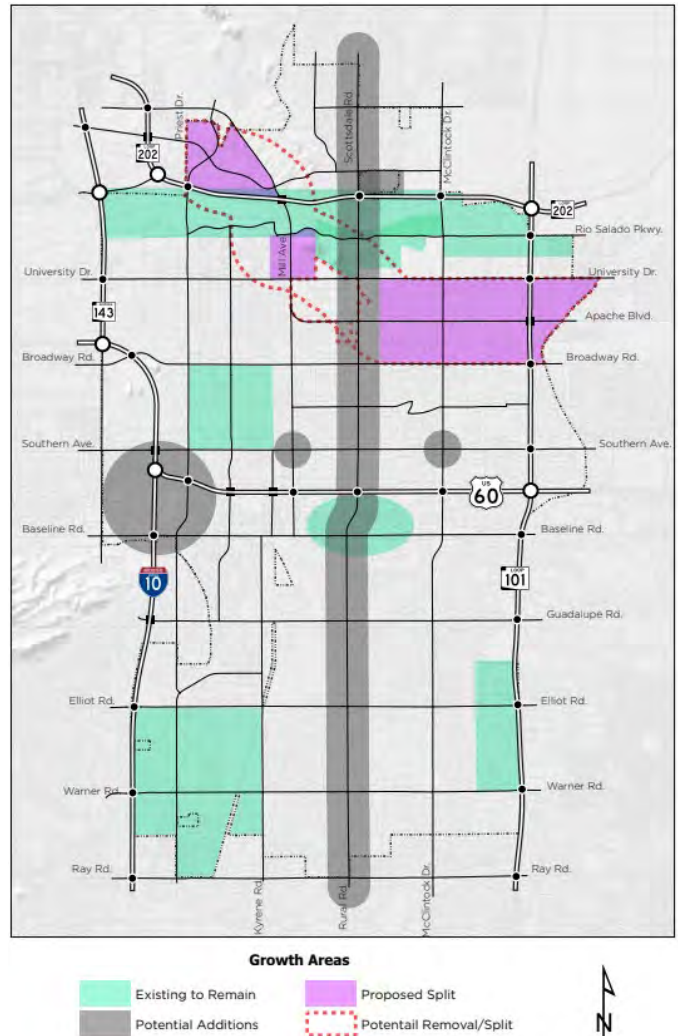
Other:

1. A diversity of housing options throughout the city
2. a homeless shelter or a better plan for supporting people who lost their housing
3. Affordable housing
4. Arts District
5. Better use of effluent. You waste hundreds of thousands of gallons of water daily not repurposing effluent.
6. Better/more bike lanes and paths!
7. Bikeable 1/4 mile grid connecting Valley-wide, especially RR crossing bridge (btwn. Price/McClintock) and Rio Salado up-stream bridge loop Tempe Town Lake
8. high quality parks, trees and other sustainable cooling mechanisms
9. Historic preservation and renovation
10. Increased architectural quality and design to integrate more activation of the street front on buildings
11. Infrastructure that combats emissions, mitigates urban heat island effect, incentivizes public transportation, and discourages car-use
12. less traffic, more sky
13. Light Rail down Rural Road
14. More high quality bikeways especially north south
15. More live music venues and arts centers
16. more local shops and restaurants

17. Much more SHADE everywhere, especially around parking lots, sidewalks, all cemented areas
18. No street bump outs, Lower size buildings
19. Pedestrian priority.
20. protected bike lanes
21. Safe clean Parks, Fully funded schools, clean neighborhoods. Solutions to assist homeless and assure community safety for all
22. Slower, safer streets for pedestrians and bikes
23. Some appreciation of local history.
24. Support for micromobility (e bikes, scooters, Rascal mobility scooters, etc)
25. Unique retail vs corporate chains
26. Use of the Beach.
27. Walkable neighborhoods
28. Access to senior facilities
29. Activate and use Tempe Town Lake and Tempe Beach Park
30. Better traffic flow, fewer apartments, safer walking areas
31. bike path maintenance and expansion
32. Lower taxes
33. More dining and happy hour options, specifically that engage with Tempe Town Lake and the Beach PArk
34. more dining options, more entertainment on the beach/park
35. More festivals, public pools open a bit longer
36. More fine dining restaurants, apartment complexes around Tempe Beach Park and Tempe Center for the Arts
37. Quality construction
38. Tennis courts
39. Wide protected bike lanes on major streets!



Below is the General Plan Growth Areas map with proposed changes based on public input so far. (Growth Areas are defined as locations where development and infrastructure such as city facilities, utilities, and transportation may be concentrated to support a more intense development).



5. Are there additional growth areas that should be added to the map? (Please provide the nearest intersections of major roads to indicate the new growth area) If so, please share why. \*Those who expressed needing clarification, and who shared contact information were contacted.

<u>Add growth areas</u>	<u>Share why</u>
Activate and use Tempe Town Lake and Tempe Beach Park More dining options in Downtown Tempe More residential/ apartments around Tempe Beach Park and Tempe Center for the Arts	Activate downtown and make it more than just a college town (ie Austin)

Along Rio Salado between Priest and TCA	This area is prime for development and should have more connectivity to Downtown Tempe.
Along UPRR	Bullet train to Tucson
Anywhere south of Elliot or Warner Road again .... best is closer to I-10 south or the Price freeway to keep traffic off of local streets	<p>Your three purple areas of development SCREAM STUPIDITY and NO THOUGHT AT ALL. It's locations say that you want more tall rich people skyscrapers downtown. The traffic and parking in those areas are HORRID already ... and now there is that stupid large green light rail train (not a cute small folksy "streetcar") that follows behind you on the street and tries to follow your car home. That is a car traffic accident in the making especially with the poor street signage currently up. Send all you condo towers further south ... so that the traffic south of the Salt River won't get WORSE. Put new construction further south closer to the freeways. Preserve what little open spaces you have in those purple areas with open green spaces. Put all your condo towers, rich people apartment complexes, and shopping complexes down south in the industrial park areas. Don't be STUPID and play with the rich developers ... see the example of what McDowell Road east of Papago Park mountains has become .... more ASU campus buildings, dozens of new condo complexes now are. There use to be close convenient shopping at Papago Plaza and Los Arcos Mall. It use to be a place where neighbors use to shop and gather. Just like your purple crescent of "WANTED YUPPIE CONDO DEVELOPMENT" between Priest, Van Buren and the realigned Washington Street. I have lived in Tempe since the summer of 1959. My father Donald D. Autore, the first Foreman of the first Maricopa Grand Jury, left his Engineering position at the St. Paul FORD ASSEMBLY PLANT, to come to Tempe and be one of the founding Faculty members of the new ASU Engineering College. We use to do wonderful things in that proposed "PURPLE YUPPIE CONDO TOWER" area of yours, going to now gone, LEGEND</p>

CITY, WAX MUSEUM (with a real Phoenix retired streetcar behind it), the dancing waters fountains at night in the original SRP headquarters building. You will probably also try to force the FIRE MUSEUM to relocate also. Then there is that new stupid idea of the new Coyote Hockey Stadium being in that area. That area does not need to be destroyed and put underneath the Sky Harbor Airport flight lines, with even more yuppie condos. They do not need to be near the Salt River. Send them south near the freeways in the Industrial/Car dealer section of Tempe. Let the new Coyote Stadium stand by itself, with no unrelated housing, that is better suited to the open areas of south Tempe. No looking down on single housing neighborhoods from tower windows. No complaining of airplane landing noises, railroad train whistles, or downtown Mill Avenue outdoor concert music. Those Mirabello skyscraper people are totally CLUELESS. Did those new apartment tower residents not use DUE DILIGENCE (or did the ASU developers not warn them) that Mirabello was across the street from a major entertainment district of BARS, MUSIC VENDORS, and street panhandlers, in existence for over twenty years. So don't destroy what we have left of those purple open areas. Your bad behavior and city management style is already appearing ... in all the new high rises on ASU controlled land, and all the newest tall construction along APACHE ROAD, and the south side of RIO SALADO Drive from Mill Avenue to the Mesa border. Are you planning to allow ASU to fill all the open spaces of their abandoned golf course with more development meant for YUPPIES only and not the open spaces ... for the Tempe citizens who have supported you for the past 50 years with our property taxes and utility fees? Send your land rehabbing to southern Tempe, don't make our traffic worse north of Baseline. We moved to Tempe in 1959. It was all cow pastures all cow pastures, working

	<p>farms, picking grapes behind the Sanders Field hangers off east of Priest, cooling off in long gone cottonwood lanes and woods along the irrigation streams also Rural Road south of Broadway. The reason that I am venting is ... I have seen over the past 63 years in Tempe, how much of Tempe has been lost, as well as how HORRID is the traffic 24/7 in my HUGHES ACRES area. These days I get in my Loma Vista mailbox daily two or three pieces of junk mail from HOUSE FLIPPERS, wanting to buy my house, flip it, and resell it to REAL ESTATE FIRMS for a profit. Those entities then rent all the neighboring SINGLE FAMILY Knoell houses to ASU STUDENTS. HUGHES ACRES is the new ASU SIN CITY SOUTH. It is so easy to spot the ASU RENTAL STUDENT HOUSES. At night those flipped houses have 5 or 6 cars in driveways and in front of houses, along with large ski trip or party busses blocking traffic. During the day, your recognize the ASU RENTAL HOUSING. They have covered up the garages for a extra bedroom, often stucco up the brick walls adding rectangular frames around each window, torn out all the grass, bushes and trees, and replaced it with gravel front and rear yards. But the house-flippers don't use ground cover fabrics .. so the grass and the weeds come up through the gravel. But I guess the City of Tempe does not enforce local rules of ... limit of two unrelated people per house.</p>
Apache/Mill	
Arizona Mills / Baseline & I-10	Arizona Mills Mall should be wrapping up by 2050.
ASU Research Park area (Elliot between McClintock and L101)	there are opportunities to make this less of an office-park that is only active during working hours and instead spur development like more restaurants, community amenities, etc.
baseline from priest to mill	Area has degraded over the last several years. Drug dealing, public drunkenness, panhandling have all increased

<p>Baseline Road and Hardy Drive University Drive from Priest to SR 143</p>	<p>Hardy Drive between Southern and Guadalupe serves its role as a major collector but is underutilized for connecting local communities to amenities. It is also ideal for increased density close to Hardy Drive and transit access. Currently, these communities are quintessentially sub-urban. They largely have no amenities that are easily accessible by foot. The nearest park requires use of a major arterial street and businesses such as restaurants, grocery stores, and pharmacies are either remote or most accessible by car. Even if there were more distributed access to such amenities, the street is barren. On occasion when I take the bus, especially in the summer, shade is essentially non-existent. I've found myself simply walking the 1 mile distance to my house rather than waiting for the 62 just to shave a few minutes off of the time I spend in the sun. This could be rectified with inclusion of medium- to high-density transit-oriented housing and mixed-use developments along Hardy Drive. The taller structures can provide shade in the morning and later in the afternoon and placement of trees that shade the street-facing portion of these properties would provide an excellent refuge for transit users.</p>
<p>Baseline/McClintock Warner/McClintock</p>	<p>I would like a light rail option in South Tempe. The line remains north. By the time I drive to the lightrail, I'm practically already in downtown. I would take more public transportation, but the City removed major bus routes where I am and the lightrail is too far away. Don't want to walk in so much desert heat to get to a stop.</p>
<p>Baseline/southern and 10 corridor</p>	<p>Area is going downhill. Often ignored part of Tempe</p>
<p>East of 101 between Loop 202 and US 60 North of Loop 202 between Mill Ave. &amp; McClintock Dr. West of I-10, South of Broadway, North of Baseline, East of 48th Ave.</p>	<p>The areas indicated above are isolated from the city of Tempe due to the construction of multiple freeways. These communities lack a community connection to the city, have little defining/unifying character, and (especially in the section North of the 202) are seem</p>

Elliot & I-10 and north Hardy and Elliot	
Elliot and McClintock Warner and McClintock Guadalupe and McClintock	Looks like they could use some growth in those areas so it is spread around the whole landlocked town.
Entire west of I-10 Entire East of 101	Those are typically very underserved and underrepresented areas
From Scottsdale Rd./Curry Rd. To Rural Rd./Southern Ave. From University Dr./Rte. 143 to University Dr./Rte. 101 From Mill Ave./University Dr. to Mill Ave./Curry Rd. From Priest Dr./Washington St. to Curry Rd./McClintock Dr. From Curry Rd./McClintock Dr. To McClintock Dr./Southern Ave.	I feel as if these roadways have a lot of traffic running through them on a regular basis. An expansion of the light rail or Tempe Streetcar could mitigate the need for commuters to drive every which way, lessening traffic, and ultimately making better use of these principal roads. These new rail lines could connect residential communities to commercial ones, promoting business, as well as possibly fostering an environment for the reemergence of “third places”€ for the public. Parks, Libraries, and small businesses will all be a \$3 train ticket away, with none of the headaches of stop-n-go traffic, and increasingly expensive gas prices.
Hardy & University McClintock & Guadeloupe Kyrene & Guadeloupe	These areas are “holes”, and should be filled in for maximum coverage and accessibility.
I don't know	
I don't understand what this map means. Is it referring to roads? Additions of what? Removal of what?	
I don't understand what this refers to. Need a better definition for 'proposed split' and 'potential removal/split' - what is being removed or split? Doesn't make sense.	Need to clarify what is being asked here.
Maple-Ash-Farmer-Wilson area Broadway/College, Daley Park area Kyrene Road/Baseline Road (Area around the canals) Maple Ave/Guadalupe Rd (Area around the canals) Sun Circle Trail/McClintock Dr (Area around the canals)	We need to build more services, amenities, and medium-high density housing for students to better incorporate them into their neighborhoods without relegating all students to 4 bedroom single family homes. These are also areas with lots of transit, and we should make the most of that
MCCLINTOCK Broadway McClintock Apache	Lots of older buildings that are vacant

McClintock and Broadway McClintock and Southern Rural and Broadway	Empty strip malls could be used for food, bars, boutique shops.
McClintock, Broadway	Dangerous intersection, too many access points.
N/A	
No	
No more developer-driven development	
No.	Automobile traffic and crime.
None	Growth should be limited. We do not want more density.
Not really	Na
Ok for industry but no to more apartment buildings.	we do not have the sewer capacity. and our roads are not wide enough to handle large influxes of new people in large apartment buildings.
Preist/Washington to Mill/Washington Rio Salado/Ash to University/Rural Apache/Terrace to Apache/Tempe Canal Trail Rural/Terrace to Apache/Terrace	We NEED to grow around the light rail stations. They are where we should have the most growth.
Rio Salado and Hardy Drive	The area needs additional residential units. The area has a plan for office and the Coyotes project but good housing options ought to also be in the mix. This will help attract retail and other services to the area. The types of retail and restaurants that you want to attract need more support than office users provide. They need daytime and evening users and residential units help provide this.
Rio Salado and Priest Mill and Rio Salado Rural and Rio Salado	These three intersections are at a primetime location in North Tempe. Building more residential/apartment complexes along with an influx of fine-dining restaurants will not only bring more activity to North Tempe, but help bring more life to Tempe Beach Park.
South 52nd and University	This area could be a lot more than just businesses that support the airport; some vacant buildings and lots can be redone for new types of businesses.
Southern past the 101/ Mesa line.	Lots of potential for businesses, links to MCC and office corridor
This tells nothing What does this mean	I have no idea what I'm looking for in the map. What are details of General Plan?
Unclear how you define growth areas???	What is meant by existing to remain, potential additions and proposed split???

Warner and McClintock Warner and rural Ray and McClintock Ray and rural	We need to fill in south Tempe. I know we are a college town and ASU is a big part of our identity but Tempe should be for everyone. We need more starter/entry level housing and commercial space.
Warner from kyreen to McClintock	South Tempe is often ignored and could benefit from more city services and amenities
Warner Road between the ASU Technology Area and the Warner/I-10 Commercial area	Attract high-tech workers with more city services and transit in south tempe
What is the "proposed split"? Do not over build at Danelle Plaza.	No more high density!
What is the growth area? Is this residential or commercial? This is confusing.	
	What does this mean??
	I cannot add to this map as I do not understand what these terms mean. Adding land? Adding new development? Split how, with whom?
	This is extremely confusing, what is trying to be expressed here?? What is a "proposed split?"
	Since your map of growth areas is not clear what is happening, I think you need to stop developing Tempe! You are not allowing for enough green areas, for dog parks to be built in more of our parks. No ARENA for Coyotes because we aren't paying for it...30 yeas of Gplets, ridiculous. Not clear about the multiuse n/s path along Kyrene. You touted that so long and now nothing. Density is TOO HIGH ALREADY. Do not add more developers apartments, etc. higher than 4 levels.
	I feel like this needs more explanation. I don't know what it means to "split"
	Don't know if there is can a working person afford to live there?
	I can't say what areas would be best suited but hopefully the experts can decide on best access for the people but more open spaces. The high rise residential is taking up all the available space and getting too crowded and hard to get around.
	I'm not sure how to respond because I don't understand the map well enough



	to provide input. I'm not sure what "split" means in this context.
	Sour Tempe growth areas with mix use development. Use industrial area for housing to keep density from encroachment on existing residential homes. Respect and preserve neighborhoods so as not to urbanized disproportionately, keep open spaces and build in community gatherings g and free community spaces.

6. Are there any existing growth areas that should be removed from the map? (Please provide the nearest intersections of major roads to indicate the existing growth area) If so, please share why. \*Those who expressed needing clarification, and who shared contact information, were contacted for further information.

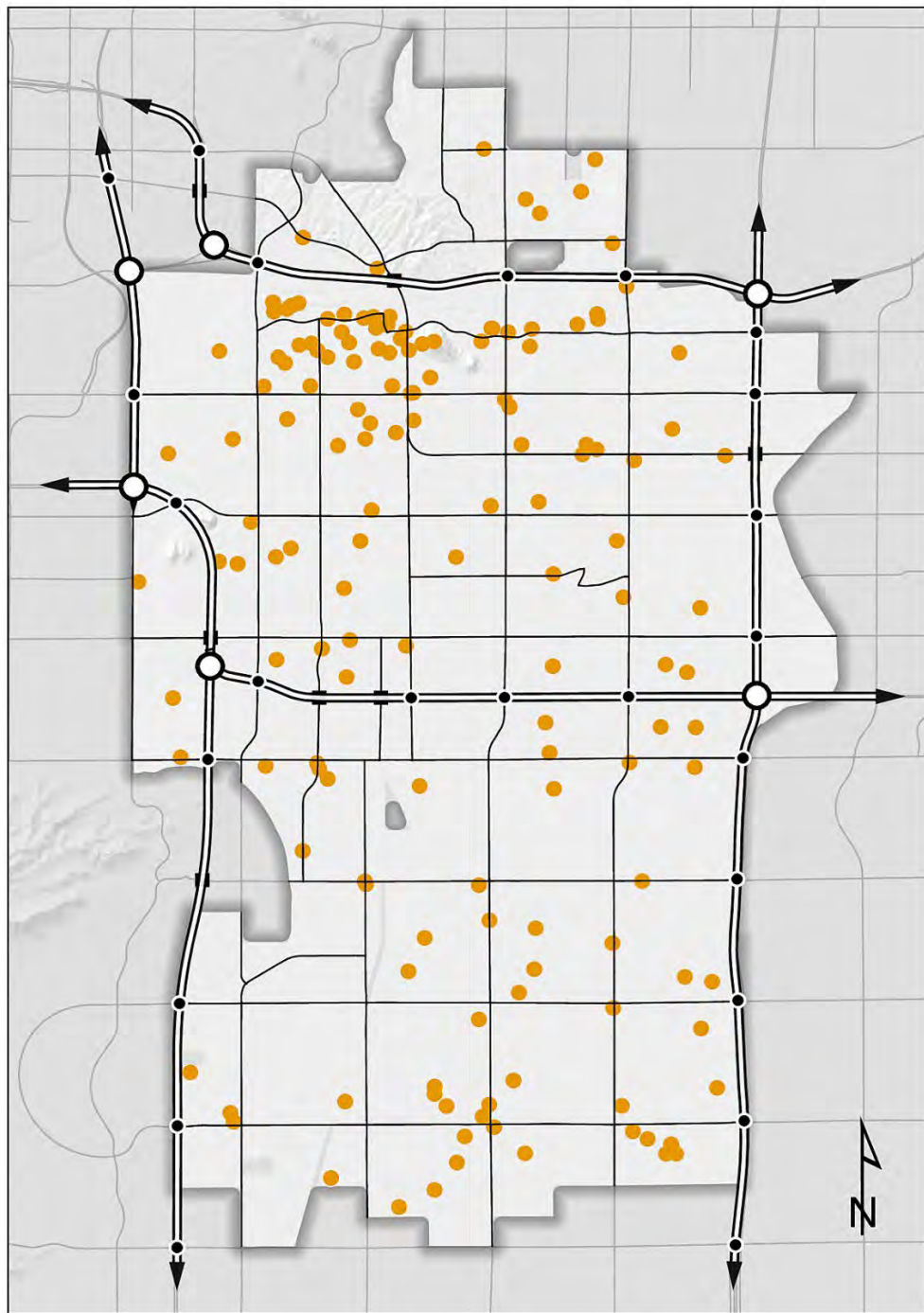
<u>Remove Growth Area:</u>	<u>Share why</u>
All along Rural???? When you say "growth area" are we talking multistoried towering over our neighborhoods???????????????????? ? And Southern and Mill? So destroying the neighborhoods Rural to College and Southern to Broadway?	Towering buildings have destroyed downtown, please don't destroy the neighborhoods along Rural and at Southern and College. The congestion and noise on Rural is already out of control and you want to make it worse??? And I know this won't be "affordable" housing, it will be more investors charging ridiculous prices to pack in students or run as party AirBnBs
All of them	We do not want more density and we do not want more growth. Developers should be taxed additional fees for adding too our water consumption.
Apache to Broadway, Mill to Rural should be green - existing to remain	protect historic single family neighborhoods
Areas farthest from frequent transit	Development should focus near transit to reduce reliance on cars
Broadway to University	Already overbuilt and consumed by renters who add nothing to the quality of Tempe.
College and Southern College and Broadway	Keep existing neighborhood integrity and character. Do not add more density.
I don't understand what this map means. Is it referring to roads? Additions of what? Removal of what?	I don't understand what this map means. Is it referring to roads? Additions of what? Removal of what?

I don't yet understand what "split" means, and I live in this area. Escalante Neighborhood Alegre Neighborhood Victory Acres Neighborhood	I don't yet understand what "split" means, and I live in this area.
Mill & Southern Rural Corridor Baseline & Rural	Mill & Southern should be set aside for balanced revitalization that highlights local small business in juxtaposition to downtown Mill Avenue.
Mill and Southern should not be a growth area, rather an opportunity for balanced revitalization	This area has had a long history of building community, Neighbors once appreciated the variety of offerings at Danelle Plaza. The City considered making it the new City Hall which resulted in the loss of most of the occupants. However, places like Yucca Tavern remained and continue to support developing artists and musicians. With revitalization support from the City this Plaza could be a thriving community center again. Bringing in congestion will further devastate this neighborhood..
Mill at Southern	More suitable for revitalization.
Mill Ave at Southern Ave.	This area is more suitable for balanced revitalization, not a growth area, in keeping with the Character of the surrounding neighborhoods.
N/A	
No	No
No	
No	
Rural from 202 to 60	This is already one of the most developed corridors in the city
Same as above	
Southern and Mill Ave.	The intersection of Southern and Mille Ave. does not need MORE growth but rather a rehab to existing structures at Danelle Plaza. Traffic is already a nightmare at this intersection. We do not need more high-rises and keeping the mid-century modern design of the existing structures is a must as well as keeping Yucca Tap Room, Double Nickels, Cervantes, and the other wonderful small businesses in the plaza. We are losing all of our old buildings

	and our beautiful city's charm and character in the process.
Southern/Mill: Please develop Danelle Plaza FOR artists, musicians and 'creatives" not for cheap development. Please be careful of the development allowed at Rural and Southern. Don't ruin the single-family homes near this intersection.	
The two purple areas north of University Drive .... Leave open spaces ... do not make the HORRID TRAFFIC even worse.	Leave open spaces. No more yuppie condo towers. If you must build in these areas, make them low, one story affordable houses and apartments. Your city workers, small shop owners, school teachers, police, and health care workers need an affordable place to live near where they work. IF prospective teachers and healthcare workers CAN NOT AFFORD to live in Tempe, or survive your HORRID TRAFFIC delays and crowded streets, then they will go elsewhere, and you will be shortsighted, and lose those Tempe citizens, that could bring quality of life and WORK EXPERIENCE/ETHICS to Tempe.
Us60 and I10 101 and university 101 and apache 101 and Broadway	The area is overly congested as is being the main entry point for highway access because there is none on southern. The 101 is already a standstill machine with people not knowing how to merge on/off the 202 we don't need to make that worse
What "additions" are planned for Rural? It's already becoming so congested with the massive developments in the Rio Salado area	The traffic along the 3 northbound/3southbound lanes on Rural between Rio Salado and Hwy 60 has increased exponentially since the massive corporate developments along Tempe Town Lake. How much more can you add to Rural without severe negative consequences?
	No, everything you've added seems very intuitive.
	Southern Ave gray circles. Consider moving density to South Tempe and disperse around city.



Where would you like to see more residential density, if any?

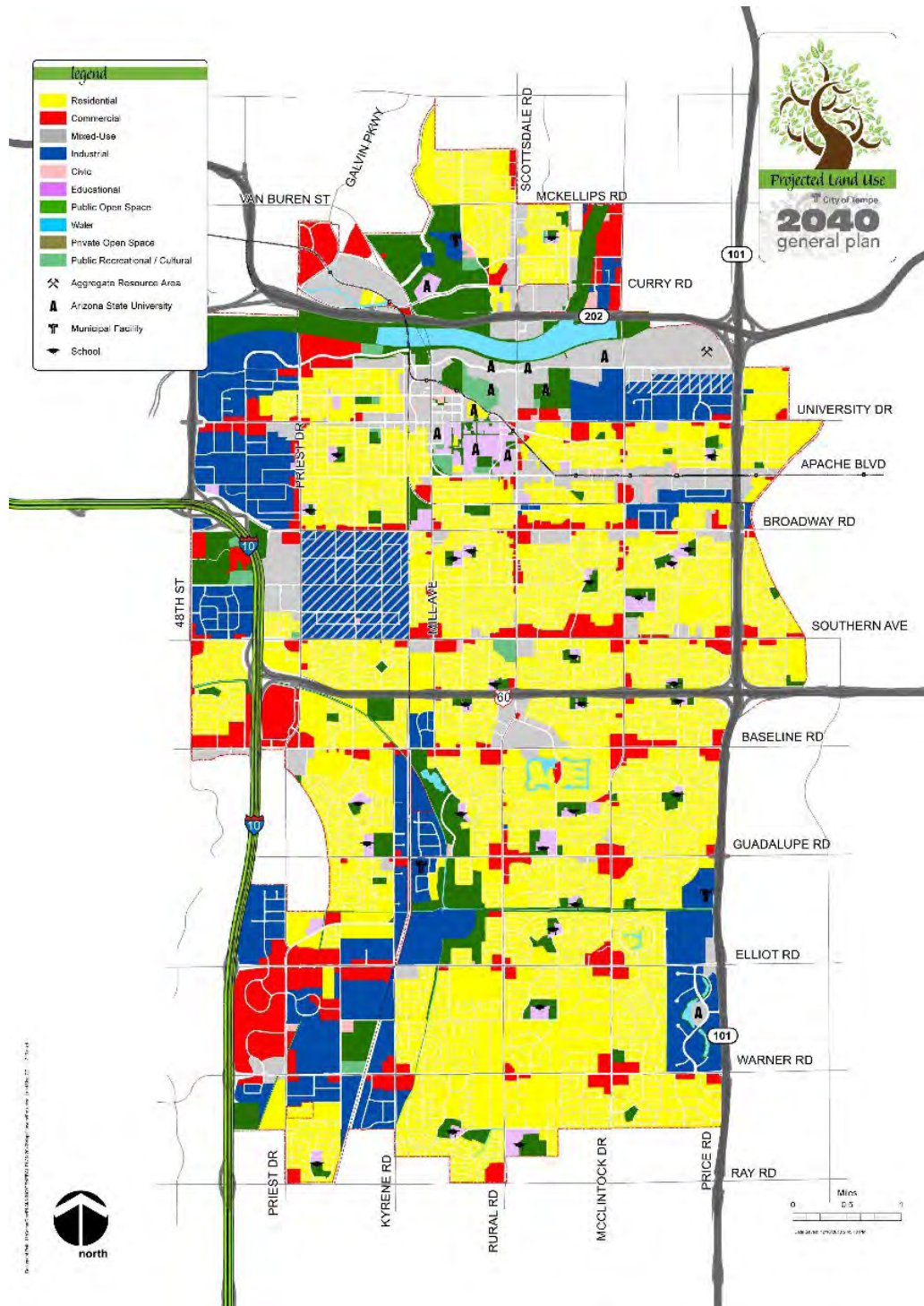


### Land Use & Density Survey Results

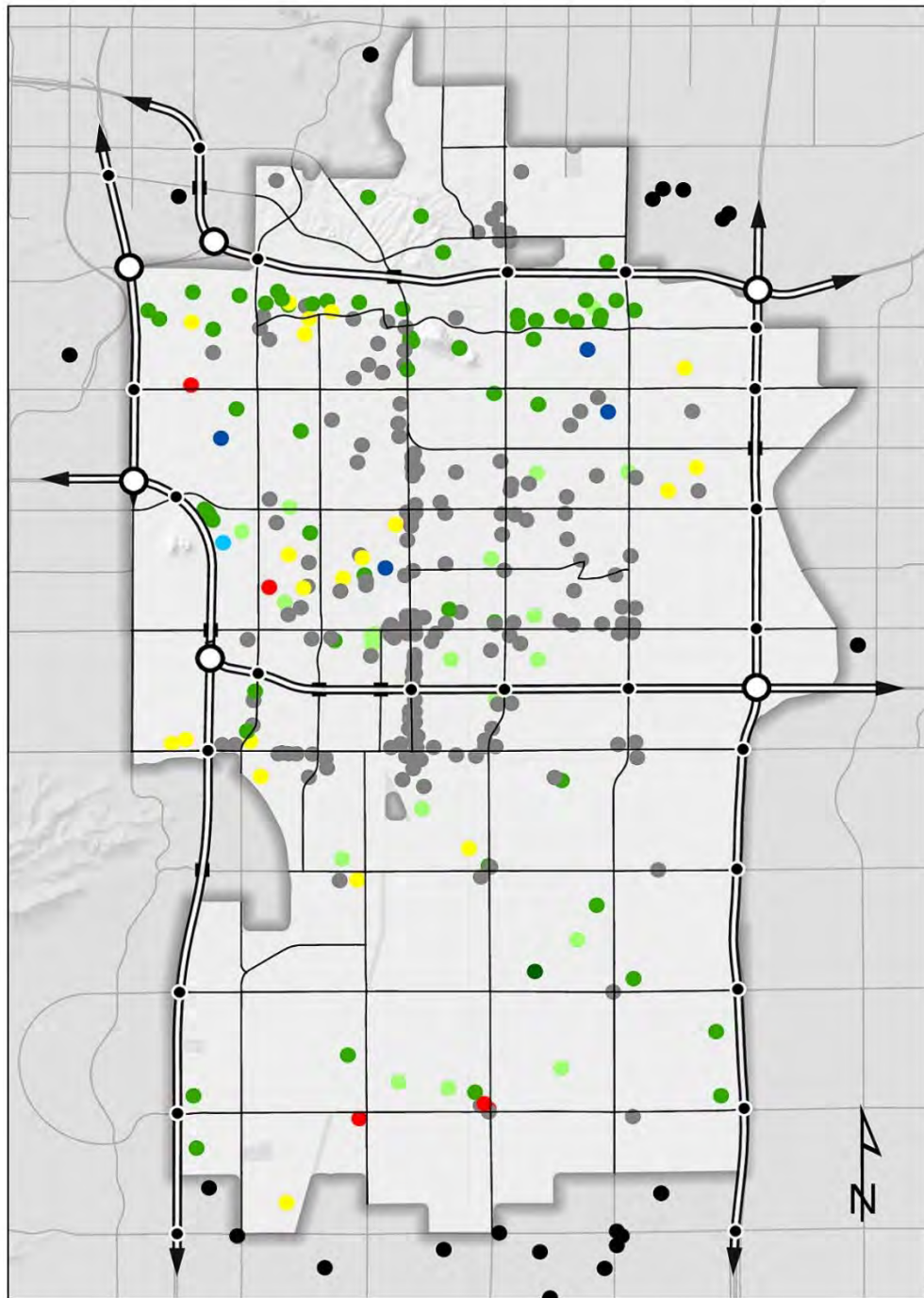
● Suggested Residential Density Increase



8. The Projected Land Use Map informs what can be built in Tempe. Please indicate what type of change you envision, if any. For example, if you think an area that is designated "Commercial" in the General Plan 2040 should be designated as "Mixed-Use" in the Tempe Tomorrow: General Plan 2050.



Where in Tempe should there be a change in land use, if any?



### Land Use & Density Survey Results

- |                         |                                |                |
|-------------------------|--------------------------------|----------------|
| <b>Suggested Change</b> | ● Private Open Space           | ● Water        |
| ● Commercial            | ● Public Open Space            | ● Outside City |
| ● Industrial            | ● Public Recreational/Cultural |                |
| ● Mixed-Use             | ● Residential                  |                |

## 9. Please share any additional feedback

1. Abolish single family zoning. Make Tempe more dense with better public transit and bike lanes to help move people more efficiently.
2. As I said above if you need quality citizens, small shop owners, healthcare workers, police, firemen, city employees, and TEACHERS, they need to be able to FIND AND AFFORD REASONABLE housing in Tempe, and not any more increase in HORRID 24/7 traffic. I just saw on the TV news recently a TERRIFIC IDEA. Some school districts are now using their excess available city and school land to construct affordable housing for their school employees, so that they can live near their schools, not have to hassle with HORRID TRAFFIC, and afford to live in Tempe. This is a TERRIFIC IDEA, that will also work for policemen, firemen, and healthcare workers, that can not afford to live or commute to Tempe. That is what you should, by ZONING RESTRICTIONS force ARIZONA STATE UNIVERSITY to do with their abandoned STATE OWNED LAND golf course. Use your TEMPE CLOUT !! No more ZONING VARIANCES or CONDO TOWERS for YUPPIES, until they use their land for affordable housing. Have restrictions in place .. so that these affordable housing units are only available to rent or own by the people that I have listed above. It will attract and retain QUALITY WORKERS who can live and work in TEMPE ... NO MORE RICH YUPPIE CONDO TOWERS ... whose residents DO NOT GIVE A ... about Tempe police, firemen and teachers. AMEN
3. As someone who has generally been engaged with city planning processes, I am feeling completely behind on what is trying to be accomplished here. Where are questions about how we expect to see quality of life decisions radically impacted by climate change expectations is not addressed and MUST BE! Where is a zoning description for resilience hubs? How is planning based on equity? Where is the bike infrastructure noted? How about needed changes towards linear park connections to keep trees alive and people healthy?
4. Besides growth, we must not lose our history. Museums cannot replace primary sources. Repurpose not replace. Mill Avenue and the Double Butte Cemetery still contain our history from its earliest settlement. It would be unthinkable if they were lost. Future generations will have the proud heritage we we still can access directly. .
5. Bringing a real amusement Park would be great for families and income from other states could be used to help build depending on how we could compete
6. Can't read any of the Legends. Increase font size so I can understand what is being presented.
7. Confusing survey. What does proposed "increases growth" area even mean. Maps not very useful.



8. Danelle Plaza should receive a 'local character district' or 'local heritage district' status to honor its cultural contributes to the community, and help support its small business scene. The entire intersection at Mill and Southern should emphasis its access local small business scene in juxtaposition to downtown Tempe, not slated for aggressive growth.
9. I am not quite sue how to read map 1 or give input about it since I don't know how or what the city is removing or adding. Map 2: I think our density is just right - I don't know where you could possibly add more housing short of tearing down low-performing commercial areas and replacing them with residential structures, i.e., the NWC of Baseline and Price. Map 3: I think the land use in Tempe is well proportioned. The development along rio Salado Parkway is great - love seeing the mixed use spaces with outdoor seating areas.
10. I do not think residential density should be increased anywhere in Tempe. I would like to see more open space and lower residential density. Specifically, I would like to have a moratorium on all apartment building outside of downtown Tempe and the town lake..
11. I do not want any more development in Tempe. I would like current residential areas improved with park enhancement and infrastructure maintenance.
12. I just know I wish Tempe were more like what I had seen in Belgium. I know that our ecosystem probably doesn't allow for such lush, green vegetation every which way, however I'd still love to see Tempe develop more sustainable design in our infrastructure. I'd love to see efforts to diminish our needs for cars, have our roads lined, and shaded by native trees and foliage. I'd love to be able to go to work, school, and my favorite places without having to worry about being able to afford the trip there. There's so much that can be done, there's nothing more I'd love than to see Tempe transformed into a city that I'd be proud to be from.
13. I recommend more / larger well-funded schools and more well-maintained public park / recreation spaces especially for the areas of higher density. Many people living in these areas avoid cars, expensive parking, and must share a limited resource with a great number of people. Making these spaces more frequent and inviting encourages walk-able, family friendly communities.
14. I think Tempe is making a HUGE mistake getting into bed with the Coyote hockey group. Why the Tempe City Council thinks that the owner will treat Tempe any better than it did Glendale Is not understandable. I also think better use of the land designated for this deal could be made by creating some open space the citizens of Tempe could easily access and enjoy. The Town Lake is less and less accessible as private buildings crowd its shore. This is not exactly what was envisioned when the lake was built.
15. I think that it's critical that we move away from single family, strictly residential zoning. This will allow us to increase housing supply, live more densely, and therefore make public transportation more viable.

16. I think there is already too much high rise residential being built and not enough transit to move the increased amount of people living in them to get around making traffic a nightmare. The experts need to figure out how to get the people to be able to travel easier on the roads/highways and get the homeless people and crime off the mass transit so everyday people can use them. I am afraid to ride them anymore because they aren't safe.
17. I think these mapping questions are very challenging for most citizens without a background in planning.
18. I work in Tempe and spend most of my days recruiting businesses to the area. The most common feedback we get is, "Tempe is so pretty, and I love the lake, but where can I take a client to dinner." The second most common point of feedback is "Tempe Beach Park has so much potential, but is so underutilized." Tempe Town Lake is such an advantage for Tempe that other than it's aesthetic is barely utilized. The City should take a page from the Chicago Riverwalk (<https://www.chicago.gov/city/en/sites/chicagoriverwalk/home.html>) and activate the lake, starting with bringing in restaurateurs with incentives to develop places to eat, drink, and socialize on the lake. This in turn will create abundant activity and make the lake not only active, but in turn that amount of activity and traffic will reduce crime and vagrancy in the beach park, lake, and surrounding areas.
19. I worry that this design keeps all the higher density residential north of the 60. There are many, many excellent single family developments north of the 60, but Tempe leaders seem to only care about people in "South" Tempe as far as keeping neighborhoods single family.
20. I would like to see better bike routes. At the moment, the routes are mostly at the half-miles between major roads, which means making detours to get to or from actual locations you want to be, which are all at the major intersections. Many of the bike lanes (which I like to call bike gutters) are along 45 MPH roads with no separation from traffic. Sometimes, you're even asked to merge with that fast-moving traffic. Essentially, if you wouldn't feel safe with a middle school child biking there, then it's a bad bike path.
21. I'd love to see consideration for collector streets such as Alameda, Dorsey, College, etc. be rezoned for mixed use to allow for neighborhood shops and stores within walking distance around central areas like parks and schools.
22. In general, I like this plan. I would love to see more mixed-use in various places - condos over shops for example - making things more walkable and increasing public transportation access is key!!
23. Industrial area mixed use Elliot Rd and by Broadway curve
24. It is really difficult to use these map functions on a mobile device.
25. Make more open spaces
26. Make Rural and Warner a high end destination hub.
27. Mixed usage of space to allow residential and living to occur in same space. Removing car dependence by infilling with lax zoning regulations. Focus on density so that people can walk to where they need to go.

28. Mixed use should be extremely limited on the commercial side, should require all ambient and outside lighting to be obtained via onsite solar panels
29. Mixed uses should be encouraged everywhere to promote walkability and not require a car to get everywhere. We need to thicken up our City - period. We should allow small dwelling units on existing properties as a way to allow existing property owners to boost income, provide affordable housing, and increase density.
30. More importantly than where we develop should be that spaces are developing sustainably. Developers should have a responsibility to our community that their additions will add to the value, not detract as so many unoccupied, unaffordable building continue to do.
31. more mixed uses in general, but specifically along Baseline Rd
32. Much more political will needs to be shown to address the housing crisis, especially for accessible, affordable housing. This includes BOTH rentals AND homeowners alike. This should be on accessible transportation routes (light rail, commuter trolleys and buses.
33. Need more mixed use in South Tempe. More density.
34. NO MORE BUILDING! What's wrong with having a city that doesn't have every square inch built on? Open acres of fields for growing plants and crops, is healthy and refreshing. I'm sick of Tempe thinking they should be like a large City, hungry for growth for the money. That mentality has ruined Tempe. Why an entertainment area? Let the other Cities have it. We can go visit the other Cities and then come home to peace and quiet. The police don't enforce the ARS laws and Tempe ordinances as it is, so we want more people and problems? Take Tempe back to a manageable size that's in line with Dark Sky and other environmental strategies. It's already WAY TOO over-built for the area. Actually BE a leader environmentally, not just a dribble here and there.
35. Obviously you have already identified and determined the "high density" area at Priest and Rio Salado for the Coyotes Arena and development. I'm not going to take the time to indicate on the maps, but why don't you spread the "pain" around a little and plop some of your high density low quality building into South Tempe?
36. Place a focus on reducing City and HOA supported ornamental grass. Maintain green spaces in city and neighborhood parks & green belts.
37. Plant new and replace fallen trees, take care of the trees.
38. Stop giving Tempe away! Enough with using GPLETS to pay developers to build more nonsense. Keep your promises to other cities to not build residential in a flight path! Make developers pay Tempe for the privilege of building here. We need more open space. No more building anything outside of HFH infill housing.
39. Tempe has grown too much too fast for sustainability.
40. Tempe is far too dense already, time to put on the brakes and try to mitigate the traffic and damage to quality of life already done.

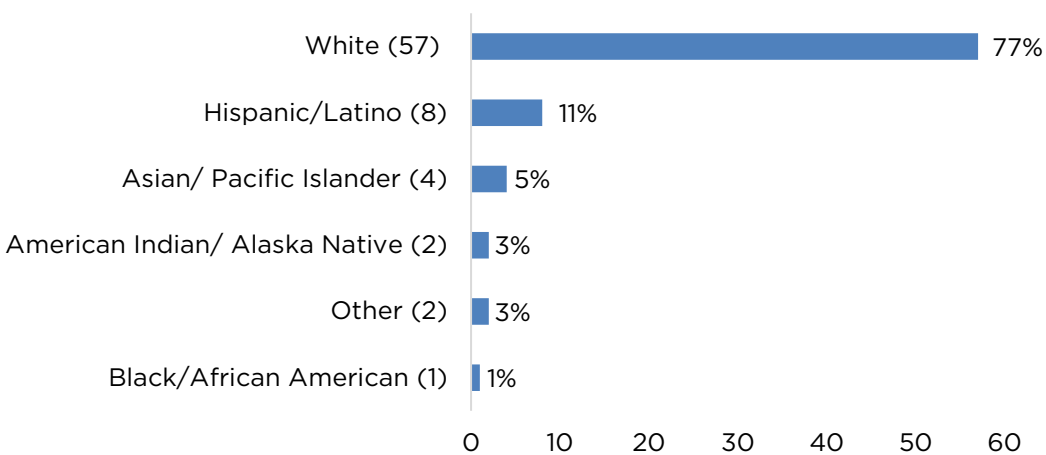
41. Tempe is much too crowded. We really need to be looking at quality living for our residents and also sustainability. Using sustainable materials to build more is like brushing your teeth while eating oreos.
42. Tempe needs more mixed-use commercial/residential developments. All new residential buildings should be built along walkways/roads with commercial on the ground floor to encourage walkability. As the population increases we need to provide services locally to reduce the need to drive and further increase traffic.
43. Tempe needs much more shade, more bike lanes, more walkable areas, and more robust public transportation.
44. The area around Southern and Priest has at least 1 large-ish lot for sale, multiple older residences, and a large but unexciting strip mall. This would be a great spot for mixed use with more retail and services to increase walkability of the neighborhood and more affordable housing for those who will work at the commercial areas around.
45. The area near Baseline and Priest and Baseline and I-10 seems like it's going downhill fast. It's scary if you ever have to get gas at that Shell station. I don't know if changing the land use in that area would fix the problem, but that is an area of Tempe that needs more attention.
46. The areas along Rio Salado should have higher density. That area is close to freeway access and will have less impact on traffic in the city. The high rise buildings that have been built along the lake are a nice addition and this should be carried further west to Priest. These same areas need to have enough density so that the planned mixed use is financially viable.
47. The city council believes you can pack people in areas like sardines because the idea of collecting more tax revenue, but the city fails miserably in upgrading infrastructure such as roads, parking and such. Example is my area at Baseline and Rural where several apartment/condo/townhome developments were built, and now traffic and parking is terrible.
48. There are many areas of Tempe that are depressed like along southern and Broadway on the west sides of Tempe. This area could be great with redevelopment and cleanup.
49. There is no reason our city should have higher taxes than Chandler. Maybe Tempe could take some lessons from Chandler as to how to reduce spending.
50. To maximize density and land use, Tempe should eliminate single-family zoning altogether.
51. Tough to use the features here on this form to indicate preferences or why-- but overall I'd love to see way more Mixed use spaces (commercial bottom floor, residential upstairs) near public transit with fewer parking lots and more open spaces that are shaded. The suburbs and large Target/Walmart/Grocery Store parking lots seem to only trap more heat and reduce pedestrian use and pedestrian access. I put Sydney Australia in my comments, but Park City, Utah also did an amazing job with making transit, access, and trails easier and reducing huge parking lots.

52. We should allow as much mixed-use, dense development as possible near light rail
53. We should be building out lots of high density and mixed use around our canals, with an eye on one day converting them into high quality bike and micromobility paths.
54. Weak neighborhood shopping centers could benefit from mixed use land use and zoning designations.
55. Whatever and wherever you build, make those spaces nicer and more welcoming for people who are not in cars. Tempe has a real opportunity to distinguish itself as the city in the valley with street life and green space and distinctive neighborhoods. One place to start is to minimize parking lots and put in green spaces, public art, skateboard parks, community gardens---in other words, bring these dead, paved spaces back to life!
56. With the current state of the office and hotel markets, it will likely take decades and even longer to fill this area in with commercial development. Plus, this area should really be a mix of uses, as residential likes to have walking access to commercial uses.
57. You need landscaping standards for right of ways to stop them from sheering the plants. It uses more water, requires more maintenance and ultimately costs you more money for plant replacement cause the plants survive less than half the time they are supposed to and they look awful with all the bald spots and unnatural shapes.

## IV. Demographics

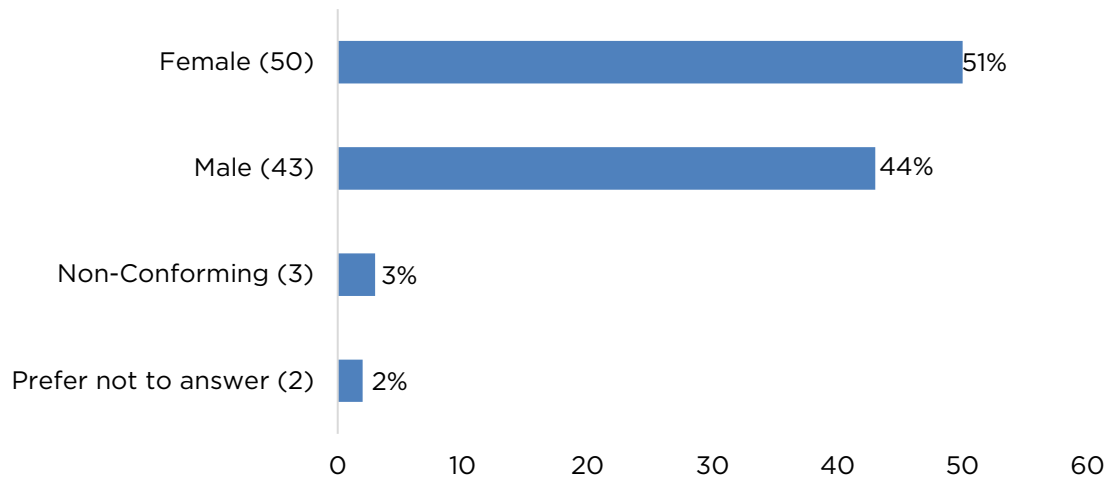
The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory.

Race:



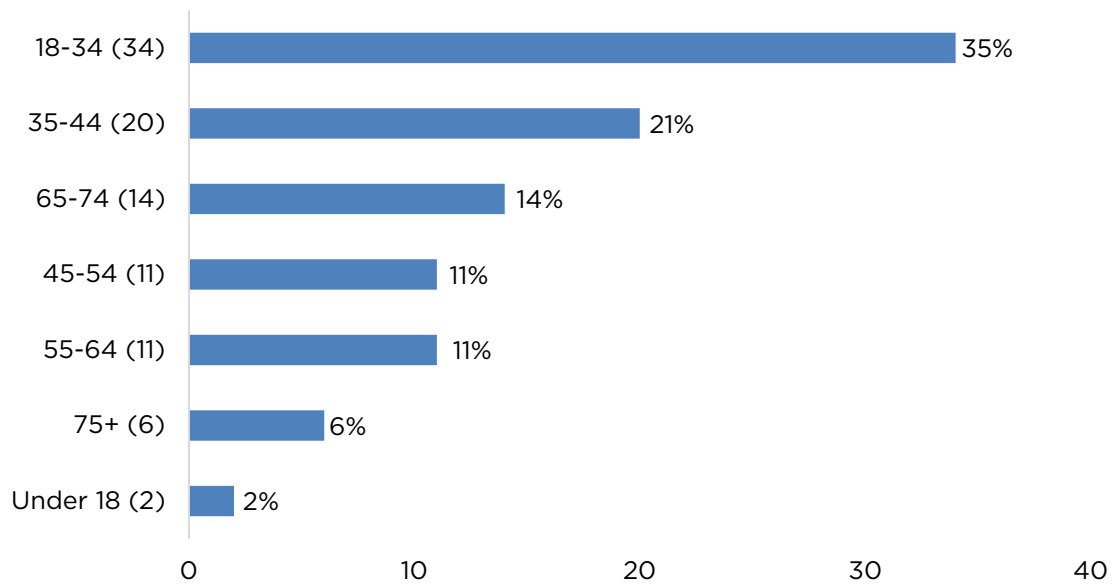
Responses: 74

**Gender:**



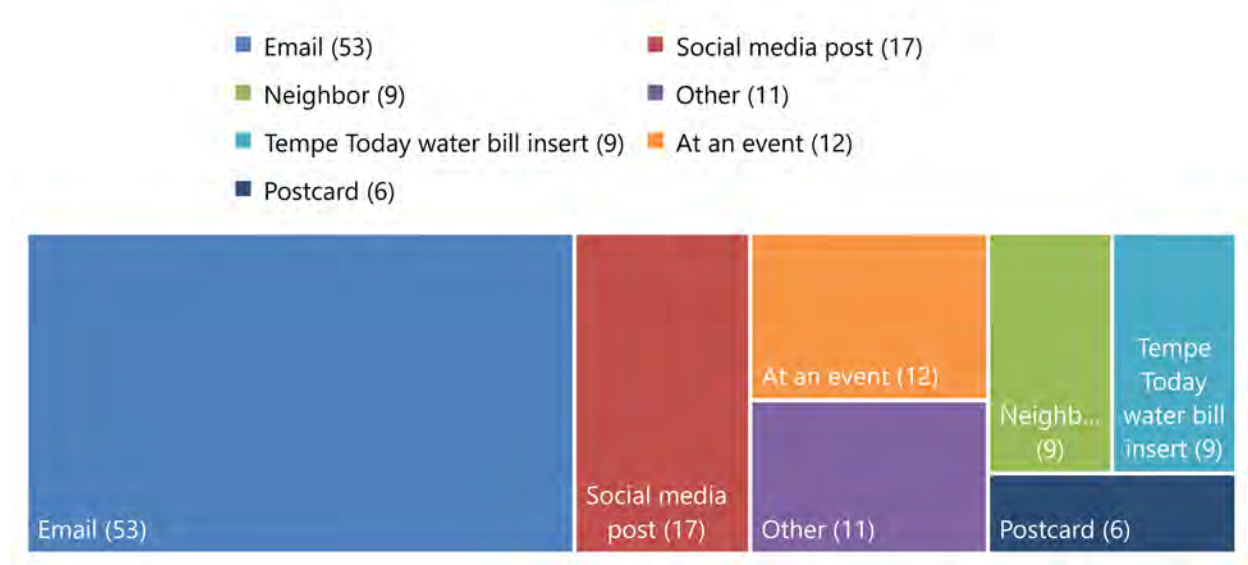
Responses: 98

**Age:**



Responses: 98

How did you hear about this survey? Check all that apply.



Responses: 117

## V. Public Meeting at Legoland

The project team worked with experienced facilitators and authors, John Kamp and James Rojas, to develop and lead a unique engagement opportunity for Tempe community members. Kamp and Rojas provided a detailed report which follows below. A [video recap](#) is available in addition to the report.



## Shape the Tempe of Tomorrow!

Free admission to LEGOLAND Discovery Center on Oct. 26

Show us what you'd like Tempe to be in 2050 at the Tempe Tomorrow General Plan 2050 Public Workshop. Share your ideas for development, land use, transportation, historic preservation, neighborhoods, art, open space and everything else that makes Tempe unique.

## ¡Da forma al Tempe de mañana!

Entrada gratuita a LEGOLAND Discovery Center en 26 de octubre

Muéstranos lo que te gustaría que fuera Tempe en 2050 en el Taller Público del Plan General de Tempe de 2050. Comparte sus ideas para el desarrollo, el uso del terreno, la transportación, la preservación histórica, los vecindarios, el arte, el espacio abierto y todo lo demás que hace que Tempe sea único.

General Plan 2050 is expected to be up for citywide vote in May 2024. The City of Tempe is providing this distribution solely for informational purposes.

Se espera que el Plan General 2050 se someta a votación en la ciudad en mayo de 2024. La Ciudad de Tempe provee esta distribución solamente para fines informativos.

[tempe.gov/2050](https://tempe.gov/2050)





- **Free admission to LEGOLAND Discovery Center**
- **Get hands-on, learn about the plan and participate in guided activities while enjoying free refreshments.**


**This workshop is intended for everyone who lives or works in Tempe.**

**Join us on Wednesday, Oct. 26 from 6 to 7:30 p.m. at LEGOLAND Discovery Center at Arizona Mills Mall, 5000 Arizona Mills Circle.**

Can't make it or need special accommodations? Share your feedback at [tempe.gov/2050](https://tempe.gov/2050) or call **480-350-8234**.

Details: [tempe.gov/2050](https://tempe.gov/2050)

Questions: [2050@tempe.gov](mailto:2050@tempe.gov)

- 
- **Entrada gratuita a LEGOLAND Discovery Center**
  - **Obtenga información práctica sobre el plan y haga preguntas mientras disfrutas de refrescos, música y entretenimiento gratis**

**Este taller está destinado a todos los que viven o trabajan en Tempe.**

**Únase con nosotros en el miércoles 26 de octubre de 6 a 7:30 p.m. en LEGOLAND Discovery Center en Arizona Mills Mall, 5000 Arizona Mills Circle.**

¿No puedes venir o necesitas un arreglo especial? Comparte sus comentarios en [tempe.gov/2050](https://tempe.gov/2050) o llame al **480-350-8234**.

Detalles: [tempe.gov/2050](https://tempe.gov/2050)

Preguntas: [2050@tempe.gov](mailto:2050@tempe.gov)



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- **Obtenga información práctica sobre el plan y participe en actividades guiadas mientras disfrutas de refrescos gratuitos.**

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# **TEMPE TOMORROW GENERAL PLAN 2050**

**LEGOLAND, TEMPE, 10/26/22**

**HANDS-ON COMMUNITY WORKSHOP WRITE-UP / FINDINGS**

**PREPARED BY JOHN KAMP OF PRAIRIEFORM AND JAMES ROJAS OF PLACE IT!**



## OVERVIEW

To launch the creation of the City of Tempe's General Plan 2050, and to set a creative, positive, and aspirational tone for the process, the City of Tempe invited us, James Rojas of Place It! and John Kamp of Prairieform, to lead a hands-on model-building workshop at the Legoland Discovery Center in Tempe. The idea was that the combination of both the playful setting and engagement methods would shape the project for the better, generate the kinds of meaningful and useful outcomes the city sought, bring in new faces and a more diverse audience, and create an overall atmosphere of fun as opposed to one more typical of formal meetings. The approach proved to be highly successful, with a significant turn-out, a large number of participants of all backgrounds and ages, and lots of creative ideas for how to move the city into the future in sustainable and forward-thinking ways.

## WHAT WE SAW, DID, AND HEARD

As the meeting was held at Legoland and not at a more traditional location, it got off to a festive start. After checking in, participants walked through a series of Lego exhibits and then to a larger main room in which we had set up tables in the center that seated from three to six people, with a construction-paper placemat placed in front of each seat. To accommodate for the unexpectedly large size of the group, we ended up moving extra tables and chairs from other parts of the facility, which ultimately totaled 153, the largest general plan meeting the City had ever held. There were many new faces that included people who do not typically attend City meetings.

Since we were going to be asking that participants work with their hands to build and play with toy-like objects (that were provided) and

Lego—and this is not something grown-ups are particularly used to—we wanted to allow for of time up front for everyone to settle in and relax. As such, we had arranged to have popcorn and pretzels provided, as well as water. Overall, we took about 15 minutes to allow people to chat with friends and neighbors and settle in. This seemed to be the ideal amount of transition time before the main roster of events.



### **Model-Building Activity 1: Build your favorite childhood memory**

After a brief introduction by Robbie Aaron, City Planner from the City of Tempe, about the overall process of the General Plan update, we began the core activities of the evening, which involved community members build models of their favorite childhood memory and then working in groups to build a model of an ideal Tempe in 2050. We set up two tables on each end of the room with a combination of Place-It!-style found objects and larger Duplo-style Legos on top. Later we added a third table in the back for snacks. Participants were free to pick from both types of objects to build their models. After briefly explaining why we'd be working with our hands and using toy-like objects to build a childhood memory (i.e. building a childhood memory takes us back to a time when we felt a sense of belonging, joy, discovery; the activity shows us how much we have in common; working with our hands allows us to be creative and aspirational in a way that is hard to do if we simply talk about our future Tempe), we set the participants off to get materials for their models, which we gave them around seven minutes to build.



With smaller groups, we would typically have each person share with the larger group their name and what they had built. However, due to the large size of this group, we decided to have people simply report back to others at their table about what they had built. After the participants had had time to share their models with their table mates, we invited everyone to tell us what the recurring themes of the memories were. It was a simple exercise, but it allowed the participants to start seeing connections amongst each other. As community members shared, we and city staff took notes, and documented feedback. In a sense, the recurring themes of the memories are a set of core values that we seek out and look for throughout our lives. They can also unite the participants and then set the tone for the second activity. In this case, the recurring themes of the memories the participants built were:

**BEING OUTSIDE / OUTDOORS | FAMILY | ADVENTURE | SIGHTSEEING | HOLIDAYS | CURIOSITY | GRANDPARENTS | WALKING | NATURE | ART | JOY | CELEBRATION | PARKS | POOLS | MULTIGENERATIONAL | FOOD | BEING IN OR NEAR WATER**

### **Model-Building Activity 2: Build your ideal Tempe**

After explaining that these recurring themes serve as a kind of urban planning DNA for all of us, and thus shaping our mental maps and images for our ideal city, we moved into the second activity in which people worked with their table mates to build their ideal Tempe. We wanted to keep the prompts simple and general enough so that participants didn't feel constrained by them or find them too technical and confusing while also ensuring the prompt would still generate useful outcomes for the general plan process. The approach ended up working quite well as each table readily began looking for objects and then building. Because people got so engrossed in the activity, we decided to give them some



extra time to build, ultimately allowing them around 15 minutes.

To report back to the larger group, we had a volunteer from each table to share what they had built. In total, about 12 tables shared their thoughts behind the models. The models contained several creative ideas for the future of Tempe. Curiously enough, no one built models of more parking, freeways, and/or less density. Instead, their models consisted of:



**Weaving more nature into the city | creating a network of bike lanes and paths that connect to amenities | creating nodes of activity, amenities, and density throughout the city as opposed to just downtown | making better access to waterways and lining them with amenities such as cafes, bars, restaurants, and ensuring that the waterways don't get filled with trash | making space and opportunities for urban agriculture throughout the city | a city with more multifamily housing options that are owner-occupied | a city of nature and urban forests | an LGBTQIA-friendly city | sustainably built buildings with green building technology and features | a Tempe with a network of car-free streets | creative solutions to homelessness | and increased space for those with special needs**

After participants shared what they had built, we led them through a similar activity to the first one in which we had them pull out the recurring themes of the models. The themes highlighted how much of a shared vision the participants had and can now serve as a set of core values of the community and guiding feedback for the general plan process going forward. The themes included:

**SPACES FOR PEOPLE (and not for cars) | LOCAL AGRICULTURE / FOOD | ACCESS AND PROXIMITY (i.e., things within walking/biking distance) | WALKABILITY | NATURE ALWAYS CLOSE BY | HOUSING AND A MIX OF HOUSING TYPES | TREES AND SHADE | WATER (i.e., water that you can be along, access, sit by, etc.) | ACCESSIBILITY | DESERT PLANTS | WATER RECYCLING | HISTORIC PRESERVATION | MULTIGENERATIONAL LIVING | TRANSIT | RENEWABLE ENERGY | WELCOMING | MIXED-USE SPACES AND DISTRICTS | PUBLIC ART**

## CHALLENGES, LESSONS LEARNED, OPPORTUNITIES

Overall, the workshop was successful in meeting the goals we set out to achieve. People were positive, creative, aspirational, and built the Tempe of their dreams as opposed to responding in fear and trying to ensure that the city didn't change. In fact, no one expressed any interest in more parking or more lanes of freeway or roads. And, contrary to a typical community meeting, people actively built density into their models instead of actively stating their opposition to density. However, we did run into a couple of challenges that could be seen as learning lessons for subsequent workshops and hands-on events.



### 1. The Large Group Size

While we were excited about the size of the turnout, having 153 people in one space – including kids running around the perimeter of the main group – proved to be a challenge in terms of ensuring that everyone could share and hear properly. In the future, it would be ideal to split such a large group up into smaller ones in separate rooms. This was an option we had initially wanted to pursue but given time and budget constraints, we had not planned for workshops in smaller breakout rooms. In the future, we could first do a training for the staff to lead their own workshops, and plan for possible break-out spaces. That way, everyone would be prepared no matter the size of the group.

The added benefit of breaking out into smaller groups would be that each participant could share what they had built for their favorite childhood memory with everyone instead of with just their table mates, something we didn't get to do given the large number.

### 2. Ensuring kids are having fun but also have their own place to play

One of the added strengths of the event was that it was multigenerational and family-friendly, and there were plenty of places for kids to play. If kids lost interest in the main activity, they could easily find somewhere else to go. However, the overall layout of the space meant that the main group of participants was in the middle, with kids playing, running, and screaming around the perimeter. At times it was hard to hear and felt a little distracting. In the future, we should look into still holding the workshop at the Discovery Center but find ways in which kids could play in areas somewhat separate from the main room.

### 3. Sound

We experienced a technical malfunction with the PA system and had to





rely on a back-up mic/speaker from Legoland. We adjusted accordingly, and everything worked out fine in the end, but we should also bring a back-up system.

Another sound-related challenge was that the Legoland store had its own automated music system that occasionally played in the background, thereby competing with the flow of the workshop. If doing this activity in the future, we should resolve this issue before beginning the workshop.

These issues aside, participants expressed nothing but positives to us and to the staff. “This was so much fun,” was heard over and over again, as was the comment by one participant that she was so refreshed by how many new faces there were, how simple the activity was, and again, just how much fun it was.

## CONCLUSION

As a novel experiment for a public meeting, the event provided an avenue for the participants to freely express their creative ideas about planning. Additionally, the participants were able to mine their best memories and bring them to life and establish a set of shared, core values, which can ultimately inform the overall shape of the Tempe Tomorrow General Plan 2050 moving forward.



# Public Input Summary

January - February 2023



Prepared by:  
Community Development Department  
Neighborhood Services Division

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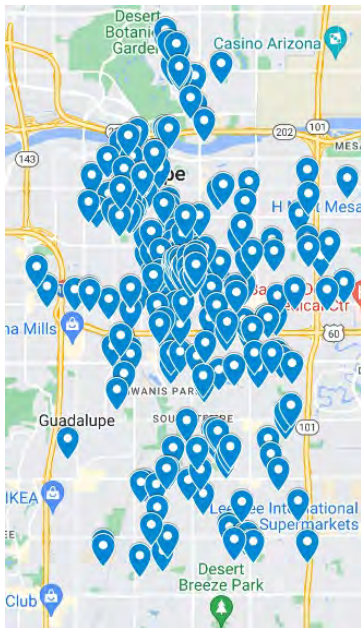
## I. Background

From Jan. 19 to Feb. 5, 2023, the community participated in a third round of public input to inform the shaping of Tempe's next general plan. The project team received a total of 418 unique responses through online public comment from participants who spent a combined total of 21 hours sharing feedback.

Two public meetings were held, one online at noon and one in-person at the Tempe History Museum in the evening on Jan. 19. The online meeting hosted 50 individuals and the in-person meeting hosted 16 individuals.

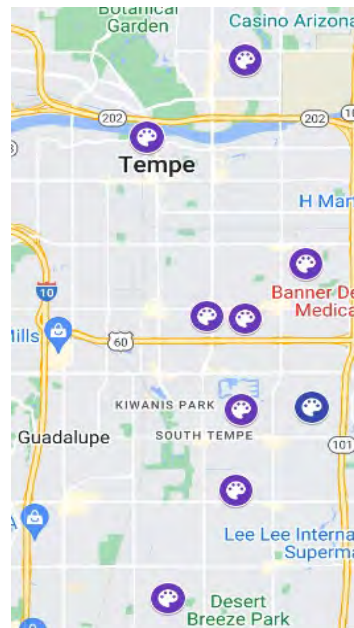
To reach a broader audience, the project team and volunteers gathered feedback at multiple events including FanCon, Unity Walk, and via an art activity at 7 Arts in the Parks. Feedback from these visits are listed in section IV.

Points indicate those who completed a survey and chose to share an address.



Responses: 418

Points indicate outreach events attended to gather in-person feedback.



Reach: 1,200



## II. Outreach Methods

Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in all utility bills announcing the survey and meeting
- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners
- Postcard to all Tempe households
- Survey posted on Tempe Forum for input from Jan. 19 – Feb. 5, 2023
- Notifications and ads on social media
- Email and multiple mentions in Tempe eNews
- Social media posts on Facebook, Instagram, NextDoor and Twitter
- In-person outreach at Tempe FanCon, Unity Walk, and a unique and interactive art installation at Arts in the Parks:
  - Corbell Park
  - Harelson Park
  - Hollis Park
  - Indian Bend Park
  - Optimist Park
  - Scudder Park
  - Selleh Park





Impressions: 5,338, Likes and Engagement: 1,569



Impressions: 632, Engagements, 21



Impressions: 8,154, Likes and Engagements: 366



Impressions: 1,935, Likes: 2



23,355 sent, 359 topic visits

### III. Survey Responses

A public input process was conducted from Jan. 19 to Feb. 5, 2023, to gather feedback on the future direction of the general plan. The combined total hours of public comment on this topic was 21 hours with 418 responses.

Circulation: Circulation in city planning refers to the design and management of transportation systems, such as roads, sidewalks, and bike paths.

1. Please rank the importance of the following circulation goals for Tempe Tomorrow - General Plan 2050. Rank in order of importance.

1. Reduce traffic on roads
2. Protect bike lanes from vehicular traffic
3. Improve access to and frequency of public transit options
4. Increase access to parking in areas with high demand, like downtown
5. Increase the amount of bike lanes
6. Other

**Responses: 391**

**If you replied "other" to the previous question, please share here:**

1. A permanent and humane solution to prevent and/or care for residents who become homeless
2. Add a park & ride at the Priest & Washington stop, or near there
3. Address the homeless

4. Adequate Police force to keep crime rates low and city streets safe.
5. Affordable housing (2)
6. affordable housing, work force housing, preservation of historic neighborhoods
7. Car free multi use path development
8. Condition of roads
9. Consider using circles more often than 4 way intersections. Studies show it also reduces car emissions
10. continue to develop bike path system and connect existing trail system
11. Continue to fund and support the Tempe Community cat ie: feral cat TNR program. Maybe include low income or senior citizen spay neuter funds on a needs basis.
12. Continue to improve the roads for increased vehicle traffic. Better light systems. More lanes where appropriate; removing bike lanes to relieve traffic
13. Coordinating traffic signal timing on arterial streets.
14. decrease parking requirements for buildings. add large 2 way bike lanes to roads like southern WITH protection. make more traffic calming measures
15. Design for Micromobility (personal electric powered devices). Try to place parking structures further from Downtown.
16. Don't run public transit thru neighborhoods
17. Eliminating Homeless in Tempe
18. Enforce current traffic laws to provide safe and efficient use of public roadways. Current enforcement is virtually non-existent.
19. Enforce parking violations, enforce traffic laws, enforce driving while texting or talking on cell phone laws.
20. Enforce the traffic laws! Bring back red light running cameras. Too many red light runners!
21. Enforcement of existing traffic law, particularly speed limits and red lights.
22. extend the streetcar route beyond current one
23. Faster access lanes for police and fire vehicles
24. Find ways to manage the rate of speed and safety of pedestrians, cyclists, and other drivers.
25. Fix our roads overrun with potholes, chipped blacktop, and other road hazards due to severe neglect and improper maintenance.

26. Fix the roads surrounding any new projects
27. fix the roads, repairs are needed everywhere!
28. Get homeless in parks under control
29. Gigabit fiber internet availability everywhere by law
30. Have temporary or permanent walk/slow biking areas of streets (e.g. like Mill in certain times of the year)
31. Homeless population issues (4)
32. I support bike lanes if they don't take away from current traffic lanes. I also support more education for drivers and bikers for safety of both types of transportation on the roads. Most drivers are aware of the bikers, but some don't pay attention to them. Some bikers are responsible and observe traffic and the laws, but many feel their ability to use the roads is more important than having to observe existing traffic laws and to yield to automobiles at all.
33. I think that by doing all of the things I have listed as 1-3 it will reduce traffic on roads. Increasing parking downtown is one of the last things we should do. It's way more important to reduce the need to drive anywhere by doing the other things first.
34. I would like to see more options of green space/park improvements
35. I would like to see Tempe decrease the amount of parking in high density areas and make them more pedestrian-friendly.
36. Improve long distance bike corridors
37. Improve safety on the roads.
38. Improve scheduling and routing of buses so it does not take 1 hour to get from south Tempe to downtown Tempe by bus.
39. Improve the condition of the roadways throughout the City
40. Improve the flow of traffic within the city
41. Improve the pedestrian experience - wider sidewalks, sidewalks were none are provided, SHADED sidewalks, easy & direct connectivity to businesses front doors from the pedestrian ways, seating along pedestrian ways, protected pedestrian walkways in high traffic areas. ride share pick-up locations on-street
42. Improve the walkability of streets, especially on arterials and collectors.
43. Improve traffic flow (2)
44. Increase access to secure bicycle parking citywide, but especially downtown.
45. Increase green space...don't take it away

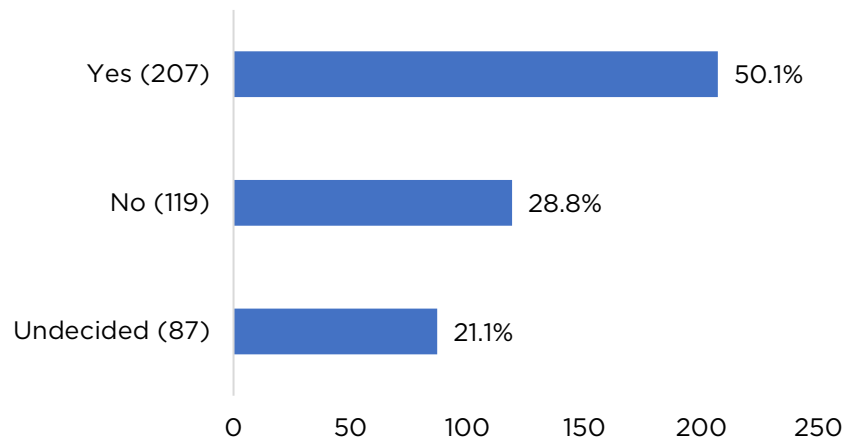


46. Increase high density housing
47. Increase marked protected multiuse paths/bike lanes east and west as well as north and south
48. Increase number of car-free, walkable areas
49. increase playmobile frequency
50. Increase Public Safety
51. Increase walkability
52. Increased safety of high-traffic intersections for bikers and pedestrians.
53. Increased safety of high-traffic intersections for bikers and pedestrians.
54. Invest in Share the Road education, training, youth biking and transit pass opportunities to grow a new generation of transit and bike enthusiasts.
55. Invest in timed traffic lights for main roads in Tempe including University, Mill, Apache, Rural, Broadway, and others. If the main routes for cars are made to be efficient, less traffic will divert through residential areas.
56. It is ridiculous that there is no free orbit that goes to Tempe Center for the Arts! Yes, I know there is some public transportation downtown, but nothing that runs from Mill avenue west to TCA.
57. Keep the character, feel and charm of Tempe as opposed to making it a huge overdeveloped city.
58. Leave residential neighborhood streets WITHOUT re-routing blockades in streets
59. Less money spent on transportation. More on law enforcement of transients and their refuse.
60. Make all public transit (like the streetcar) free. I know orbits are free. You can't get people to use these as easily if there's a cost associated with it. Getting people off roads and reducing vehicle miles traveled should pay for subsidizing it.
61. Make elderly home care services to senior citizens, like: yard work, painting, and planning of funerals/burial service for elderly citizens.
62. More cops
63. More fitness areas, such as exercise bars, climbing walls, or something along those lines
64. more law enforcement for aggressive drivers and intoxicated drivers that create dangerous roads for pedestrians and other cars
65. More police protection from muggers, etc.

66. More roundabouts
67. More walkable areas; improved amenities in neighborhood strip malls
68. No bikes
69. No more development. This isn't NYC.
70. NO TO PROPOSITION 301, 302 AND 303.
71. Pedestrian only paths and crossing with pedestrian demand lights.
72. Pedestrian safety and mobility on the main streets. Especially for crossing streets. More and safer crossings.
73. Plan roads so that they can handle the traffic caused by all the new apartments and business areas. A lot of stuff is going in around the lake, and also new apartments are being built throughout the city.
74. please stop over developing the city.
75. Preserve green space. Quit building apartments. Focus on long term resident opened units that are not as high density
76. Prioritize pedestrian and cyclist safety and convenience on ALL surface streets and in ALL transportation planning.
77. Protect neighborhood while increasing density.
78. provide priority lanes for fire and police vehicles
79. Public programs for residents- park, recreation, library, school etc
80. Public transportation needs more security. Most people I know won't use it due to increasing risk of crime.
81. Put lights on Rolling Hills golf course otherwise leave Rolling Hills and Ken McDonald alone
82. Put sidewalks in EVERY neighborhood, whether the residents want them or not. It's 2023...get with the ADA and help citizens be safe.
83. Reduce human density - that is no more high rises that block access to the Town Lake and increase traffic on every road.
84. Reduce taxes
85. Reduce the amount of areas for cars. More transit, bike, and pedestrian areas
86. Reduce the number of lanes. More lanes creates more demand, causing them to get traffic even worse.
87. Reduce the vast amount of speeding recklessly on city streets and especially within residential areas.
88. Reduce vehicular speed limits across the city

89. Repair the potholes in our neighborhood streets. And covert the suicide lanes on rural and McClintok to islands of vegetation like Chandler has
90. Safer neighborhoods. Too much theft.
91. Set max. speed limit to 35 miles/hour for Tempe and 20 in neighborhoods
92. Slow down traffic speed from Continental Drive to 202 Freeway in North Tempe
93. slow speeds on scottsdale road from 202 to McKellips
94. Slow traffic and reduce aggressive driving
95. Stop building more apartments, except perhaps for ultra-affordable housing.
96. Stop buting speed bumps on Tempe streets
97. Stop out of state investors building rental towers in downtown Tempe when there is NO affordable workforce housing.
98. Stop over building especially in downtown
99. Stop turning our neighborhood into a concrete mess like downtown tempe..
100. Sustain and extend quality roads for existing traffic.
101. Tempe has the worst roads! Improve road surfaces. Too many pot holes and rough roads.
102. The George Ditch canal - Parkway blvd. Please put stones and/or gravel on the road to reduce the dust
103. There is a need for quality sports fields that can compete with Reach 11 in Phoenix, Legacy Sports in Mesa, Scottsdale Sports Complex/Bell 64, etc.
104. Tobacco retail tax and ban flavors
105. Traffic calming
106. Traffic Safety, Efficiency, and Effectiveness
107. Walkable downtown only.
108. We LOVE our Tempe bike paths! We prefer to bike along the canal or other paths without car traffic. Our reasons are twofold: Safety and breathing in pollution. We wish there was a non-traffic bike route from South Tempe to Downtown Tempe/ASU. We can ride the canal path from Warner to Baseline and then it gets tricky.

2. Do you support the increasing use of micro-mobility options like electric scooters and electric bikes in Tempe, especially in the downtown area and nearby neighborhoods?



Responses: 413

**Affordable Housing**

3. Which of the following options for achieving more affordable housing in Tempe would you rank highest? Rank in order of importance.

1. Encourage more residential development in mixed-use industrial areas which permit houses or apartments
2. Provide incentives for developers of affordable housing
3. Allow more houses or apartments to be built in locations that may be a good fit
4. Encourage more multi-family housing developments
5. Allow more Accessory Dwelling Units (ADU)
6. Other

Responses: 376

If you replied "other" to the previous question, please share here:

1. Allocate more budget for City of Tempe to directly purchase former motels/hotels and convert them to affordable, longterm housing, or build new developments.
2. Allow for tiny homes
3. Allow more acreage property
4. Alternative Housing - mini

5. Benchmark against practices that have expanded housing in other areas - more education on this to the community
6. Better public transportation options will mean that housing can be built farther away from commercial zones rather than being built where they are a "good fit" but seriously disrupt the traffic.
7. Build housing by going up vertical or as high as the FAA will allow.
8. Build more affordable housing
9. Build more affordable housing without the very low income restrictions.
10. Build more patio homes, pride of ownership but smaller foot print
11. Cap rental application fees at \$5-10 per applicant.
12. CAP the percentage of both out-of-town investors and cap the rental rate increases per year.
13. Change up zoning, segregating houses and shopping by miles of road has been a terrible idea wherever it's been tried
14. Change zoning laws to permit ADU and multi housing in single family areas. Require onsite affordable housing unit percentage for all apartment and other multi sites
15. City should consider purchasing land and developing workforce housing. Many low-paid City employees can't afford to live in Tempe.
16. Consider all options that do not change "the heart and character" of Tempe (i.e. avoid gentrification and boring developments)
17. Consider the option of not increasing the population of Tempe.
18. Con't ruin our city wityh a plague of low income housing. The evidence from other cities should be enough to avoid it. Instead set up a camps furnished with trailers for hosing, recreational facilities, volunteer jobs and a bulk grocer for basic needs.
19. Create ways lower income could afford to buy. Don't create more rentals where the poor get poorer and the developers get richer. Regulate vacation rentals
20. Decide where in the City we are willing to accept more residential units and make it simple and easy to develop residential units in these areas. Remove "condo quality" standards required in Downtown Development. Provide student housing for ASU's expanding student body - +/-1000 beds per year
21. develop more sustainable/ walkable mixed use areas
22. Discourage "Luxury" Apartments

23. Discourage multi family units. Tempe is already over crowded. Traffic is already too busy.
24. Do not approve developer projects that do not include substantial affordable options -- truly workforce affordable!!!!!!!!!!!!!!
25. Eliminate single-family residential zoning and open all neighborhoods to multi-family housing.
26. encourage increased density housing with commercial as part of it, just mixed use
27. Encourage owner/resident over rental
28. FEWER people living in Tempe would be my goal! No more big housing complexes of ANY kind. Keep Tempe a small, safe city with minimal traffic.
29. Focus on improving the housing that Tempe already has by making the permitting properties reasonable, timely, affordable; reducing speeds in neighborhoods, supporting existing homeowners by not allowing fraternities & sororities to invade neighborhoods close to the university,
30. Future goal: don't penalize landlords with more tax, permitting, or rent control. The first two drive up the cost of renting to people, the last one makes providing more shelter a poor investment. Look across rent-controlled areas, you'll note they loose their amount of housing.
31. Get rid of vehicle parking minimums, which some residents of affordable housing might not even require, and makes building more expensive (more land area required for parking that could otherwise be used). Let the developer decide how much parking is appropriate.
32. Home pricing is out of reach due to real estate's primary use as investment instead of housing. Address with other cities this common problem. No change if not addressed. Also get real about infinite growth. Water is a real limit.
33. I am for a safe community and believe that MORE affordable housing is not the answer.
34. I do not know what ADU means so could not evaluate it as a priority. Why didn't you supply a definition?
35. I don't know what most of these are so I can't vote.
36. I don't support new housing in tempe at all much less affordable housing
37. I don't think we should promote "affordable housing" which just brings more crime. We should let the free market take care of itself.

38. I support using existing infrastructure ie empty buildings to enhance opportunities for affordable housing. I do not support stuffing in more and more buildings to "Grow" the city. Open spaces, parks, natural habitat is important to wildlife and flora. Adding more concrete is not.
39. I understand the need for affordable housing however, I am not in support of an increase in density and overdevelopment in my neighborhood (Rural, Southern, College & Mill)
40. I would like to see zoning codes amended to make more dense, mixed-use neighborhoods with higher housing density, especially in high-demand areas
41. I would prefer no new housing in Tempe. The roads are overcrowded as it is. I am frustrated with the amount of tall buildings going up for apartments. We are definitely losing the feel of Tempe. I have lived here for 50 years so I have seen all the changes in the time.
42. if you cannot afford live elsewhere
43. Increase building heights, re examine the Urban Core overlay district.
44. Invest in new and sustainable housing forms, like container and micro housing units.
45. Leave it alone. We have enough low quality housing in Tempe.
46. Lessen overly restrictive regulations that slow development
47. Limit the number of homes that can be purchased by landlords and property developers; cap increases in rental costs
48. Limit the number of homes that can be purchased by landlords and property developers; cap increases in rental costs
49. Live in the area bounded by Alameda to Southern, College to Rural. Too much traffic in this area with Walmart, Frys, CVS, etc. No more apartments. Doesn't Apache have enough?
50. Lower the cost of City Services (Serwer, Water Trash) to offset the cost of living.
51. Make affordable senior citizen housing, and assisted care facilities staffed with nurses (LPN and RN) to provide necessary care to senior citizens.
52. Make any new housing truly affordable for the Tempe income median. Not what the devlopers or City think is affordable.
53. Make it a requirement that for every developer "luxury" apartment have one senior or low income apartment, instead of whole apartment complexes that

- are too pricey for lower middle class or low income dwellers. Also have efficiencies available for homeless veterans or working homeless people.
54. mini houses
  55. Monitor/cap HOA fees. They prohibit affordable housing for many middle class families to substandard neighborhoods.
  56. More security in and around affordable housing. It's become ABUNDANTLY CLEAR that affordable housing leads to higher crime.
  57. More single family homes and residential areas. Stop trying to squeeze more people in such a tight space.
  58. N/A
  59. Natural encampment living for homeless.
  60. No more apartments!
  61. No more apartments! They ruin established neighborhoods and bring crime. And, they never come with enough parking, which the City consistently allows.
  62. No more gentrification
  63. no more giant apartment complexes. single family homes or town houses would be better
  64. None
  65. none of the above. go back to the 60's version of Tempe. I don't want to look like NYC or LA!
  66. Not a concern; let the market decide the cost and location.
  67. penalize those living out of state from purchasing real estate in Tempe.
  68. Preserve historically eligible neighbors. use compatible development and allow changes that blend with existing housing.
  69. Protect the value and the quality of existing neighborhoods with stricter enforcement.
  70. Provide incentives for more single family 'affordable' homes
  71. Provide incentives for people who work in Tempe. Reduces commuting and by getting more people who work here to live here you create a community.
  72. Reduce setbacks and incentivize building.
  73. Reduce the amount of apartments being built in the city
  74. Regulate short term rentals and educate/empower the public to work to changed to allow rent caps
  75. Rent cap / maximum increases / more tenant protection



76. Residential above commercial buildings.
77. restrict outside investors whose sole interest is buying homes to sell and not to live.
78. Revise current restrictive residential zoning codes that were historically implemented based on racial motives to limit availability of housing in select areas that artificially inflate property values. Allow property owners more freedom to build what they want on the property that they own. Also, prioritize smaller multi-family projects instead of "luxury" towers or huge apartment complex blocks. Multi-family should ideally blend into existing single-family neighborhoods.
79. Revise current restrictive residential zoning codes that were historically implemented based on racial motives to limit availability of housing in select areas that artificially inflate property values. Allow property owners more freedom to build what they want on the property that they own. Also, prioritize smaller multi-family projects instead of "luxury" towers or huge apartment complex blocks. Multi-family should ideally blend into existing single-family neighborhoods.
80. Set and apply rent increase limits.
81. Slow down the building in our city. Focus on resident owned units.
82. Stay out of housing; private property should be allowed for any use (current noise and pollution laws already exist, so they should be enforced).
83. Stop allowing people from out of state buy up all the houses and rent them out 10x what they're worth
84. Stop building apartment complexes that are not sound proof and are cheaply built.
85. Stop building in Tempe. It is too overcrowded.
86. Stop building luxury apartments. Find a way to lower the cost of existing apartments. Stop trying to bring more residents. There is no room for more people.
87. stop giving away tempe to developers and stop allowing them to make only "luxury" condos, apartments, etc. This isn't home for all, it is home for the billionaires
88. Stop giving in to developers that do not have Tempe residents best interest in mind. We don't need more Hotels downtown. We need affordable apartments. You promised this in the Maker District on Broadway Rd...this

Apts are 1400 a month. Not affordable and ended up looking like a grey prison. No greens cape, no benefit to anyone in the area. Just more money for out of state investors.

89. Stop giving incentives to developers who build luxury apartments.
90. Stop the developers from turning our city into a construction mess like downtown tempe PLEASE STOP!!! d
91. Tax incentives for landlords who make income from affordable housing.
92. Tempe is being ruined by over building these huge affordable apartment complexes. Eventually they will be neglected and turn into eye sores. Look at the example of rentals in subdivisions.
93. Tempe needs more safe affordable housing for elderly who are still able to live on their own.
94. The city should built and own some affordable high-density multi-family housing units with community gardens.
95. There is already too much multi-family housing and apartments in Tempe. Do not want to see more high-rise and high density housing.
96. This is a quandary. I appreciate the need for more affordable housing but am concerned about Arizona's water supply and building more homes without adequate water supply is not sustainable.
97. Too many people here already. ASU Greeks moved off campus into neighborhoods is egregious
98. Ugh. No more high rises. You wouldn't want to live there so why build them for less fortunate?
99. use the current resources. We should not be gentrifying old neighborhoods but rather working to help improve what we have - get rid of AirBnB homes
100. Would like see more duplexes and four-plexes as infill housing and smaller multifamily communities.

**Sustainability: Sustainability in city planning refers to the development of cities in an environmentally, socially, and economically responsible manner that supports the long-term well-being of its inhabitants and the planet.**

**4. Please rank the importance of the following sustainability goals for Tempe Tomorrow - General Plan 2050. Rank in order of importance.**

1. Increase the amount of shade citywide
2. Manage extreme heat and decrease the amount of heat absorbed by paved

surfaces and building walls

3. Collect and reuse rainwater through public infrastructure and other methods
4. Create plans to manage the effects of climate change
5. Reduce the amount of greenhouse gases released into the atmosphere
6. Other

**Responses: 383**

**If you replied "other" to the previous question, please share here:**

1. Absolutely need to reduce water use for unnecessarily irrigated public spaces
2. Again, I support managing the extreme heat by improving current infrastructure. Adding more concrete to our already landlocked and limited space and creating a need for more heat absorbing materials is not appropriate for true sustainability.
3. All five sustainability goals are extremely important, it is difficult to rank them!
4. Allocate \$1 million per year solely for purchasing and planting trees. Give \$100 tax credit for each tree planted by property owner.
5. Ban plastic bags.
6. City should not be involved in the (political) topic of 'climate change' (global warming)
7. Come up with long term solutions for Tempe's water shortage. Like, tapping into the great lakes of Michigan with a national pipeline for water sent to Arizona.
8. Consider planting dense tree zones near the airport to help with absorption of pollution
9. Convert city vehicles to Hydrogen
10. Create more green spaces, fewer office buildings
11. Don't just CREATE plans to manage effects of climate change - IMPLEMENT them!
12. Eliminate the Orbit neighborhood buses. They drive around with no one except the driver. Taxpayer expense: cost of buses, liability, insurance, driver payroll, maintenance, ,fuel, etc. etc waste of money.

13. enforce home builders to not use grass in yards. Encourage HOA's to encourage residence's to convert grass to desert landscaping (Xeriscaping)
14. I read a study from California about putting solar panels atop canals. Not only would this create energy, it would have an astounding effect on evaporation. Please consider.
15. I would emphasize the use of native drought and heat adapted plants in the effort to manage climate change.
16. I would like to see fewer paved areas and parking lots which act as head sinks
17. Increase shade with plants/trees native to the area.
18. Increase solar and solar incentives
19. Increase the amount of shade provided by trees. Eliminate Tempe Town Lake, do not encourage through development increases in population.
20. Increase the number of (native) trees to capture CO2, provide a cooling effect, and reduce energy/cooling costs (among other things). Trees are so crucial for our health and well-being!
21. Increase the number of (native) trees to capture CO2, provide a cooling effect, and reduce energy/cooling costs (among other things). Trees are so crucial for our health and well-being!
22. Make sure that we keep up with the recycling programs, opportunities and make sure the HPCC keeps operating. Great work here!
23. Man-made climate change is a farce. Over the course of earth's billion years, climate has changed, sometimes drastically, naturally again, and again. There's NO USE wasting money trying to change that.
24. More green (parks, rooftop gardens) and build up, not out
25. Not of concern
26. Other not given as an option, 2nd priority is to give rights to solar roofing and battery storage to ALL housing forms (single family, multifamily, apartment, condo)
27. Plant more green grass in Papago Park area next to Lake to reduce heat and offer more places to sit down and relax.
28. Regarding increasing shade, prefer trees (which help absorb pollution and cool the immediate area through transpiration) and plants/vines over built shade structures.

29. reshape parks, parkways and medians to rainwater harvest from surrounding paved infrastructure
30. Subsidize creation of residential "cool rooms" where one room has solar panel / battery back-up cooling option in case of prolonged power outage. It will save lives!!
31. There is no "other" option, however, I believe future projects should be built with sustainability regulations in place. Perhaps - if funds are available - incentives can be offered to citizens (such as removing grass incentives to save water)
32. There was no "other" but if there was I would have checked it. Tempe needs a city-wide composting program. You provide residents with bins and then pick it up from other. Then you can sell it. Other cities are doing it.
33. These are all important and should be done as part of a comprehensive, thoughtful plan. Prioritizing any one particular goal does not seem useful to me.
34. Um, there is no "other" option for that question. That being said, I think that doing the first four things will address the 5th one.
35. Understand flood irrigations role in ground water recharge and shade canopy, explore new ways of using the water collectively.

**5. Green stormwater infrastructure, which uses natural systems to manage stormwater runoff in a sustainable way, will play a crucial role in the City of Tempe over the next 30 years. Below are ways green stormwater infrastructure can be used. Rank in order of importance.**

1. Harvest rainwater to reduce the amount of drinking water used for irrigation
2. Increase the tree canopy and create shade corridors to enhance options for recreation and mobility
3. Redirect stormwater from streets and roofs to help reduce minor flooding throughout the City
4. Other

**Responses: 382**

**If you replied "other" to the previous question, please share here:**

1. Absolutely need to reduce water use for unnecessarily irrigated public spaces
2. Allow residents to harvest rainwater for backyard gardens. Also consider outlawing lawns.
3. Clean out street drains more frequently -- too many are full of refuse caught on the grates, & obviously aren't effectively catching runoff water.
4. Create more open space to absorb rainwater runoff, reduce the heat island effect, and make for a more livable city.
5. Design areas that are allowed to flood/collect rain water on rain days.
6. Drain Tempe Town Lake and return it to a seasonal river and eliminate the massive amount of daily evaporation and wasted water.
7. Encourage homes to collect rain water for plant use.
8. Encourage water efficient ground cover for all yards instead of "winter lawns" and high water usage grass.
9. Harvesting the rainwater will actually redirect the stormwater and a tree canopy of trees that aren't native to the region is not good too
10. I don't see how tree canopies relates to rainwater, but, anyway, keeping streets from flooding and having stormwater do something useful is really important in a place where 20% of our annual rainfall comes in one dose.
11. I would look at areas of erosion especially in our desert parks to channel that water for "oasis" areas for desert plants and trees.
12. Increase the use of native plants in landscaping
13. Limit expansion of hard surfaces to limit greater heat. No one will be able to use outdoor sport facilities once 120 degrees is not unusual. Example - when installing another tennis court, eliminate some hardscape or parking. More use of mulch that allows water to soak in. More brittlebush and similarly easy native plants, conserves water and limits heat. - My desert front yard gets less water than my neighbor's lawn but my yard has more moisture.
14. make all new housing require grey water systems and efficient water usage appliances
15. N/A
16. No tax money spent on rainwater.

17. Plant trees in rainwater collection basins.
18. Please consider providing rainwater collection barrels to homeowners, similar to garbage barrels. If purchased in bulk, it would be less expensive for homeowners to purchase them from the city than independently.
19. Provide rebates and programs for converting/redirecting residential gray water for landscapes.
20. Quit encouraging rock as a ground cover. It creates urban heat. Change policy to use woodchip as a ground cover. Don't give rebates for rock
21. redirect road runoff to tree and landscape wells to improve Shade and control runoff
22. Reduce economic development to preserve natural resources.
23. Reduce the presence of lawns and non-native landscaping species that require excessive irrigation (including, importantly, golf courses). With depleting water resources, we need to cut down on unnecessary irrigation. We can incentive natural xeriscaping or place restrictions on lawns, etc.
24. Reduce the presence of lawns and non-native landscaping species that require excessive irrigation (including, importantly, golf courses). With depleting water resources, we need to cut down on unnecessary irrigation. We can incentive natural xeriscaping or place restrictions on lawns, etc.
25. Remove homeless encampments that lead to human waste and drug residue/paraphernalia draining into waterways.
26. Seems antithetical to promote water conservation efforts while also maximizing shade/landscaping requirements. We live in a desert, which won't be changing, and we don't receive a large amount of rainwater, so I think efforts should be more focused on reducing uses of water to begin with.
27. Strongly encourage home and apartment builders to separate grey water from sewage water, to reuse for irrigation or refilter for other uses.
28. Tempe needs more small green grass parks to cool residents down and have a picnic or read a book sitting down on comfortable cool grass.
29. This RAIN WATER recycling is a stupid idea. Sounds like this is something from a kindergarten quiz. STUPID. especially when you see business lawns being watered with precious drinking water running down the streets into the sewer drains.

30. When building new parks or new school playgrounds, incorporate groundwater recharge projects

Open Space, Recreation, Arts & Culture in city planning refers to designing and managing green spaces, recreational areas, and cultural centers, in order to provide places for people to enjoy nature, engage in physical activity, and experience cultural and artistic activities within the urban environment.

**6. Please rank the importance of the following open space and recreations goals for Tempe Tomorrow – General Plan 2050. Rank in order of importance.**

1. Collaborate with citywide efforts to provide safe, convenient, and shaded access to and from parks.
2. Use development impact fees to create parks and open space in areas of increased growth and highest need.
3. Implement standards to ensure publicly available open space and recreational amenities are provided in new development.
4. Continue to work with community organizations to attract quality events to Tempe.
5. Other

**Responses: 380**

**If you replied "other" to the previous question, please share here:**

1. Actually care for parks south of US60! They are in terrible neglect!
2. Add a safety evaluation requirement to all Traffic Impact Studies for new developments and make developers pay to for offset safety improvement like access control medians, HAWKS and other proven countermeasures. Hard to see Tempe achieving Vision Zero is this is not done. In fact, many opportunities to do this have been lost already (e.g. Camden on Scottsdale Rd)
3. add educational experiences that promote sustainable practices for water use, xeriscaping, etc
4. Approach park/green space development with an equity and sustainability lens. Green spaces have a cooling effect on local neighborhoods, but are usually not present in poorer neighborhoods.
5. Art and educational "pods" help both residents and visitors understand, reflect and appreciate the environment and history of community and spaces.



6. Change the culture to require open space percentage's not just suggest it. Developers should find this infrastructure
7. Continue HOPE outreach to help prevent encampments in public park amenities.
8. Continue to improve existing parks in the city, including reimplementing the park ranger program.
9. Create a safe environment ridding Tempe of Homeless and addicts on the streets and in parks
10. Do NOT bring the coyotes to Tempe. They are NOT a quality organization.
11. enhance parks so they are inviting for ALL age groups.
12. Ensure existing parks are safe and clean
13. Ensure that parks are accessible by pedestrian/cycling infrastructure and/or public transit
14. Find more space for parks. Consider doing what Phoenix is around Central City and acquiring homes in different neighborhoods and converting them to parks. Sacrificing a few single-family homes isn't going to harm the affordable housing goals of the City and would inject greenspace into areas that have a dearth of accessible community spaces. I get what you're saying with requiring developers to have those spaces but private development's interpretation of "community space" will never be as good as the Cities' interpretation.
15. Fire Evelyn McNiel. She does not serve our community.
16. Focus on bringing open space and recreation South of US60, other than only Kiwanis.
17. Get the junkies and mentally ill out of the parks.
18. How about just make sure the parks that Tempe does have are clean, and the facilities look nice (green grass on fields, clean playgrounds, clean restrooms etc...)
19. I don't understand why shaded access to parks is important as long as the parks have shaded areas and are accessible to everyone.
20. I really don't know, All of them!
21. If Tempe can't afford parks, don't make developers of new housing pay to install them - it's not sustainable when the City struggles to maintain existing parks. Dramatically increase the bio-diversity of existing parks, allowing heavy shrub areas and natural planted landscapes.

22. Improve current park facilities before adding new parks
23. Long term water planning is needed. Build a sea water/ocean water desalination plant for Arizona's future water needs.
24. Maintain the parks that are already in place. Do something about the homeless problem so people feel safe in the city parks. Reduce fees for sports facilities for Tempe residents. Discourage adult leagues of non-residents from using fields. Do not charge fees for Tempe youth sports such as little league to use the lights and fields
25. Make school playgrounds and green spaces accessible to neighborhood
26. More Pickleball courts
27. No tax moneys spent on events.
28. Please continue to expand bike paths as you have with the El Paso bike path. I understand there are plans in the works and want to offer our support to continue to develop those plans.
29. Prioritize open space. Make nature oriented parks. Consider Gilbert riparian area's multi-use recharge area. People love it. Natural areas improve air quality, water quality. Gives a sense of peace, mental health, helps other species and science education. Nothing like birdsong. True developer money is unlikely to be spent on persuasion of city council to prioritize this but still valuable. Remember our town has a major river running through it.
30. Reduce the amount of homeless occupying public spaces
31. Smaller parks and green spaces placed more frequently so they're centrally accessible to the surrounding neighborhood.
32. Smaller parks and green spaces placed more frequently so they're centrally accessible to the surrounding neighborhood.
33. Stop building in every available space in Tempe! Get bak to roots of open space, open lots, acreage. It will cool the City, Crete more groundwater, support ht ie already here.
34. Tempe needs more green grass parks with shade trees and water features/fountains.
35. There is no opporunity to add "other" to the storm water question, but maintaining and investing in stormwater infrastructure needs to be a high priority before creating new infrastructure. As far as open space, open space and passive recreation should be quantified and a standard created to allow

for protection of and investment in these necessary passive recreation spaces so that they are not overly developed.

36. use the 46 acres for industrial use and a golf course. Safe for airport. Use one of our other golf courses for residential.
37. We have tons of options and places but the homeless population is allowed to sleep and camp there. Why would I go to a nice shading structure at a park with my kids when there is a whole camp there.
38. We need green space near downtown and Tempe Town Lake.
39. We run at South Mountain park regularly. I support a parking fee to help maintain the park here and elsewhere. I think yearly passes should be encouraged for parking for residents
40. Why is Tempe so pre occupied with shaded recreational areas? there are more parks per capita than any other city. The beach front was and is being taken over by HIGH RISE buildings with glass mirrored fronts. Tempe is late in the game. Should have thought this out before Tempe was ruined. Drive down Apache and enjoy the buildings on both sides.
41. Work with neighborhood associations to create a sense of buy-in in local parks, streetscapes and open spaces.
42. Work with Tempe school districts to open all school yards for use as public parks.
43. You need to make your current parks safe. They're not

**7. Tempe values art and promotes art throughout the City. Please rank the importance of the following arts and culture goals for Tempe Tomorrow - General Plan 2050? Rank in order of importance.**

1. Promote murals on blank building walls
2. Encourage artistic sculptures in public spaces
3. Include art on walls near major streets
4. Include public art in all mediums in large developments
5. Include arts in all public buildings

**6. Other**

**Responses: 365**

**If you replied "other" to the previous question, please share here:**

1. 100% do not support this goal - utter waste and unethical use of tax payer dollars while there is much more important issues
2. Any public art should be required to have voter approval.
3. Art belongs in museums
4. Art in shade structure development and landscape design
5. Art is important - however I do not think it is a priority at all
6. Artwork needs to reflect the unique cultural diversity of all citizens whom live in Tempe.
7. As a taxpayer, my focus on the art is for cost efficient methods rather than to spend. I think that individually funded projects from donations or art endeavors from artists should be welcomed rather than forcing new developments to incorporate a large sculpture, or running up bills in public buildings by paying for art. I think allowing for artists to take advantage of blank walls is a unique element that creates a sense of identity and character that vastly exceeds any value derived from a required public art work.
8. Children's art.
9. Clean and tasteful art.
10. CRACK down hard on Graffiti - it's not art defacing our city
11. Create integrated art pieces in natural settings that are deemed safe for the artwork, possibly with air tags or graffiti resistant paint.
12. Design spaces creatively and allow for cultural and historic identities in our public spaces, both indoor and outdoor.
13. Do not penalize property owners for impromptu art installations - i.e. \$300 fee/fine to keep a non-preapproved mural
14. Do not spend our money on art. Art is not part of the city's business. Be more responsible with our tax dollars.
15. Do not want the government purchasing art with tax dollars. Art is so subjective much of what the government considers art I would not. It's just to easy to offend people with public art. I would encourage the city to stay out of the art business.
16. Don't waste my money on art in public buildings

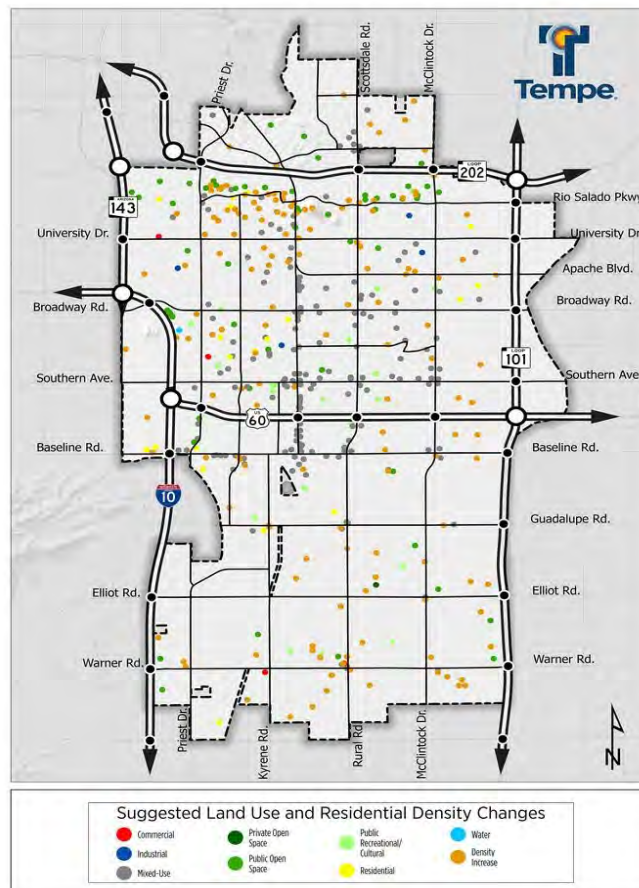
17. Encourage collaborative art in open spaces. Define, modifiable, fluid distinctions between Art and Design and between general or more specific message imagery. Rotate message driven art generally.
18. Encourage free arts and culture events, and provide more spaces (public buildings, etc) for young local artists to show their work.
19. enhance art and cultural centers in Tempe like the center for the arts and promote their use. pay for upgrades to bring new artists to the area
20. Focus on building and nurturing our creative economy so that artists, musicians and creatives have better income and work opportunities.
21. Get the homeless ppl out of Tempe it's a Collage Town. It's becoming very dangerous to even walk the streets.
22. Have city be more involved in art on private property. Perhaps add their expertise to ensure it is created so that it is long term and also maintained. Include all public and private art on a list together.
23. I don't care about this question
24. I don't care much about public art, but if you're doing public art in Tempe, USE LOCAL ARTISTS!!! In particular, up-and-coming artists from the community, like kids and teenagers.
25. I feel that all of the art options listed are important. I am unable to pick a top priority.
26. incorporate small scale art pieces to promote community development (like Dunbar-Springs in Tucson
27. keep police out of parks as much as possible. the drowning at tempe beach park last year was for no one's safety and was shameful
28. Let the community near these spaces decide what is best for them! Not a one size fits all.
29. Light up both Mill Ave Bridges at night just like Lake Havasu's London Bridge does.
30. More art festivals/ farmer's markets with art
31. More arts events and encouraging community to engage in art
32. More connection between community and artists, especially those who make the art around us. I am an artist, skepticism guaranteed without this. That's why I'm not as warm as I'd like to be about encouraging more art. Changing sculptures via Influx at Daley Park represent missed opportunity. No connection w community, no easy access to something about the artist, the

art, their intention, etc. And this is the park for several neighborhoods that have no other nearby park. COVID showed how much people do need connection. Art placed randomly misses some real opportunities.

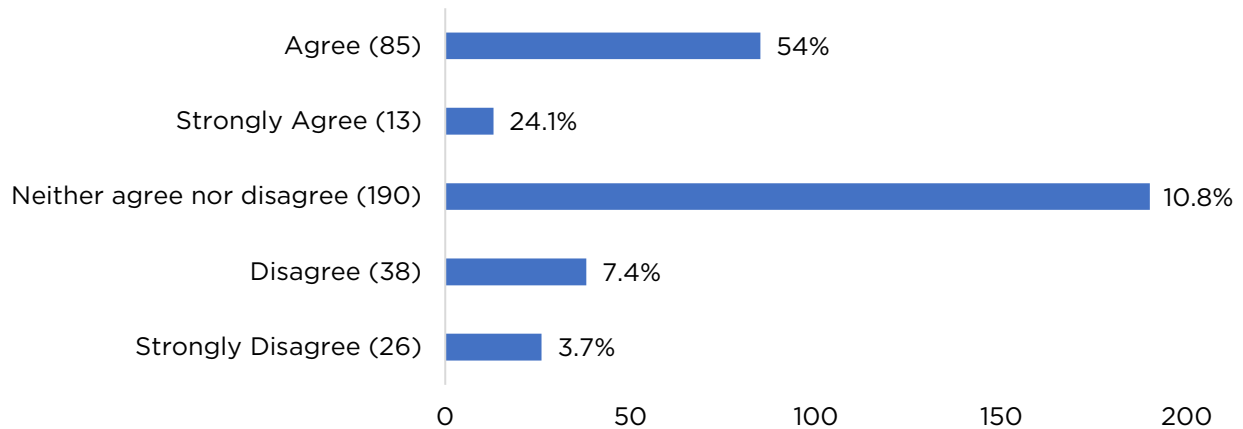
33. Multifunctional art can reduce space being used and create a more immersive art experience. Ex. Artistic seating options, the musical Greek gods/goddesses sculptures in downtown Tempe, art that shades pedestrians, etc.
34. No art with tax dollars.
35. None of these. It looks like graffiti.
36. Please make art "livable". The sculpture rabbits in downtown are a great example, kids (and people) find them inviting and love to engage with them, they aren't simply visual/static.
37. Prevent art from becoming public eyesores. One bad piece of art negates 100 good pieces of art. And public art tends toward the bad side. Let's not repeat bowls on the 51. But if we must do art, it should be done entirely by local artists.
38. Privatize the Tempe Center for the Arts. The city has proven that they do not have the means to operate that wonderful facility. It seems the only events there are weddings and bar mitzvahs.
39. Promote/attract art related events, activities
40. provide shop space and performance venue for all types of art activities
41. Reduce permitting hurdles for individuals installing art on their own properties
42. These are all great additions to increased quality of life in Tempe.
43. This is not a priority.
44. We don't need art in/on every blank space. Room to imagine and create would be nice, rather than being forced to look at someone else's creation 24/7.
45. We have much more pressing issues to overcome. Use art funding to clean up homeliness enclaves.
46. Whom ever thought of these questions needs to get a life. Phoenix and Scottsdale have tried to promote ART and it gets outdated and meaningless in a few months or years. Eventually it looks like garbage and outdated unless perpetually replaced.

47. Work with neighborhood associations to educate them on the availability of neighborhood grants for public art and beautification, using College Avenue between Southern and Alameda as a model
48. Would prefer artful landscape arrangements more frequently than "public art." Alternatively, if Tempe opts to include art in public places, implement a rotational plan so different artists have a chance to be highlighted and the public can experience more variety in the art presented to it.
49. Would prefer artful landscape arrangements more frequently than "public art." Alternatively, if Tempe opts to include art in public places, implement a rotational plan so different artists have a chance to be highlighted and the public can experience more variety in the art presented to it.

**Land Use: Land use in city planning is the way land is used for different things like homes, businesses, and parks and residential density refers to the number of homes in a specific area. In Fall 2022, City staff hosted a public meeting and online survey to collect input for Tempe Tomorrow: General Plan 2050. The following land use and residential density map reflects the input received from community members on suggested changes to land use and residential density. Now, staff would like to hear your thoughts on the input received to date as well as any new insights you may have.**



8. Do you agree with the input on the above map shared by fellow community members?



Responses: 352

9. Based on your answer to the above, what do you like/dislike about the suggestions provided by community members? Are there locations that should see change over the next 30 years? If so, what should change?

Agree:

1. A graph too complex to figure out. But in general higher density down around the lake is something I agreed it
2. ASU and Town Lake area - Recently I have seen widely inaccurate assumptions made on traffic impact studies that do not reflect what traffic demand could be. In these studies, the traffic engineer for the developer uses an internal capture reduction factor to simply reduce the amount of traffic without any sort of defense of that assumption. I think the main motivation for these assumptions are made to reduce the offsite improvements that the developer will need to make to mitigate their traffic impacts. The developers to cheap it out the same goes for them having to evaluate safety and make street safety improvements. As we now see this area is not paying the price as congestion is very high on McClintock and Scottsdale Road, especially at the TI with the Loop 202. These TIs are a mess during PM and AM peak traffic times. Scottsdale Road TI during events at ASU often totally breaks down that then result in back up on the freeway. Also, the right turn from the eastbound off ramp to southbound Scottsdale Road (it is a double lane) really needs to be signalized to allow



- pedestrians cross it. The fact of the matter of all of this is more capacity (additional lanes) are needed between the Loop 202 and south bank of the Tempe Town Lake and ASU. The fact that this capacity has not been provide really is an on-going planning and design error. Hoping for less traffic in Tempe in this area simply is out of touch with reality.
3. Cannot really read the map so cannot have an opinion.
  4. Change some industrial zoning in North Tempe to residential and annex the Maricopa County island to become part of Tempe.
  5. "Commercial areas near most of the major roadways intersections makes sense. Increasing density should be avoided. There are already a lot of apartments going in. There are already too many high rise buildings around the lake. Traffic and parking are a mess in the downtown area -- we used to go there a lot, now we avoid it and go to Chandler and Gilbert downtown areas instead.
  6. Densify and redevelop Tempe north of the 202.
  7. Density increase in downtown and southern Tempe
  8. Density should be encouraged in places where it can be best supported. That means in Downtown Tempe, and within walking distance of Valley Metro Rail stations. Density increases in other areas should be commensurate to local conditions, including transit service levels, land use mixing, street connectivity, and access to multiple transportation options (including safe and comfortable and connected sidewalks, crosswalks, bike lanes and other non-motorized access routes).
  9. Density should NOT increase in the area between Kyrene and Rural, Broadway and Southern. This area has more shade and is significantly cooler than elsewhere. Density would make these neighborhoods less bikeable and less walkable. Density should increase at the edges of Tempe, ie along Eliot where there are empty or nearly empty strip malls for example.
  10. downtown especially is going to be too crowded
  11. It appears that most growth and density appears to be in the norther half of the map. Future development should occur that would result is an equal amount of development in the southern half to even the benefits as well as the inconvenience of such development.

12. It is difficult to provide an answer without reviewing prior feedback. The dots on map do not provide me enough detail.
13. It's difficult to interpret the map without further detail; the dots don't show the space used. I'm okay with some change, but I am very concerned about traffic flow. Do not overbuild such that the volume of traffic from the new developments would overwhelm our already crowded streets. I don't mind tall buildings like the long-term residents do but the narrow streets compound the feeling of being squeezed. Streetcars can only do so much.
14. its not an easy map to figure out so hopefully the powers to be know what they are doing
15. Keep S. Tempe mostly residential with NO highrise condos or apartments.
16. Not clear on generalities of map. Specifics more interesting. Pay attention to present use, especially long running uses, and older businesses that serve community. Too many of Tempe's many changes have derailed local businesses. We need a there, locations that matter for local business, so people know where to go and businesses know where to locate. Corners of neighborhoods could be designed for walkability to local businesses that serve them. Good example is Mill and Baseline business area w restaurants etc. Mini-parks included could help a lot too.
17. It is one of few long lasting landmarks. We need landmarks. So when you pass the place later with your teenager or partner, you can say remember when. A sense of place is healthy and good for business."
18. Not enough information in graphic to fully understand
19. Private markets can solve these problems. No tax dollars used for planning or implementing 'density changes' for Tempe.
20. slow down the population growth
21. Suggested land use and residential density changes. The print is too small to read and can't enlarge.
22. The area near Hardy Dr and Rio Salado Rd. I see lots of foreseeable development here either for commercial and/or residential. This area experiences relatively high foot/bike traffic here due to the Rio Salado bike path.
23. The ASU campus' surrounding area should see growth in residential and commercial, not industrial.

24. The City Council insistence on using high rise buildings and forcing high density growth upon our citizenry is contrary to what has made Tempe a livable and attractive city.
25. The map indicates more density increase above anything. Any climate change or environmental research evidence will prove that humans need to adapt to the upcoming changes. Arizona does not have the water capacity to sustain a larger population.
26. The map is too small for me to read! I cannot read the legend.
27. The map is too small on my screen to see anything of importance.
28. The map is too small to read. I hope the City government is looking at the possibility of installing solar panels in public areas to provide shade and electricity to the City.
29. The Mill/Baseline/Southern/Rural corridors should encourage mixed-use with affordable workforce housing. Lakeshore Drive between Rural and Baseline should encourage increased density and a live/work environment with mixed-use retail/apartments. Public Transit should focus on connecting this Mill/Baseline/Southern/Rural corridor to downtown/the lake by connecting street car to the Tempe Public Library.
30. The university needs to provide more affordable housing - I don't want to see my street turn into more university rentals. I also don't want skyscrapers/tall apartment buildings looking down into residential backyards.
31. There is no need to increase density in South Tempe. South Tempe needs less density.
32. This map needs more information, such as hovering over a dot should show what suggestions were given. Dislike 'Density Increase' anywhere but especially in the McClintock/101/Southern/Broadway section. Is that orange dot for the Shalimar golf course?
33. too hard to see map
34. Too many apartments. You need to limit that. Keep Shalimar green...just say no to developers
35. too small to read
36. Very generic. Tempe is heavily populated now - my fear with increased density we will not increase police and fire as needed. Priority for me is making Tempe safe and taking care of our residents.

37. why forced density in established neighbors? you will diminish the desire to live in tempe if it is all just tall buildings with people stacked in boxes
38. Would like to see density increase on broadway road to the west of mill avenue. Currently it is very spread apart, which means time to get to interesting places is longer (especially by bike and walking).

**Strongly agree:**

1. Agree if it is higher density and more mixed-use north of University.
2. I disagree with the density increase at Priest and Rio Salado and Rio Salado between Mill and Rural. It is already filling up this lots of traffic. I try not drive often. However when I need to cross Tempe or head thru Tempe the traffic is horrible.
3. I think mixed use zoning can reduce our reliance on car traffic and make the area more amenable to increased residential density.
4. In increase in mixed use space
5. The map is a terrible representation of changes for the future unless I can drill down farther to see the actual lots. It means nothing to me.
6. There's an empty lot near Southern and Roosevelt that should be used for something commercial, like a fast food joint
7. Why do you need to change land use around the Rio Salado and Airport? The neighbors in that area have spoken at the public meetings saying they don't want this....

**Neither agree nor disagree**

1. "Downtown Tempe" and the neighborhoods surrounding ASU campus need more mixed-use development and more commercial. Would like that area to feel less "student-y" and more family or generally oriented for young professional demographics and older. It should be an attractive area for small boutique stores and quality restaurants by small owners and less chains. It would be nice if it could truly feel like a small city center and less catered towards a young student-only demographic. These opportunities should also expand slightly beyond the "main drag" so it doesn't feel as congested. Access to quick public transport and expanded parking available to more than just ASU permits only would help drive healthy traffic to this area.
2. Adding density with existing single family residential areas.
3. Agree re Warner Ranch and surrounding area. The last proposal for NW corner Rural/Warner was perfectly acceptable. It had offices and, I believe, a

childcare business going in. That lot has set empty too long. Nothing over two regular stories though.

4. Cannot reasonably make a determination based on the provided map.
5. cannot tell from map; too small to interpret
6. Current plan is good. There is a good distribution and organization of land use in the city.
7. development is heavily concentrated in the downtown Tempe area / Rio corridor. the first issue is there will be limited opportunities for development over the next 30 years because most of the area has already been up zoned and developed. in 2-5 years most of the available land will probably have projects planned. the other issue is that development is highly concentrated downtown and most people have to drive downtown for work, events, and services. we need to spread development more evenly among south Tempe to reduce the impacts on north Tempe.
8. Do not develop more in downtown Tempe. It is too crowded there as it is and we do not attend functions there anymore due to cost and availability of parking and the congestion within the city. To maintain Tempe's attraction as a good place to live, we need to leave areas open for a feeling of spaciousness and provide a welcoming environment.
9. Do not increase density anywhere. We do not want more density.
10. Do not know enough to give input.
11. Elliot and rural should remain with residential and open spaces.
12. for my neighborhood. cannot speak to entire map. The NW corner of Rural and Warner is crying out for development. also, the SW corner of Kyrene and Warner has a vacant gas station that needs to be knocked down cleaned up and redeveloped. I support more open green space throughout the city.
13. Higher priority for keeping open space and adding recreational space
14. I am unable to see the map clearly from my computer screen, so I cannot answer one way or another.
15. I appreciate that it is generally denser and more mixed use
16. I cannot tell what area the tiny dots are representing. Do they mean waivers for the individual properties below the dots? Do they mean changing the status of the entire zone that they are in? Or something else entirely? Why is this map not accompanied by the current zoning map?

17. I do not agree with density increasing in the areas of South Tempe between Kyrene, and the 101
18. I do not have enough info to decipher this graph.
19. I do not think population density should be increased in ANY way. Keep Tempe small, clean, safe and quiet with minimal traffic! I do not want to see density increase in the downtown Tempe area. It already looks like Phoenix downtown and I never liked skyscrapers. It is not the Tempe I remember from the 1980s; I never go downtown anymore because it's just like a big city now.
20. I don't know enough about the suggested land use categories to make any informed suggestions. I would say that as a rule I would expect that any changes made would not impact current residences existing properties. That the City would not kick a property owner off of their own property and take it over for a project. That the City would find a space that is available or improve an existing space. Work with property owners that are eager to make their property available for a new use and not force a property owner in any way by threat, harassment or social pressure to do anything they do not want to do.
21. I don't understand it
22. I found the map hard to read and understand.
23. I think there are too many density increases west of downtown.
24. I would caution against building homes and park areas adjacent to freeways. The air quality next to freeways is harmful " especially to children playing in parks and soccer fields next to freeways.
25. In North Tempe, would like to see continued annexation of Maricopa County Island north of 202. Would like to continue to see effort and \$\$ put into North Tempe Parks and Recreation and North Tempe neighborhoods. Continue to improve Canal Park and Papago Park. Work on finding housing for homeless that make their home in the Papago Park land south of Curry. It is just a terrible piece of open space with homeless trash everywhere. Not safe either.
26. Increases in density and changes to mixed use in neighborhoods bordering Mill Avenue, Southern Avenue, Alameda and Rural Rd will cause further destabilization and deterioration of neighborhoods already impacted by increasing traffic, congestion, noise and increasing proliferation of short-term rentals. Tempe should be prioritizing the creation of green space and shade trees along major arterials, to help mitigate the heat island effect, provide

shade for pedestrians and cyclists. rather than encouraging unsustainable increases in population.

27. Is the map intentionally made too small to see? I can't agree with anything I can't see. Even printed, it can't be clearly seen or read. Preserve the historic places, leave acres and acres of space, get rid of blacktop.
28. It is impossible to answer your question based on the provided map, which is cryptic in the extreme. It shows is a scattering of colored dots that represent various land uses but gives us no clues about how to interpret them. What, for example, is signified or proposed by a red dot? That someone wants more or less commercial development there? And wants (or doesn't want) it where, exactly -- just where the dot is, "nearby" (whatever that might mean), or within a certain distance of the dot?
29. It looks like the exact location of my house is recommended for "public recreational/cultural" - I am definitely not in favor of that unless someone is going to buy us out for replacement value of our house.
30. It' good idea to implement.
31. Looks like south Tempe is forgotten again.
32. Love the increase in density Still dislike the separated types of zoning, housing and shops should be mixed, allowing for easy access for everyone, even outside of a car
33. More density around transit. Abolish single family zoning. Remove parking minimums.
34. more density increase in south tempel, less in central
35. More mixed use development
36. more outdoor recreation arriving to and from on bicycles in the area proposed for the hockey arena development grass and trees are needed there to mitigate heat
37. Much like Tempe Town Lake, the amount of growth reflected on the very crude map is unsustainable.
38. My general feeling is Tempe is way too dense, packed with apartment buildings back to back and in every available open lot. Itâ€™s making us want to leave
39. NE ranked increase density should not be increased if the hockey stadium gets approved. We do not need high density housing by the stadium
40. No high density

41. No high density housing or commercial development in neighborhoods especially Mill to Rural and Broadway to Baseline.
42. No input because the map is fuzzy and can't be read.
43. no more construction, no more large apartment complexes, traffic is terrible, no more development, leave the land alone, especially by tempe town lake,
44. Not sure what there is a density increase in the south Tempe area. I disagree with that.
45. Not sure.
46. Not sure. I don't feel educated enough on the implications of the changes.
47. Original survey that fostered this map didn't offer the opportunity for the community indicate where they didn't want to see land use and density increases. Moreover, the inputs of a hand full of people could have influenced this map significantly and isn't representative of broader community interests or values, I'm a bit worried about that if I'm honest. A monolithic urban core model pushing south seems like a flawed strategy that doesn't respect our community identity or cultural, economic or social resources of Tempe in a sustainable manner, it's too blunt. Maybe instead aim for building thoughtful neighborhood cores that are engaged with the diversity of our community as a whole while leveraging existing character and resource opportunities in concert with an urban core - aim to build on who we are as a community, instead of just figuring out how our synthetic and lifeless urban core can feed off of us. Land use and density adjustments within the 2050 should not be sweeping, too concentrated or heavy handed, so that neighborhoods aren't overwhelmed or caught off guard.
48. Please do not increase density in South Tempe. We do not want density and its associated negative impacts: increased infrastructure costs, crime, etc.
49. Stop building new buildings until vacant building are occupied. There are a ton of vacant builds, yet they insist on building more buildings. Pass a code or law that when someone wants to BUILD a NEW building, first considerations is to occupy an empty building.
50. Strongly disagree with the density increase suggestions in the areas from Guadalupe Rd to the southern border of Tempe. Strongly agree with the mixed-use and public recreational/cultural suggestions.
51. Tempe is becoming too built up and the charm of a small community is being lost.



52. Tempe Town Lake should have LOTS of living, dining, and retail along south side. Restaurants ON THE WATER would be a big draw. The hiking trails on north side of lake need to be kept up better.
53. That map does not explain a lot other than those areas where Tempe would like to focus on in accordance with the color of the dot. Regardless of the color of the dot, there needs to be a concentrated effort to make sure it is the best fit for the city. For example, if it is lower-income housing that you want to focus on then you would need to make sure the developer is incentivized to develop an area. If you increase their expenses by requiring specific guidelines for the community then you are going to price out the people that you are looking to help.
54. The chart provided was too small to read. Not enough information was given. Affordable housing seems to be needed most urgently.
55. The historical district should be preserved and single-family housing remain in place.
56. The increased density in the Maple/Ash and Mitchell Park areas should not be allowed. Living in a neighborhood of homes in those areas, with the possibility that your neighbors home is replaced with apartments is frightening. It should not be allowed.
57. The land use and residential density map cannot be viewed accurately without leaving the survey.
58. The map and print were too small to read. A link to have it enlarged would have been helpful!
59. The map is not 508 compliant for colorblind individuals. It should be much better explained with more context to generate effective feedback.
60. The map is too small to properly evaluate.
61. There needs to be less density in North/West part of Tempe. It creates too much vehicle/pedestrian congestion & limits the appeals of area.
62. There should be a greater push for more residential density across all of Tempe.
63. there should be more blue (water)
64. This map doesn't tell me anything about the changes suggested. It is a useless representation of some data or plan that, in isolation, isn't helpful.
65. This map is hard to understand. In case you're wondering, I aced Cartography and worked part time in cartographic services.

66. This map is incredibly challenging to read, and as such, I can neither agree nor disagree with the input on the map shared by community members. I would support any private sector development and agreements about the use of different locations. Additionally, I would strongly support adding more industrial locations in Tempe (wherever is most cost-effective), specifically in nuclear power plants. If you would like more information about why nuclear power is the best source of energy due to its cost-effectiveness, cleanliness, reliability, and energy density, feel free to email me at: natalie.ann.mendoza@gmail.com, and I will provide a more detailed response.
67. unable to see map since it is so small
68. We don't need any more development South of Broadway. Tempe needs to think about how it can protect our neighborhoods. As it is, cars are always parked in front of my house from the rental next door and people taking the Orbit to ASU.
69. We must increase housing density, especially in North Tempe, Mitchell Park/Maple Ash areas. Must also ensure new developments are mixed use.
70. wouldn't industrial area provide locations for business to come to Tempe to produce products?

### **Disagree**

1. cannot read the suggested changes on the map - too small
2. Current residential areas should not change to higher density. You do NOT live in a high rise so why expect the poor to do so?
3. Density increase should be more in the area south of Baseline. More parks in general, more than one neighborhood park per square mile.
4. Do not increase commercial or residential density anywhere south of Guadalupe unless it complies with the GP 2040 Hubs. Develop those Commercial hubs presented in the General Plan 2040 and increase residential and commercial development around those so you can create denser walkable micro-centers.
5. Do not increase density in areas with separate individual houses.
6. DO NOT NEED A DENSITY INCREASE ARE YOU INSANE
7. Don't understand what the map indicates.
8. I have strong feelings about specific land use allocations and maintaining strict zoning codes. They seemingly go against everything the City is proposing in terms of making walkable communities and a "20-minute"

- city. If you want to reduce car use and encourage walking/biking, you need to inject commercial spaces in far more areas, not confine them to the corners of major intersections. Authorizing limited licensing for at-home businesses would be cool, similar to how Mill Ave south of University has a number of old homes converted to retail establishments. I get that this goes against contemporary American planning rules, but there's countless cases of how this works in cities across Europe and South America, and those are often considered the most vibrant communities in the world. I also think asking the public where they want growth is silly, because in most cases the answer will be "not in my backyard," not, "directly next to me so my rent goes up." Take all of their comments with a grain of salt.
9. I think high density use needs to stay north of Broadway to protect single family homes south of Broadway.
  10. I would love to see more public recreational/cultural areas in my area (Guadalupe and the 101)
  11. I'd like to see the inner-core of the Maker District get some affordable high rise apartments so I can bike to work.
  12. Increase density in Maple/Ash? No way!!
  13. Less density increase in the south.
  14. Maple Ash neighborhood has great potential for mixed use.  
Redevelopment pressure must be high with tall buildings next to single family homes.
  15. More mixed used in residential areas. For instance, small businesses such as bars and restaurants in residential areas. Like small markets at the end of a block.
  16. The illustration is too small to even be able to read the color "code". Can't comment when I can't even read what the input indicates.
  17. This map is completely incomprehensible. Seriously, WTH does it even show? Random colored dots do nothing other than show that your GIS intern can plot Cartesian coordinates. In order to actually have this map be useful, it would have to be interactive so that it shows what is there now and what is proposed, and it would need zoomable, and it should have real definitions of what the colors mean in terms of what is being proposed.
  18. We need to preserve the wonderful places that already exist and stop with all of the over developing.

19. when it comes to downtown we need to protect our local businesses like those businesses on farmer and ash. it would be a huge blow if those ended up being franchises in a few years. we need to build up! which i've noticed we have been but that needs to keep happening

### **Strongly disagree**

1. "Downtown Tempe" and the neighborhoods surrounding ASU campus need more mixed-use development and more commercial. Would like that area to feel less "student-y" and more family or generally oriented for young professional demographics and older. It should be an attractive area for small boutique stores and quality restaurants by small owners and less chains. It would be nice if it could truly feel like a small city center and less catered towards a young student-only demographic. These opportunities should also expand slightly beyond the "main drag" so it doesn't feel as congested. Access to quick public transport and expanded parking available to more than just ASU permits only would help drive healthy traffic to this area.
2. I am not too familiar with the needs of land use; however dedication to water is important for the city as a whole and can be a long term revenue stream if we are able to sell water to neighboring cities
3. I disagree with increasing density and adding more commercial zoning in residential areas south of the 60.
4. I do not disagree with any of the areas already displayed, I would just add some more mixed use and open space particularly.
5. I don't have any input, as I don't know what the current land uses are.
6. I think strip malls should have residential space built on top of the businesses, I think all areas should have more mixed-use housing.
7. I think there should be even more increased density and mixed used spaces.
8. I would like more mixed-use throughout the city, especially along main arteries (rural ave., mill ave., mc clintock ave, broadway, southern, apache, university, baseline, guadalupe, etc.) and more density downtown and along the light rail and streetcar routes. this would be complemented with open spaces and parks.

9. I'm confused/disappointed by the Southern and Priest area. Seems like its lacking any plans for green space, and what is the idea for 'increase density'? That's an existing SFH neighborhood.
10. less high rise buildings by the river, eyesores
11. Liked the increase in density and more open space
12. Make open spaces public, and have more of them
13. More open and climate reducing trees, more retention and collection basins. Less multi use and more reasonable housing options, including pricing and lower or senior properties. Tiny home areas and modular housing areas, with adequate policing for safety.
14. More parks & trees & water.
15. More space for support of culture, housing and spaces for artists as opposed to just more high density residential, e.g., the shopping center at Mill and Southern.
16. Nebulous "mixed use" and density increases south and north of Southern at Mill as well as north of Southern on College is disturbing. Will you be destroying these neighborhoods with towering apartments that are not even remotely workforce affordable????

**Skipped agreement question**

1. Again, the population of Tempe is NOT manageable and ASU just contributes to the load.
2. Density increase.
3. Do not like all the Density increase areas. More apartments has seemed to equal more crime in those areas, more traffic and an increase in accidents, more problems from an influx of college students renting in residential areas.
4. I am concerned about the amount of density increase indicated on the chart. Will public safety and the city's infrastructure be able to keep up with these density increases?
5. I am strongly opposed to high density housing being built near my (or any) family neighborhood. There are so many negatives, heavy traffic being one. We are really close to I-60 and the traffic is already very heavy. It is very unsightly to the overall look and feel of our area. We don't want to have the appearance that many cities in America have. We moved to Tempe because of how beautiful it is.

Now you want to change that. Tempe is a wonderful place. Please don't spoil it!

6. I believe there should be LESS density in historic neighborhoods like Maple/Ash.
7. I like density increase around Tempe downtown and ASU. I like mixed use around the 60.
8. I like the increase in density in my area (between Priest and Mill and then University and Rio Salado - if anything, more mixed-use --> you can see the community impact of Shop Beer on 1st Street (by Hardy) - even more mixed-use in the community (maybe) and I would love to see an urban garden plot in that area - overall, I am pretty happy with the development.
9. I strongly disagree with increasing density near rural and Warner. This has been a long-standing residential area and increasing density near and already dangerous intersection will exacerbate the problem.
10. Map too difficult to read and confusing- not clear to general public on intended changes
11. Map too small and areas not differentiated enough to make a decision
12. Moe density esp along transit and major roads, more mixed use esp along major roads
13. More affordable housing away from the university.
14. No more gentrification!
15. Not clear what the dots on the map mean specifically...
16. Sorry, this was really too complicated and the dots were too small for me to have an intelligent opinion about this model
17. The area from Broadway to Rio Salado and from Rural to the 101 should see increased residential density with a focus on mixed use residential with commercial retail and restaurants. Some of the more industrial parts of this area are starting to show age and it is a great corridor with light rail, tempe marketplace, and highway connectivity to promote more residents with the shopping and food they need.
18. The map is not very clear, but we need more open space and less glass and chrome around the lake. It's too congested downtown. We need parks; less "canned" recreation
19. The map is too small to understand what your plan is.

20. The size of the map is too small cannot read the map key or tell what colors are imposed over one another. Useless question.
21. There are already many apartments in the mill/60 area. And most of that area is slated for more mixed use. Mixed use to the city seems to only be high rises with a few shops underneath.
22. Thin out university density by not allowing more multi family units around north and west tempe
23. Too small to read
24. We should zone property for increased residential density equal to the City's projected demand for housing. We should allow the neighborhood commercial facilities that naturally come after the increase in residents to follow without costly case by case zoning cases for each new use.
25. Whenever possible, encourage mixed-use and increased density changes, especially along arterial and collector streets and around transit.

**10. Please rank the following land uses in Tempe based on how you would like Tempe to grow over the next 30 years.**

**Rank in order from 1-5, with 1 being the most important.**

1. Open Space
2. Mixed-Use
3. Residential
4. Commercial
5. Industrial

**Responses 381**

**11. Please share any additional feedback related to Tempe Tomorrow: General Plan 2050:**

1. Again, almost impossible to answer thoughtfully. Tempe can't add any land uses -- the city is landlocked and cannot expand physically. So, does "grow" in this context actually mean "prioritize" or "increase"? And if you are going to ask residents what land uses they want increased, shouldn't you also be asking which land uses they are willing to trade (give up) to allow those increases?
2. All Development or projects that get city incentives should require the condition of the surrounding streets & sidewalks be in as good or better

condition at the conclusion of any construction or other development of the property. If not paid by the project developers the city should be responsible for assuring the condition is not degraded.

3. Any increase in luxury apartments is totally opposed. The City needs to make affordable housing a TOP priority and STOP approving developers who make huge profits at the expense of tax payers. Enuf is enuf!
4. Any new building over one story that is not a single family dwelling must have adequate parking for two cars per resident and grocery store with pharmacy within one mile. Any vacant retail space is charged three times the average property tax for the five square miles surrounding it. I am tired of seeing vacant retail spaces!
5. Are you working with different City departments to determine if they can implement whatever vision is determined? Many of them are struggling with staffing and resource deficiencies; factoring in whether or not they can achieve a vision is just as important as crafting the vision.
6. As a 30 year resident I am pleased with Tempe's progress to date! Great job so far!
7. As Frank Lloyd Wright put it. No building should be taller then the largest plant on the property. Arizona had giant open sky's, let's allow us to be able to appreciate them instead of building high rises. Stop packing more people in apartments, creating poverty communities.
8. As stated in prior comments - I am interested in our neighborhood to maintain its character & charm. My family and I are not in favor of an increase in density or overdeveloping in our residential neighborhood.
9. Bike lane network is lacking. No major east-west corridors in vicinity of Broadway/ Southern. I have to take up a lane when I go that way.
10. City staff and elected officials need to recognize what Tempe has. It is a land-locked city that will only become more densely populated as the years go by. Figuring out how to do this while keeping a good mix of your tax base dollars will be the key to the city's strength. Pondering about bike lanes and public transportation when it gets over 110 degrees for weeks, if not months on end is not smart and a waste of time and money.
11. Consider traffic flow when planning new development! Thank you.
12. Continue to make Tempe the best city it can be. Goals to be inclusive, progressive, opportunities for all



13. Could Tempe add corner curb ramps to ALL of our neighborhood sidewalks? This would make the sidewalks more friendly for wheelchairs, skateboards and strollers - something for every age group! We would better utilize our existing sidewalk infrastructure and get more people outside in neighborhoods. It's hard to see a someone pushing a stroller or using a wheelchair have to go into the street or bike lane because there's no ramp on a sidewalk corner. I live in Gililand neighborhood so please start here. :)
14. Don't quite understand the map. My concern is that continual increasing density uses water we don't have, increases the heat island and makes the city more and more congested and difficult to navigate
15. Everything is interconnected. I want more density in Tempe but that also means more people to move around, so an increase in public transit routes and frequency, better walkability, and more and protected bike lanes are needed to move residents away from cars and into other forms.
16. Extend the Tempe streetcar east to Dobson Road in Mesa and also north on Scottsdale Road to Continental Drive in North Tempe. Also Tempe needs more fun and useful vendors to service Tempe Town Lake such as water taxi's, Scenic boat cruises, bike and people ferry daily service from marina on north side of lake to directly across lake to south side.
17. First, gambling has no place in the city of Tempe's culture or future. We are an education community & Tempe should be aiming to draw quality companies that will build up our city versus bringing deterioration. Allowing groups like the Coyotes and/or sports gambling will create more problems with homelessness, entrapping vulnerable college students with gambling, and increase in crime of all varieties downtown as well as in established neighborhoods just so a few individuals can make large sums of money. Second, Arizona State University needs to take more responsibility for housing their students at affordable prices so the neighborhoods don't bear the brunt of a lack of affordable student housing - which we are already seeing the affects of in Tempe neighborhoods near the university.
18. Fix our shotty roads - from the smallest residential streets to the major city arteries. They're terrible!!!
19. Get something done in South Tempe.

20. Have a better plan to fix potholes and resurfacing streets in neighbor hoods-  
The streets are in deplorable condition- Have turn signals installed at  
Southshore at McClintok and also Rural-
21. I believe the encouragement of younger generation involvement is important  
to the continued growth and success of Tempe. Please take this into  
consideration.
22. I can't read the map.
23. I don't like going anywhere in your city with the crime and homeless issues.  
Your parks are trash. Your downtown area is full of people high or drunk.  
Clean up your city
24. I don't understand how Tempe can grow when our boundaries are already  
established. I think there needs to be a preface to this survey question that  
explains this. For example, if we say we want more residential space, is that  
at the expense of open space? Of industrial space? Something else? Tempe  
certainly does not need more strip malls and more of the same stores every  
mile and so forth.
25. I enjoy living in South Tempe and I feel this plan wants to make all of Tempe  
into the high-density urban feel of Downtown and ASU area. I don't think  
this is the right plan for all of Tempe and the people who live here. While I  
appreciate artwork and cultural events, I feel that priority also needs to be  
given to the many families living in Tempe to make it safe. Nowhere in this  
plan do I see anything about dealing with the homeless problem and the  
blight in many of our parks because of this problem. I work in downtown  
Tempe and I don't feel safe walking down Mill during the day with all the  
homeless people there. I use the bike paths in Tempe and I've seen homeless  
encampments and needles off the path. While I appreciate that there is a  
problem with affordable housing in Tempe, I don't think adding high-density  
housing everywhere solves this problem and in fact, makes it a less desirable  
place to live for long-term residents or new residents who have kids.
26. I have lived in Maple/Ash since 1962. I have seen so many changes, some  
positive. The biggest issue I have is the amount of unchecked over  
development in this neighborhood. It has been my experience that the  
longtime resident's needs and concerns have been disregarded whenever a  
new developer comes along to build an infill that is out of character with the  
historic needs of this neighborhood. It always seems the developer can do

what ever they want, without regard to the surrounding properties. I really wish the City would give a stronger voice to those of us who have chosen to actually live and occupy these precious few remaining historic homes, rather than an out of town, (or even State) developer who happens to have "deep pockets".

27. I love that Tempe has been somewhat flexible with development standards and willing to promote new ideas and uses particularly with reduced parking requirements and increased public transit and other forms of mobility. A continued focus on mixed use and slightly higher density in the city along with more shade and open spaces to help combat urban heat and other climate change impacts would be great. Also novel ideas about groundwater recharge and using other water sources for irrigation rather than treated drinking water.
28. I read a great article recently about what Tempe was like in the 90s and 80s. It was really interesting but in another way it broke my heart to see how much mill Avenue had changed. There used to be a couple music stores, a local music, venue or two, local businesses, thrift, stores, and many more diverse shops on Mill Avenue. The way we see it now it is full of mostly vacant, restaurants, franchises, and a couple of unique bars. If there could be some way, we could incentivize local businesses to take up space on those areas and avoid franchises coming in as much as possible. I'm sure it's easiest to get them in because they have a lot of money and usually means success, and most people like them myself included, but we've lost so much of our culture giving up the real estate of one of our ones most important streets. Anyone who grew up here knows that Mill Avenue is a joke now that's not a place you would ever really want to hang out because there's just nothing to do. I know money is the most important thing to most people and I say this with love in my heart for the city I have grown in for so long, but the biggest thing we are missing is our soul. Phoenix has so many unique places and Tempe does too if you know where to look, but it's completely gone from mill ave and many other once famous places in tempe.
29. I think you all already get my biases pretty well, I love parks and mixed-use housing. I don't want to have to walk along a disgusting 6-lane road to go to the store.

30. I want more low income residential housing. I want Tempe to truly help find, encourage and incentivize low income housing in infill areas through out the city. Not just big apartment complexes.
31. I want nuclear power plants operating in Tempe and contributing to the grid. At the current state of technology (and what has been the state of technology for the past fifty years), solar and wind power are not reliable sources of energy, despite the major subsidies that have been poured into them. Nuclear power plants are not only reliable, they are the most reliable energy source that exists (including in comparisons against fossil fuels). Furthermore, nuclear power is incredibly safe and the technologies to handle radioactive waste exist. Finally, nuclear power is 100% carbon-free energy and is non-polluting. The billowy white "smoke" seen coming out of a nuclear power plant is water vapor, which is the only form of "emissions" produced from a nuclear power plant. I am a Tempe resident and I have asthma, and I would be thrilled to live next to a nuclear power plant that generates non-polluting, carbon-free, and reliable energy. Please support plans to build a nuclear power plant and bring cost-effective nuclear power to Tempe.
32. I would like to see a continuation of alternative transportation as well as the use of alternative energy such as solar energy, wind, etc. I would also like to see something promoting cleaner transportation such as electric cars.
33. I would like to see Tempe encourage development of unique recreation/amusement/artistic type venues and less low to mid-rise apartment complexes.
34. I'm not sure how much power y'all have or if this will be read, but it is CRITICAL we make changes to accommodate other forms of transport and decentivize cars. If we change zoning laws to allow for walkable developments, reduce lanes to give land back to the people & to reduce car usage, and invest in alternate forms of transportation such as the bus & light rail system and walking & cycling, then we can make a Tempe we can be proud of. Thank you for reading
35. Improve the City hubs; they have been deteriorating over the last several years especially downtown. Improve the condition of the roadways. The aftermath conditions of infrastructure construction work never seems to be put back to like new conditions. Less focus on affordable housing and more emphasis on QUALITY housing.

36. In my opinion Tempe is already great, I don't see any needs that are not being met. There is ample space for new commercial enterprises I see so many vacant commercial spaces all over the city. No need to build more, just fill and renovate the spaces that are already here. I have not run across any service I needed provided for that was not available in Tempe. It would be great if instead of apartments, townhouses or condos were built. When people own their property they tend to take care of it better and be a better neighbor than when they rent. Mixed use will be more important as more people have continued to work from home or run their business from home. It's always nice to have beautiful open spaces, we are very lucky here in Tempe with the lake. The canal can be made nicer and some parts have been (with plants not art). Industrial & commercial spaces should just be kept neater, to a higher standard than they are currently. Some of the industrial areas streets are so bad you can barely drive on them.
37. Increase public transit to become less reliant on fossil fuels
38. Industrial can't be restricted to areas just along the freeways or in zip code 85281 because we don't have enough empty space in those areas. For a balanced tax base Tempe can't also become just a residential-focused community. We need more mixed use, & not put all our commercial along the river. Don't make industrial businesses (such as the milk processing plant in northwest Tempe) move out of the area by making our use regulations too onerous. I'm not a fan of sky-high buildings (especially when they've now blocked off all views or parking along the lake). Downtown Tempe is now unattractive to those of us who used to go downtown to shop or eat -- we can't even see the sky now due to all the high rises.
39. It seems that the City only listens to who/what makes money for it, ie sport centers, industrial businesses, and inadequate parking in support of businesses and apartments. Inane rules/ordinances that prevent sidewalks in neighborhoods, or cars from being parked in front of someone's house continually, or correcting neighbor's damaging behaviors (barking dogs, plant encroachment, metal roofs that burn holes through potted plants when the sun shines on it, etc). And why are the police allowed to not follow laws by claiming everything is a neighbor dispute and not worthy of their attention? Stop trying to make big money and start paying attention to the little things you can do now to improve the citizens' quality of life.

40. It's like you have taken the city i loved and ruined it it mass construction/giant apartments and polluted the lake with giant eye sore buildings. when is enough going to be enough. I can't even turn left into my neighborhood after 5 pm because traffic is so bad. please stop destroying the city, we don't need any more buildings or traffic
41. I've grown to love this city so, so much in the 5 years I've been here, but I fear for its future and my place in it. I worry how long I can afford to live here, if I'll ever be able to own a home and settle here permanently, and I worry about our shrinking water resources. I hope that affordable housing and sustainability are the biggest priorities for those in power. And I hope that decisions about these topics are made in collaboration with local experts (affordable housing experts, residents struggling with housing costs, biologists, sustainability engineers, and climate scientists). Thank you for requesting our feedback on these topics and others. I love receiving email notifications that a new survey is available.
42. I've ranked industrial first to potentially provide jobs for non-college-educated residents, closer work means fewer commute costs for them. We already have much commercial space sitting empty, let's use that before we build more. New (converted) commercial could overlook Tempe Lake, that combined with increased/retained open space, will make the city more desirable. Why have we not capitalized on this incredible Town Lake asset as Scottsdale touts their "waterfront"? The most important issue Tempe will never face, on counsel member calls, etc., is crime. Tempe is rated as SAFER then 5% of cities across the US, ie, not as safe as 95% (just Google "Tempe Crime"). I get all sort of excuses from the city, but our relative high-income demographics set us apart from other high-crime cities. Provide leadership and address this. I used to work mental health crisis: drug addiction, mental health issues, homelessness are not life-style choices. In many cases they need to be picked-up by police (not solely by social workers, this is dangerous work; I used to do it) and filtered into rehab, mental health facilities, job skills programs/workshops. Good examples are: San Francisco's Delancey Street <http://www.delanceystreetfoundation.org> and Salvation Army's rehab centers. I would give in taxes to help with this--BUT the money has to go directly to such projects, not endless consultants

studying the issues. (again, I've worked in government, I saw where, locally, \$ billions siphon to and did no good)

43. Keep Tempe small, clean, safe and quiet with minimal traffic! No more high rises, no more traffic!
44. Less industrial. More residential
45. Let's make Tempe a vibrant, walkable city with amenities for residents, affordable housing, and make it look nice! Much of Tempe is looking pretty dingy these days.
46. Make sure the City and their consultants LISTEN and UNDERSTAND what neighborhoods want and need. To many times there are meetings held and people are NOT LISTENING or UNDERSTANDING what the neighborhoods want/need. Have them use 'I' statements or "This is what I/we heard..." How difficult is that?
47. More attention to how development impacts neighborhoods and finds ways to better leverage Tempe's identity and neighborhood resources within redevelopment projects, land use changes and density increases. If downtown and recent development trends are an example of what the city government has in mind for the future ... we're aiming to become a second rate city driven by federal handouts, slick billionaire developers who have poor tracks records working with other cities and politico development lobbyists sniffing around for a paycheck on our dime. Tempe was known for being an independent minded, smart city, but its feels more and more that we're comfortable being manipulated to 'get something done' instead of 'taking the time to get things done right' and desperate to attract things we never asked for; this comes at a great cost to the community - let's stick to our community values, and build a strong foundation for the future.  
Help guide new land-use changes and neighborhood cores with hub overlays - for instance, Mill & Southern would be a good opportunity to deploy a local arts, live music and small business overlay, helping the intersection maintain its local identity and ecosystem in juxtaposition to the urban core. The diversity and health of our neighborhoods helps drive the cultural, social and economic success and sustainability of our downtown.
48. More concern for water usage, retention basins, and heat reducing islands, because like the ancient ones, we will eventually be forced to leave; there is no pill to fix lack of water resources.

49. more is not always better bigger is not always better. stop racing to be jr CA
50. More mixed-use and higher density Between Ash and Hardy, North of the University.
51. More security in parks. Please enforce the leash law. Too many unleashed dogs outside of dog parks. (We need security in dog parks too. Too many irresponsible dog owners not following the rules, making dog parks less useful for the majority.).
52. More upscale restaurants downtown and along the lake
53. My biggest concerns regarding Tempe are the amount of homes that are turning into rentals and the traffic. We are losing our sense of neighborhoods. The amount of homes being rented by students and the amount of students living in each of these homes is destroying the neighborhoods. The amount of apartments being built and the amount of traffic all those new residence cause is a nightmare trying to get to North Tempe or Scottsdale. I've always felt like I lived in a nice community but recently with the crime and the high-rise buildings and the traffic I feel like I live in a big city now, please stop building apartment complexes!
54. No to coyote stadium. Not happy with the already only half created project already started on SouthSide of Tempe Town Lake. We do not need a Ferris wheel visualization for Tempe or Tempe Town Lake. Thanks for the opportunity to respond.
55. One of my biggest concerns is not just combatting climate change, but how do we adapt. I feel water consumption is high here due to green grass landscaping/irrigation. I think we need to think of ways of reducing water consumption by converting to desert landscaping design in both new development residential/business areas but also existing. Not a fan of micro-mobility options. It enables people to rely on electronic devices to move from point A to point B. Have them use a bike which would promote physical health.
56. Our future will be Hydrogen powered vehicles. Where does that fit in your plan?
57. Park & Rides at almost every stop would help solve A LOT of the the above problems, including congestion on the street and the climate crisis. Similarly, we should have RAPID buses that not only go downtown, but across the metro and/or scale up the scope of Dial-a-Ride



We also need affordable housing for all our citizens. And perhaps reusing motels to house the homeless

58. Please do more to stop short term rentals. STRs are killing our community. It is currently my biggest issue. My home is surrounded by STRs and is destroying the feeling of community and the culture. Please do more for the citizens of Tempe. The recent rules changes makes it feel the city of Tempe prioritizes investors over our citizens.
59. Please do not add more density and pack in residents into poorly made expensive apartments they have to rent. In 10 years, it will look like a slum and the character of Tempe will be gone.
60. Please do not build high density housing near our neighborhoods. Thank you for your consideration.
61. Please do not encourage more growth. Our beloved city is becoming too crowded with cars and buildings too close together.
62. Please help lower rent.
63. Please invest in the safety of our interior streets in some of the downtown neighborhoods. Road improvements, bike safety, pedestrian safety, sidewalks, etc.
64. Please stop building buildings. We are landlocked and crowded. We don't need the money as much as we need our community. We moved to a warm, lovely town, only to have profiteers turn it into just another crowded mess. Please stop.
65. Reduce taxes and reduce density.
66. Reduce the total Payroll of the city by eliminating single objective role positions. The whole country is experiencing inflation and major cut backs by lots of companies, but for some reason the Tempe Payroll is increasing with new never hel positions. Or back up to the back up assistants. Stop growing middle and upper level city jobs.
67. Remember a major river runs through our city. Please don't channelize it. Our health and our businesses and our pleasure would benefit from greater recognition of this. I've heard suggestions that a small flow throughout beyond Town Lake might help awareness of it.

68. RESIDENTIAL areas should ALWAYS have FIRST priority. There needs to be control over RESIDENTIAL RENTALS. There are more RENTALS in residential areas than OWNER occupied.. You can drive through a residential area and pick the rental by how its KEPT UP. Weeds, trash, multiple vehicles, un-KEPT.. This causes the WHOLE area to run down, attract graffiti. .
69. Safety for bike riders, top priority!
70. Tempe should remember who its residual demographic will be by 2050... it won't be the "boomer NIMBies" anymore so let's try think ahead to what the younger generations value as opposed to what the older generations cling on to. Tempe should strive to be a groundbreaking city in terms of its opportunities, initiatives, and community engagement. Also, a little less subservience to the ASU overlord would be nice...
71. Tempe Town Lake is UNDER utilized. It should be our biggest star. Not enough dining and retail. You could have giant food truck festivals along the north side with great views at the skyline.
72. Tempe, please stop planning for the future to grow based on the current capitalist foundations already operating. Arizona already lacks water for the current population. Implying that Tempe will grow and develop sustainably is incorrect and a lie to the people - threatening the livelihood of those who are uneducated about the current crisis we currently face as a "state". It would be beautiful to see the city of Tempe put a halt on economic development and really explore what it means for a city to be sustainable and have community members feel safe in a place they call home.
73. Thank you for the opportunity to give feedback.
74. The "achieving affordable housing" selections were very pro developer.
75. The "grow or die" model promoted by Tempe is unsustainable and unrealistic. Water, or the lack thereof, will be the great leveler, despite the unrealistic plans of current Tempe government. Rather, Tempe should be planning for "right-sizing" in light of a heating and drying climate, not presumed growth.
76. The ASU campus and surrounding areas have turned into a mini NYC wind tunnel. It's almost impossible (and in many cases dangerous) to navigate whether in a car or on foot. My anxiety level goes through the roof when I get anywhere near the campus boundaries. I used to love the peacefulness

and return to nature that was available. Now it's nothing but high rises and a threatening pace everywhere. Whatever happened to the humans in this picture?

77. The city government should concentrate on running the city, not about virtue signalling.
78. The roads can barely handle the current population so stop building more multi family dwellings.
79. The trolley was a waste of money, makes driving on the streets harder, and in general, reduced lanes. We have a major problem with traffic on University, particularly the University/rural intersection. Something has to be done about traffic. And putting in public transit that people don't use doesn't help.
80. There are neighborhoods in Tempe that need stricter code enforcement (i.e., cars parked in yards, inoperable vehicles, alley & yard maintenance, boats, trailers, Exterior house maintenance, etc.)
81. There are so many things I appreciate about Tempe! One aspect in particular that I appreciate is contrary to the idea of "growth" Because Tempe is landlocked, the city is able to invest in improvements and maintenance instead of having to spend on infrastructure for new growth. I appreciate added landscaping on our roadways, neighborhood grants, small neighborhood parks, large communal parks, new bike and walking paths, indoor and outdoor events, our amazing library and community centers features that improve the quality of life for all residents. This is not NIMBYism. I have no issue with added density and more affordable housing. I'm not worried that more people will create more road congestion more people will help local businesses thrive. Thriving neighborhoods and local businesses provide tax dollars that support our community. I just want to share my appreciation for your commitment to ensuring Tempe remains modern, clean, beautiful and sustainable and for encouraging us to take good care of each other.
82. There should be more focus on fast internet access, self-driving car mobility, electric charging stations, more innovation to attract young families
83. This is a tough one but I loved mixed housing - increased density makes for a more interesting area and I assume open space is parks - I don't do parks much but that always seems like a nice idea (like I saw in London) - I think

- just planning single-use housing should be the lowest priority as it generates the least amount of income to support the city (e.g. Strong Towns Thinkin).
84. Too many corporate interests invading Tempe. The buildings in downtown are already too tall and overcrowded. Traffic is becoming dangerous downtown with scooters, skateboards, and bicycles not obeying traffic laws. The current bike paths are unsafe. Hardly anyone uses the new path on Broadway, narrow and not protected from cars. If Tempe continues on this trajectory, the city will become unlivable.
  85. Vehical Traffic is a growing problem. Water conservation by residents should be incentivized for zero scape and the use of lawns dramatically reduced. Water runs down my street frequently from three houses with lawns. The City of Tempe could do a much better job of repairs for water infrastructure at parks etc. I have called about too many leaks this year at Kiwanis park that went on for some time before I called. Reduce use of grass in parks and adjacent green spaces next to roads. Find weed control measures that do no use dangerous chemical control! Ban gas blowers used by landscapers for all public and private use. Diversify solar use and remove artificial constraints.
  86. we are facing a water shortage and potential homeless issue. we do not need Tempe to outgrow itself.
  87. We are very concerned about the amount of homeless in Tempe, lots of drug addicts congregating, frightening. This combined with wall to wall apartment buildings make it feel unpleasant. Would love to be able to walk or ride bike to see nature without passing a gauntlet if homeless. (Broadway/McClintock to try to get to Rio salado park and trails
  88. we don't need more growth, this state does not have enough water for hi density population.
  89. We have a lot of empty commercial buildings - why would we build more?
  90. We really need to come to grips with trying to achieve Vision Zero. This vision will not be achieved unless developers are required to do a safety analysis as a part of their traffic impact studies which is consistent with the AASHTO Highway Safety Manual and what is known to improve safety for all road users especially vulnerable road users. We also need to develop and implement traffic study requirements that do not allow reduction factors in traffic generation that are not supported and are mainly motivated so they

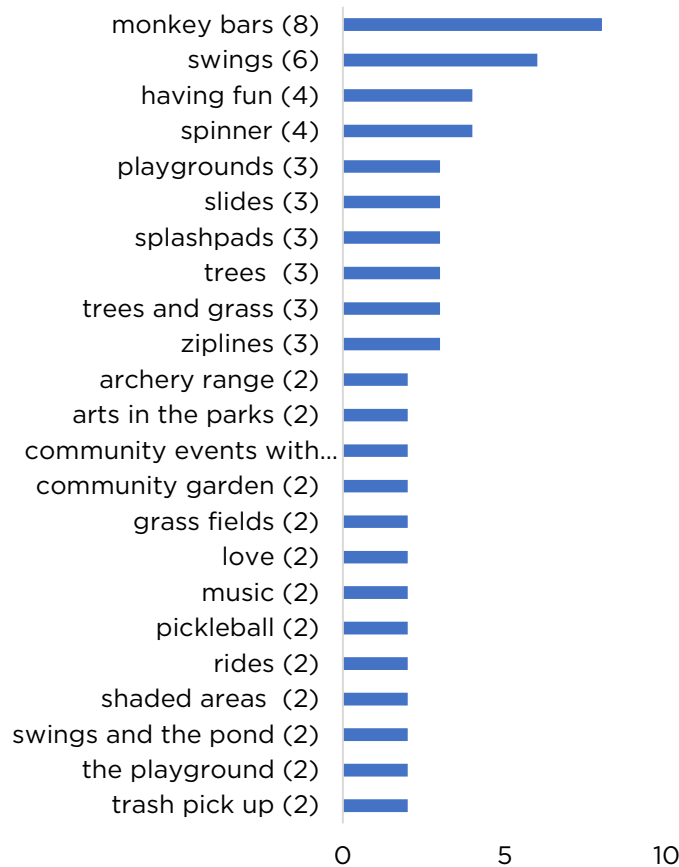
do not have to pay for improvements. It is time for the developers around the north Tempe area to pay for their traffic impacts.

- 91. What was not mentioned is the large increase in speeding and very loud cars on arterials such as Rural Road.
- 92. Zoning is too restrictive. Stop trying to plan areas with tax dollars.

## IV. In-person Engagement

To reach people where they are, the project team and volunteers from the Community Working Group and Technical Advisory Group partnered with internal arts staff to create an interactive art installation. Community members were provided rainbow scratch bookmarkers and invited to answer questions on the bookmarkers and then hang them with those of fellow friends and neighbors. The display was shared with City Council at the March 9, 2023 Council Meeting.

### 1. What aspects of Tempe parks, recreation, arts and cultural amenities do you enjoy?



## Other responses included:

1. a beautiful place to go on a walk
2. access/proximity
3. Accessible for all ages, fun
4. adult friendly parks and ziplines
5. affordable housing
6. art
7. art dragons
8. art exposure opportunities for kids
9. arts in the parks and music
10. backhoe dump truck
11. basketball courts
12. bathrooms, plants and flowers
13. Because I get to play
14. big climbing cube
15. bouncy house
16. bugs
17. butterflies
18. butterflies and art
19. camping
20. clean and friendly
21. Cleanliness
22. Climbling thing
23. community
24. community and sunshine
25. community events
26. courts and swings
27. Crafting
28. desert
29. dinosaurs
30. dog park
31. ducks
32. events that are kid friendly
33. events with live music

34. farmers market
35. fire station next door
36. fitness
37. flowers
38. flowers and plants
39. flowers and trees
40. friends
41. fruit and forage trees
42. great place to walk my dog
43. Home is close
44. I like that it's clean
45. I like the swings so much
46. I like the trees
47. I like tire swings
48. I like to climb
49. I love everything
50. I love how together everyone is
51. I love risky things
52. I love Selleh Park, the lake, ducks and vegetation
53. I love Tempe it's fun
54. I love that Tempe keeps art and music at the heart of everything
55. I love the candy
56. I love the playground
57. I love the swings and seesaw
58. I love the zipline
59. I love you winter
60. I want to be more good people
61. I want to see if I can climb monkey bars
62. imagination come true
63. Indian Bend park equals love
64. interactive, love to dance
65. jet packs
66. kayaking at Tempe Town Lake
67. less trash
68. lots of options

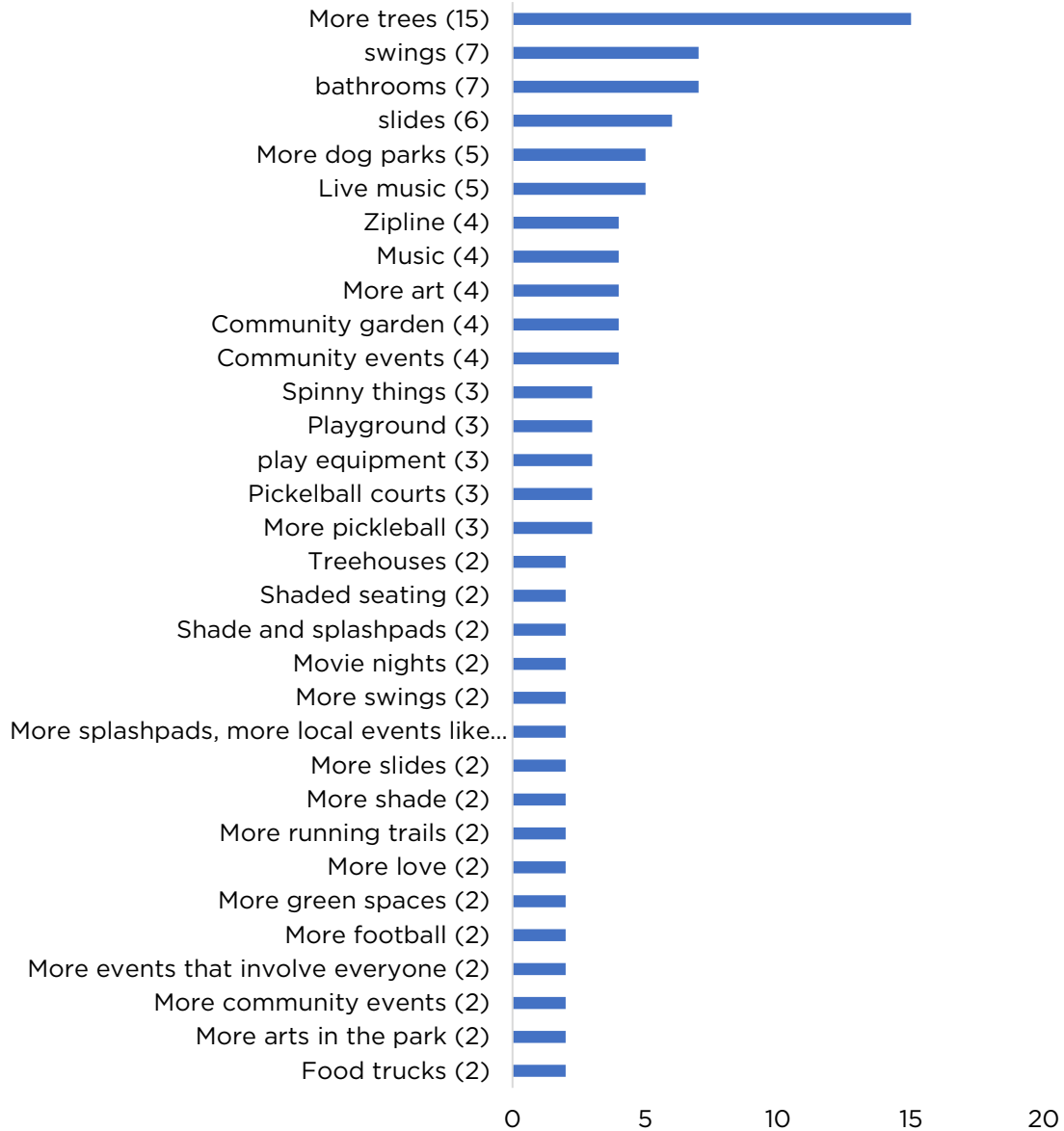
69. lots of space to run
70. Love arts in the parks gatherings
71. love Tempe's inclusions
72. love the birds
73. love the dog path
74. Love the park because of the greenery
75. Love the park, it's nice, small and quiet
76. love the parks
77. love the playground
78. marble
79. metal spider web
80. multi generational recreation space
81. music and art
82. music and swings
83. my dog really likes the grass
84. my favorite part of the parks is the slides
85. nature
86. nature/plants
87. number of opportunities
88. number of parks
89. once per moneth small event
90. open space
91. park activations
92. park events
93. Park is close by, clean
94. peace during my morning walk
95. people
96. pizza
97. pizza on weekends
98. play
99. Play in the sand
100. playgrounds, activities, benches
101. playing with friends
102. programs available
103. roly poly



104. rubberized surface
105. Selleh Park
106. shade trees
107. sidewalks in parks
108. slides and music
109. so lively
110. so much things
111. soccer net
112. spin art and food
113. swinging and playing with friends
114. Tambourines
115. Tempe happy, Tempe safe, Tempe proud
116. Tempe has nice people
117. Tempe is progressive and thinks ahead
118. Tempe Town Lake
119. the community
120. The community events and park improvements
121. the diversity
122. the people and community as a whole
123. the playgrounds are a great place to meet up with friends
124. The pond
125. the ramadas
126. the rope bridge
127. time with cousins
128. Tire swings
129. tonight
130. trails
131. urban fishing
132. variety of parks, library and all special events
133. walking paths, diversity, energy, atmosphere, people
134. walking trails
135. Walkway through Optimist Park is 5-star
136. water fountains and exercise and nature
137. water park
138. water slides

- 139. we love tempe.gov classes
- 140. we love that our parks are inclusive
- 141. weather
- 142. wheelchairs
- 143. Would love yoga for kids
- 144. You get to make friends

**2. What is something you'd like to see more of in the future?**



**Other responses included:**

1. A better jungle gym and workout gym
2. A park each week
3. A water dog park
4. Activities and crafts
5. Adult art
6. All for the park is kids and play
7. All of Tempe's parks
8. Art and music
9. Art nights
10. Art programs
11. Arts events at the Tempe History Museum
12. Arts in the park thank you
13. arts in the parks sculptures
14. Basketball courts
15. better basketball rims
16. Better playgrounds
17. Big playground
18. Big slides
19. Bike infrastructure
20. climbing trees and chalk art parties
21. Community
22. Community bulletin board
23. Cool activities
24. Cooler benches to sit on
25. Cornhole opportunities
26. Disability and dementia friendly parks
27. Dog adoption centers in park
28. Double swingset
29. Education/outreach for sustainability
30. events
31. Events in the park
32. Expanded arts programs
33. family time

34. Food and wine
35. Free family events
36. Fresh air
37. Friends play nature
38. full time park rangers
39. Fun fun
40. Fun to hang out and have fun
41. Garden in roundabouts
42. gardens
43. Get flouride out of Tempe water
44. Getting outside
45. grass
46. Group yoga
47. Hand cranked elevator
48. Harmony
49. Heavy rain days
50. hockey
51. I like our basketball court
52. I like the lakes
53. I love the spinny thing, I want more
54. I want organic kale
55. I wish the water was cleaner
56. I would like a bike park and bike rack
57. Imagine
58. Inclusive play
59. Indian Bend toilets
60. Indigenous representation and collaboration
61. Ladybugs
62. Lakes, ducks, natural shade
63. Less big business, more locally owned farmers market
64. Live music, splashpad, play structures, shade
65. Love home
66. Love the play area
67. Many soccer fields
68. Monarch butterfly garden

69. More movies in the park, food and live music dances
70. More adult activity
71. More african american culture for all people and groups
72. More bike trails
73. More block events, multi generational
74. More block parties
75. More books
76. More climbing things
77. more colorful art
78. More community events and splashpads
79. More community gardens and composting
80. More events
81. More fields
82. More fun activities
83. More fun activities like this
84. More greenery
85. More happiness
86. More libraries
87. More love for locally owned businesses
88. More nature play spaces
89. More of these events
90. More parks
91. More parks and rec. classes
92. More parks for kids and families
93. More peace
94. more pedestrian friendly areas
95. More picnic areas
96. More play
97. More play equipment
98. More play with STEM mobile
99. More playgrounds
100. More playling
101. More shade
102. More shade and climbing trees/things
103. More soccer stuff

104. More social events for families
105. More solar
106. More spinny stuff
107. More swings
108. More swings to fit bigger kids
109. More swings, more basketball courts, celaner playgrounds
110. More trees and a water park
111. More trees, less homeless people
112. More workout play
113. Move Cooley Sation Park to Tempe
114. Music, art, friends
115. Native american art
116. Nature classes
117. Need more handicapped access
118. Nets on goals
119. New play equipment
120. New renovated playgrounds for kids
121. Ninja course
122. No school
123. Obstacle course
124. Open mic performance
125. Open spaces, public bathrooms, community exchange, a market, water
126. Participatory art
127. Paths to parks
128. Petting zoo
129. Pickleball courts and water refill station
130. Pickleball nets on tennis courts
131. Play
132. Play spaces
133. Playgrounds for all ages
134. Pocket parks
135. Protected bike lanes and more paths
136. Public art installations
137. Public bikes
138. Rainwater harvesting

139. Rides and games
140. Running trails
141. Safety amenities, activities and opportunities more frequent
142. Sandpit
143. shade
144. Shaded events like this and a water splash
145. Skate park
146. Smiles
147. Splash pads
148. Sports
149. student volunteerism
150. Sustainability
151. Symphony music
152. Tennis courts
153. The fields
154. Today so fun
155. Update playgrounds
156. Volleyball courts
157. Walks and gardens, splashpad
158. Walkways
159. Water bags, space for dogs
160. water park
161. We love movie nights in the park
162. Year round swimming pools
163. Zipline and ropes

### **3. What would you like to see in 2050?**

1. Homeless services (4)
2. Sustainability (4)
3. Affordable housing (2)
4. Trees (2)
5. A centralized outreach number for emergency housing
6. A rec center pool
7. Bathrooms and better lighting in the parks
8. Bikes

9. Clean energy
10. Clean park
11. Collaboration with indigenous nations
12. Common sense
13. Community accessibility including the developmentally delayed
14. Community outreach
15. Educate on narcan
16. Facilities for homeless, reduce urban camping
17. Freedom
18. Green spaces
19. Happiness
20. Housing
21. Housing for professionals, apartments on the lake
22. Human services and affordable housing
23. Keep bikes and scooters and skateboards off the sidewalks
24. Less cars
25. Limit grass, save water
26. Mental health
27. Mental health awareness
28. Monitor, limit gasoline blowers, cleaner air and health
29. More classes in summer for kids and adults
30. More ducks
31. More fairs
32. More fun
33. More fun family events
34. More help for the unhoused
35. More resources for juvenile justice
36. More shady residential streets with stormwater curb extensions
37. Music and entertainment
38. Need more open rec space with shade and wildlife corridors
39. No bullies
40. Open social events
41. Parking for parks
42. Peace
43. Poor areas no cops in boys and girls club on 5th



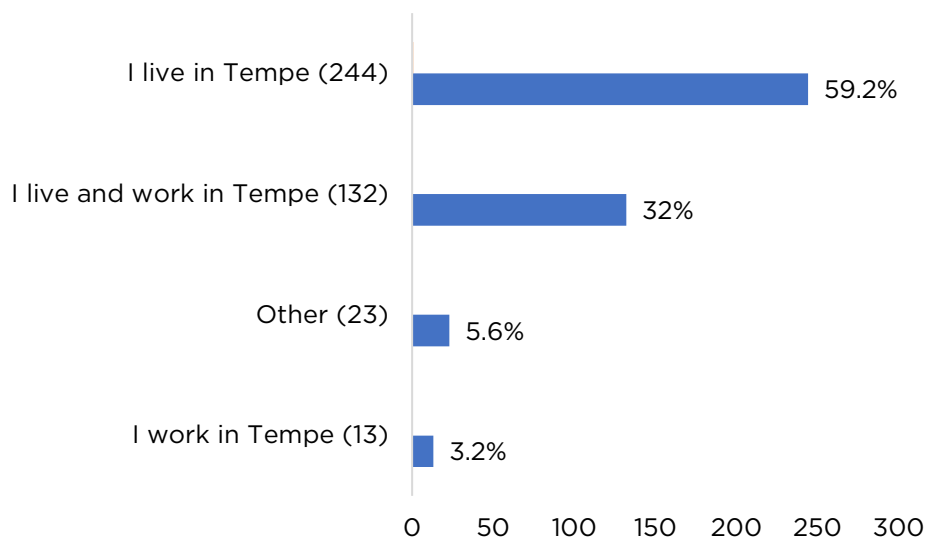
- 44. Quit promoting the use of rock in landscape, use wood chips which reduce heat and retain moisture
- 45. Recycling
- 46. Representation
- 47. Safety
- 48. Sports complexes
- 49. Sustainability and trees
- 50. Teenager activities
- 51. Transportation investment
- 52. Use of solar power
- 53. Water

## V. Demographics

The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory. Demographic information was not captured at in-person outreach events.

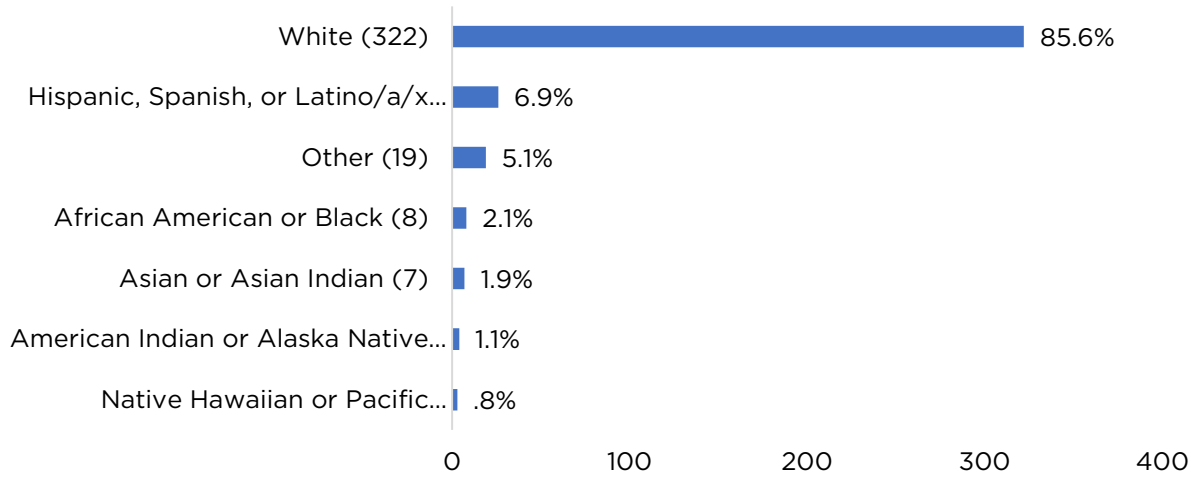
Demographic data was not collected at in-person engagements.

Which of the following best describes your affiliation with Tempe?



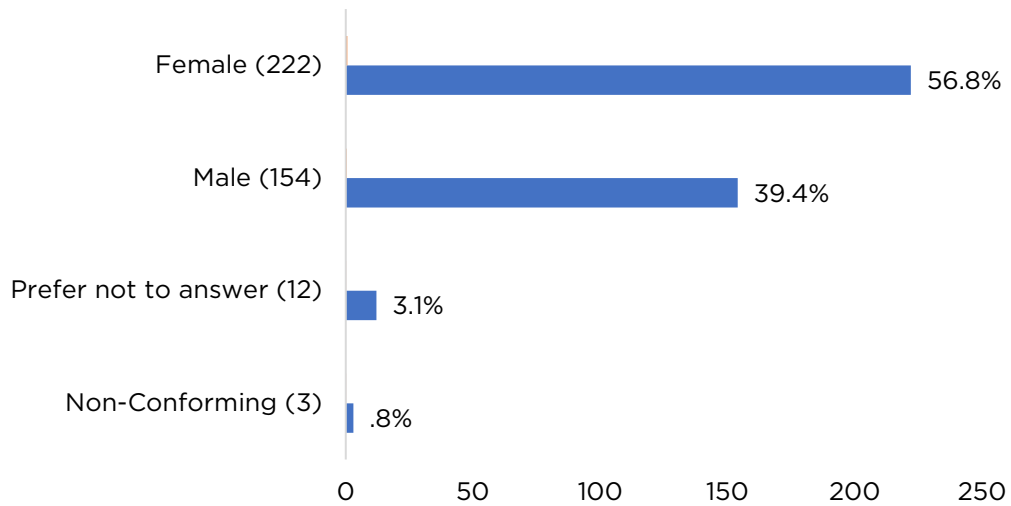
Responses: 412

**Race:**



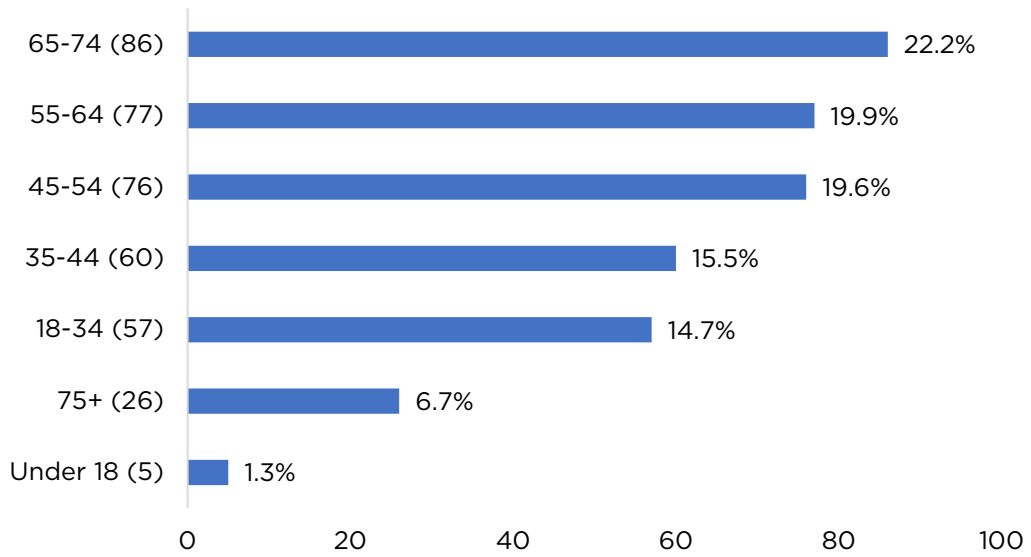
**Responses: 389**

**Gender:**



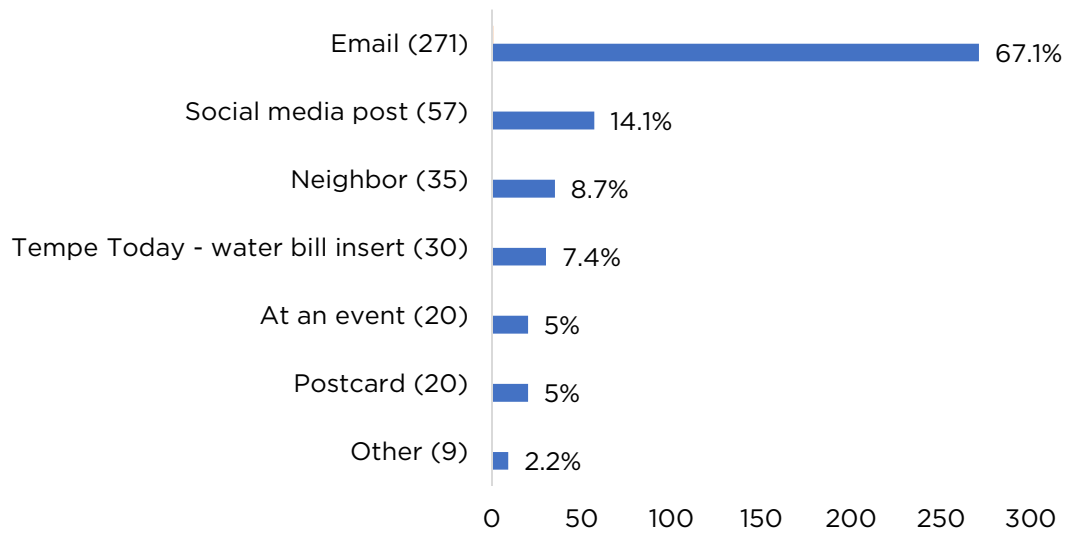
**Responses: 391**

**Age:**



**Responses: 387**

**How did you hear about this survey? Check all that apply.**





## Plan your city at Tempe Tomorrow:

### General Plan 2050 Public Meetings

Do you have ideas for open space, parks, land use, transportation, historic preservation, neighborhoods, art, development and everything else that makes Tempe home? Catch up on the feedback of fellow community members and share your thoughts.

**Thursday, Jan. 19, 2023**

**Noon - 1 p.m.:** Zoom meeting covering general plan chapters and feedback received to date. Register to attend.

and

**5:30 to 7 p.m.:** Open House at the Tempe History Museum, includes light snacks and a short presentation at 6 p.m.

**Can't make it?** View meeting information, feedback already received and register for the zoom meeting at [tempe.gov/2050](https://tempe.gov/2050).

To request an accommodation to participate in the meeting, please contact us with 72 hours' notice to ensure availability.

*General Plan 2050 is expected to be up for citywide vote in March 2024. The City of Tempe is providing this distribution solely for informational purposes.*



## Planea su ciudad para Tempe Tomorrow:

### Plan General 2050 Juntas Públicas

¿Tiene ideas para espacios abiertos, parques, uso de la tierra, transporte, preservación histórica, vecindarios, arte, desarrollo y todo lo demás que hace de Tempe su hogar? Ponte al día con los comentarios de otros miembros de la comunidad y comparte sus pensamientos.

**Jueves, 19 de enero, 2023**

**Mediodía - 1 p.m.:** Junta por Zoom que cubre los capítulos del plan general y los comentarios recibidos hasta la fecha. Regístrese para participar.

y

**5:30 to 7 p.m.:** Jornada de Puertas Abiertas en el Museo de Historia de Tempe, incluye aperitivos y una breve presentación a las 6 p.m.

**¿No puedes venir?** Vea la información de la junta, los comentarios ya recibidos y regístrese para la reunión de Zoom en [tempe.gov/2050](https://tempe.gov/2050).

Para pedir un alojamiento para participar en la junta, por favor haga la solicitud con 72 horas de aviso para garantizar la disponibilidad.

*Se espera que el Plan General 2050 se someta a votación en la ciudad en marzo de 2024. La Ciudad de Tempe provee esta distribución solamente para fines informativos.*

[tempe.gov/2050](https://tempe.gov/2050)

**Take the survey:** It's open Jan. 19 – Feb. 5 at [tempe.gov/forum](https://tempe.gov/forum)

**Tome la encuesta:** La encuesta esta abierta del 19 de enero - 5 de feb. en [tempe.gov/forum](https://tempe.gov/forum)

**Summer 2022 to Summer 2023**

Public Feedback Collected

**Verano de 2022 - Verano de 2023**

Comentarios Públicos Recogidos

**Summer 2023**

Feedback Informed Plan Released for Review

**Verano de 2023**

Plan Informado de Comentarios Publicado para Revisión Pública

**Summer 2023 to Fall 2023**

General Plan Adoption Hearings

**Finales del verano de 2023 - Otoño de 2023**

Audiencias de Adopción del Plan General

**March 2024**

Planned to be on ballot for Tempe voters

**Marzo de 2024**

Planeado estar en la boleta para los votantes de Tempe



Neighborhood Services  
21 E. Sixth St, Suite 208  
Tempe, AZ 85281

PRESORTED  
FIRST-CLASS MAIL  
U.S. POSTAGE  
PAID  
CITY OF TEMPE



# Public Input Summary

March 24 - April 9, 2023



Prepared by:  
Community Development Department  
Neighborhood Services Division

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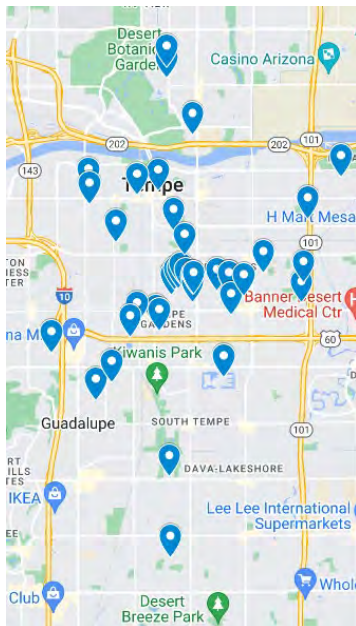
## I. Background

From March 23 to April 9, 2023, the community participated in a fourth round of public input to inform the shaping of Tempe's next general plan. The project team received a total of 71 unique responses through online public comment from participants who spent a combined total of 3.6 hours sharing feedback.

Two public meetings were held on March 27, one online at noon and one at 6 p.m. The noon meeting hosted 24 individuals and the 6 p.m. meeting hosted 12 individuals.

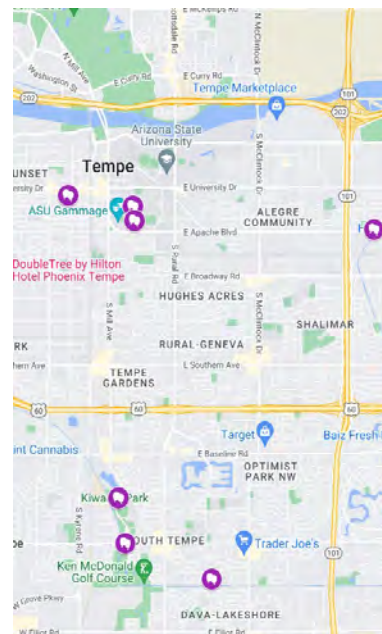
To reach a broader audience, the project team partnered with Peer Solutions to gather feedback from **104 students** who go to school in Tempe. A report from Peer Solutions can be found at the end of this summary.

Points indicate those who completed a survey and chose to share an address.



Responses: 71

Points indicate outreach events attended to gather in-person feedback.



Reach: 800



## II. Outreach Methods

Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in all utility bills announcing the survey and meeting
- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners
- Survey posted on Tempe Forum for input from March 24-April 9, 2023
- Notifications and ads on social media
- Email and multiple mentions in Tempe's enews
- Social media posts on Facebook, Instagram, NextDoor and Twitter
- In-person outreach at Apache Trails with ASL interpreter, Arts in the Parks events at Mitchell Park and Redden Park, Neighborhood Celebration Awards and Tour de Tempe.





Impressions: 3,571, Likes and Engagement: 1,079



Impressions: 2,505, Engagements: 88



Impressions: 3,100, Likes and Engagements: 135



Impressions: 1,401, Likes: 2

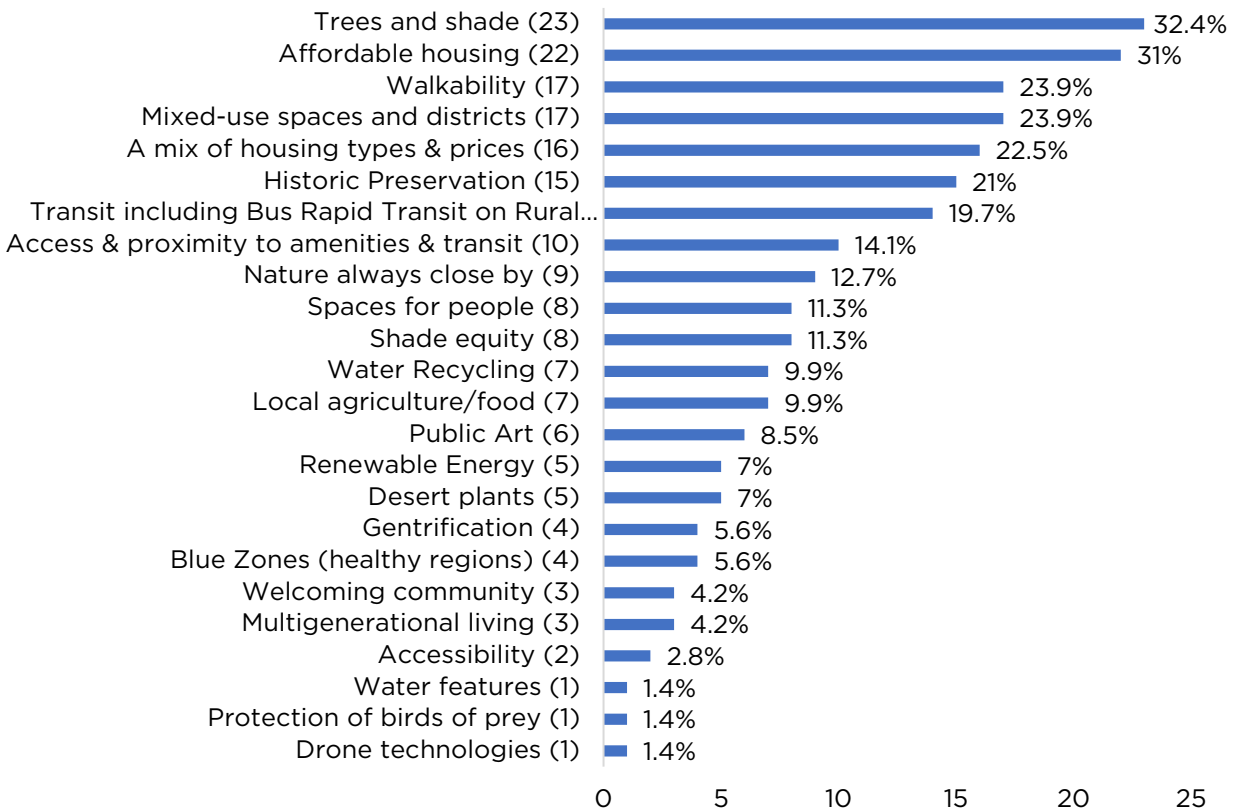


11,538 sent, 7,341 topic visits

### III. Survey Responses

A public input process was conducted from March 23 to April 9, 2023, to gather feedback on the future direction of the general plan. The combined total hours of public comment on this topic was 3.6 hours with 71 responses.

1. Below are common themes we've heard from community members so far. Which 3 would you MOST like to see addressed in the draft for Tempe Tomorrow - General Plan 2050?





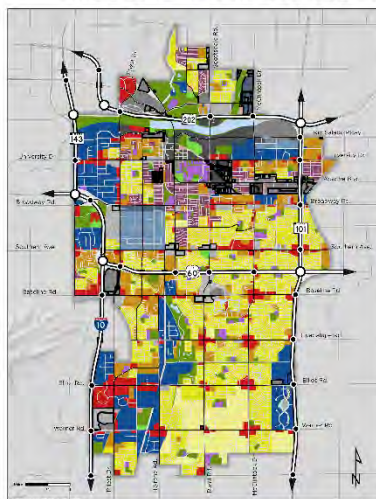
## Preface to Question 2

As we move into the final phase of the document drafting process, we are seeking input related to potential future land use and residential density based on feedback collected from community members over the last year. A city's land use and density map guides how land and density is distributed for different uses such as for commercial, open space, industrial and residential. The distribution helps in managing population, economic growth and infrastructure.

If you would like more information or clarification on the proposed maps before submitting your feedback, feel free to get in touch prior to the survey deadline at 2050@tempe.gov or 480-350-8234.

Visit this link for a bigger image. A pdf is also available here but may take a little longer to download.

## TEMPE TOMORROW - GENERAL PLAN 2050 LAND USE SCENARIOS



PROPOSED LAND USE: SCENARIO 1

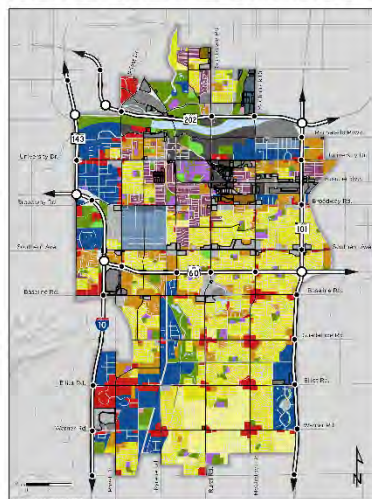
Above are three land use map scenarios based off public input received throughout the Tempe Tomorrow - General Plan 2050 feedback process from March 2022 to March 2023. In each scenario, the areas out lined in black signify a change in the current land use. Please review the maps carefully prior to answering the associated questions on the survey.

**Scenario 1** - In this scenario, land use changes are focused around areas with existing transit (land uses) as well as along the light rail transit corridor. The primary changes include increasing residential density along the Apache Corridor.

**Scenario 2** - This scenario expands on the first scenario and proposes land use changes and residential density increases further away from transit in areas where growth is slated to occur over the next 30 years.

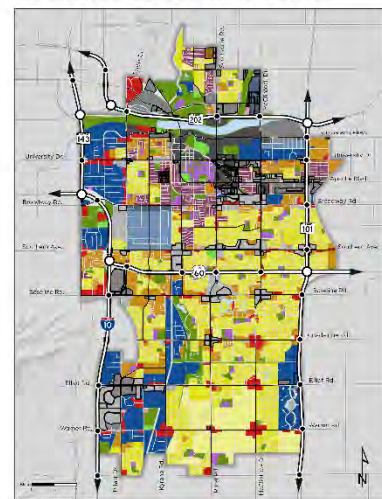
**Scenario 3** - This scenario expands on the second scenario and focuses on incorporating mixed use in older commercial shopping centers at major arterial intersections and along transit corridors throughout the city.

\*Dwelling units per-acre (DU/acre) is a measure used to describe the density of residential developments. It tells you how many units, such as houses, apartments, or condos, are built on one acre of land. A higher number of dwelling units per acre means more housing units, while a lower number indicates less dense development.



PROPOSED LAND USE: SCENARIO 2

Land Use Designation	Description
<b>Residential</b>	Residential area of cultural significance. Density limited, as this, followed by zoning in 2003.
Cultural Resource	Large lots for area culture or ample open areas. Space allows for equestrian, recreation, etc.
Single-family - Large Lot (<2 du/acre)	Typical detached or semi-detached single-family homes.
Single-family - Traditional (<25 du/acre)	Attached, multi-family either attached or stacked as part of a community. Share common areas.
Multi-family - Low-Moderate (<25 du/acre)	Multi-story, multi-family residential. Accessible to nearby open space, transit and other amenities.
Multi-family - Moderate (<45 du/acre)	
<b>Mixed-Use</b>	Land for a combination of residential and commercial uses. Density limited to foster neighborhood scale activity.
Medium-Density (<45 du/acre)	Land for a combination of residential and commercial uses. Density limited to facilitate "village" or activity hubs.
High (<65 du/acre)	Land for a combination of residential and commercial uses. Density is limited, reserved for urban core areas and activity hub.
Urban (no density cap)	Land for a combination of residential, commercial and light industrial uses.
Industrial - Low (<25 du/acre)	Land for a combination of residential, commercial and light industrial uses.
Industrial - Moderate (<45 du/acre)	
<b>Industrial</b>	Industrial uses such as research, manufacturing, and distribution. Office spaces also found here.
<b>Commercial</b>	Retail, services and medical uses.
<b>City</b>	Repository of a land's use for municipal services as well as quasi-public or non-profit services.
<b>Educational</b>	Public, primary, secondary or graduate education.
<b>Open Space</b>	Land publicly accessible and used for recreation, observation, social gatherings and/or preservation.
<b>Recreation/Cultural</b>	Used for passive or active recreation or cultural activities with infrastructure on site.



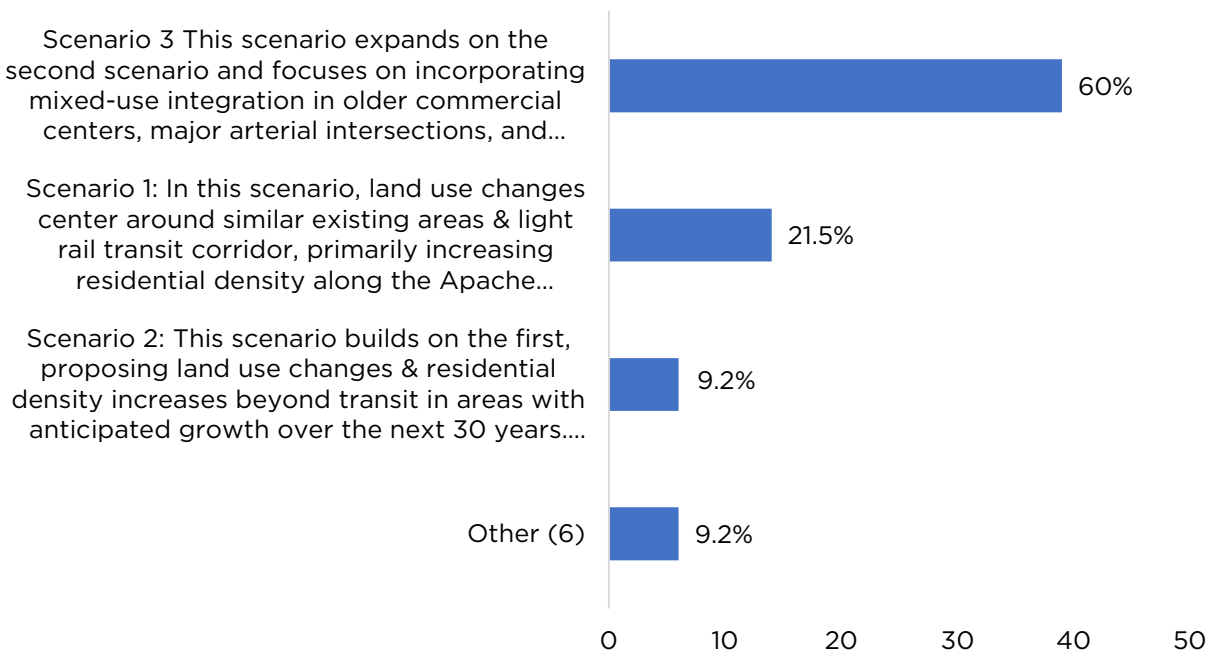
PROPOSED LAND USE: SCENARIO 3

**Scenario 1:** In this scenario, land use changes center around similar existing areas & light rail transit corridor, primarily increasing residential density along the Apache Corridor.

**Scenario 2:** This scenario builds on the first, proposing land use changes & residential density increases beyond transit in areas with anticipated growth over the next 30 years.

**Scenario 3:** This scenario expands on the second scenario and focuses on incorporating mixed-use integration in older commercial centers, major arterial intersections, and transit corridors across the city.

## 2. Which proposed land use and density map scenarios do you prefer?



### Responses: 62

Other - You're proposing to wipe out two entire blocks of R-6 between Mill & Rural, Broadway & Southern within the next 30 years in all three scenarios. Not really an option.

Other - Nurture Local Neighborhood Character & Small Business Hubs and Add More Open Space

Other - It is hard to understand these maps. I DO NOT want more high rises nor more luxury condos/apartments.

Other - An alternative that thinks outside the box a bit & looks at the community needs

Other - All of these indicate high density on Southern around Rural and Mill. So you will have towering buildings over the houses and apartments and condos in this neighborhood. NO!!!!!!!!!!!!!!

Other - All 3 scenarios are unacceptable

## 3. What do you like about the scenario you chose?

### Scenario 3

1. I think it is the best scenario to respond to the current and future needs of our city.
2. I enjoy that there will be more expansion and exposure for individual households to access public transit.
3. It seems the most equitable and meets the current needs of the city while considering future development rather than status quo.

4. Our current land use makes it nearly impossible to live car free. Even if you are able to take a bus where you need to go, you can expect to add two extra hours to your trip as opposed to driving, and you would be lucky to do more than the one specific task you took a bus to do.
5. This scenario has the most mixed-use areas
6. More residential density within older commercial properties.
7. I'm assuming more mixed use and urban properties will increase the inventory of available housing and increase walkability/public transit.
8. Mixed use area and increased walkability.
9. Greater overall increases in density and mixed use spaces along rail and other places.
10. I like the idea of having mix use areas especially old shopping centers that are not presently doing well. Instead of having storefronts that are not occupied they could be transformed into condos making old strip malls more lively and fun to visit.
11. Mix use density and walk ability.
12. more mixed use
13. It has the greatest likelihood of the three options to bring about a meaningful increase in housing supply in Tempe, and increasing the housing supply is the only way we are going to increase affordability and maintain Tempe as a diverse community.
14. I think we need more mixed-use development.
15. Higher density, more mixed use and more redevelopment around transit
16. Mixed use development of former commercial / retail centers is desirable and provides for amenities near to residential units.
17. The increase in mixed use space and density will lead to improved walkability, more housing options, and more commercial development. This will maximize the use of public transportation.
18. More mixed-uses, multi-family along Broadway.
19. We need to be pragmatic in making the best use of the space we have. Mixed use land and use of older shopping centers etc would hopefully help make necessities, enrichment/entertainment, and (affordable) housing areas more interwoven and accessible.

## **Scenario 2**

1. Limiting overly dense areas

2. Gradual expansion into forecasted growth areas
3. It has the least impact to Mill Ave & Southern. I do not want the west side of Mill in between the 60 & Southern to be moderate density housing. The apartments that are there now are densely populated enough.
4. It allows some increase in density but doesn't go too far.
5. Less high density housing. Means less traffic and congestion.

### **Scenario 1**

1. I have tried to zoom in on each of these maps and only allowed to 1x zoom....how do I zoom in further please?
2. the commercial is more evenly distributed
3. it keeps the commercial without turning into industrial on a major street. on Elliott. keeps residential baseline east of Kyrene to west of Mill. kept commercial around Southern and the 101 interchange as that has a church property
4. It takes commercial space into more consideration. We need commercial space to generate revenue for the city.
5. The proposal of adding more residential housing along Southern is a huge negative.
6. more commercial areas throughout the city. No desert areas for grocery or other stores necessary for living.
7. multi family -low moderate -distributed throughout the city and cultural resources included in my neighborhood.
8. Keep dense development controlled. And away from single house neighborhoods,
9. Less density along Southern Av.
10. Tempe needs to focus on quality of life, not population growth. We don't have the roads, schools, or amenities for major growth.
11. There are few options for high rise along the Rural Rd. travel corridor.
12. Less density surrounding and in established residential neighborhoods
13. It has the fewest changes, and that means fewer bad choices by city officials.

### **Other**

1. To repeat, you're proposing to wipe out two entire blocks of R-6 between Mill & Rural, Broadway & Southern within the next 30 years in all three scenarios.

Not really an option. Moreover, it would take a lot more time and energy than I have to address this. Not tonight.

2. Mixed-used for Arizona Mills, County Island in North Tempe and I-10/Warner
3. Honestly, this survey doesn't think about the average resident it's asking these questions to. You show us 3-pix color coded that make little to no sense and all build off of scenario 1. And there's a lot of medium yellow for large lots. Housing isn't affordable & we have a lot of people.
4. I like none of them. Shame on you. Hell bent on destroying neighborhoods here since the 60s. The downtown has been trashed with uninviting towering buildings, tourist, student bars and chain businesses. Please don't destroy more of this town.
5. one does not exist
6. NA

#### **4. Is there anything you dislike about the scenario you chose?**

##### **Scenario 3**

1. Again the lack of green space which I acknowledge is due to lack of available land. Also I understand that open space does not bring in tax revenue, but does make our city more desirable to live and do business in.
2. I doubt there will be any new developments in locations like Broadway and McClintock, the city should focus on areas where development is possible.
3. There should be no residential only zoning. Neighborhoods work best when shops, restaurants, and other amenities are interspersed throughout, not restricted to the edges.
4. Properties along University Dr. west of the heavy transit and amenity core of downtown up to Priest should allow higher density. It would be great to see the old apartment complexes and underperforming retail strip centers develop into urban forms so close to down town.
5. Needs to go further. Abolish single family zoning. Mixed-use zoning allows all neighborhoods to be walkable and increases the character of the neighborhood by allowing neighbors to interact more often with one another as opposed to currently just raging by in their cars.

6. That the only plan for the old Fry's Electronics on Baseline seems to be to stay commercial and vacant. Meanwhile, we have a very real problem with homelessness and lack of affordable housing. Changing this property to mixed use as well could help alleviate an eyesore and the affordable housing crisis.
7. I think we should be focused on improving our system of linear parks all through the city so that there are pedestrian-connected greenways all through the city, connecting to our parks. This is critically important for the long-term livability as density increases.
8. The corners of Price Rd and Southern Ave are gray. I fear that all three scenarios will have the City of Tempe thinking that mixed use, tall structures is acceptable to the neighborhood. The neighborhood has fought development in the form of mixed use and multi-story building in the past. I understand that compromise will be required. The neighborhood will not agree on a compromise that allows five story buildings up against the backyards of residential housing. This battle has already been fought once. I anticipate that it will be fought again. Why, "because it is in General Plan 2040 and will likely be in General Plan 2050".
9. No comment
10. No.
11. mixed-use zoning could be increased south of Broadway rd.
12. I would like to see additional increased density mixed-use areas along major collectors serviced by a major transit route, such as Hardy Drive. Such spaces could serve as hubs for businesses and services communities need locally, reducing travel times and the need to drive a longer distance to access groceries and other basic services. This would also be an important step towards increasing the densities of neighborhoods composed primarily of seas of single-family dwellings that are only accessible by car. Increased densities and access to commercial spaces on these collectors would also make providing additional mobility options, such as neighborhood circulators, and rented bicycles and scooters more cost effective.
13. No. I wish it allowed for ADU construction in single family zones, but I realize this is a different topic.
14. There should be increased density along University Drive both east and west of downtown.



15. More density, mixed use zoning and affordable housing is necessary.
16. Adding more recreational and green spaces is ideal.
17. I think there can be more density and mixed use.
18. The number 30 bus on university should also become a BRT line. This is one opportunity where taking the bus could actually become faster than driving for many users.
19. More urban mixed use land - we need to build for density and incorporate more mixed use land so we can build a more walkable Tempe. We also need to allow greater multi family buildings in the neighborhoods - ASU is only going to get bigger and we need to expand our housing options to accommodate that
20. I would like to see more residential density in south Tempe.
21. The maps are tiny and not phone friendly. South Tempe doesn't change at all. I worry what will happen to existing businesses if areas are redeveloped from "commercial" to "mixed use". Will there be a break for existing small business to help keep them in their own neighborhoods or in Tempe during and after redevelopment or will all the incentives just go to billionaire developers who don't need a break?
22. Mixed used and dense spaces are great but putting them along arterials is to also put them along the noisiest and most dangerous parts of the city. Unless you remove most of the arterial streets and replace them with rail, street car, wide dedicated pedestrian and bike paths then I don't think we will get exactly what we are looking for. One of the greatest points about density and mixed use spaces is that they are or should be spaces with greater walkability. This is at risk when you put development along arterials which are effectively mini-freeways. ALSO, way too much single family zoning and concentration of commercial at major intersections. And by too much I mean there is still heavy auto-centric themes in the land use proposals. I think it is useful to remember that this means large swaths of parking spaces that do nothing productive and are often over supplied. Parking lots exist where urban farming could be. Parking lots exist where more small businesses and homes could be. This is also to say parking lots represent everything we cannot have, especially increased tax revenues from other productive uses of the land.

If this plan is about the next couple of decades, we are still doing too little given future challenges and opportunities.

23. Even though the maps were enlarged it is still difficult to view differences among them.
24. Too many cars.
25. I am not sure why higher density development is being proposed west of Apache within the cultural resource area. It is almost 1/3 of the entire cultural resource section - why have that labeled as such to change so much of it to high density? I think this might need to be looked at more closely.
26. It does not go far enough to increase density and increase transit options
27. The proposed density along Historic Mill Avenue is concerning. There are NO provisions for historic districts or in keeping the unique fabric that still remains along Mill Avenue from the Salt River to University.
28. Density should be higher throughout mixed use areas. It is more efficient to have high rise buildings vs the 5+1 apartments currently being built in the moderate density areas. If larger and higher density buildings were built on mixed use areas throughout the City, it would encourage/necessitate the expansion of public transportation, including the street car system.
29. Moreso concerned with the design of development when getting higher in intensity for mixed use. I don't mind higher development if it is properly integrated and not just high rise luxury apartments with no network of public spaces. It is important that commercial place is a mix of serving the community and not just the residents as seen in current high rise in Tempe. I know it can't be explicitly dictated, but respect to the existing pedestrian environment is important.

## Scenario 2

1. No
2. Too much development focused north of the 60.
3. No.

## Scenario 1

1. Its difficult to see any needed detail without the ability to zoom in significantly more than 1x (am i doing anything incorrectly)? it appeared that Jacob had the ability to zoom in much more.
2. lack of "educational"
3. hard to tell the different shades of gray that were industrial vs mixed use did not like the mix use along rural and south of baseline. another busy intersection to have residential..which is right where they is a big lowes.
4. No
5. Not sure what industrial is. I would like more information on that.
6. Density increases and less transit Need to protect our history by protecting the remaining historic buildings, structures, butte and refurbishing the Double Butte cemetery.Take pride in our history so we will continue to have great leadership.
7. Too much development,.
8. The map itself is useless. I had to work from the descriptions provided.
9. I dislike the trend of all three scenarios increasing population density but seem lacking in solutions to solve traffic congestion, increased noise, & pollution, that increased population density will bring.
10. Not enough open or green space.

## Other

1. To repeat, you're proposing to wipe out two entire blocks of R-6 between Mill & Rural, Broadway & Southern within the next 30 years in all three scenarios. Not really an option. Moreover, it would take a lot more time and energy than I have to address this. Not tonight. FYI, I minored in Geography, have taken classes in Economic Geography, Environmental Planning, Biotic Resource Management, Cartography, etc. Not liking any of theses.
2. Find more opportunities for open space expansion, particularly around desert preserves. Consider including the current 2040 Map as a reference so survey participants have a sense of before and after, otherwise it's difficult to understand the relative change. Believe that the 3 concepts are too aggressive for Tempe based on how the city has handled development projects lately, very concerned about the impact mixed-used solution will have in our neighborhoods without associated Zoning District Overlays to help orient with neighborhood character and nurture existing small businesses - especially at

Mill & Southern and Rural & Southern. Based on what we are seeing recently in downtown Tempe, our 'growth vision' does not appear to represent our community values or any sense of community engagement. It feels like we have sold out our downtown with a short-sighted vision that doesn't recognize the potential of our community or the value our downtown could have offered, putting Tempe in a costly situation that we have to dig out of. Based on what we are seeing around downtown Tempe, expanding mixed-use land use solutions into our neighborhoods without guiding Zoning District Overlays based on Character Area inputs and neighborhood feedback to help guide growth and development is problematic. 'Surprised' there aren't more mixed-use solutions proposed throughout South Tempe neighborhoods, why just on the north side - if mixed-use is such a compelling idea, we should see more inclusion within South Tempe neighborhoods as well? Why are we avoiding seeing how South Tempe voters and wealthy political donators feel about this 'opportunity'? Honestly feel South Tempe neighborhoods would benefit from some mixed-use hubs IF approached correctly and build WITH the neighborhoods. Why aren't we approaching this as a community wide initiative? We should avoid simply seeing Tempe neighborhoods (and associated commercial centers) as a feeder to the downtown 'urban core' - let's honor our neighborhoods for their diversity and contribution to our social, cultural and economic fabric, and 'grow' stronger and smarter instead of more and bigger - that's Tempe.

3. lack of creative housing solutions
4. Slapping many storied buildings towering over neighborhoods already stressed by traffic cutting through. And the false promises about "affordability" is as offensive as claiming NIMBY when residents just don't want towering luxury apartments destroying their privacy and burdening already dangerous traffic situations.
5. Why is it you are doing this haven't you done enough damage to the city

##### **5. Is there anything you like about the other scenarios?**

###### **Responses from those who chose scenario 3:**

1. There really isn't much else that can be changed for our city's future in respect to land use.
2. I like what has been done along the Salt River. Beautiful and practical.

3. They seem all right, but I prefer #3.
4. Yes.
5. No, they are all lesser versions of my preferred scenario.
6. No. They look like scaled back versions of Scenario 3.
7. The attention to adding more resources along the public transit paths.
8. As they all just build on each other I see no reason to consider the first two.  
Even the third isn't very aggressive.
9. The increase in residential density.
10. I like greater focus on the Apache corridor.
11. They all have good parts

**Responses from those who chose scenario 2:**

1. No
2. I like the mixing of uses and allow for different housing options in more zoning districts. The city needs to allow ADU's in all districts as long as the allowable lot coverage isn't exceeded. As another option, the city could allow ADU's in any single-family residential district with lot sizes greater than 10,000 sf. We won't be able to attain affordable housing without adding more options to increase the supply of housing units and increasing density helps, but results in more expensive housing options.

**Responses from those who chose scenario 1:**

1. same as above
2. turning the commercial east of rural and west of mcclintock into mixed use.
3. Option 2 is very similar.
4. no
5. not particularly
6. I like the idea of mixed land use but I don't like it out away from transit corridors because that will just create more traffic congestion, pollution, noise, etc. spread more broadly over the city as a whole.

**Responses from those who chose other or did not select a scenario:**

1. Nope.
2. Mixed-used for Arizona Mills, County Island in North Tempe and I-10/Warner
3. There is barely any difference among them.

4. nothing just that you have been given a goal that Tempe Citizens have given you or your leaders.

**6. Is there anything you dislike about the other scenarios?**

**Responses from those who chose scenario 3:**

1. I don't think the other scenarios will provide enough opportunity for new housing developments and most of the development is concentrated in only one neighborhood.
2. Yes, there is no way they provide enough land/density to develop the quantities of residential units required to meet existing demand and future growth. Especially the growth to 2050.
3. I see many gray areas in the other scenarios. Other neighborhoods will be impacted just like my own neighborhood. There needs to be much more thought put into what mixed use means when it butts up against long established neighborhoods.
4. Yes, they don't go far enough with mixed-use.
5. Lack of housing density and mixed-use zones.
6. Not enough change proposed in the other maps
7. I don't think they account well for the need for more housing with population growth in the city.
8. Density and mixed use zoning need to be more prevalent.
9. I dislike the ones with less mixed use, with less chances for affordable and accessible housing.
10. Too much low single family designations. Not enough mixed use areas!
11. Honestly, a lot but one that I will point out is that there should also be a focus on land use that allows for missing middle development and 3 and 4 bedroom apartments (family apartments); instead of studio and single bedroom units.
12. Why is Kiwanis identified as open space and not recreational? Just wondering. Seems as though there is quite a bit of active and passive recreation throughout. I think we need more open space and natural areas incorporated into parks, streetscapes, etc.
13. They are not bold enough.

### **Responses from those who chose scenario 2:**

1. I like the idea of more housing over more commercial areas.
2. No
3. Westside of Mill does not need to increase population density.
4. No.

### **Responses from those who chose scenario 1:**

1. same as above (see comment)
2. they turned the commercial into industrial or mixed use on another busy street southern
3. Forcing single family residential neighborhoods to have more multi housing along Southern. All of the infrastructure is already failing in this area and unfortunately you are trying to put more people in an already taxed area.
4. yes, these scenarios need more commercial offerings, like grocery, etc.
5. Crowded intersections will result in more accidents. Need to grow more native plants and trees and shade structures. Invest in scooters for the disabled to use on the streets.
6. I dislike the trend of all three scenarios increasing population density but seem lacking in solutions to solve traffic congestion, increased noise, & pollution, that increased population density will bring. I dislike that there looks to be mixed use density on several major intersections south of US 60 which has limited reliable mass transit. Wouldn't it make more sense to put in infrastructure for mass transit first then propose mixed use building projects? Isn't this the age old mistake that Arizona just keeps repeating - Build the buildings & then work on a way to move the increased population around?
7. Too much density in and around established neighborhoods.
8. They represent Tempe's current mantra of "grow or die", even if that growth degrades the quality of life for all Tempe residents

### **Responses from those who chose other or did not select a scenario:**

1. They're really too similar.
2. Find more opportunities for open space expansion, particularly around desert preserves. Consider including the current 2040 Map as a reference so survey participants have a sense of before and after, otherwise it's difficult to understand the relative change. Believe that the 3 concepts are too aggressive

for Tempe based on how the city has handled development projects lately, very concerned about the impact mixed-used solution will have in our neighborhoods without associated Zoning District Overlays to help orient with neighborhood character and nurture existing small businesses - especially at Mill & Southern and Rural & Southern. Based on what we are seeing recently in downtown Tempe, our 'growth vision' does not appear to represent our community values or any sense of community engagement. It feels like we have sold out our downtown with a short-sighted vision that doesn't recognize the potential of our community or the value our downtown could have offered, putting Tempe in a costly situation that we have to dig out of. Based on what we are seeing around downtown Tempe, expanding mixed-use land use solutions into our neighborhoods without guiding Zoning District Overlays based on Character Area inputs and neighborhood feedback to help guide growth and development is problematic. 'Surprised' there aren't more mixed-use solutions proposed throughout South Tempe neighborhoods, why just on the north side - if mixed-use is such a compelling idea, we should see more inclusion within South Tempe neighborhoods as well? Why are we avoiding seeing how South Tempe voters and wealthy political donators feel about this 'opportunity'? Honestly feel South Tempe neighborhoods would benefit from some mixed-use hubs IF approached correctly and build WITH the neighborhoods. Why aren't we approaching this as a community wide initiative? We should avoid simply seeing Tempe neighborhoods (and associated commercial centers) as a feeder to the downtown 'urban core' - let's honor our neighborhoods for their diversity and contribution to our social, cultural and economic fabric, and 'grow' stronger and smarter instead of more and bigger - that's Tempe.

3. High rises up against and in and around Southern and Rural/Southern and Mill.
4. Yes, I don't like that you have overstepped you job descriptions and I would like to fire all of you

**7. Please share any additional feedback related to Tempe Tomorrow: General Plan 2050:**

1. I do not like to having been limited to only 3 choices in themes, so many are of value.



2. Its difficult to give appropriate feedback without the ability to see in greater detail to each. I'd appreciate access to more detail zooming capability. Thank you.
3. Tempe needs to start planning for new technologies like internet of things, drones, self driving vehicles and more. the city needs to plan for infrastructure and policies that will be required to use new technology and minimize negative impacts. more specifically, one example is self driving buses to solve our bus driver shortage. another example is automated drones that can clean solar panels at city facilities.
4. The city needs to make more drastic changes to stem the affordability crisis.
5. I really don't understand the maps
6. Walkability and the availability of fresh, especially local, foods are the most important issues to me. The city will get more dense regardless, but I don't want it to feel gross and polluted or congested.
7. None of the three scenarios appear to provide enough land/density to meet the residential demand.
8. Like many things, zoning/density is interconnected with transit, etc. So while I want to see a more dense Tempe, we need more frequent public transit and better bike lanes to reduce congestion.
9. It is kind of hard to see the differences in three maps.
10. I personally am disappointed and do not want you to focus more on social activism than the core basic services that I as a Tempe citizen want as your primary city goals, objectives and daily city. Stop wasting our tax dollars for you personal political motivations that is not why you are there to lead the city of Tempe. I want you to be a good stewards for those that pay tax dollars for your job and not waste our money and those avenues you believe you need to take in selling us out to outside influence. Stop using my tax dollar for your selfish exploitation of those you serve. Your job is to ask taxpayers what you want to do before you spend time with limited choices you have concocted thus hijacking and stripping those you serve what they want for Tempe
11. We need to have more renewable resources encouraged for our businesses, like covered parking with the use of solar panels, wind power generation is also something that could be harnessed, along the arterial streets, for instance: <https://youtu.be/ktlO3qWaPWA> These would not only help generate energy,

- but would not be an eyesore, could be placed in medians or next to the arterial streets to pick up the wind force generated by vehicles driving by.
12. All could feature additional recreation land use.
  13. Due to climate change in our area, 2050 will be a very very different reality from today. I'm concerned that we are not aware of the changes that are required of us for survival and that we are not incorporating such insights into our planning process yet.
  14. Change is difficult for most people. At least for the older generation. I see that there must be change. However, change that butts up against existing, long established, neighborhoods must be well thought out and supported by those most impacted. A battle that does not have to be fought is a win/win for everyone. Thoughtful consideration well in advance is key/critical. I hope to never hear "but it's in General Plan 2050". Ninety five percent or more of those that vote for General Plan 2050 will have no idea what it means to the City of Tempe Shalimar neighborhood.
  15. The map differences are hard to distinguish. I'd like a little more detail, but easier to read. Like an Executive Summary of significant changes. I'd like to see more focus on water conservation, community efforts to grow their own food, and staying ahead of the homeless problem" if housing is unaffordable, people will continue to be displaced
  16. These maps are extremely difficult to read, let alone understand, even while looking at the detailed views on a 27" computer monitor. I am trying desperately to stay engaged with city related matters but it is not easy. If the maps were MUCH larger with a more detailed text included, it would be very helpful. The bottom line is that I do not want to see any more high rise buildings nor more luxury condos/apartments. I am also 100% AGAINST the proposed Coyotes entertainment district and this is coming from someone who enjoys hockey. It is a BAD deal and should never have gone this far. I am also against any plans to raze Danelle Plaza for high rise buildings.
  17. I'm the president of the Save Shalimar Association.. You probably will hear from us..
  18. I like scenario 3, because it is more comprehensive at utilizing our limited resources while still maintaining our livability. I would be comfortable voting for approval of any of the three scenarios, but prefer No. 3.
  19. It could be helpful to include transit routes and stops on map.

20. Tempe DOES NOT NEED more high density development especially with out a density cap!! We don't need large, luxury skyscrapers. We don't need more entertainment "districts". WE DON'T NEED or WANT more development that impedes our views of our mountains ("A") or the lake. Tempe is already over developed. Enough is enough.
21. Please make it easier to construct ADUs and alternative housing in Tempe.
22. Please introduce transit to Rio Salado. It's incredible how much car dependant housing has been recently built on Rio. A step backwards.
23. Please work towards more transit infrastructure development in Tempe - I would love to see a streetcar/light rail going up Rural from the 60 up to tempe town lake. We need permanent infrastructure, in the form of rail in tempe rather than BRT
24. The city needs to increase housing options within the city by allowing ADU's in all single-family zoning districts. As an alternate to this, the city could allow ADU's on lots larger than 10,000 sf within all single-family zoning districts. By making this change, the city will help increase housing options that are more affordable and accessible to Tempe residents. Allowing mixed uses and increased densities helps but this usually results in the production of additional housing at a price much higher than most younger professionals can afford.
25. Change is painful even if it's for the best. Everyone likes driving on well maintained roads but nobody likes enduring traffic delays roadwork cause. I get that. It's great we're building up. High density housing can be much more sustainable than single family homes. But I worry about cost of living. I'm in a two income household. If our rent goes up we will have to move. There isn't anywhere left in the Phoenix area we can afford. I love Tempe. It's the first place I've lived that feels like home. I don't want to get prices out of paradise.
26. We need better options that incorporate new Zoning District Overlays based on Character Areas and neighborhood inputs first, mixed-use designations potentially undermine local small business, cultural scenes and neighborhood character if not approached thoughtfully. For example, a Zoning District Overlay should be created for Mill & Southern emphasizing small business, arts and live music (similar to Phoenix's zoning overlay option) so that Mill Avenue is able to better maintain a local small business and culture district in contrast to downtown Tempe along Mill Avenue, we need to lean into diversity - but it needs guidance - this won't just 'happen'. 'Older' retail centers often host

much of our local identity within their small business scenes and should be respected as community resources first, before being seen as a place to redevelopment. Expand open space, especially around Papago and Tempe Butte desert preserves along with Bell/Double Buttes while protecting view sheds instead of blocking with thoughtless, bulky designs. Thanks for your work on this!

27. These are sad and disappointing. Tempe is on the fast track to destroying the wonderful multigenerational, ethnically diverse and family friendly neighborhoods near the library.
28. To repeat, you're proposing to wipe out two entire blocks of R-6 between Mill & Rural, Broadway & Southern within the next 30 years in all three scenarios. Not really an option. Moreover, it would take a lot more time and energy than I have to address this. Not tonight. FYI, I minored in Geography, have taken classes in Economic Geography, Environmental Planning, Biotic Resource Management, Cartography, etc. Not liking any of these.
29. There are a lot of alley ways which also seem like natural spaces to develop into bike and pedestrian pathways. They're already in residential areas and away from the cars that would harm them; it's a great opportunity. Also, I would have liked to see more focus on renewable energy production (another thing useless parking lots can be good for) and different types of urban farming.  
  
Also, light rail expansion. I know this is basically impossible but we have wide arterial streets from Priest to McClintock. I think there is great value in connecting Arizona Mills Mall to Downtown and down to Elliot and East across to rural and McClintock and back up to Rio where Tempe Marketplace is. Maybe not this exactly but you get the gist.
30. Need to preserve our history by protecting the 1900 brick buildings and butte on Mill Avenue and refurbishing the Double Butte Cemetery. Grow more native plants and trees and shade structures along our streets. Invest in scooters for the disabled and elderly to navigate the streets safely. Pay teachers more and reduce classroom size to no more than 15 students. Increase public Preschool and Kindergarten classes for all incomes.
31. Where is the attention to bike paths, road safety improvements, lakefront parks that this city needs? This survey is only about squeezing more people into a limited space.

32. I like Tempe as it currently is but as people move in they will need housing as well. I do hope alternative forms of transportation will be included as it has before such as bike lanes, pedestrian safe walk ways, etc. I also hope Tempe Beach park will be enhanced such as have a permanent place for sand. When one thinks of beach park one thinks of sand. Having larger trees there will enhance its beauty.
33. Not fully informed on current policies in Tempe, but if we are still requiring parking minimums, I'd suggest that we remove that requirement. Also, Downtown Mill Ave would be an excellent car-free zone. Businesses and community would benefit greatly.
34. I would like to see play included more in everyday life. Swings, things you sit and spin on, exercise equipment, all these things could be incorporated outside of parks to help create a more livable and unique place to live.
35. Increase protected bike lanes! Painted lines do not make a bike lane safe and do not make riders safe. If bike lanes, bike paths and bike corridors are built and people who are not bike enthusiasts feel safe enough to use them, they will get used and reduce car trips. Tempe would be well served with more streets converted to Boulevards like it did to Broadway and real protected bike lanes, not just painted lines. The streets around schools would be a good place to start building protected bike lanes as students would use them if they were safe. Unprotected bike lanes don't feel safe, especially when that line of paint is the only thing separating the student riding a bike to school from a 28 foot rental delivery truck. More transit, more protected bike lanes and bike paths, more trees and shade, more multi-use and dense residential development and re-development will improve the good things Tempe already has going and make supporting infrastructure more economical for Tempe. It costs a lot of city money to rebuild roads and sewers and support infrastructure of all our neighborhoods, often as much or more for 4 homes per acre as 40 homes per acre. But 40 homes per acre provides more property tax revenue, more residents paying sales tax in Tempe businesses, and more potential for transit use than 4 homes per acre. Higher density = higher Tempe revenues. Infrastructure maintenance costs per square mile would be similar and easier for Tempe to maintain a budget that provides its residents with the services they need. Lots along arterial roads and every current retail site would be good candidates for multi-use and dense residential

development, as well as allowing accessory dwelling units and triplexes or even four plexes within single family zoning. Allowing appropriate light businesses, from hair styling salons to coffee shops and corner stores, in single family zoning would be great for building communities in existing and developing neighborhoods. I live in downtown Tempe and have lived in Tempe most of the past 20 years. I choose downtown Tempe because it is a place where I can almost live without a car. I use the light rail to go to downtown Phoenix and Mesa, as well as to and from the airport. I can walk to a movie theater and pharmacy, although I wish the nearest grocery store was more mid market. Extending the street car line to the Tempe Marketplace and beyond would remove several of my monthly car trips, and if the Marketplace was more accessible by bike from the path along Rio Salado I would switch from car to bike then too. If you build a city where people can conveniently and safely get from home to work to retail and services, residents can live without cars or with fewer cars. It takes shaded sidewalks that people want to walk on, protected bike lanes and shaded paths that people feel safe using, transit that is frequent, clean and safe, and

36. Tempe should build walkable neighborhoods throughout the city. This can be accomplished through higher density, mixed use developments, expanded public transportation, and changes to current building requirements. For instance, parking minimums should be eliminated across the city.

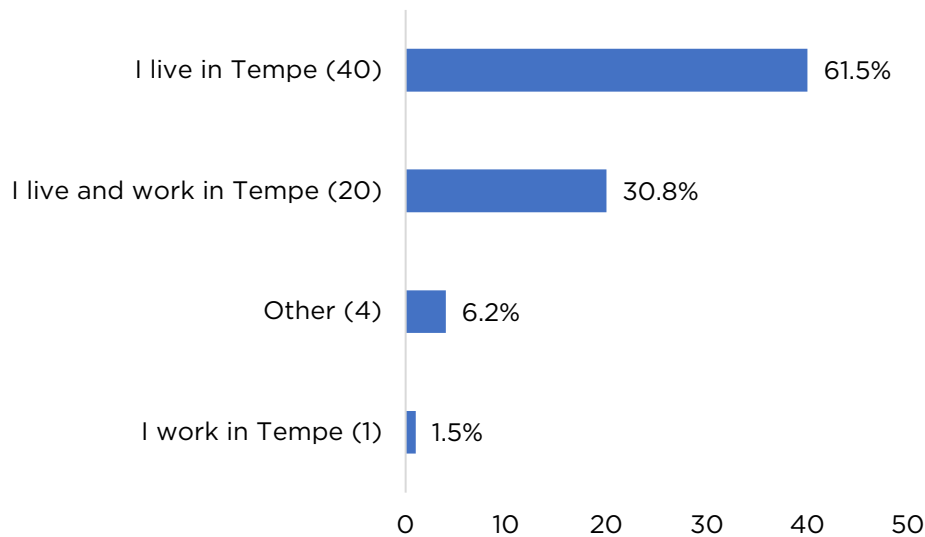
37. To above comment, concern more for the design implementation large industries buildings that close off the pedestrian experience like the new ASU buildings on the SW corner of Rural/University. This plan may not be able to dictate what can or can't allow public spaces, but generally would still like walkability to be considered in addition to the topics listed above. Continue coordinating city services & efforts for affordable housing and mixed income where possible into design of new developments where appropriate, especially for large scale development that can help close.

38. I think we need to work on building up. I also would love to see a reduced amount of space going to parking lots and massive expanses of concrete. There are innovative ways to minimize the heat in urban areas, I'd like Tempe to be thoughtful in how we plan for the future to incorporate sustainable and forward-thinking methods in how we go about making these changes. Let's be proactive, not complacent and/or reactive.

39. Why is Tempe doing this? Why is it not advertised more? What happened to the character areas we worked on and how do they enter into these proposed changes?

40. I fear this is just another of Tempe's efforts to make residents feel they have a say in the future of their community when, in fact, they don't. The current philosophy of our elected officials is to sell every square inch of remaining real estate to the highest bidder. Long-term residents are seen as an impediments these grand plans.

**8. Which of the following best describes your affiliation with Tempe?**



- Other - I volunteer in Tempe
- Other - I visit Tempe frequently
- Other - I used to live in Tempe
- Other - I live in Tempe part time

**Responses: 65**

## IV In-person Engagement

To reach people where they are, the project team again went into the community to gather feedback. The team talked with people at Mitchell Park and Redden Park's Arts in the Parks Reopening Celebrations, met with neighborhood leaders at the Neighborhood Celebration Awards, heard from students over two days at ASU's Spring Student Housing Fair, and with many bike enthusiasts at Tour de Tempe.

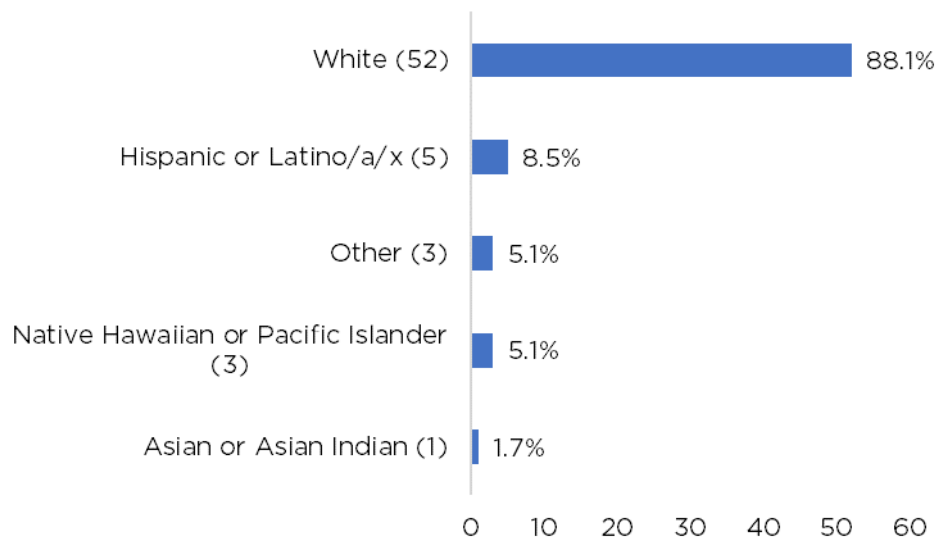
To reach a younger demographic, the team partnered with Peer Solutions to survey students during their school lunch breaks. Over a hundred students engaged and shared feedback for the general plan and the report is included below after the demographics section.

## V. Demographics

The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory. Demographic information was not captured at in-person outreach events.

Demographic data was not collected at in-person engagements. Demographics from high school surveys are posted separately.

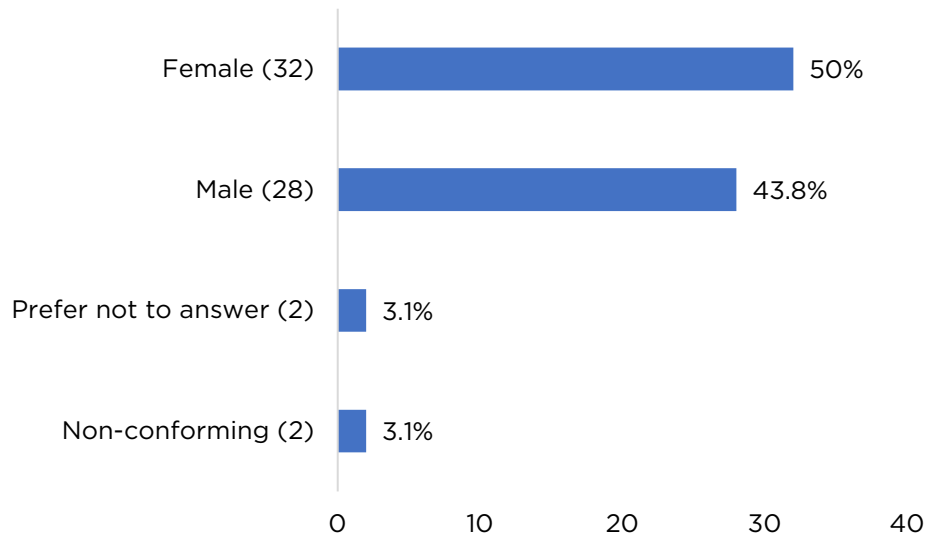
Race and ethnicity, select all that apply:



Responses: 67

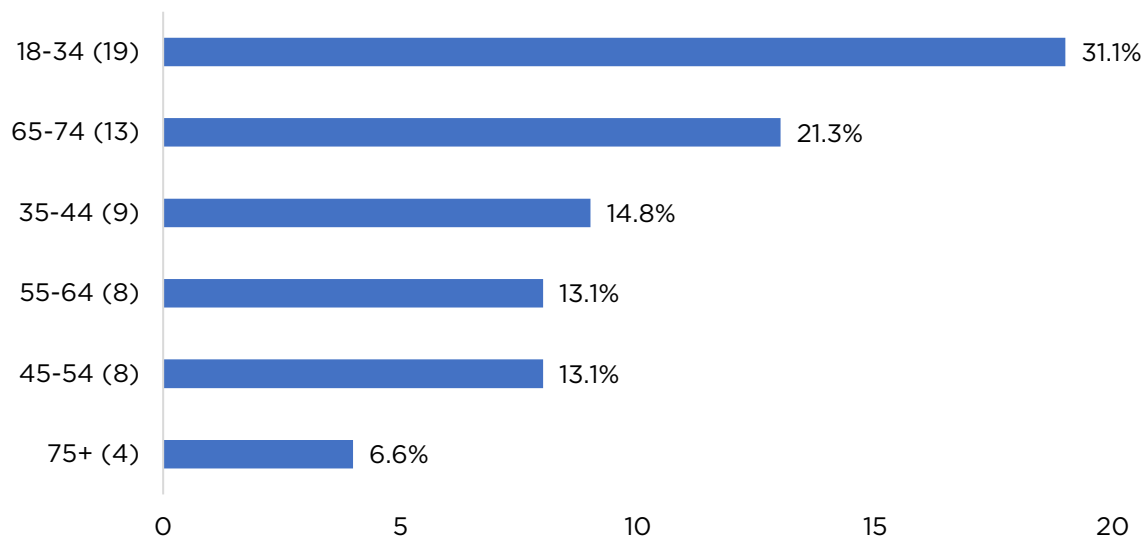


**Gender:**



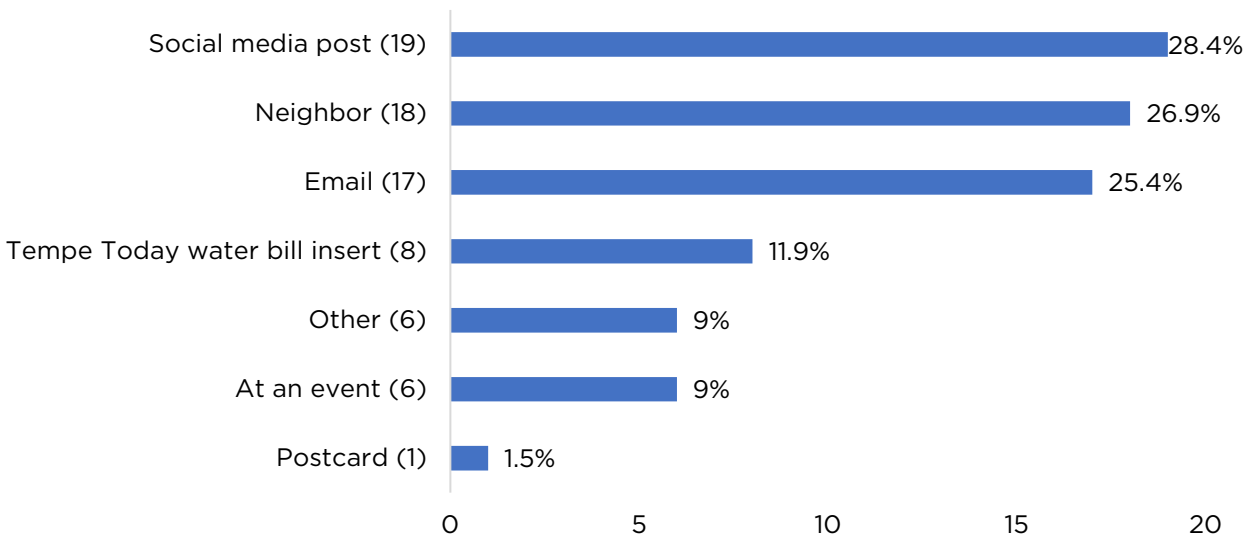
**Responses: 64**

**Age:**



**Responses: 60**

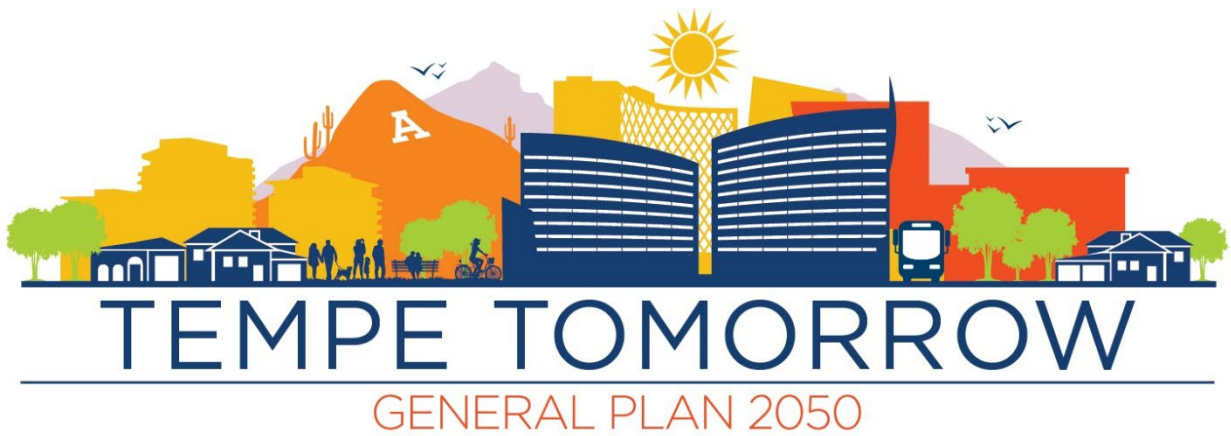
How did you hear about this survey? Check all that apply.



- Other - Board/Commission member
- Other - Found on website after looking at all-pedestrian survey
- Other - neighborhood services
- Other - Tempe website - Forum
- Other - This site.



Public Input Summary  
May 5 – June 11, 2023



Prepared by:  
Community Development Department  
Neighborhood Services Division

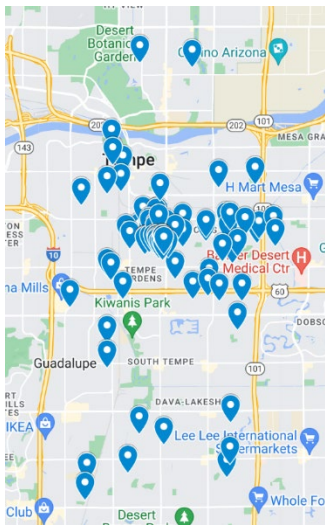
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## I. Background

From May 5 to June 14, 2023, the community participated in a fifth round of public input to inform the shaping of Tempe's next general plan. The project team received a total of 537 attendees and 254 unique responses through online public comment from participants who spent a combined total of 12.7 hours sharing feedback.

Two public meetings were held on May 17, one online at noon and one at 6 p.m. at the Tempe History Museum. The noon meeting hosted 13 individuals and the 6 p.m. meeting hosted 21 individuals.

Points indicate the 146 responses of those who completed a survey and chose to share an address.



## II. Outreach Methods

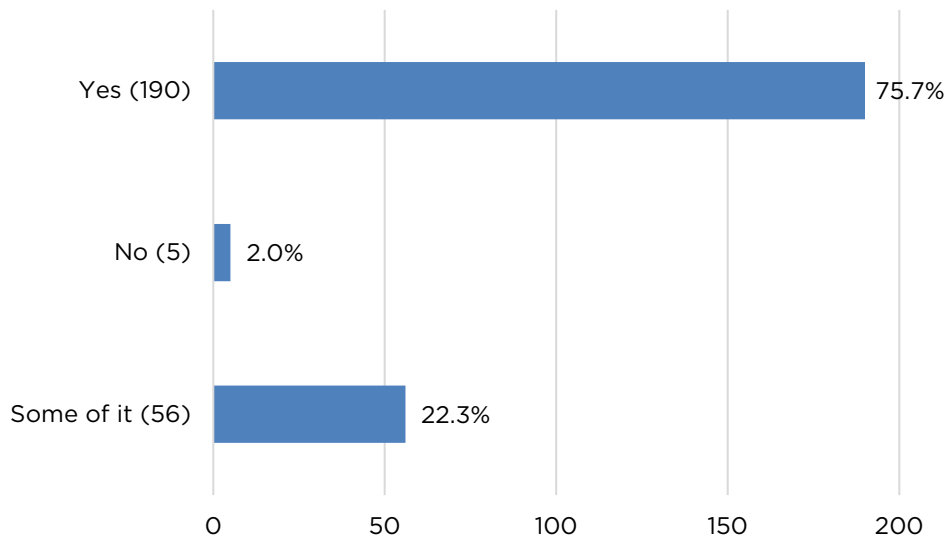
Several bilingual methods were used to provide information to the public regarding the project and opportunities for input.

- An insert in all utility bills announcing the survey and meeting
- Postcard to all Tempe households
- Additional postcard sent for each local community session
- Notifications to the Tempe Tomorrow: General Plan 2050 Community Working Group, Technical Advisory Group, neighborhood associations, homeowner associations, Tempe Forum subscribers, community, and business partners
- Survey posted on Tempe Forum for input from May 5 - June 11, 2023
- Notifications and ads on social media
- Email and multiple mentions in Tempe's enews
- Social media posts on Facebook, Instagram, NextDoor and Twitter

### III. Survey Responses

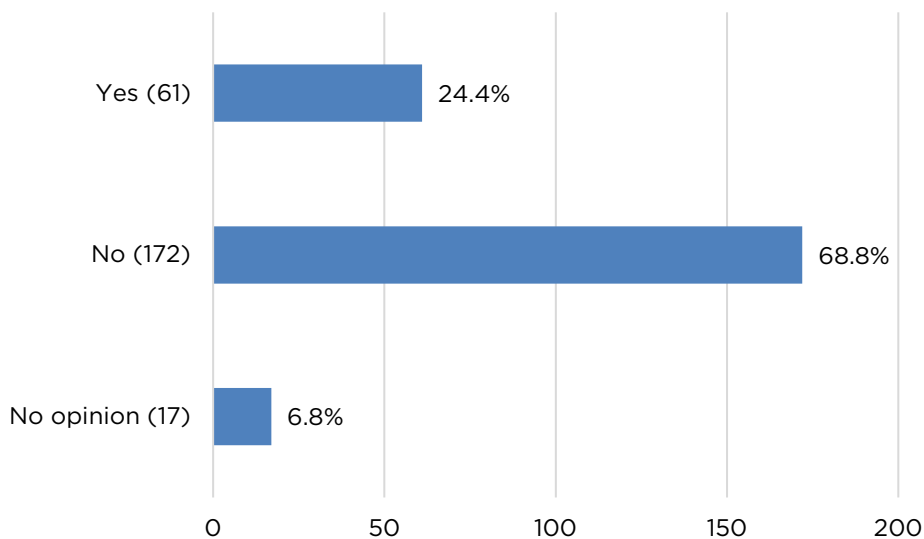
A public input process was conducted from May 5 – June 11, 2023, to gather feedback on the first draft of the general plan. The combined total hours of public comment on this topic was 12.7 hours with 254 responses.

#### 1. Have you had a chance to read the draft general plan or the sections that interest you?



Responses: 251

#### 2. Does the draft Tempe Tomorrow – General Plan 2050 align with your vision for Tempe?



Responses: 250

### 3. Please share why or why not.

#### Yes responses:

1. As a home owner, owner of a Tempe bakery, and long time Tempe resident, I strongly support the draft 2050 General Plan. It builds on and extends the City's existing success with a comprehensive and forward-thinking blueprint. The plan's emphasizes on sustainable and climate-friendly development, mixed-use and green development, and enhanced transit-oriented development form the pillars that will ensure our economic competitiveness and long term livability.
2. Commitment to sustainability and environmental stewardship; promoting healthy community living. Enhanced public transportation system: bus, orbit, light rail and street car.
3. Expand pickleball courts, maintain ASU research triangle for dog walkers/recreational use, curb building growth from ASU, build more parking lots and garages (low cost or free) for ASU and Tempe Arts Center, and seek to find and support affordable housing for ASU students and school district faculty/staff and their students and families.
4. For the most part, yes, but I don't know how you can manage climate change, and most importantly heat, when Tempe is a "heat island" with all the buildings going up in our 40 square miles of area. All those apartments, condos, high rises add to the heat. You cannot grow trees large enough to combat that.
5. Forward looking plan anticipates collaboration between private and public sector, well-balanced development, and innovation linked to universities.
6. Green development, more trees, bikes, public transit. Moving away from car dependency.
7. Growth in Tempe is inevitable and the City needs to be prepared for it.
8. I agree with the visions in the plan. I think this is a great draft and would make the future of Tempe a better place.
9. I appreciate that the draft has taken into account the tribes that lived here before colonization, the need to build affordable housing as the residents have asked, and that new housing and commercial buildings will be built sustainably.
10. I like how it feels like a small community
11. I like how it is very comprehensive and thoughtful of the many facets and perspectives of Tempe. I appreciate the forward thinking elements of Climate Change, resiliency, planning and considerations for future needs.
12. I like the emphasis on green, public transportation and open spaces
13. I like the green space, walk ways, bike paths and mass transit.
14. I like the higher density zoning and creation of mixed use infill zones. Given the housing crisis, it is important to increase urban density. I live near the proposed Central Tempe corridor along Rural Rd, and I think this is a great

idea. The area needs more housing and mixed use properties, particularly for small businesses. Reading through comments left by other residents, traffic is a major concern. Additional car traffic to these areas should be limited. This new corridor should be walkable and favor developments that do not have cars, like Culdesac on Apache. Expanding the street car through this area should be a goal.

15. I live in the character three area and I like the increased density proposed changes as the area is both walkable and easy to get around with a bike or mass transportation so not concerned with traffic congestion due to increased density and the increased density is going to provide more housing options where people want to live - the only change I would make is to adjust zoning for the single-family housing area, between Priest and Hardy, below University to multi-family low density or mixed-used moderate ( a bit higher density) and then consider adjusting the multi-family low moderate, above University, to mixed-use moderate - having some businesses (I believe Shop Beer is in that area) create important third spaces for people, in their community - I would love to see the options for a coffee shop in that area that people can bike or walk to in their community, as an example - I'm fine with what you have but I think mixed use, and a bit higher density, would create a more interesting living space for people and create less need to drive out of the area - so a more natural shift to a 15 minute city concept and mixed use would align more with the Strong Town strategy to boost the economic benefit of the city (e.g. more tax revenue to maintain the community and to support more mass transportation and bike options).
16. I LOVE how sustainability and climate action is laced throughout the entire document in addition to a stand out section at the end. I wish the language was more active (rather than passive) in parts, and would love it if the document showed the sustainability performance measures in the other sections (i.e. highlighting how they complement and double the value of a single investment).
17. I strongly support the vision put forward in the 2050 General Plan for Tempe, and think it does a good job of representing where we as a city want to go in order to create a sustainable and vibrant future. As Tempe continues to grow, which is an inevitability we should be proud of, it is going to be increasingly important that we make common sense changes to accommodate our new neighbors. We don't want to create the same housing affordability problems that are plaguing LA/SF/Seattle/NYC/etc (which are now losing more college educated people than they are gaining), and we also don't want to create the same traffic problems either with spread out, car dependent development. By increasing density and promoting alternative modes of transportation such as transit, cycling and walking, and building new mixed use developments so people don't have to travel as far to get their basic needs met, we can go a long way in establishing a strong foundation for Tempe's future growth.



18. I support many components of the plan, especially the focus on heat mitigation, transit, and green space. I also strongly support the General Plan's emphasis on building more housing overall and particularly more housing in dense, mixed-use, walkable neighborhoods. I wish the General Plan went even further in this regard! And I wish the General Plan went even further in terms of planning for affordable housing of all kinds - we need tons more affordable housing in this city. There should be various ways to use the development of market-rate apartment buildings, duplexes, etc as an opportunity to subsidize, incentivize and otherwise spur the development of affordable housing. We're certainly never going to get to the walkable, sustainable, beautiful, affordable city we could be if we insist on keeping almost all of Tempe as single-family. As a homeowner at 5th and Roosevelt I am so thrilled to see all of the new apartment buildings going up and I'd love to see more being built. I also wish someone would bring some affordable and/or low-income housing developments to my block or the blocks around me!
19. I was beyond thrilled to see the inclusion of the Community Design goal CD9: "Reduce the adverse impact of artificial lighting on night skies". This is an issue near and dear to my heart for which I've long been advocating, and it's my hope that this goal will help protect this significant part of what makes living in the valley and in Arizona so unique and special. Tempe has a long way to go in this area, but it's clear in some ways that the council recognizes the importance of this, and I hope the city can follow through on this important issue. Consideration should be made, particularly in relation to the the "Sustainability: Conservation - Energy Resources" subsection, to reduce excessive lighting when appropriate. To my knowledge, Tempe's lighting staff are not well aware of all the factors involved or of the best practices in this area, so I'm very satisfied to see that in subsection 5. of CD9, Tempe is seeking to collaborate with regional and state agencies on this. I very much think they should consult with lighting experts in Tempe, other areas of the valley such as Fountain Hills, and in other Arizonan cities and counties like Flagstaff and Coconino respectively, which have developed world-class standards for responsible lighting. I'm very, very happy to see the continued focus on sustainability and human-centric development. Tempe continues to lead the way on this above all cities in the valley, and residents are incredibly lucky to enjoy the current and long term benefits of this. Mixed-use development is key to sustainability and an improved quality of life here in Tempe, and will only become increasingly important as demand remains high and land only becomes more scarce. Major investments to support alternative transportation options will be necessary to see these benefits. What Tempe has done in this area has already boosted development economically (as I'm happy to see this plan notes), and it has the potential to bring significant benefits for human health and quality of life. Housing affordability remains one of the greatest issues here, and in spite of efforts on the part of Mayor Woods, prices continue to rise. It has

unfortunately become nearly impossible for many of the people--especially young people--who have contributed to the culture and growth of downtown to remain in the city that many of them have come to love. It has become extremely difficult even for the children of generational Tempeans to find places to live here. Low income residents of Tempe have been getting significantly priced out for over a decade, and in spite of continued development, prices remain high thanks to unregulated speculation, unjustified price increases, and high demand, some of which is outside the control of Tempe government. Increasing density and affordable options in many of the ways described in this plan, as well as others not mentioned, is something Tempe can and should do to ensure that those that live here and have built this city into what it is can remain, and that those who recognize the value of the area can enjoy it as well. I encourage those who reject the proposed density changes to consider that their children will never be able to live anywhere near Tempe if space is not allocated appropriately, and everyone can enjoy the benefits that come with more efficient planning. Concerns about traffic can be more than adequately addressed by strategies that do not required continued dependence on cars and can improve quality of life in dozens of ways.

20. I would like to see future development plans involve dense, urban planning with increased public transportation options within these dense urban areas. Considering our world population is over 8B people and growing, we must prepare for this thoughtfully. The goal is to preserve natural, untouched deserts for animals and plants to thrive. The second goal is to encourage public transportation that relies on alternative sources of energy. I would also like Tempe to recycle waste water - to drinkable water.
21. I'm extremely supportive of the focus on sustainability and climate resilience, increasing density and alternative forms of transit, and equity. I think the city of Tempe is doing very innovative things and is the only place I would want to live in the Valley. Keep up the good work!
22. I'm very excited about this vision, especially in creating more vibrant, mixed use zones with community spaces, retail and restaurants, more housing, and transitability, and addressing environmental issues.
23. In general yes. Very little specific plans. And some things listed didn't align w/ my experiences or talking to people in Tempe
24. In general, I approve of much of the plan amendments, especially the conversion of both single-family residential and industrial zoning to mixed-use zoning. This is very important. At the same time, there are tweaks I think would dramatically improve the city.
25. In general, the plan addresses areas that align with a positive vision for Tempe's future.
26. It aligns with my vision in that it includes some improvements in density to accommodate growth. It doesn't go anywhere near far enough, being that Tempe is the center of the valley and should densify much more rapidly to

- reduce sprawl and housing shortages. Tempe should have a plan to accommodate 1m residents and the transit to get them around efficiently.
27. It focuses heavily on good transportation and mixed use development
  28. It looks good on paper.
  29. It recognizes that Tempe can't and shouldn't avoid inevitable growth and strikes a good balance between urban, suburban, and open space.
  30. Land Use needs to ensure neighborhood encroachment does not happen. When you increase density, there is a ripple effect. Tempe is land locked so growth to a certain extent has to occur outside Tempe where land is available. The character of the city, or vision statement should be that smart growth not turning the city into a high density urban.
  31. More houses mean cheaper housing.
  32. Obviously Tempe will continue to be a high density community and that will only grow. The General Plan appears to try to build sustainability and resiliency and do the best we can.
  33. Overall the plan looks excellent! Especially the parts about infill developments, the missing middle and improving bike / transit / walking infrastructure. My main concern is Tempe's ability to achieve these goals while the general population is still in a car-centric mindset. Based on the General Plan, I encourage Tempe's leaders to make the right choices even when they are unpopular. This includes taking away large quantities of parking and road space from drivers if necessary.
  34. Overall, it's a good plan. Everything is connected. We need more housing with all the demand to live in this great city. Thus, we need more pedestrian paths, bike lanes, and transit options (fan of BRT and hopefully light rail extensions) to move these people around while still being a sustainable city. We need more density and walkability all across Tempe.
  35. Sensible growth, affordable housing, maintains quality of life.
  36. Significant focus on multimodal transportation and mixed-use neighborhoods. I am a student here (currently in Tempe but family is from Chandler) and I hope to live in Tempe upon graduation because my current neighborhood does not support the car-lite/free lifestyle I would like. Greater mixed-use development, transit and walkability is a draw of Tempe in my opinion, and the City should capitalize on that. The general plan is a great step in that direction by increasing the share of mixed-use zones, and supporting better public transit, walkability.
  37. Sustainable mixed use areas.
  38. Tempe has always been a leader in the valley on new and innovative projects and this vision continues this.
  39. The plan is generally good but needs revision (see comments below). Most chapters are vague; more specifics are needed.
  40. The plan is very thorough and includes important emphasis on environmental sustainability and equity.
  41. This draft plan fits with the best future for Tempe for all residents. Tempe needs to be a beacon of growth and innovation, this plan provides for that.

And yes, that does include density. It's more efficient, and with recent water news its places like Tempe that people should live, not homes sprawling out in the desert.

42. This plan aligns with my vision for Tempe but Tempe City Council endorsing the Coyotes arena and entertainment district does not align with the plan. Make it make sense please.
43. We need a denser, more walkable Tempe so that we can reduce our carbon footprint and keep housing affordable for all of the kids who grew up here and are now old enough to want their own housing.
44. Yes, I support the General Plan 2050! As a homeowner in 85281, I am thrilled to see the developments that enable more high-density housing. As our population grows, we need to build more housing. Living in higher-density communities is more environmentally friendly and promotes walkability. We need to avoid making the mistakes that created an affordability crisis in, for example, California. Public input is important, but a few strident people shouldn't be allowed to block development that would ultimately benefit the entire community (including new residents). If anything, I would support the General Plan going further in terms of allowing more housing, reducing/eliminating parking minimums, etc. When people complain about traffic, the proper response is to invest more in public transportation"€"not to block new construction. Reflexive opposition to progress and development is not befitting of a forward-thinking, future-oriented city like Tempe.
45. Yes, the emphasis on maintaining the environment and bike paths especially align with my desires.

**No responses:**

1. The increased density for the hash marked grey areas in the land use maps is too extreme. It is driven by overaggressive promotion of of high-value economic development and luxury housing, that may replicate the more severe housing unaffordability and homelessness problems on the West Coast. This also threatens to increase traffic congestion and pollution, along with sterile gentrification, as evident around the Town Lake towers or Hudson Yards in Manhattan, NYC. Maintaining the density levels in the 2040 Plan, along with a more balanced emphasis on economic growth, would be wiser
2. "The Valley Metro Light Rail and Tempe Streetcar enhanced access to transit amenities that makes the Apache Corridor an attractive spot for high-density residential and mixed-use communities. Tempe Tomorrow : General Plan 2050 proposes to increase the amount of land designated for mixed-use and increase the density in the areas within a quarter mile of the rail line. Also, additional opportunities for mixed-use developments are identified along University Drive, where transit and other amenities are available nearby." If you are a current resident in this area, you do not have a voice. It does not matter how the General Plan reads, they will amend the plan with the swish

of a pen, quietly with an innocent little paragraph that nobody understands. We are voiceless and the City of Tempe and Council do not care about our living experience in this area. They have no respect for modest single-family property owners and their concerns about increased density on top of already high density. So allocate your time accordingly.

1) It increases density in my Apache-bordered neighborhood without increasing public green spaces, shade trees, and shade structures. We are already in serious condition on heat maps and climate change is wreaking havoc on our environment. The address to these concerns must be aggressively tackled at local levels and with development policies that REQUIRE investments in public green spaces, and a large number of SHADE trees and structures.

2) There is no mention of increased investment in our area of items known to help high-density neighborhoods stay healthy and safe: permanent increases in community patrolling by TPD, additional park and/or community garden spaces, more community centers with recreation and gathering spaces, improved streets/roads (our neighborhood's streets have extremely low PQI ratings, yet received no mention in the 5-year plan to re-surface roads). At current density, our neighborhood's crime rates, open drug use, and homelessness have been on the rise. The TPD has been working with our Neighborhood Association (NA) on these concerns, and we've seen some temporary improvements, but we have no doubt that with current TPD funding and resource levels, these are only temporary band-aid solutions. Plans to increase our density need to be accompanied by aggressive measures to improve the health and safety of our neighborhood.

3) TPD needs more robust data collection and analysis, and a dashboard of the relevant data needs to be made publically available. Without an abundance of data collection and analysis, our TPD cannot operate pro-actively; and residents cannot fully understand our city, effectively partner with TPD, or hold our city accountable to adequately investing in our TPD without. One example: TPD is currently unable to provide our NA with sufficient data to understand our neighborhood's crime rates, police activity, and comparisons of these with the rest of Tempe. Our last request for such data took months to be partially fulfilled, and what was delivered wasn't complete enough to get a true picture of our crime-safety situation. We finally received the data that was delivered because our TPD liaison assisted the TPD's single data analyst. This reveals a reactive approach to public safety rather than proactive. Tempe's plans must include increased funding for data technology and staffing at TPD, and a systemic shift to reliance on data to inform our safety and security needs. We have the "most innovative" public university in Tempe, so let's tap resources and brains at ASU to create a cutting-edge TPD.

3. 1) Too much densification. 2) The 2040 plan should be maintained. 3) The new general plan needs to have additional design review standards and new elements that account for Environmental Externalities which too many

project "offshore" to adjacent neighborhoods (i.e. traffic, light, noise, pollution)

4. Absent from the General Plan are: 1. the establishment of an Historic District/Core in downtown Tempe, 2. the restoration and sustainable innovation of the Pioneer Section of the Tempe Double Butte Cemetery and 3. the creation of a permanent fund in the City budget for historic preservation. Minimally, these three are essential to preserving Tempe's heritage.
5. Acknowledging the need for market, driven development and housing, this is too much. There is really no thought in how to mitigate environmental externalities. Environmental externality analysis should be REQUIRED evaluation for every single development starting now 10 years ago. I would urge you all to go on a rooftop bar tour and look down and then defend the build on plan. This isn't smart growth
6. After the Presentation yesterday at the Tempe Library, the maps were too hard to understand. Tempe is a pass-thru for traffic between people living East of Tempe and working in downtown Phoenix . Instead of using the 60 & 202 Freeways, traffic on Broadway, Southern, Baseline, Mill Ave, Rural are already overloaded . It seems impossible to widen those streets . With increased growth of Multi-functional Units, it will only get worst .
7. As with most of what Tempe does these days, it demonizes cars. It attempts to steal tax dollars intended to support the kind of transportation the vast majority of Tempe Citizens use and spend it on endless unused and unnecessary bike, bus, and other "transit" nonsense. Not to mention the obsession Tempe has with alleged "climate change". NOTHING Tempe does will have the slightest impact on the temperatures in 50 years. In fact, NOTHING the US does in the CO2 field, will make more than a 0.015 degree difference to temperatures in 50 years. Yet Tempe wastes time and resources on pointless and wasteful "climate" efforts which will achieve nothing but drain taxpayers pocketbooks.
8. Basic problems/ideas have not been fully researched and/or given consideration here - water shortage, Climate Change, need for more schools (where do we put them?), increased traffic, the problems of growth in a City bordered by Cities. And why build luxury apartments? They don't even begin to fit in with these neighborhoods. And what happened to the need for affordable housing? And the tiny amount of actual nature areas incorporated into this plan is unacceptable at best.
9. Bike lanes first...Tempe is known for Bike lanes that lead to NO Where...take Broadway Road---Took OUT a traffic lane to add a bike lane Rural to Mill. Now when Broadway backs up traffic cut down Sierra Vista----3 lanes then 2 and back to 3 ---NO sense....I see the plan takes out bike lane on McClintock. Again makes NO sense---Make it easier to get North and South on a bike not harder and More dangerous---Look what you did to Hardy --put a bike lane from the street on to sidewalk--stopped using it cause people pulling out almost hit me on the sidewalk lane. 2nd---DO NOT encroach on Tempe

residence to put more high rises in---Do you people even live in Tempe?  
Rural Road is one of the main roads to ASU. people do not want apartment complexes with MORE ASU students looking in backyard....We have SOOOO many ASU rentals in our neighborhood it, is a shame. The quality of life in ASU is going DOWN not up....

10. Car dependency
11. Completely disagree with the aggressiveness of these proposed density and land-use changes. Not sure why the plan focuses on destabilizing "older" retail centers, some of the richest and diverse places in the community are "older" retail centers, where new and old small businesses grow and help drive our local character. Didn't we already learn our lesson from pushing out local businesses from downtown Tempe?? Is it a good economic strategy to pour money into systems that we've ruined in an attempt to synthetically prop them up ... aka downtown Tempe, instead of smart and thoughtful planning that builds 'with' community assets instead of undermining them? What if we supported existing healthy retail centers instead of attempting to force new development with aggressive density increases so that 'developers can save us'? We'd probably have stronger neighborhoods and a more robust economy - it's not just more sustainable, it's more responsible. Equally, quite a bit of emphasis and effort by the public to designate a Historic Core in downtown Tempe within the Urban Core Master Plan, but it doesn't seem to have made it's way into the 2050 General Plan - somewhat disappointing, inclusion of local culture and history lends to the economic, social and cultural growth and integrity of the community.
12. Concerned about too much high density housing. Tempe is looking like any other urban area. It no longer has a distinctive feel. The downtown and Rio Salado area have been overdeveloped. I prefer to never go near the downtown area.
13. Cramming too many people in an already dense and landlocked small city
14. current tempe council and mayor have proved their disregard for the citizens in their recent unanimous support for the foolish hockey arena. they cannot be trusted to implement any plan or spend any tax dollars.
15. Density increases will create future slums.
16. Density of my neighborhood is too high Wilson Art & Garden
17. Density should not be increased. Rio Salado should be turned into a green area or park.
18. Density with no cap of urban high rise buildings will create more than double the congestion and stretch water supplies into the future, in particular along University Drive in downtown Tempe. These tend to be luxury residential multi-use buildings, pushing middle class and lower residents to less desirable locations.
19. Density without attention to the realities of the heat island impact, let alone climate change and water. The plan needs that attention. This is especially troublesome north of the 60. Every hard surface, vertical and horizontal, radiates heat. There are heat transfer engineers and others who can share

details on this. But living here a while makes it pretty clear. Building here is hard to do well. This is serious. Heat does kill. Somehow we appear to be ignoring this in our building and city planning practices. This worsens air quality, changes weather patterns (less rain) and impacts our health and quality of life. We can't put off recognizing the realities of water and heat. The density increases without clear mitigation strategies don't speak to this. Affordable housing is a goal this plan can't really tackle. More supply is candy for developers, investors and speculators. Not for people who need homes. The distortion of the housing market is a huge problem well beyond Tempe. Not an easy fix. The plan seems to ignore the value of our neighborhoods, especially the value of old neighborhoods in anchoring a city and providing a sense of place. I speak as a long time resident of one of these neighborhoods. It's very important to us. Locally owned businesses also matter for this. We've lost so many. Where is the priority for locally owned businesses? They're also in crises with rent increases. Surely there is some strategic approach that could help. Look at Mesa with it's support for an Asian food area. And it's effort to grow while supporting a downtown with local businesses. It's art center with it's own visible dedicated parking lot. More smaller scale downtown celebrations that draw more residents and support local businesses. Tempe's events are so large scale that they have made many businesses other than food and drink very difficult to maintain limiting downtown's value to businesses, residents and tourists. Remember the old business advice, location location location. Our city does little to support that. The Maker Space is a great idea for Tempe. Given the area downtown called the Farmer Arts District has little there to support the name, I'm not confident the city will support more than the name of the Maker Space. "I was a member of the Tempe Arts Coalition advocating for building an art center years ago. Finally it got built. Removing the dedicated parking lot and it's mature trees, hasn't supported TCA, the Tempe Center for the Arts. This doesn't give me confidence that current planning is going to serve the city well. Just seems like it's all about buildings, not our community. We call our city a bike city and a tree city. Appreciate the efforts to make it so but it's pretty distant still. Horrible accidents even on our smaller streets. "We need to slow down in many ways. "Slow enough to keep what works. This isn't NYC. Let Tempe be Tempe. Our summers increasingly have many nights where temperatures don't dip below 100 degrees at night. Cacti suffer under those conditions. Their adaptation to desert temperatures (C4 photosynthesis ) counts on temperatures decreasing at night. When even cacti can't make it, how are we to manage? More density and towering buildings built right up to the sidewalk heat up our desert. That doesn't make this place more livable or affordable. "Street side, in parks and around people's homes, open space helps this town." More open space and careful development strategy for heat management. I like Karen Gitlis suggestion for Danelle plaza, working gradually with smaller spots like this one. Developing housing and areas for small local businesses carefully and



studying how it works before opening up for more building elsewhere is a good idea. I support Gayle Shanks, Karen Gitlis and Anne Till's writing on the 2050 plan among others who write along these lines.

20. Do not want increase in density or height of buildings in Tempe.
21. Doesn't clearly define enough adjacent park and green space requirements to balance new high-density development. Doesn't define a transition from high-density to single-family to minimize the impact of the new high-density developments on existing adjacent single-family homes.
22. Doesn't protect the older neighborhoods north of the Superstition. Too many tall apartments and businesses.
23. Don't want more high rises or expensive living spaces. Want more trees and green spaces.
24. Forces driving high density development are those who profit from it. Most don't even live in AZ. Who is excluded? Residents. The landslide defeat of the Coyote/Meruelo proposal should be instructive. Residents are calling for a more managed, equitable, and reasoned process of growth. Not one that flings the doors open to profit making.
25. High density housing without plans for infrastructure, schools and traffic control is going to make for chaos. Where are the plans for green space, water and expansion of alternative commuting options.
26. High density projects in current residential neighborhoods
27. Higher density is not good. Aligns with developer goals and not those of current residents.
28. Housing density is way too high! The beauty of Tempe is the suburbs, Not high density housing! There is no guarantee any of the housing will be promoting low income, or luxury housing, the only guarantee is that it will pack as many people into the building space as possible.
29. I agree that areas need refurbishment of some sort, that Tempe must grow to serve a larger population, and that low-cost housing is urgently needed. What I do not want to see is large-scale commercial development which changes the character of Tempe neighborhoods.
30. I align with 2040 plan more strongly than 2050 plan.
31. I am a teacher in Tempe, and cannot afford to live in Tempe. I am considering moving to a district closer to where I live as I pass multiple districts on my daily commute. I also would love more community beautification in the area which my students live. I teach in a title 1 school, and their neighborhood feels neglected compared to other parts of the city.
32. I am absolutely sick of the City trying to increase residential density and height through new construction. Increasing development, as is proposed in the 2050 plan, benefits developers not residents. I realize development is necessary, but not at the rate of speed that this City Council and City Staff would like it done. Then to say that the 2050 plan will also preserve neighborhoods is simply not true. Approving multistory buildings with luxury apartments, that are encroaching more and more upon the older, downtown neighborhoods, does not help preserve those neighborhoods. Nor does it

help to maintain the residents' quality of life. I would hope this would be understood a little better after the resounding defeat of the Tempe Entertainment District.

33. I am concerned about potential of high rise apartments/office space on Rural Road, and amount of new traffic that might result.
34. I am concerned about the change on arterial streets, especially along Rural, Mill, Broadway and Southern. The proposed map indicates high-density mixed-use development extending well past the immediate downtown area south of Apache Blvd. This means that the angry, frenetic, soulless, congested train wreck that is downtown would encroach on existing neighborhoods, thereby degrading the quality of life for long-time Tempe residents. Turning the life blood of Tempe (its neighborhoods) into a playground for developers would kill one of the last good, stable things about Tempe.
35. I am not in favor of increasing high rise rental properties in this city. We should be promoting more restoration of existing single family homes and encouraging property ownership, not more apartment rentals. I want to have more free parking like downtown Gilbert has. Their downtown is booming and friendly. We have lived here since 1987 and find the Tempe downtown parking extremely frustrating. We don't even go there anymore. The street lighting at night isn't bright enough. Since switching to the new lighting a few years ago, it is harder to see when walking along the side streets. We don't feel as safe in these "poorly lit" areas and would like to see that remedied eventually.
36. I am opposed to any further growth/expansion in Tempe
37. I am opposed to the new density levels for apartment buildings, primarily on Broadway, Southern and Baseline. An increase from 25/acre to 45/acre almost doubles the existing density, which does not create a 'towering' feel to these areas, as seen downtown. It also does not appear to have increased green space or other amenities and raises a concern for additional traffic in these corridors.
38. I am tired of these people dense apartments. Tempe is overcrowded as it is! Where are you getting the water for these units? Are you taking it from people who already live here in their single family units? The tall buildings are changing the skyline, and it is ugly. The traffic is getting worse. Downtown is a mess, and with more units coming up you are spreading the problem. The streets cant handle it, the amount of the increase in vehicles will be insane and not enough parking. Not to mention the change of traffic in the neighborhoods around them. This is getting to be an issue. Stop building huge dense units around our homes. You are increasing the crime rates doing this and bringing in elements we do not want.
39. I am very uncomfortable with the plans to build high-rise/high-density apartment buildings on Mill and Rural roads. Traffic congestion is already a problem on these streets and you would be adding thousands more cars to

the streets. Also, the multiple units will not allow for open space, sustainable architecture or liveable or affordable spaces.

40. I attended the community meeting at the Tempe library and I don't like the acceleration Of growth in the Broadmor school neighborhood.
41. I believe that it is clear that this General Plan is overly pro-development and while it claims to capture what is special about Tempe - it mostly misses the mark. The overwhelming defeat of the recent pro-development Coyotes proposal shows that the Tempe City Council is out of touch (they unanimously supported this losing initiative). Then we are immediately hit with the General Plan 2050 (which is actually set to be set into motion immediately, not in 2050), that similarly mis-reads what is special about Tempe in many ways.
42. I believe that the City should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections.
43. I believe that the City should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections. I do not want to see more high rises in central Tempe (85282 and 85283) and more over-developing. I would like to see the intersection of Mill Ave. and Southern be considered as a 'Local District'. A place where local, long standing, small businesses and live music venues have a secure place without the threat of demolition. We SHOULD not bulldoze Danelle Plaza to make for more high rises. I understand that this general plan was conceived prior to the results of the arena vote but this feels particularly tone-deaf in light of it. There is a reason why people, such as myself, choose to live in central Tempe as opposed to downtown Tempe. We love living in the Brentwood Cavalier neighborhood and your proposed plan would greatly affect our surrounding area in a very negative way.
44. I completely disagree with the draft plan. I DO NOT WANT high-density, mixed-use properties to be developed in our South Tempe neighborhoods. I DO NOT WANT residential density increases between 90-100% along Broadway, Southern, Baseline and Rural Roads - reassembling them as high-density corridors.
45. I do not really want multi family housing next to my residence. I would prefer more new business development there or addition of grocery/gym/ etc
46. I do not support this plan. Who's best interest is this really serving? I do not believe it serves the residents of Tempe. Instead of a plan to make it easier to increase the population of the city, the plan should be to protect and serve our current and future population according to the existing plan. Clearly, for those of us who have lived here for several decades and have seen the changes, which a majority of them are very disappointing, there is no need to increase density whatsoever. Our roads are barely maintained, crime rates are increasing and health and public safety needs are at risk. If we are to be conscience of the future, then do not build what cannot be supported by existing resources of today. From the Guiding Principles

"However, it is not just about development; it is about the happiness of the people that call Tempe home for their families and businesses." One could only hope this is true. And the Land Acknowledgment in the beginning is unnecessary and hypocritical.

47. I do not want any new high density in Tempe especially in 85282 zip code and I would like to put a end to street diets and bump outs in the roads to put more focus on putting money that would go to projects streetcar and orbit bus and street diets and use that money to fix the roads .
48. I do not want apartment buildings"too many people, pollution, and traffic. I do not want Rural Road to widen. Do not use eminent domain.
49. I do not want high-density growth along my neighborhood arterials, including Southern Avenue, Broadway Road, Mill and Rural Road. This plan would nearly double the development density in our area, increasing already heavy traffic congestion, as well as noise and air pollution.
50. I do not want refining to occur in Tempe that leads to over population and/or taller, more dense buildings that sit unoccupied.
51. I do NOT want to see our arterials become the home of high density, multi-use high rises! I live in a lovely, peaceful neighborhood north of Southern and west of Rural. If this is approved, our lives will be first disrupted by construction chaos including traffic congestion. After the construction, if we haven't been forced to move to get away from that, there will be a great population increase bringing more traffic congestion, noise and air pollution. And can our utilities handle the extra burdens? What about our water supplies? Can we hope that Katie Hobbs will not give the developers water certificates? If we don't build this kind of additional housing, the people who want to cone here will go elsewhere!! I like that idea! Leave all of our neighborhoods alone. If you want high density housing, move elsewhere! We are even more opposed to this plan than we were to the Coyotes debacle! That a plan for 2050 would have its inception shortly after the vote is outrageous! Stop it now. Go back to the 2040 plan which lends itself to beneficial modifications if needed in our neighborhoods.
52. I don't want all of these streets changed to accommodate apartments. This would only benefit wealthy developers and harm our struggling neighborhoods.
53. I don't believe affordable housing is a high enough priority.
54. I don't like the emphasis on density and development in the Central Tempe area. I live near Rural and Broadway and traffic is already busy. The quiet neighborhoods already are a cut-through.
55. I escaped from the rathole known as New York City several years ago to a beautiful, friendly small jewel in the desert called Tempe. Now, you are attempting to turn Tempe into New York City. If you have not lived in an environment like NYC, you may not understand why people are leaving it. Please go live there for a while so that you will understand the damage that you are doing to Tempe.

56. I fear that the population density will become too great to be supported by all the transportation options. I don't want this city to become one of high-rise buildings and high-density apartment projects. Bike lanes in areas where they will be used minimally (primarily south Tempe) should be limited so traffic will not be restricted. Higher traffic lessens air quality. There are not other transportation options available in south Tempe. The high temperatures limit use of bikes during the summer. Many of the proposals will substantially increase the cost of living in Tempe. These changes need to be paid for and it has to come from sales taxes, property taxes or special use fees. Let's keep it affordable. Already, this is becoming an issue.
57. I feel that increasing the density of Tempe will not benefit Tempe residents or the city. High density expansion will erode the communal sense of the city, and be a detriment to our neighborhoods. We live in a desert. Our water resources are now in question. The State of Arizona has halted all new developments that don't have a plan for water. How can this city responsibly expand with water shortages on the horizon?
58. I feel the 2040 height and density requirements are generous enough.
59. I generally agree with the high level goals of the 2050 plan, but am concerned that some of the attempts at developing high density areas will not achieve the stated goals. Much of the high density development along Apache feels oppressively concrete from the outside, and certainly not welcoming and inclusive. The high density development there seems to have been done at the expense of room for trees and vegetation and is not particularly nice for foot or bike traffic. Although the right words are being said in this plan, past results suggest that the implementation may end up benefiting the pocketbooks of developers without maintaining or improving the local character and accessibility of the city.
60. I have concerns about density development and mixed use development near established neighborhoods. My home was built in 1954 in the Broadmor Neighborhood.
61. I have lived in Tempe for over 25 years. I do not want to see it changed to a dense urban city with this so called "mixed use moderate" rezoning scheme. Our small city is already very full because of ASU.
62. I live in Character Area 5 (Alameda) and I am OPPOSED to the General Plan 2050. In particular, I'm opposed to the development which prioritizes high density housing along Southern and Broadway, especially Country Club. The guiding principles which ARE NOT BEING FOLLOWED include 1) enhanced quality of life, 2) stable neighborhoods and 3) environmental stewardship. The development which would bring thousands of people and families to my immediate neighborhood ignores our need for green space, endangers our safety, increases all of our existing traffic problems, and decreases the walkability of the neighborhood. The mixed use development prioritizes dense housing which WE DO NOT WANT IN OUR NEIGHBORHOOD! Finally, the Land Acknowledgment in the beginning is HYPOCRITICAL. You are

wiping out the very landscape, patterns, and beauty attributed to those who resided here before us.

63. I live in the area east of College, south of Alameda, north of Southern, and west of Rural. My home is well kept as are most of the homes around me. However, there is a great deal of traffic surrounding this neighborhood and the idea that the city wants to increase the number of apartments in this area boggles the mind. Next door to me is a rental and I already have up to six cars parked in front of my house at any given time of day with two cars in the driveway of the rental. I think the City likes to talk about protecting neighborhoods but it is all talk.
64. I mostly agree. However, I find no flexibility for retired people or others with physical disabilities with the emphasis on public transportation. There is a need for awareness that some people need to drive and park. We use to go to the Tempe Center for the Arts frequent when there was parking. We never go now. I also think the quality of life in single family housing areas has gone down. Our neighborhood has always had some rentals which is fine, but recently there is a lax enforcement of the number of unrelated people living in a rental. Six cars parked at a rental turns our neighborhood into a parking lot.
65. I moved to Southwest Tempe in 1998 (thinking perhaps it was my final move in life), mainly due to the fact it was low density, and the general plans at that time showed it would remain low density with a mix of business use. Every plan since then has increased the density, some after the fact such as the apartment complex on SW corner of Warner and Priest. The density increases both south and north of Warner Rd are going too far. If I had wanted to live in a higher density area and all of the aspects associated with that, I would have bought in a higher density area. But I didn't, and now the City wants to take away my choice of low density, and replace it. That is not fair to the residents, like me and the neighbors I have talked to. Please roll back the densities so we can enjoy the type of lifestyle we moved here for!
66. I only read the cycling section, as that is what I am most passionate about. I feel that it is lacking in some important areas.
67. I oppose high-density development - we live in a desert with a water crisis looming. This plan caters to the preference of developers for big buildings, regardless of the costs to the environment, or to existing neighborhoods. Tempe needs to protect what it has with development that suits the neighborhoods where it occurs. The area south of the Union Pacific tracks should be preserved with no more than-two story development. If this isn't what Tempe's favorite developers want, they can go elsewhere.
68. I prefer lower density, which should mean less traffic, less noise, less local pollution and less visual obstruction.
69. I reside near Broadmor and Rural, and this significant increase in cramming giant apartment complexes and buildings in every spare space is impacting my less than 2 mile commute. There are days when traffic is so bad it takes me 15 minutes to drive home. If I get home in a certain window of time, I

cannot turn left into my neighborhood because folks are flying through the yellow light changes. I am not able to bike due to the need to transport large items to and from work spaces. I am also concerned about the massive development that is ruining the lake. I wish the city would protect more of that space and reduce the size of future buildings. Not only is it an eye sore along our most precious ecological feature, I expect that the building along the water is significantly impacting wildlife. I would much rather see this space be used for recreation and conservation. I did not see any expansion of green spaces when I reviewed the document nor did I see timelines for improving cultural or recreational areas, yet I did see projected timelines for the extensive residential expansion that is already underway. It doesn't feel like this plan really considers what the people who live in the proposed high density areas are concerned about. I don't see resolutions to traffic or the pollution and impact of all of these additional people in such a small space. As the constituents voted recently, there is a concerted interest in the city not over-developing the few remaining spaces. It seems as though there should be some revisiting of some of these high density and multi-use spaces, the people have spoken through this recent election, how will the city respond through action in this plan?

70. I see that of Single Family home use would be significantly decreased, opening the way for "mixed" use. What is "Cultural Resource Area"? This plan is quite vague and difficult to decipher.
71. I strongly disapprove of the plan to rezone commercial properties as "Mixed-Use Moderate" to increase urban density.
72. I think the draft land use section is putting too much burden on the neighborhoods north of the 60 and is totally unfair. There seem to be no developments, no change in land use (number of houses/people per acre) south of the 60. Is the city afraid of rattling the richer folks who live there? I also disagree with the proposed change in what is currently 25/acre to 45/per acre along Rural/Southern/Mill/Broadway. There are wonderful older Neighborhood of single family homes and it is not true that adding so many (@5,000 people at Mill and Southern alone) will not adversely affect traffic and general quality of life for the residents....to say nothing of environmental issues of air pollution (cars), water use (1,000s more people), even if the excuse is that the area is already used for commercial.
73. I was hoping for more of an emphasis on concrete projects or plans to infill the city with more mixed-use housing as well as more concrete dates on when the city might start to build or update public transit systems. I don't think police should have a drone unit.
74. I will like to keep Tempe as a college/family town not an overcrowded town. Also I will like to have water for many more years.
75. I would like a safer bicycle commute and feel like the difference between this and the 2040 General Plan does not adequately plan for public transit and pedestrian commuters.

76. I'm a homeowner living between Mill Ave and Rural Rd, south of Broadway and north of Southern. Should the existing 2050 General Plan go into effect as is, I believe that I will be negatively impacted as a result of high-rise, high-density development along the major arterials surrounding my home.
77. I'm not convinced that there is an affordable place for me to continue to rent in Downtown Tempe close to my work that is safe, affordable and not in a high rise. I'm over the 30 stories. We need to be more inclusive of Indigenous ideas if we want to have a long lasting legacy for surviving here in the desert with water and energy scarcity and other challenges inclusive of continued epidemics, pandemics, lack of fresh foods, healthcare options, and public health, which means Indigenous people are at all tables. I don't see this. We cannot have a healthy economy without a healthy workforce.
78. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
79. I'm opposed to the large increase of rental property & want to see more of these new developments made into condos which creates more personal wealth for more individuals than just an owner/investor of an apartment complex. Additionally, it's important to add more property tax payers to help offset the increased costs of road/infrastructure repair due to increased volume of people/traffic. Homeowners tend to have a more vested interest in keeping the value of their property high whereas renters do not always share that same motivation because it's not their asset. I also would like to see water issues, transportation issues, & added pollution issues (due to increased transportation) addressed in the Tempe Tomorrow - General Plan 2050. A plan which only proposes growth but hasn't addressed challenges that come with that growth isn't a sustainable plan. This large increase in the built environment of our city must consider all of these issues & more if we are to make the best growth decisions for Tempe.
80. increased density and height along Southern, Broadway, Mill,etc. Current plan for density is more relevant
81. Insufficient attention to environmental and sustainability issues.
82. It appears that pro-development groups are using the 2050 General Plan to greenlight high-density growth along our neighborhood arterials, including Southern, Broadway, Mill, and Rural. I'm opposed to upzoning and providing developers -- by right -- the opportunity to increase height and density without public benefits such as contributions to affordable and workforce housing, historic preservation, or sustainability goals. If we entitle developers



to build taller and denser, Council will lose the small bit of leverage remaining under Arizona law. It mystifies me that proponents of the draft argue that upzoning will result in more affordable and workforce housing. Quite the opposite, the proposed Plan would weaken what little incentives Council currently has. In addition, increased building height and steel construction increase costs dramatically, making affordable home construction less likely. In the interests of transparency, Tempe residents have the right to know the motivation and the stakeholders behind the changes in the land-use maps. Development in Tempe should be context-dependent. Density and height are not appropriate everywhere. In addition, we should explore the concept of horizontal density, wherein single family neighborhoods are allowed ADUs and townhouses. Imagine small business and coffeeshops integrated into that scenario -- horizontal density helps build community. I served on the city council for two terms, and there were a few times where we were able to reject a proposed development when it did not fit the context of the neighborhood. A good example was a proposed housing project on the NE corner of University/Farmer that was too high and dense and would have overwhelmed that narrow street.

83. It does not limit development sufficiently. New housing should be affordable and limited to two-story dwellings, set back from sidewalks with enough space for large trees. Rigorous limits to signage should be enforced. Planting and maintenance of urban forests should be encouraged.
84. It is far too "pro development". What I mean is that building up has resulted in a terrible situation with respect to creating an Urban Heat Island. Tempe has achieved within the last 1.5 decades what it took the City of Phoenix to achieve in a century -- in terms of a dangerous Urban Heat Island. No matter what "smart technology" you employ, having giant tall buildings so developers can make lots of money ensures that thermal infrared radiation bounces around and makes life tough for those who are sensitive to heat. If Tempe wants a reputation of having an unlivable environment between April and October, keep being pro development.
85. It prioritizes development along the same pattern as already evidenced in Tempe. Mindless development expansion without any oversight of character of buildings being created and with insufficient attention toward building decent retail and amenities to accompany the boring buildings that are constructed. Insufficient thought to traffic. Cars are still not replaced by mass transit options. The apartments built are over-priced and do not answer need for low income housing in Tempe.
86. It will grow into a metropolis and not a small suburb of Phoenix
87. Land Use After map improvements, easier to see changes. Thank you. Keep higher density away from older neighborhoods (encroachment) and add increase/density more towards South Tempe by I-10 and 101, don't increase residential density south of Broadway; on Southern keep mixed residential and commercial to 25 du/acre not 45. We have no traffic bypass through town and traffic is already too much. There is no assurances that increasing

residential will result in affordable housing. Do what you can to increase parks and green space. For formally voted on Coyotes parcel, split between commercial and park no residential. Tempe can purchase land and make it a park even if it means a tax district.

88. NO ... IT DOES NOT !!! I have kept up with TEMPE 2050 online and as I have attended events with your representatives, talking with them at their tables, such as at LEGOLAND, Meyer Park reopening, Tempe Library, and other events. I have lived in Tempe since the summer of 1959, when my father left the Ford Motor Company to become a founding faculty member of the new ASU Engineering College, and served for 29 years till retiring. Except for a short period away from Tempe, for my early engineering design career, I went to school in Tempe, graduated with the first McClintock High class (that spent all 4 years on the McC campus), graduated from Arizona State University with three degrees, had a Graduate Assistantship in the Fine Arts College, and later returning to ASU as a Fine Arts College Technical Director - Designer, on their Professional Staff for over 15 years. I continue to maintain a family residence in Tempe, just south of the main campus, off Rural Road, that was long ago, deforested of its shade from Cottonwood trees and forests. So ... I have seen what Tempe was in 1959, and now in 2023, I see how much has been plowed over, torn down, and destroyed of what Tempe use to be ... all in the name of PROGRESS and DEEP POCKET DEVELOPERS ... who are getting 10 years of more PROPERTY TAX ABATEMENT/FORGIVENESSES, while my property taxes continue to quickly increase, as HOUSE FLIPPERS continue to move into the quiet single home, residential areas of Tempe, and turn our neighborhoods into the new " ASU SIN CITY SOUTH" STUDENT RENTAL HOUSING HUB ... five to six cars per house ... gravel front/real yards with weeds popping through ... stuccoed over garage doors, and on select weekends .. large ski trip busses and frat parties, attended by jersey clad athletes, "little black dresses", and LOUD music. Then, all around Tempe, more tall "YUPPIE CONDO SKYSCRAPERS" continue to rise all over town, clogging our already congested streets with MORE TRAFFIC, 24/7, ... as well as a VERY GREEN OVERSIZED, very non-neighborhood "trolley", tries to follow my car home, in my driving lane. They do not belong next to our once quiet, single family, residential neighborhoods. All the TALL RICH YUPPIE CONDO SKYSCRAPERS, need to be sent down to the empty lots in South Tempe, near IKEA, and the AUTO DEALERS LOTS, and away from the Salt River and what still exists of open green areas, not already given over to CORPORATE GREED. The COYOTE Ice Pond, with all of its thousands of new condo towers can go SOUTH ALSO, with easy commuter access to I-10 and East/West freeways, in a INDUSTRIAL PARK ZONING AREA, away from residential houses. Also any further housing development underneath AIRPORT RUNWAY LANDING PATHS, is pure STUPIDITY. That Senior Citizen ASU Mirabella Condo Skyscraper is already giving the City of Tempe grief ... because ASU did not tell its buyers, in a disclosure notice, that they were across the street from a

whole MILL AVENUE ENTERTAINMENT DISTRICT, with dive bars, pool tables, and outdoor music NOISE. Much like that old film musical ... MUSIC MAN ... that we also saw at the HAYDEN EAST movie theatres before ... WE GOT TROUBLE RIGHT HERE IN RIVER CITY ... and it all starts with . As I look at all the FAST & FURIOUS construction since I arrived in the summer of 1959, I keep thinking and remembering all that has been LOST, DESTROYED, or MOVED. There were our neighbors living and working in the areas, that have been destroyed, and have been replaced with CONDOS. Were they able to find a new place to live in Tempe? Can any of our Tempe Teachers and Healthcare workers afford to live in Tempe? Certainly, not in one of your CONDO SKYSCRAPERS. The Condo owners/renters only clog our already crowded streets, on their drive to their employment facilities in a neighboring city.

89. No have no desire to see this abysmal plan implemented. Tempe is now an overpopulated, traffic congested nightmare. The abundance of high rise structures have provided a multitude of renter residents who are non-property tax contributors and as renters not responsible property owners that support lower property taxes. These renters are voting for expensive incentives (aka handouts) that local government should not be providing. I came from an East coast big city to this beautiful desert home town that is now a very metropolitan overcrowded, crime ridden and nightmarish big disappointment that makes me want to move. Many of my neighbors and acquaintances have already left in disgust of the outrageous growth that is not sustainable as we face water shortages, traffic jams, increased crime and numerous auto accidents.
90. No high density. Too many buildings with vacancies because of overbuilding. The skyline and view has already been compromised. Too much traffic
91. Not enough green space...Shalimar golf course should remain green space
92. Not enough parking, will cause more stress to current residents. Population density is already at an all-time high in Tempe. People need breathing room - higher density causes higher stress.
93. Not enough urban areas
94. Not enough walkability or public transportation. Too much dependence on car infrastructure.
95. Our area in 85252 is already effected by crime from high density apartments surrounding our development. We have problems getting out of our block already by ASU traffic. We do not want an increase in density along Southern Avenue. Dead bodies in parks or the town lake is not what we think of when we think of park usage.
96. Our city is already congested, there are many other unfinished projects already in the City of Tempe. In addition the money for this project could be used for improving our schools or parks.
97. Over my 40 years of living in Tempe, I have (obviously) witnessed many changes in the city. Some for the good of the general citizenry, some for the

good of developers (mostly the latter). This change in population density advocated in the 2050 General Plan does not align with the ability of the existing city infrastructure to accommodate such densification. While I see a lot of words in the draft encouraging use of bike paths/lanes, mass transit, and even walking, for better or worse, I don't detect substantial change in behavior by the people who live here. Thus, one would predict the 2050 plan to lead to more traffic congestion without solving any problems that this congestion brings. However, this plan would create an environment where developers (Tempe-based and otherwise) to (literally) attack neighborhoods near the major Tempe arteries, increasing "cut-through" traffic, reducing privacy, and hindering efforts to maintain historic parts of Tempe. As much as I appreciate the Tempe Historical Museum, I'd prefer Tempeans be able to observe some of these landmarks in person rather than gaze upon a 3-story walk-up with the personality provided by an uninspired architect (see Broadway and Dorsey as an example of what not to build) or view some photographs in a museum of a lovely environment now lost forever.

98. Plan did not open on my computer. Have read about it from others. Tempe is a boxed in city. Our boundaries were decide many years ago. We are unique as we are not going to have more land. Therefore it is best to utilize the land we already have. As a home owner I think of many things that effect the value of my home and my lifestyle by living in Tempe. When I look to our neighboring cities, all have about the same density of housing. All of us are doing well. When you look at areas with higher density, I can see a lower quality of life for those living there. Why would we want that? It is more important for our Mayor and City Council to improve upon the quality of life within Tempe. I already see faults on things not being done within Tempe. In fact, I have lived in south Tempe for 43 years and have seen little improvement in street maintenance and traffic control. All the surrounding cities do a much better job of these things. Until last month I have not seen a police car in my area for over two years. Do we still have a police department for Tempe? I and many of my neighbors feel that the mayor and city council ignore us south or the 60 freeway. The quality of life needs to be improved where we live. The last thing Tempe needs is high density housing. If for no other reason that we have have old streets that are narrow and can not support more traffic. I see congestion every day I drive in Tempe.
99. Please do not try to be all things for all people. We need less rental and more affordable for purchase residence. Tempe is already so transitory with the ASU population. We need less landlords and more people with pride in ownership. People who are invested into the community, not investors looking to make money. We will end up like Mesa's, with no one wanting to be here for long, more transitory people and all those with money moving away.
100. Population density is a big concern. Studies have shown that the denser the population is, the higher the crime rate. As well, the traffic will become more

of a problem, the noise will increase, and inevitably, the quality of life will decline. There are no green space areas proposed, no new schools, no easing of the burden caused by higher population. I disapprove of the proposed 45 units per acre in some areas and I urge the city to reconsider this plan.

101. Quality Tempe life has/been and is being ruined by mass immigration from our neighboring States and to say nothing about illegal immigration. California #1 perpetrators. Along with new residents coming in strong are the undesirables, associated with Low IQs, Gangs, Drugs, Homelessness, Increased Crime, Traffic. Not the type of residents this City wants. But they are now all over the City. Take a look around and tell me what you see? And the City plan is to increase housing? If I wanted to live in L.A. I'd move to L.A.
102. Rural and baseline between baseline & 60. Not a fan of increasing units/apts by that many per acre
103. Several decades ago I served as a summer intern in the COT planning department. Back then, the challenges were many. Few would have envisioned that we may be strangled by our own success but that is happening. We are experiencing runaway lightly regulated density. Additionally, ASU has become dominant in ways that do not serve the public interest. They are their own kingdom. Citywide, The design quality of new construction is often poor and it will not age gracefully. View Tempe from the top of one of the new midrises and you'll see squandered solar opportunities in all too many parking lots and rooftops. Mostly, however, it is time to pump the breaks on development - hard! ... particularly along the Rio Salado and in Downtown. We are being smothered. Mobility is gridlocked. Parking is hell and we do NOT need to make it worse by requiring fewer parking spaces and more infuriating "valet lots". Developers are not paying their fair share and have outsized political influence. Since the legislature has preempted impact fees, inclusionary zoning, rent control and most meaningful ways to address local development, the city must use innovative development agreements and new processes to capture back value and achieve public goals. The new general plan needs to have additional design review standards and new elements that account for Environmental Externalities which too many project "offshore" to adjacent neighborhoods.
104. Tempe and the ASU campus have grown substantially over the past several years. The constant development is very unsettling to me along with the increases in traffic etc. This is certainly not the small university town that I have lived in for over 40 years. Enough is enough!
105. Tempe is abounding with so-called "luxury living" apartments or condos. i.e. along Rio Salado, Price, and Baseline, Hardy and Broadway, and so on. Tempe does not need more people to move here. Tempe seems to do just fine with the current population. Increasing the density just brings more congestion and more traffic, and for what. More sales tax?? What is the point of "from Medium to High Density (up to 25 du/ac) to High Density (up to 65 du/ac"

106. Tempe is already the most densely populated city in the state. Implementation of this plan will increase density even more. I do not support additional mixed-use urban (no density cap) development. I prefer that Tempe remain a city, not a metropolis.
107. Tempe is working too hard to increase population in Tempe with higher density development. I have lived in Tempe since 1970 and see no need for additional population increase. No more tall buildings please.
108. Tempe needs more small parks near the denser housing sections of the city. The city budget should include funding to buy properties to create new parks.
109. Tempe needs to revisit and rethink about where it stands with the direction of growth and density in the city and think of creative ways to use the housing that is already available in Tempe, and current zoning limits.
110. The 2050 Draft Plan calls for substantially increasing residential development density south of Broadway, which will contribute to increased traffic congestion, noise and air pollution, crowding, the construction of dense apartment blocks, which will undermine the stability of our neighborhoods and bring the unpleasant, unsightly, sterile, concrete and asphalt treatment that the City of Tempe has seen fit to turn our once loved and cherished downtown into. The transformation of downtown Tempe is one of the saddest, worst examples I have seen of over-development, developer overreach, and poor planning, and it now appears the city is moving this failed concept further south.
111. The 2050 plan allows for too much development along Rural, Southern, Mill, and Broadway. The traffic is already increasing in this area and more development could make the neighborhoods unlivable.
112. The 2050 Plan includes a large increase in density from the 2040 Plan, meaning high rises apartment buildings, on Broadway and Southern and there is a Growth Hub along Rural Rd, near where I live. This means more traffic congestion and air pollution in the area in general.
113. The addition of 45 du/ac, not in just one high density area, but all over the city, does not fit my vision of my neighborhood or the city. These will allow tall apartment buildings up and down the boulevards. I believe that high density housing is not healthy for its residents.
114. The city general plan is based on old thinking about development without thought to the changing circumstances of climate change, water shortages, fire, heat threats, etc. This is a desert where water is a limited resource. The latest development scheme with pointing out the wonderful highend shopping took no interest in issues related to affordable housing, established businesses, etc.
115. The City is trying to increase density again. We didn't ask for this and we don't want it. We just told you this in an election pertaining to the Coyotes. Leave the existing plan in place.
116. The City of Tempe Plan for the future of our landlocked communities will drastically diminish the quality of life for all. There are already so many

changes for the worse that have removed the inter- connected communities, quaintness, and hometown feeling. Just thinking about the stacks and stacks of tall buildings, more speeding drivers, and pollution makes me want to cry. This is not sustainable and the high density plan will destroy what is left good about the city. You've already made ASU a canyon with all of the lifeless buildings. A Mountain is no invisible. We cannot expand and we do not need to go up. We are landlocked and there should be plans to account for this.

117. The council only think in \$ signs. They don't care about its residents. I live in the house I grew up in and nothing about these plans care about the residents.
118. The density has increased significantly since the 2040 plan.
119. The density increases around the areas of Southern Avenue, Broadway Road and Baseline Road are concerning. Changing from commercial to mixed-use would allow additional potentially high-rise condos with a single store-front, and the traffic is already heavy in these areas.
120. The density projections will make Tempe unlivable. It is already too dense with insufficient parking and public transportation. This plan will make things much worse. This appears to be another episode of Tempe's elected officials developing our town for the benefit of corporations and large developers.
121. The draft appears to favor developers over residents. Little emphasis on public spaces, quality of life, parks, & culture. The push for mixed use, high density "hubs" will allow developers to build high rises in neighborhoods. Benefits developers, not residents. These buildings tax our already fragile infrastructure; roads, traffic, water, green space.
122. The expansion of rentals as for profit organizations in and around ASU's main campus is a detractor to the community and culture that Tempe has currently. Tempe is land locked, centrally located in the largest metropolis in the state of AZ and that will always make it a desirable place for people to want to live. By selling those desirable locations to external investment entities that prioritize their profits over the cultural and overall community health that Tempe should strive for hurts the residents of Tempe. The Hockey arena might have been successful if the organization the City was working with was NOT the Coyotes, a known organization that cheated the last several cities they made 'deals' with. In this example the Coyotes were NOT good for the city of Tempe, perhaps another organization could have been. The long term partnership between the City and ASU has seen a rapid expansion of growth around the campus creating a large amount of traffic around our neighborhoods, the changes to 'frat' life housing has pushed them into our neighborhoods, in place of adding another 'research' building. Again a profit center for ASU the business, but not always ASU the Education Center. This is complex subject, my point is this, ASU has added many new buildings on its campus, many of them are NOT student housing, instead they have punted those concerns into the City of Tempe Zoning and this has made for profit rentals, which profits off of the students, who likely

- have to borrow money to pay for those rental rates to live close to campus or seek those rentals in our neighborhoods. Also, brick and mortar Universities might be a bad investment down the road, we will see.
123. The general direction laid out in the document is fine. But it is light on specific policies and programmatic recommendations to achieve an adequate supply of housing to meet demand, especially with regard to housing for lower-income households and households with special needs,
  124. The General Plan presents a vision for the future of Tempe that prioritizes the city's development at the cost of what makes Tempe attractive to its current residents and the geologic space it occupies. It presents a plan for over development, of all environments (built and natural). And in doing so does not account for two primary realistic outcomes: over-population and destruction of wild spaces and the ecological diversity found within them. The general plan's solution is more urban density built spaces. This is only a solution looking for a problem to solve. It also just exacerbated affordable costs of living, greater vacancy, more concrete (which increases ground temperatures) and strains on natural resources. It primarily helps developers make money.
  125. The land use density categories result in too much population density increases compared to 2040; it's too aggressive a plan and there is no control over the developers. It just opens the path for more of the housing north of the railroad (that doesn't accommodate permanent Tempe residents by providing affordable and/or permanent housing options). It's one thing to have growth but Tempe is allowing the growth to occur in a way that destroys are city. I don't see plans for more schools, parks, etc. to go along with the density increases.
  126. The plan seems to encourage a lot more apartment complexes and our roads are already crowded. We don't need to double this city's population. We don't know what our city's water conservation will need to be in 30 years, and adding to our population this significantly is risky.
  127. The plan turns the city from a community of residents to an economic dreamworld for developers. It does increases population density at the expense or livability and sustainability, focusing on projects that favor the council's not residents' vision and priorities.
  128. The proposed density increases in the Alameda area (Rural to Mill, Broadway to Southern), which appear to be substantial, are wholly inconsistent with the stated principles/goals of preserving neighborhood character, making neighborhoods more walkable and bikeable, and promoting stability in neighborhoods. This area will lose its feel - and appeal - as a quiet university-adjacent neighborhood that currently attracts families as well as students and university faculty and staff. Moreover, making Rural Road an urban thoroughfare makes neighborhood residents less safe as population and traffic increase.
  129. The push to build is not taking into consideration the residents that appreciate the current atmosphere of tempe. If this density continues, tempe



residents who want suburban living will leave. I love tempe, but am feeling forced out.

130. The requirement is to update the plan every 10 years, the last update to the 2040 plan per your website was October 15, 2020. What is the purpose of this update and why is it required? If these long term strategic plans need to be thinking 40-50 years into the future and you need to update the plan 3 years after the last update, this makes me question the competence of the people involved with the update or the purpose of the update. I would like to hear a statement as to why leadership has chosen to expend city resources to this effort. I'm thinking significant resource hours and tax dollars were expended in this effort when you think of all the internal meeting time to brainstorm and plan, stakeholder consultations, document production, website maintenance etc. In addition to being a perceived waste of time and money, I don't like what I see in some of the sections and proposals (outlined below). I wish the city staff worked to implement the 2040 plan as opposed to creating a new plan. Implement the 2040 plan and if Mayor, Council and Staff are having trouble finding ways of executing and fulfilling the plan that was passed by residents, then it might be time to hand the torch to people who can and will execute the agreed plan. The recent high profile failures indicate that Mayor, Council and Staff may be out of touch with the residents and should perhaps refocus on existing plans which residents elected them to execute and take time to better understand Tempe residents vision of the future before committing significant staff resources to further efforts of this nature.
131. The roads are already too congested. We don't need more high rise apartments.
132. The whole plan is riddled with praise for high density development. It is impossibly naive about any limits to growth. In the authors' defense, few of us expected that 2023 would be the year that the system broke down, when the water ran out, and when peripheral development ended. Now that essentially all of the area towns are land-locked, however, hordes of developers will descend on Tempe as an easy mark for available expansion in an upward direction. This plan is already obsolete and ill-prepared for what is coming. It can be rescued and rewritten to survive a vote next March, but time is short. The Plan should be cautious now, but open to amendments in the future after we know more about the future.
133. There are already too many high rises in Tempe and this 2050 plan will just allow for more to be built. I think that the city should stick to the current general plan and NOT try to implement this horrible 2050 plan.
134. There has been no abiding by the 2040 vision plan or continuation of it in the 2050 plan. This plan is all about over expansion (high density cores) and building transportation systems for ASU students. The city is already resembling a corporate layout and this plan calls for the furtherance of it. The idea of introducing further high density development focuses is disturbing. Even though the city map denotes that the majority of the city

consists of large lot and single family homes tracts, the whole focus is on the downtown over development. If the city doesn't abide by agreements made with other cities or the federal government, why should we believe it will adhere to anything?

135. This increase in density is designed to benefit only developers. The residents and climate will suffer. Why isn't Tempe limiting growth given the water situation. This will destroy my neighborhood and property values. NO.
136. This plan is great if you're a rich developer. Lousy if you're a Tempe resident. It's based on some bad assumptions. 1) The zoning and density plan assumes Tempe residents want higher density, more people, more traffic, more crowds, more section-8 housing. When did Tempe residents ever vote for that?? The plan allows for high-density construction across the city, giving the green light for a population explosion in Tempe. Anyone living near a major street may have a multi-story business/residential building looming right over their back yard. If you think Tempe traffic is bad now ... just wait. 2) It's based on an outdated water plan. Colorado river water availability is being reduced as of 2023, but this Tempe plan is based on a 2021 water plan. And projected water consumption up to 2050 doesn't seem to include accelerated population growth that's enabled by their "build more housing everywhere" policy. Overall the policy claims to respect neighborhoods. It does not. But it certainly seems to cowtow to developers.
137. This plan reaches too far in the very first chapter - Land Use. No other GP, in my forty-some years living in downtown Tempe, not 2000, 2020. 2030 or 2040, has changed the city landscape the way this plan does. Reactions to the plan to date indicate that we are increasing density adjacent to many of our neighborhoods in ways that Tempe residents do not want. Changes this dramatic need to be brought only after a comprehensive interaction with citizens that is UP-FRONT and HONEST about doubling down on the heights and massing of buildings backing up to our neighborhoods. The planning department has held some meetings and sent a lot of postcards, but not enough to justify this degree of dramatic change. There needs to be an "open and transparent" (p. 32) planning process, and this has not been achieved as far as that first chapter goes.
138. This plan seeks to maximize the population density of Tempe and greatly increase high-rises. I HATE this. It will lead to a generally decreased quality of life for residents, including much more traffic, noise, crime, and pollution. Do not sacrifice our standard of living for corporate profits!
139. This should be very obvious. The mayor of this city and his feckless city council are evidently 'overly friendly' with every developer who comes to town waving some \$hiny new object. Enough with the overdevelopment in this already overcrowded city that is suffering from chronic traffic congestion, noise, crime, drugs, air pollution and homelessness. The rapid and uncontrolled high density construction is NOT an answer to this city's problems...and an over-eager city administration seems oblivious to the facts

on the ground. I encourage every critically thinking resident in Tempe to vote against this city development plan and to vote every one of the people in the city administration out of office in the next election. None of them have the best interests of the average resident in Tempe in mind...and they never will.

140. To many high density units being built, with disregard to issues such as traffic, lack of affordable housing, higher pollution, limited law enforcement, disregard to Tempeans wishes, increased crime.
141. To much high density housing.
142. Too dense population options.
143. Too many people even for a metastasizing suburb of Phoenix. I live in s. Tempe and already avoid the entire downtown area. The town lake and campus areas were once a draw, but no longer. Downtown Chandler is far more accessible and welcoming - cheaper to park and better restaurants.
144. Too much density
145. Too much density planned around neighborhoods without any traffic, social, quality of life considerations
146. Too much development.
147. Too much emphasis on economic growth to the detriment of public schools, including kindergarten for all, road repair, historic and cultural preservation, low income housing, landscaping, homelessness, and the things that make Tempe a great place for all.
148. Too much expansion stressing city resources and space.
149. Too much growth, too much traffic, too much crime. Not safe and in the best interest of tempe
150. Too much high density housing. This will make more traffic congestion which is already a problem.
151. Too much inner city density trying to be built.
152. Too much vertical growth
153. Very little "green" spaces north of the US 60. (ASU "green" space doesn't count -- residents seldom can access it; & football stadium doesn't "count"). Those of us who are senior citizens will need senior facilities if we are to remain as Tempe residents; there's nothing I can see which accommodates more than Friendship Village (which many locals can't afford). As an 83 year old, I still drive; a 20 minute walk (per your plan) to get to transportation isn't even possible. And, any development with more than 20 dwelling units per acre needs commercial development (grocery stores; restaurants; etc) within that "acre". You can't zone or permit for medical offices or professional offices if those people refuse to stay in Tempe-- we've lost almost all our doctors & dentists to Chandler & Gilbert & far east Mesa --- - where all the young people are moving due to high housing costs in Tempe.
154. very little information on protecting neighborhoods from the side effects of big development.
155. We do not need more of the same development that has been happening in north Tempe to be done in areas south of Apache. I believe that the City

should adhere to the current General Plan, maintaining the current zoning and enforcing existing limits on height and density along main arterials and intersections.

156. We do not want this level of density building along Broadway, Rural Southern Mill. Too much congestion with traffic and little trust that developers would abide by the restrictions put forward.
157. We have too much density for the existing infrastructure. Traffic and overcrowding are a huge problem. Single family and historic neighborhoods in the downtown area are affected disproportionately.
158. We live in the center of a large urban area that is heating at three times the rate of the planet as a whole, and is one of the fastest warming urban areas in the US. I am very concerned about the combination of urban heat island effect and global warming on the population of Tempe and surrounding communities. The probability of extreme heat events is already very high in our region and will only increase over the next several decades. Serious water shortages and an aging energy supply infrastructure exacerbate the potentially deadly impacts of extreme heat events in our city. I question the ability of the City of Tempe to cope with the high social, economic, and environmental consequences associated with a growth-induced increasing urban heat island effect in addition to the already existing stresses from climate warming. Is Tempe ready to deal with the real risks of a combined blackout and heat wave, and provide cooling and other services even for its current population? We have been very fortunate to not have experienced this scenario yet. However, please be reminded that nearly 15,000 people died in homes without air conditioning as temperatures rose above 100 degrees in France in 2003. How would we deal with several weeks of 110 F heat and no or intermittent air conditioning? Does the new 2050 General Plan include cooling facilities for the thousands of new residents in the proposed high density apartment buildings? The neighborhoods south and to the west of ASU are single family neighborhoods with many large trees and flood irrigated lots. I consider this area the "green lung" of Tempe. These neighborhoods are several degrees cooler than other areas of the City because of their lower building density and high vegetation cover. However, the 2050 General Plan proposes to add high density developments to the edges of these neighborhoods. More asphalt, brick, concrete, and other building materials from multistory buildings significantly increase the amount of heat energy stored in the urban environment during the day and are released after sunset. Additionally, waste heat from many more air conditioning units will contribute to elevated air temperature in the surrounding areas. There are no proposed increases in green spaces surrounding these planned developments. Planting trees helps ease some of the effects of the built environment, but how many hundreds or potentially thousands of additional trees would be needed to compensate for the additional heat from these developments? Where would these trees be planted? How long would it take before these trees affect the temperature of

their surrounding? Where will the water for these trees come from? Will these trees even be able to get established and grow to mature size under conditions of current and future heat stress? Wouldn't it be smarter to increase the size of Tempe's green lung by adding more trees and green space to its edges? How about removing some of the parking lot area of established office complexes and corner shopping centers, and replacing them with shady bioswales and permeable pavement to absorb parking lot runoff, instead of replacing them with heat-emitting multi-story apartment complexes? I am well aware that there are other negative environmental, economic, and social consequences of increased urban density besides heat stress. I believe that several of these consequences have been brought up in community meetings. However, many citizens are not fully aware of the real dangers and deadliness of heat, because most of us have never had to cope with extreme temperatures for prolonged periods outside of an air-conditioned environment. I strongly believe that it is absolutely crucial that the City considers the climate implications of all development and land use decisions. Developments and land use changes must only be approved if they guarantee to maintain or improve current and future physical livability in Tempe under conditions of climate change. The current and future citizens of Tempe deserve that guarantee.

159. We need to focus on increasing housing density to address our housing shortage, rather than relying on large developers to build huge luxury apartment communities. I believe the General Plan should account for those wanting to add for guests houses/ADUs, especially in areas near Downtown (Rio Salado to Broadway + Priest to McClintock).
160. While the Plan appears to address the future of Tempe, it does so in an incomplete manner. It deals with housing needs, to a degree, but not really issues of affordable housing or the other demands the Plan would put on our infrastructure such as traffic, water, commercial needs, and so on. As I read the Plan, it provides for lots of new apartment rentals, but not necessarily in a way that would help residents who need more affordable housing.
161. You've indicated that the City is interested in protecting the environment in Salt River corridor. Yet your actions in clearing 90% of the habitat downstream of the dam indicates you have no concept of environmental protection. Had the habitat been retained or even responsibly thinned, there would have been significantly less loss from the recent flooding. Likewise you mention composting in the plan, yet I could not find anything listed within the text. You essentially removed the composting facility in preparation for the hockey arena. Your plan talks about increasing tax revenue for City to fund police, etc. Yet you proposed a huge give away for the hockey arena.

**No opinion responses:**

1. A lot of this is pie in the sky. It looks like something out of ASU and not from the city minds.

2. Disclaimer: I've lived in Tempe 40+ years. Thanks for including the current land use map, conveniently buried near the end of the document. Current map shows "mixed use" areas confined between Tempe Town Lake and University with another corridor along Apache between McClintock and SR101. These soul-less, sterile urban canyons are simply human warehouses. Tempe is too small to handle any more purposeful increases in population density, traffic, crime, pollution, etc. brought about by cramming as many people as possible into a restricted space. And now you want to infect the rest of Tempe north of the US60 with this terrible urban concept? I compared current and proposed land use percentages on chart 51. You are proposing a 20% drop in single residential housing land use, a 10% drop in multifamily land use, a 50% (!) drop in commercial use and a 33% drop in industrial use. Yet you think a whopping 46% increase in multi use areas, some with NO density caps is a good idea? How are you going to make up revenue if you discourage commercial and industrial use? By opening juice bars and marijuana dispensaries in storefronts crowded up to the street edge topped with who knows how many floors of apartments? Take a good long look at Apache Blvd today and consider whether glass box ghettos in the making are an improvement over the smaller houses and businesses that used to be there.
3. I live off Hardy and 13th- the most change will be along University. I think Mill Ave should have some attention and go car free. For a portion of it. Give the town back to the pedestrians.
4. I may not be around in 2025.
5. It comes closer to my comments provided earlier.
6. Plan is too complicated to answer my question---- "Will there be high rise buildings nearby that I can see from my property." Don't want to have high rise buildings nearby.
7. Somewhat aligns with my vision. More affordable housing. Building on currently vacant lots/lots that have been historically vacant. Mixed use within neighborhoods to assist with affordability. Vastly increase bikeability and bike safety (incredibly unsafe in current state). Increase access to public transportation - ability to get to more centralized public transportation from outer neighborhoods. Increase green space in outer (and less affluent) Tempe neighborhoods, not just directly downtown Tempe. More opportunities for recycling, reuse, composting, community gardening, etc. Focus on integration of outer neighborhoods, instead of most focus going to downtown Tempe only (ASU area).
8. Still allows housing in the 65db zone on N Priest, Allows WAY too much population growth for continued preservation of Tempe Character, Allows WAY too much population growth for water sustainability, Allows way too much growth for our road system, Is seriously biased for "developer" benefit.
9. The 2050 GP map allows for huge density increase (up from 15-25 units/acre in 2040 to 45 units/acre in 2050) which could have a rapid and huge impact on the Alameda Character Area. Higher density isn't necessarily a bad thing,

but I am against green lighting developers to build whatever types of units they want up and down Southern and Broadway (because developers don't have to offer affordability, sustainability, units large enough for families, home ownership opportunities, etc. nor do they have to ensure that there are businesses on the mixed use site that ensure the goal of a 20 minute city on their property). Many of these newly designated 45 unit/acre sites are right behind single family housing; there is not enough room on some of those lots to provide any barrier (I don't know what the city was thinking when they put those at 45 units/acre as that's a 4-5 story (maybe 6) building looking into a backyard and casting a shadow, creating noise, etc.)

10. The 2050 plan falls very short with regards to historical preservation, allowances for green space and traffic issues. The plan does not honor the historical significance of our Mid Century Modern neighborhoods. There does not seem to be any sort of vision for making Tempe a high quality green destination. For example: Our fair city could be the Golden City, if we had a golden canopy of palo verde trees blooming in the spring. And finally, our traffic situation is eroding with every passing year. Many of our main arteries routinely have drivers speeding way above the posted limit. Obviously more traffic lights are needed on Rural, Southern, and Baseline.
11. The City of Tempe does not care about my opinion on the General Plan in spite of this grandiose spectacular presentation of it. It is smoke and mirrors to a 'behind-the-scenes' bro process that has nothing to do with public opinion. Don't waste too much of your time on this.
12. The hockey rink would beat a landfill
13. The increased density for the hash marked grey areas in the land use maps is too extreme. It is driven by overaggressive promotion of of high-value economic development and luxury housing, that may replicate the more severe housing unaffordability and homelessness problems on the West Coast. This also threatens to increase area traffic congestion and pollution, along with sterile gentrification. On a national level, there have been a number of media reports citing the irony of the most rapid growth occurring in areas, including the Phoenix area, that are most at risk for effects of climate change. Coinciding with the effort by Arizona legislators to pass SB1117, the push in Tempe to green light the TED and Coyotes Stadium, as well as the South Pier development, seems rushed and not necessarily in the interests of Tempe residents between now and 2050. More crowding equals more emergency. Instead, maintaining the density growth levels in the 2040 Plan, along with a more balanced emphasis on economic growth, would be wiser.
14. While I agree with "pedestrian friendly"..."sustainability"..."historic preservation" and "green buildings and infrastructure", I don't think the City of Tempe will actually follow those guidelines. Could have had historic preservation; could have had green and human scale buildings; coulda woulda shoulda...look at the ridiculous and ugly downtown Tempe skyline. It's too late!

15. Why is there ALWAYS development development development? We need sustainability, NOT more endless hot traffic-increasing development. We don't need more "density"; there is enough density. We are a hot, arid climate. Let's act like it. I don't trust anything that suggests "urban development". It's time to move past that. Our planet is dying. An inconvenient truth, I know. Looking at YOU, city council.
16. It's my belief that the current council is being led by the nose by developers bent on lining their own pockets and possibly some folks pockets who are currently council members. I voted for the 2040 vision and see no reason to change that vision.

**4. The chapters of the draft include Executive Summary, Introduction, Sustainability & Resilience, Open Space, Facilities, Economic Development, Circulation, Land Use & Appendices. Do you have any specific comments on the draft? Please name the chapter(s) you have feedback on and share your comment.**

1. (1) The 2050 GP map allows for huge density increase (up from 15-25 units/acre in 2040 to 45 units/acre in 2050) which could have a rapid and huge impact on the Alameda Character Area. The issues are that:
  - The city has no control over what developers build; increased density does not guarantee affordable vs luxury, small single person units vs family units, local business, green space, etc.
  - Even though the developer must still change the zoning, this green-lights them; it's hard for the city to deny a requested zoning change that is justified by the general plan land use map. The city is basically saying they want the land to be used that way
  - The Tempe south areas have very little land use changes; instead, density should be equalized so that:
    - (a) Growth is spread to all areas of Tempe to reduce neighborhood character, infrastructure and property value (both up/down) impacts.
    - (b) there is increased public transportation demand in those areas that currently don't have much (so increases public transit effectiveness overall because of increased range)
  - 2050 plan doesn't show new designated green space or schools or enhancement of traffic capacity. theoretically the rest of the document would guide development on affordability, sustainability, green space, etc but there is nothing that would force a developer to follow it.
  - Residents already feel like they currently get little say in new nearby development - these 2050 density updates greenlight investors, which would give residents less of a voice. I propose that:
    - (a) The city needs to give residents more of a vote/voice on what happens nearby.
    - (b) Instead of giving blind opportunity to developers via land use density increases, let developers come to the nearby residents/businesses and show us what they will give us in return for the 45 units/acre density (affordable



housing, diversity in occupants/businesses, green space, sustainability, local business, beautification, 20-min city, etc)

----->> In short, keep the density as it currently is in the 2040 plan but offer the opportunity to increase it based on meeting certain criteria (and coordination with neighborhoods â€¦ not just postcards) that enhances the neighborhood and builds city diversity.

(2) The areas along Southern and Broadway in Tempe

- Currently support a 20-minute city in these areas. We don't want to lose this.

- The strip malls keep full and are very diverse (several grocery stores, hair salons, banks, restaurants, water-n-ice, seamstress, clothing/shoe, department stores, etc.). We don't want to lose those thriving businesses; instead, ensure that developers work with these businesses to make sure they can remain as new mixed-use areas are built.

(3) Practice of rezoning/flipping

- Would like to see avoidance of that codified.

- To change code, must be plan that is implemented within some timeframe ; otherwise reverts to original zoning. (the time frame shouldn't be constantly re-upped; it's unfair to nearby residents/businesses to hold that space hostage)

-Open space. Listen to the people .Tempe . They don't want more - more - more. Entertainment, venues etc give us parks, shelters for disadvantaged, we don't need More. We are a small, college ,land locked City. Stop w/ hi rises and Grand plans.

-Page 195

CHANGE "Consider and adaptingÂ [sic] implementing updates to the 2021 International Energy Conservation Code (IECC) developed by the International Code Council." TO:

"Update the 2021 International Energy Conservation Code (IECC) developed by the International Code Council."

The Sustainability & Resilience section mentions equity only twice. If I know anything from my 25 years as a sustainability scientist, I know that equity is key to creating resilient and healthy communities. Sustainability = equity.

Page 189. The following sentence makes little sense: "Ensure that compatible land use development (reflecting noise and height issues in proximity to the airport) occurs along the critical area within Tempe." Please revise this sentence so it has meaning (what is the "critical area within Tempe."?)

Tempe's voter-approved General Plan 2040 describes a long-term goal to "facilitate compatible land uses" and "minimize airport over-flight noise impacts." One strategy to meet that goal -- WAIT FOR IT -- is to: "ensure that re-zoning to residential zoning districts will NOT be allowed in the 65 DNL (Day-Night Sound Level) exposure contour line." The draft GP 2050 replaces that sound strategy with an intention to "ensure that any residential development within 65 DNL (day-night average sound levels) noise contours are designed with appropriate noise mitigation." Who brought forward this

dramatic change? My question is not rhetorical. We need to know why the strategy was changed. If we weaken the GP 2040 with this language, we give Sky Harbor more evidence for their lawsuit, as we would be changing the GP we are operating under currently. We would also be ignoring the advice of the Tempe Aviation Commission and we would risk multiple members of that commission resigning out of frustration. Have we learned anything from the results of the May Special Election?

2.
  1. While ASU students are encouraged to stay in dorms and use public transportation, many commuter students are not able to stay in dorms or nearby apartments; therefore, there needs to be collaboration with ASU to expand parking for students and faculty/staff. ASU has overtaken land for parking in order to build more offices and classrooms. Please look into well-lighted parking and park and ride options that are safe for single students and women etc.
  2. ASU's enrollment continues to rise, which fuels their building, takes up valuable parking space, and eliminates the traditional intimate college feel for students ages 18-22.
  3. Parks and equitable shade are needed with additional trees and lighting.
  4. More parking is needed at the Tempe Arts Center.
  5. Collaborate with faculty/staff and families/students of the three school districts: Kyrene, Tempe Union, and Tempe EI to ensure affordable housing and living in the Tempe metro area for faculty/staff and families/students.
  6. Provide more housing and social services options for the homeless who congregate on Mill Avenue. Perhaps, collaborate with the City of Tempe and ASU's social work program's interns/students.
  7. Tempe Sports Complex has good quality pickleball courts but there are not enough courts. There is plenty of land there to expand to at least eight more courts to accommodate the community. These are one of the best courts in the area and the facility is really nice but there are not enough courts so please expand to a minimum of at least eight courts. It is wonderful to see that the city of Tempe offers pickleball classes for all.
  8. Continue the Tempe Arts Festival with collaboration from ASU and the local art programs in metro schools.
  9. Continue recruiting and supporting companies to remain in the ASU research triangle park area. It was sad to see the tennis courts torn down; however, pickleball courts could be added. Maintain the lake, encourage the wildlife, and maintain the hiking/running trails. This is a great photo opportunity location and a good place to take dogs for a walk. Make this a well-lighted trail and add pooper bag with trashcans for dog poop.
  10. Work to reduce freeway noise for neighborhoods and schools.
  11. Maintain easy access roads to the airport.
3. Again, what is the point of even considering rezoning the commercial areas along Broadway, Southern and Baseline between Mill and McClintock to "mixed use" that residents simply do not want? Also noted is that south

Tempe is spared possible rezoning. Could it be because 85284 is the wealthiest zip code and therefore not subject to social engineering and experimentation as are the expendable 85282 and 85283 zip codes?

4. All of it.
5. All of the above, with special attention to the Sustainability & Resilience chapter.
6. All the chapters/sections related to land use & economic development need great revision, giving critical attention to water issues, transportation issues, & added pollution issues (due to increased transportation) which the Tempe Tomorrow General Plan 2050 currently lacks.
7. Allowing developers to replace strip malls with housing units is a good idea as long as the housing units fit compatibly with the surrounding neighborhood. In other words the height of the housing units should never exceed four floors and there has to be some open space with landscaping or even a playground in each complex.
8. As I mentioned, the inclusion of the Community Design goal CD9 in the Land Use chapter is a major highlight. I hope to see significant progress on this issue because its benefits are important, shared by all residents, and--amazingly--it is incredibly easy to make some seriously meaningful changes in this area that provide immediate results. The Sustainability and Resilience considerations are outstanding; I was incredibly happy to see consideration for the wild areas that make Arizona and Tempe incredibly special, particularly the Salt River Basin. Regarding the previously referenced Energy Resources subsection of the Conservation Element portion of the Sustainability chapter: I believe it is important, whenever discussing energy-saving retrofits and lighting, that the impact of artificial light at night is taken into consideration; Tempe has made mistakes in this area in the recent past as a result of not considering all aspects of some well-meaning energy-conscious decisions (namely, our lighting along the Salt River Basin is significantly worse (harsher, more glaring, less shielded) than Phoenix's just on the other side of Priest, and our city-wide streetlight retrofit has likewise been implemented suboptimally, relative to Phoenix and other neighboring cities), and, by nature of the technology, we are stuck with the unfortunate consequences for at least a decade or two. I appreciated the focus on development along the light rail in the Economic Development section. The importance of connected travel options highlighted in the Circulation chapter is very good to see. Tempe's continued focus in this area already benefits thousands of people in Tempe and the wider area, stands out as a significant feature of this city, and has the potential to further improve quality of life for thousands of additional Tempeans. The Housing Element subsection of the Land Use chapter is vital, and I hope the city is actually able to increase the amount of affordable housing and missing middle options. It is incredibly difficult to find housing here.
9. Build the rink

10. Centralized, Soviet-style planning rarely works out well. Please let private entities who have skin in the game make the investment decisions. Your "Travelways" section does not state it explicitly, of course, but further street narrowing is clearly a part of the plan, as demonstrated by these intentionally(?) vague statements:
  - "With further enhancements and improvements, Tempe residents will be able to immediately recognize these streets as pedestrian and bicycle friendly."
  - "New and innovative transit and other means of travel will need to be planned for the Phoenix Metro area including in Tempe." After previous street narrowing in Tempe (i.e. on Broadway), hundreds of cars sit motionless while belching pollution into our air during rush hours. Is that what you want?
11. Circulation - Concern about people my age (75) getting around in Tempe. I don't understand the Circulator buses or how to use them. Vally Metro buses seem infrequent. Not all bus stops are shaded. Bicycling and walking along busy roads does not make sense, especially in summer.
12. Circulation: Assuming "microtransit" includes e-scooters and e-bikes, etc., in order for the benefits to outweigh the downside, issues such as e-scooters being arbitrarily dropped in neighborhoods and safety concerns related to reckless riders need to be addressed. Some regulation and enforcement should be implemented.
13. Comments shared above.
14. Comments Tempe Tomorrow 2050 Draft Plan
  - Executive Summary
  - Add public health principle and/or design
  - optimal public health safety design€
  - Tempe Tomorrow General Plan 2050 Vision has run on sentence could be cleaned up a bit
  - Page 9 Major themes
  - Next to last bullet needs a period
  - Continue to promote mixed use and green development
  - add to bullet "encourage development of pocket parks for hubs of the City"
  - page 16
  - add bullet
  - "A city that incorporates public health and safety design.
  - page 26
  - typo
  - Principle: A balanced Land Use
  - Third bullet down
  - should be "open spaces" not "paces"
  - page 56
  - Bullet 8
  - remove last part "and specially in the food desert areas.
  - add bullet 9

Identify food desert areas where access to fresh fruits and vegetables is needed.

A really nice job on Healthy Community Design :)

page 76 suggest add

CD 16

Utilize Health Community Design principles

1. Partner with emergency preparedness planning staff in building new and or modifying city service buildings.

2. Work with public health planners for environmental analysis and identifying emerging trends for optimal health solutions to the built environment.

page 100

Goal sentence could be tightened up a bit

page 126

add some language to emphasize "soliciting community/resident support"

page 138

what do you mean "cut through traffic"?

page 146

first column ends with out a connector to the document

at the area as an economic and growth area for

page 146 SH4 typo bullets should be 1 and 2 not 3 and 4

add accessibility option for the who can not walk or ride a bike

page 152

How do neighborhoods work with ASU students when housing extends into the neighborhoods?

Want to work with students to better the neighborhood.

page 162 add some narrative to the effect - given seasonal excessive heat, must have shade and cooling station for this to have a chance to work. Must have shade and cooling along routes and allow for emerging technology in use of cars. Ensure not to restrict use by all residents that may be car dependent.

page 176

strategy add

Connect circulation and pedestrian with planned shade for seasonal heat.

page 177

add

7. Plan coordinate pedestrian shaded routes.

page 180

I disagree with premise that all automobiles are bad. Accessibility requires use of driverless cars/ vehicles, electric cars. We live in an extreme heat seasonal climate.

page 185

Disagree with premise that parking is bad in downtown area. Parking can and does increase accessibility and helps business in the downtown area.

page 196

ER1

1. Encourage the use of clean energy alternative modes of transposition.

page 208

We can learn from the results of the recent vote on Coyote build propositions.

BF1

add

4.Coordinate and work with residents in neighborhoods of the surrounding area for development plans.

We can learn from the results of the recent vote on Coyote build propositions.

page 212

add 13. Actively participate in reducing dumping in residential commercial alleys.

page 228

Goal 1 add reduce heat island effect.

page 230

top of column add

Mobility Hubs to help provide alternative transportation options and /or clean energy powered vehicles.

page 250

I like the importance of physical activity - good job!

page 252

RE2

1. add Veterans

page 290

4. add "and other facilities close to where seniors live."

page 292

12. "and/or belong to minority groups."

For Land Use

would like to see the parcel that Coyotes proposal was based on to be Commercial and Park/green space, absolutely no residential. Land Use is confusing. Would like to see, for an area, will increase population by "x" amount of people. Will increase the infrastructure needs by "x"; would increase traffic by "x" (do not assume people will give up their cars in this extreme heat we live in.

Thanks for all you work on this

15. Couple of things. First, it seems silly to open with a land acknowledgement and then make no reference to working with Native leaders or addressing inequities in our system towards Native peoples. Great, you acknowledged that the land used to be theirs: are you going to do anything to rectify the theft of it, or just acknowledge that it was taken, often by force? You have an opportunity to do something here, something beyond the reference on page 79 to working with Native leaders to identify historically significant areas.

Second, it's hard to have a 2050 plan that directs the City while also making deals with billionaires in mostly closed-door sessions to amend the general plan and build a residential/sports district that isn't mandated to follow any of the values of Tempe green design/walkable cities. No idea if that'll pass, but the fact that there's an easy way for developers to circumvent these guidelines kinda highlights how useless they are. Page 22 literally shows the General Plan encompassing every other development plan. There should not be workarounds if you want the kind of results this plan would yield. It also undermines faith in the progress if again, real estate developers can throw money at a project and get around requirements. Third, development continues to prioritize projects north of the 60, and the diagram clearly shows that everything south is far lower density than the rest of the City. Unless you plan to expand public transit options down there, it's hard to imagine a world in which that area ever meets the walkability/density goals of the rest of the City. Yes, Tempe is small and we're limited on space, but concentrating everything in the north makes meeting the challenges of affordable housing even more difficult. You really need to consider how the southern portion of the City can also be changed. Now, I recognize that many neighborhood associations are often opposed to density increases, but it seems crazy to prioritize equity and access in this plan but cede ground to neighborhood groups when they're opposed to density increases. You can't have a plan to improve equity while also allowing little enclaves throughout the city to dictate which class of people gets access to their neighborhoods. The affordability map represents the vast disparity in affordability and home ownership across the City: just saying, it's easier to get to your goals if more of south Tempe is in play. Fourth, the redevelopment intention is good but the implementation needs to be done very very carefully. There's a reference to cleaning up dilapidated buildings and it seems very likely that poor individuals in areas like Victory Acres or Escalante may be targeted with fees and maintenance charges they can't afford if the City is focusing on removing blight. If you want to correct historic inequities there should be some carveouts here. Yes, I saw the section on working with local volunteer groups to help them keep their properties maintained but it seems unlikely that there are sufficient volunteers to help people in these areas with all property violations and since citizens can report violations through the 311 app there's a non-zero chance developers could target neighborhoods with endless complaints about property condition and drive out the residents.

16. Economic Development section needs to emphasize enhanced community/neighborhood engagement and oversight within the development RFP/RFQ process. Think we learned hard lessons with the Coyote Arena fiasco - community priorities simply did not align with city hall and valuable municipal resources and time hours were wasted in the process. But, we need to move forward, and grow from it - while nurturing a better understanding and respect for what the community and neighborhoods truly

value. When you build with the community and neighborhoods instead of against them, you build a stronger city.

17. Economic development, land use, open spaces.
18. Entire document is TOO LONG. Too much "gobbly-gook" verbiage ----- it's government-speak writing at its worst (& I worked for the Federal Government so know it well.) It covers the City's legal "butt". Sadly it's too much for the average citizen to wade through -- especially all the fluff.
19. Everything that is resident-centric that Tempe staffers and leadership promote is pretty much just a lot of talk and wasted paper.
20. Except for land use, like plan.
21. FIRST MAJOR COMMENT: There is no mention in the general plan amendments of auxiliary dwelling units. The current zoning restrictions on auxiliary dwelling units, in ZDC 3-102, are a major barrier to meeting Tempe's housing needs. The projections in Figure 11 on p. 127 show that projected housing will not meet the projected population increase in the city. Where will those extra people live?? The proposed plan amendments talk about the need for housing but make no mention of auxiliary dwelling units (ADUs). Tempe ZDC 3-102 prohibits ADUs (accessory dwellings) in single-family residential zones, even on spacious lots where it would be easily feasible, and where other cities have found ADUs perfectly compatible with the qualities of residential neighborhoods. Tempe needs to make it possible to build and encourage the use of ADUs, or we will find it much harder to meet the housing needs of the city.

SECOND MAJOR COMMENT: Travelways Map, p. 182

Rural Road (and Southern, to a lesser extent) is bound by conflicting priorities for car traffic, a classic stroad. It's wide enough that drivers expect to drive quickly. But along with the city's library and museums corner, it has too many commercial establishments that need drivers to drive slowly, stop, and spend time and money. This is true from roughly Baseline north. And of course, at intersections, it's impossible for anyone but healthy pedestrians to cross Rural or EW stroads comfortably with current phasing. That also hurts commercial establishments and the city, because it means people stay on the same corner of an intersection.

I don't have a solution, but I worry about Rural Road's status as a circulator. It's both a circulator currently, and also has businesses and community locations that need it NOT to be a circulator. If I could wave a magic wand, I'd love the inner two lanes to have a different speed from the outer lanes, except for near intersections where everything slows down dramatically. That would allow everyone to have what they need.

THIRD MAJOR COMMENT: Bicycle Network Options sidebar, p. 172

Please remove the following terms, which are not supported by research on cyclist safety and comfort: Sharrows and Buffered Bicycle Lane. Sharrows are not necessary on residential streets with low speeds and traffic, and they are useless everywhere else. Buffered bicycle lanes are also useless -- if one line of paint doesn't help, why does anyone think two lines of paint will be



any better?

Right now, McCormick has this so-called buffered bicycle lane for stretches. I am 57, riding a recumbent trike, and my grand-niece is 3, using a balance bike. In ten years, I will be 67, still riding a recumbent trike I hope, and my grand-niece will be 13. Would you recommend that either a 67-year-old recumbent trike rider or a 13-year-old youth cyclist be riding down McCormick right now? If not, then please stop pretending that two lines of paint means buffering. It doesn't.

More generally, the Alameda bike path is a project that missed a key opportunity, to put the parked cars BETWEEN the car traffic and bike lanes - it's a sign that the Tempe streets department still has a 2008 mindset, and the use of sharrows and definition of two paint lines as buffered bicycle lanes is more evidence. C'mon, folks, this is 2023! We can do better!

Alternative: modify the definition of buffered bicycle lane to refer ONLY to situations where there is an actual use of road surface that actively blocks car traffic from the bicycle lanes -- this could include parking, planters, etc.

SPECIFIC COMMENTS

EC2

"4. Create bike lanes on north side of Warner Road within mixed-use development to offer other modes of transportation beyond the car." Instead of a bike line (protected or unprotected) along Warner, what would be more meaningful locally in EC is an extension of the multiuse Highline protected bike lane along Commerce and Emerald, away from Warner Road. This would allow cyclists and pedestrians from South Tempe and West Chandler to finish their journey to EC destinations in safety.

(Extending an unprotected bike lane along Warner to I-10 would not create a connected network until the I-10 overpass is redesigned; for cyclists and pedestrians it is currently a chokepoint with a narrow sidewalk and cattle chute style barriers.)

Missing from the Emerald Center and I-10 Growth Area: transit priorities.

RP 2

"2. Integrate transit options for employees."

I agree.

PN 2

"1. Improve the pedestrian network to include: sidewalks on all streets; street crossing improvements, crossings at canals, freeways, and other barriers; and additional multi-use paths and crossings."

I agree.

BW1

"1. Provide bicycle access to all residents to, shopping, businesses, services, parks, schools, and other daily amenities within a 20-minute bike ride."

I agree. This is especially important at local hubs in South Tempe, where bike paths along stroads are not safe for many cyclists, and there are walls and other barriers preventing cyclist access from safer streets to shopping centers.

“3. Utilize wayfinding signage and maps to identify bike routes that connect schools, parks, shopping, employment, other destinations and connection to light rail, streetcar, and buses.”

I agree. Current wayfinding is limited and confusing to newcomers.

BW2

Add the following

“3. Identify bikeways that serve users who need access to shopping, medical facilities, and other important non-commuting uses.”

BW 4

Modify 2, to read as follows (added text in caps):

“2. Prioritize and implement planned improvements identified on the Bikeways Network Map, AND INCORPORATE THE BIKEWAYS NETWORK MAP DESIGN ELEMENTS INTO ROAD MAINTENANCE PROCESSES.” This is important, so that when a street relevant to the Bikeways Network Map is under periodic maintenance, an explicit element is to accelerate expansion and improvement of the network.

Edit 4 to remove references to sharrows and buffered bicycle lane, unless the definition of buffered bicycle lanes is modified as suggested above.

I agree with 4's emphasis on requiring public and private developments to include bike parking.

Undiscussed in the bicycle network section is something that is beyond the scope of a general plan but, hey you have aspirational non-plan-like text sprinkled throughout so here goes: do we need to push landlords to incorporate secure charging facilities for e-bikes and e-scooters, as part of covered bike parking? Local news doesn't cover lithium battery-related fires in the Phoenix metro area, but I know it's a common topic in other communities, especially NYC which has now imposed safety requirements for local sales of e-bikes, e-scooters, and battery systems.

TR 1

Modify 6 to read as follows (added text in caps):

“6. Continue to Integrate Intelligent Transportation System (ITS) technologies into transit system plans and services, AND PRIORITIZE INSTALLATIONS TO IMPROVE RELIABILITY OF KEY CONNECTING ROUTES AND SERVICES.” If I could wave a magic wand so that Saturn and Valley Metro 72 were never stopped by car traffic around the Rural-60 intersection, I would. Oh, wait, we have ITS!

TR 2

“3. Implement the provisions of the Transportation Overlay District (TOD) in Tempe's Zoning and Development Code along high capacity transit corridors.”

Agreed.

TR 3

“1. Implement regional Bus Rapid Transit (BRT) corridors with regional partners.”

Agreed. One strong recommendation: Please please oppose funding of

“betterments” (i.e., tearing up a lane of traffic just to put concrete in a bus lane). That’s a complete waste of money -- buses do not travel any faster on concrete than asphalt.

“4. Study the viability of commuter rail along the Union Pacific corridors in Tempe including the placement of rail station(s) in Tempe.”

Agreed. This would be especially important for South Tempe, West Chandler, and the Emerald Center/I-10 Growth areas.

TW1

“2. Develop a measure for operational efficiency of travelways corridors that accounts for pedestrian, bicycle, and transit usage to measure user-capacity and demand.”

Agreed. Why not limit consideration to measurement by travelers, not vehicles? That would weigh (full) buses and rail transit very heavily, and pedestrians, cyclists, and (most) cars equally.

22. General Plan 2050 Intro: “foster and maintain a livable and sustainable urban environment that is sensitive to issues which impact the people . . . in Tempe”; “Tempe’s commitment to sustainable and equitable physical development and community well being”.

The draft plan states: “enhanced quality of life; sustainability and environmental stewardship; promote healthy community living”.

I commend Tempe for its commitment to the above issues. With regards to a healthy environment, I would ask that the issue of groundskeepers be addressed. While certainly we do not want to deprive anyone of their livelihood, the damage they do to our health and the environment is most concerning. They do not seem to appreciate the fact that this is the desert and dust is everywhere, yet they persist to blow to the point of creating mini dust storms. It is almost impossible to walk anywhere in Tempe without being “assaulted” by dust and debris. We were happy to hear that Tempe has discontinued gasoline blowers in the parks. Is that a direction groundskeepers can be encouraged to move in, perhaps via a rebate program? Can they be monitored or licensed (similar to pest control companies and others who use toxic material)? They do not even monitor air quality to minimize the use of blowers. Perhaps starting with HOAs encourage them to hire vendors who are sustainably minded, or encourage current vendors to move in that direction. Change is not easy and change for change’s sake is not what we are advocating; in this case, however, we feel that change is warranted.

23. I am concerned that the goals of improving residential density will result in more high end / luxury living areas rather than open and welcoming spaces that can be enjoyed by all.

24. I am most concerned about the chapter on Land Use and Economic Development. If this is not completely reworked, it will fail the vote in March. Tempe has done a terrible job of soliciting feedback with its fat, over-written plan, its unreadable maps and its last-minute neighborhood meetings. All the surveying looks good on paper, but adds up to nothing. Besides, I have

no confidence that Tempe officials pay any attention to citizen feedback anyway.

25. I am opposed to any horizontal or vertical expansion/growth
26. I am very interested in the tables on 175 but I don't really understand them. I would like to see a report on the ecological impact of all of this development from someone who is not connected to the city or does not have any interest in the development plan. At one of the community meetings a question was asked about what is the projected water situation for the lake in the next 30 years and how would continued drought impact development. No one could answer this question and it was stated that they were not thinking about projected water issues and were assuming the lake would be there. This suggests to me that the creators of this document are not considering the potential ecological impact of all the development. I am also concerned with the multi-use high density areas described on page 26. This seems like an open invitation to another Coyotes arena type situation which as seen in the recent election, is not in the interest of those of us who live here. I would like to see proposals for multi-use high density areas to be voted on by constituents or be modified to reduce density and increase green spaces.  
I attended an event at the Tempe History Museum last week where this document was previewed. On one of the slides, the word gentrification was used to describe an outcome of this plan. I find this term highly offensive and insensitive to our poor families who live in our city. We are currently so diverse and the families in our community desperately want to stay. Most of our elementary schools in Tempe proper are Title 1. Maintaining diversity and a continuum of incomes should be a priority. Students who can go to the same school for years have far better outcomes than those who frequently have to move due to hardship. Our current families are in and out of homelessness, they are struggling to stay close to their schools of attendance. Our teachers can't even afford to live here. I would love to see more about how this plan is going to support our most vulnerable citizens as well as those of us who work for meager salaries in helping professions that sustain the families of our city.
27. I believe that Tempe could improve on their sustainability. I know that the schools do not have a solid recycling or composting program, and the city could provide support for that. Additionally, I would love to see a plastic bag ban throughout the city. I have lived in various cities that either charge for plastic or only provide paper, also for a small charge.
28. I could not see the maps well. I had a hard time seeing the streets and could not see the corresponding legends well. I found the maps in all sections of the plan difficult to read and interpret.
29. I could not understand the bikeways plan. Was the map showing the 2050 bike map or the current bike map. Seemed to be the current one and had vague promises to expand bikeways between zones. We sure need a lot more bikeways connecting North to South through Central Tempe.

30. I did look at the executive summary and especially like page 12 and the concept of the 20 minute walk or bike ride and more bike lanes - I would encourage not only bike lanes but protected bike lines as research, from what I have seen, indicates that does a lot for safe bicycling versus just painted lines or sharing road space and well, I think we are moving past the idea that owning a car means you should be able to park it on the street for free - better to put in a protected bike line and encourage low carbon alternatives to driving.
31. I do like the part where you are encouraging planting edible landscaping including back yard gardens. This is the most intelligent thing I have seen in the plan so far. As populations grow, it is important to encourage people to become more self sufficient both by growing a portion of their own food and by encouraging the storage of rainwater and greywater for use on these food crops.
32. I have reviewed this document. It is what, 154 pages? To provide comment as such, would take a significant amount time. The plan as written contains carefully constructed positions that have taken countless hours to develop and refine. In addition to the plan what should be provided to Tempe Residents is a summary report (Readers Digest Version) of the "General Plan"
33. I like growth but growth and increments
34. I like the emphasis on creating safe and comfortable pedestrian and bike connections to schools, parks, and multi-generational centers. However, I think you can expand the language on pages 11, 17, 44, and 53 to explicitly identify employment centers, commercial districts, and mixed-use developments in this list. This will ensure consistency between earlier sections of the Plan and the goals outlined for Land Use Hubs, Bikeways, and Travelways later in the Plan. I do like the new map of Tempe which would call for more housing in commercial areas. We are desperately in need of more housing.
35. I oppose every section of the Plan that increases the allowed residential density and increases the allowed height of commercial developments and apartment buildings in excess of three stories.
36. I oppose the whole plan. Stop increasing density. No new zoning changes and get rid of this stupid makers district you shoved along Broadway. Now we have luxury homes next to the dairy. That's just stupid.
37. I read the section of "Pedestrian & Bikeways element" from the Circulation chapter only, as that is what I am most passionate about. I disagree with the definition of sharrows. Sharrows are not an option when "there is insufficient space to add bicycle lanes". Sharrows and mixed traffic should only be used on streets with low automobile traffic volumes, and low automobile speeds. Otherwise, a cyclist and sharing the road with automobiles is not safe. The cycling section did not mention protected intersections at all. Having a network of safe bikeways is one thing, but if the intersections aren't safe, that will still deter some people from cycling. All parts of the network must

be safe, convenient, and comfortable for ANYONE that wishes to use them. Additionally, BW1 has a goal of "Provide bicycle access to all residents to, shopping, businesses, services, parks, schools, and other daily amenities." I think it should be noted that all destinations must have adequate bike parking close by. If people don't have a place to keep their bikes at destinations, there is no point in the bikeways existing.

38. I really like the historic preservation chapter because preserving certain buildings and elements to the city is very important to keep its character. In Economic Development section, I like how affordable housing/building more housing is a concern. With the population growing so quickly in Tempe, it is extremely difficult to find housing units available close to ASU campus. Rent prices have also soared, making it hard to find affordable housing. While there is an increase in housing units for the next 10-20 years, it suddenly drops drastically which could be an issue in the future.
39. I think sustainability and resilience chapter is very innovative, I do not know many other cities that are thinking seriously about shade equity, for example. I would also like to specifically call out the plans to increase density in the Alameda Character area where I live, adding mixed use along Broadway, Southern, Mill, and Rural. I think this is an excellent idea. There is a real opportunity to make these areas even more dynamic and walkable, especially given their proximity to downtown. I think this will make these areas even more desirable than they already are. I would also like to urge the city to consider using cycle tracks (separated bicycle lanes) rather than sharrows or painted lanes. If the city really wants more people to increase their cycling mode share this is the only way to do it. Many people (myself included) do not feel safe with vehicle sizes and speeds what they currently are cycling on most roads.
40. I think that what you have provided is quite complex. I think that the expectation that a citizen should be able to read everything you have provided and be able to determine section by section what is relevant and what is not is absurd.
41. I understand that a great deal of work went into this document - and it is not uniformly horrible. But let me concentrate on one section - the identification of the Central Tempe Growth Area (figure 12; page 77). This part of the plan claims to "Enhance quality of life for existing and future residents" - yet it would upset the quiet neighborhoods found here and profoundly alter the density, traffic, intrusion into quiet neighborhoods, etc. - at odds with this claim. Instead of opening Pandora's box along this corridor - there are clearly areas within Tempe that could be developed into local art districts with friendly open space restaurants, etc. One example would be the area in the intersection of Mill and Southern (not far away), including Danelle Plaza area, that is ripe for intervention. Naturally, another would be the space that the Coyotes proposal addressed - no housing (airport noise), but free-form community space (arts cooperatives, etc.) already linked to recreational

biking/walking areas found along Tempe Town Lake and the down-river region.

42. I want the 2040 plan to move forward, not the 2050 plan. This is not in alignment with our desires for the city that we live in.
43. I would like a stop sign installed at Roosevelt & 1st Street specifically. Also, I'm 99% joking, but the Scottsdale city council is famously biased towards \*North\* Scottsdale. If the General Plan allocated funds for, say, a tank or two, perhaps Tempe could annex everything south of Thomas? I don't think they'd miss it
44. I would like to see more bike lines and better plan for bikers (more secure streets and street lights, promotion of biking for school age kids). I would also like to see a better plan for water conservation that include initiatives to promote laundry to landscape and pool management opportunities and training for home owners.
45. I'm concerned about the chapter on water utilization. I don't know how we can be so sure we will have enough water to increase the population of people. Maricopa county had grown so much in 10 years and our water use has sky rocketed. We should not keep on this trajectory.
46. I'm looking forward to phase 2 of the riparian conservation plan, a few of my neighbors and I are birders and it would be wonderful to have a park-like area on par with Gilbert's riparian area.
47. I'm looking for no changes to the 2050 general plan. If you want high-density housing, confine it to Apache where there is light rail available for students who are the most likely consumers of these apartments. I have so many comments that they wouldn't fit into this block of space. I want us to be thinking about the quality of life issues, not appeasing developers who are the ones who will make the big bucks on these projects. They are the ones pushing for these changes to the General Plan and I want the City to push back and ask itself what is best for neighborhoods, our schools, our children and the environment. What is sustainable in a land-locked city? What is the impact of dense development?
48. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
49. In general, I disapprove of it.
50. In looking at each chapter, the language is laudatory and promises an exciting new development, but the specifics are missing. Without specifics, we Tempe residents could be agreeing to things we don't want, don't need,

and that could negatively impact our quality of life. I very much doubt that this vision will materialize as described. I am not convinced that we need more development on the Rural Rd. corridor. Office space is empty in other parts of Tempe, and fewer people go to an office every day.

51. In the Economic Development section, it would be good to see what kinds of industries the City is not planning to pursue. Not all economic growth is positive for the City's residents and the City's character. For example, is it good for Tempe overall to have the unique character of Mill Avenue impacted by the Mirabella project? Is the steel mill to the West of Kiwanis Park worth the noise and smell in the park and surrounding neighborhoods? While some businesses may bring in jobs and money, some of them also cheapen the character of Tempe and make the city overall less livable.
52. I suggest lot where ice hockey arena would have gone be dedicated to affordable housing. Maybe tiny homes or two story buildings with studios. It is time to create more car free bicycle paths. Particularly corridors enabling students to get to ASU. One example would be to make College Ave one way and dedicate the one side for bicycles.
53. It's nearly 200 pages of words that say what could not have been said in 3 pages. The plan should be spend ONLY on USEFUL NEEDED projects which support the projects MOST of the people of Tempe want and USE. Projects "wanted" by special interest but of no use to anyone but a handful of zealots should NOT be part of this plan.
54. Just to deemphasize economic development and stress more of the above.
55. Keep development within reasonable bounds of the size of our roads. Most would have difficulty being expanded. I don't remember where this is discussed.
56. Land Use & Appendices - determine the need for a density cap on mixed use urban in projected land use, which is currently listed as no density cap.
57. Land use & Development Chapter pg. 45-50: I disagree with the proposed density for land use. The gray areas for mixed-use/moderate allowing up to 45 units/acre is much too dense. It is not reasonably scaled or compatible with the surrounding area. Many of the areas proposed for a higher density are directly next to or in close proximity to single family homes with families with children and backyards. The city is basically green-lighting it for developers to take over with no control over what they do in terms of green space, affordable housing, noise control, loss of property value, drain on public resources. This will greatly decrease the value of a large number of homes as well as make them undesirable given they could potentially have a high-rise (even 4 stories is a lot) in their backyard. The noise and loss of privacy would destroy neighborhoods for many long term residents. Green space is not only grass or trees but open sky. Tempe has grown immensely in the last five years and it feels more like a city than a place to have a family.
58. Land Use and Development chapter, regarding the high-density corridor between University and Broadway: There is no new green space here, so it will not be a pleasant place to live. We need alternate transportation options



like dedicated bike lanes and crossings or traffic will be a nightmare. Buses that run once every half hour are not sufficient. Land Use and Development chapter: Page 59 shows a large hub at Rural and Warner, but the zoning map on page 50 shows low density. This seems contradictory and makes it hard to figure out what that hub will look like. This is far from highways and will worsen traffic on Warner and Rural. A better place for higher density would be along Price and Priest, keeping the density closer to highways. The old Freescale plant grounds would seem the best place for any new high-density development in the area.

Circulation chapter: The "Pedestrian & Bikeways Element" and PN2 need more specifics on improving safety. The worst part of living in Tempe with children is being trapped in by 5-lane arterial roads and dangerous intersections. We need to make it safer to not just drive everywhere. Tempe needs to have a specific plan for these items:

- \* Plant-based shade at all bus stops. At a minimum, include all major artery intersection stops and at least one mid-block stop. Many stops, like the ones at Warner and McClintock, have no shade.

- \* Pull-outs for all major bus stops so the busses don't snarl traffic. Warner is particularly lacking in pull-outs.

- \* The kids in the Alta Mira neighborhood have no safe way to walk or bike to schools. We need a mid-block pedestrian light crossing McClintock somewhere around La Vieve or Caroline.

- \* There needs to be a plan to supplement the wonderful Bike Boulevards with arterial street crossings. These are lacking at McClintock and La Vieve, McClintock and Citation, Warner and Lakeshore-Stanley, Kyrene and Knox. If Tempe wants residents to feel safe walking and biking, there should be a plan for a crossing somewhere in the middle of every block.

Circulation chapter: Additional landscaping along the Western Canal would make it a much more pleasant public space.

Circulation chapter: The new Country Club bike path along the current equestrian path between Elliot and Warner should be added to the map on page 167.

59. Land use changes are unrealistic

60. Land Use Chapter, comments continued

The plan is professionally produced with lots of pictures, good organization and content. It is easy to read (I love the font) and to understand and use. However, ONLY decreasing the amount of this invasive type of development programmed at this level of densification, as was suggested at the meeting held June 6 at the library, will not be appropriate or sufficient. Up to 45 units per acre will have to go vertical into the skies in sections along arterials. There has not yet been nearly the amount of up-front and honest discussion and planning on this obviously new and extensive piece that needs to happen. There was nothing like this level of "we can bull it through, even if we have to tone it down a bit," that I saw in any other of the interesting chapters included.

That said, another problem exists with the densification program. All of this residential-build out would be without workforce/affordable housing unless there are developers lined up to do that without suggestions. We have seen very little built, pitifully few units. Our legislature in its wisdom prevents us from dictating to developers what they can build on city land. Why on earth would we implement this concept without having the wherewithal to create the category of housing we so desperately need in Tempe?

On page 32, talking about the planning process as laid out, there is mention of the 1928 Federal Standards in Planning Act and Standards in Zoning Act. Is this something we can pursue? I plan to check it out. If so, perhaps COT could help residents with a citizen's initiative to get some basic property rights back.

61. Land Use

Page 52 - Why doesn't the projected land use total to 100% on page 52?

Error? Please tell us how you are planning to use 100% of tempe land

Page 52 - Why is gross total acreage changing? Is there a comment to explain how and why this changed that I missed? Seems like there should be a note here addressing that change.

Page 52 - This is an area to be specific and not summarize, why do you have residential densities combined here? For example R1-6 up to 9DU/Acre from the current 4 DU/Acre. Are you trying to "combine zoning districts" in this chart to give development the latitude to change these at will based on the approval of this document? Don't try to use the excuse that you were trying to save space by creating this chart this way. I don't want you to use this process as blanket approval to change densities and rezone at will if this is what is being done here.

Economic Development

Page 125 - If your total expected employment growth projection is +22% to 2030 or +43,492, then you need to show a detailed transportation and traffic infrastructure outlook and cost plan. The current process of giving tax breaks to spur development is going to put much of the cost onto existing Tempe residents and businesses. Roads and bridges are expensive, and if you are proposing this growth without addressing the traffic nightmare, this is a significant gap in the plan. The solution isn't to develop and make traffic so unbearable for residents that they decide to take the rail and metro lines (of which pass by low rise buildings currently).

62. Land Use, especially surround North Tempe around ASU. Zoning for 25-45, feels like higher rental apartment style, or private communities, built around a for profit rental economy. These should be replaced values that encourage condos, town homes, or for purchase properties, where the people buying those lots/units are investing into the City of Tempe. They might turn those units into rentals, or investment properties, but not all of them will be. The value of allowing a family to purchase a property as a 'starter' home is that they invest in an area, and often continue to invest. The City of Tempe is the people that reside in Tempe, either short or long term, the mix of both is

what makes our City good. But its a balance, and right now the balance is being pushed to short term residency.

63. Land use, the increased density and height increases in the grey areas is unacceptable. Tempe can do it's part for the az housing crisis but doesn't need to carry all the weight. Don't destroy the character of tempe trying to solve a statewide issue.
64. Land Use...see above. I disagree with the changes in the Alameda District that allows up to 45 per acre...almost double what is currently in place for the economic areas already identified along the major arterial roads. Do not change to 45!
65. Land Use: Increasing density across the city will allow developers to construct additional units thus increasing supply. An increase in supply will bring down demand and the cost of units will naturally decrease providing for affordability. The increase of mixed use throughout the City is a welcome site. This provides people who rely on transit and those who don't closer amenities and overall is good for neighborhoods. I especially like the idea of continuing the mixed use at Baseline & Rural.
66. Land Use: The plan's vision for balanced land use, promoting mixed-use and green development, and enhancing transit-oriented development is commendable. I support increases in residential density in the targeted areas to ensure we have sufficient housing for projected population growth, while still allowing for a wide range of housing options across Tempe.  
Circulation: I am particularly excited about the plan's vision to create complete and connected active transportation networks. By facilitating a broad range of trips, including those for employment, recreation, and commercial activities, the plan acknowledges the diverse needs of our community. This comprehensive approach ensures that active transportation options, such as biking and walking, become feasible and attractive options for all.
67. Limited internet connection  
Unable to attend meetings due to health
68. Love the commitment to sustainability
69. maintain existing priorities. no new tempe mosquito lakes etc.
70. More apartments will generate more auto traffic, demands on water, sewage and so on. So many of these are seemingly to be dealt with by "other agencies" but I am not sure that the are. Re-zoning commercial areas for apartments will further deplete needed enterprises in our city, e.g., restaurants and the like. These are already disappearing from downtown Tempe, which is no longer a destination for an night out for me. It's as if the only thing that matters in the plan is more apartments and the developers who sponsor them along key corridors. I have heard that the East Valley is expecting to expand by tens of thousands of new residents over the next 20 years or so. Why is only this part of Tempe and not south Tempe or Gilbert or other jurisdictions expected to house the new citizens? We want Tempe

to be a destination for all sorts of things, e.g., entertainment, not just housing.

71. More open spaces
72. My concern is that parking minimums continue to be mandated, these requirements should be eliminated city-wide. Parking minimums increase housing costs and perpetuate cities that are not walkable. Tempe has limited infill potential, this should not be parking lots or parking structures (as is currently happening). The decision to provide parking should be left to developers and business owners. Tempe should continue to pursue policies that increase urban density.
73. N/A
74. n/a. I've read some parts in depth but not enough in time for the comment deadline.
75. No
76. No
77. No
78. Open space
79. Open space element

Private open spaces are likely not to be accessible by Public. It should be removed from Table 6. On Page 122. An example is IDEA campus, they have no trespass signs all over places.

Open spaces are really getting smaller per person as indicated on Table 7. And as shown on Table 1 on page 28, public open space is reduced in 2050. As more multi-story residential buildings are constructed, additional open spaces should be available to public as they will not have private yard. Open spaces per person should be increased.

Instead of developing the property where Coyote's arena was proposed, the space should be public open space as a part of the Town Lake. It is claimed to be No.2 most visited spot in the state of Arizona. Why should not be increased and enhanced?

Public Art & Cultural amenities

There are many needs in the existing art & cultural facilities. The plans indicate nothing for the future expansion renovation and just maintaining them are included. Edna Arts need expansion and renovation as well as History Museum. Library needs renovation to utilize the moats. TCA's expansion has not materialized despite it was mentioned in IDEA center development. How can the City be a cultural leader in Arizona while just maintaining? We want enhancement and expansion. High level of cultural experience is the one which brings forward thinking businesses to Tempe, not GPLET.

Historic preservation

Unlike the Arts & Culture plan, the Historic Preservation Plan lacks strategies to fund preservation. The General Plan also does not include strategies to fund preservation except mentioning some grants possibilities. We need some funding mechanisms to realize the objectives.

80. Open space is not there to be developed. You are closing off the sky and the air flow. Open space is critical to water retention, green spaces, etc. Circulation is terrible. Speed limits are deadly if bike riders or pedestrians are hit. (where is the 20mile limits needed. I have been here close to 40 years and there has been no real effort to create walkable spaces. In the summer on major routes one has to walk a mile sometimes to find a place to safely cross streets.in 110degree heat. Drivers are out of control in terms of running red lights, turning right on red or making u-turns with no consideration for pedestrians, even bikes do the same thing. And what about historic preservation which is a hugely green notion. There is little left of historic stock and it needs to be protected. where is that in the plan??? The discussions I have attended brought up real and honest concerns and the planners were left flatfooted with so much of the forward thinking that works to address real concerns.
81. P. 50, Figure 3 - Projected Land Use and Residential Density Map - It would be more beneficial for the city and more attractive for developers to increase the density for the large portion of the area to the east of the McClintock Drive, between Rio Salado and University Drive, currently designated as Mixed-use industrial low area (up to 25 du/ac). It is within close proximity to Loop 101, adjacent to Mixed-use Urban (no density cap) and Mixed-Use High (up to 65 du/ac). It presents a great opportunity to take the advantage of this perfectly suited for MF development area while solving the housing shortage and affordability.
- P. 51 reflects decrease in projected residential multifamily land uses from 2,228.5 acres (in 2023) to 2,011.7 acres in 2053. It is not clear that transferring all of this to the expanded mixed-use category will be viable. If, for example, developers are not able to secure street-level retail/restaurant for apartment buildings, will the projects have to go through a time-consuming and costly rezoning case?
- Redevelopment Element RD3 - Encourage continued collaboration with private sector in the Revitalization and Redevelopment areas to ensure success of office, multifamily, entertainment and mixed use projects that benefit residents of Tempe and bring in revenue from other parts of the Valley and beyond.
- Housing Element HO5 - To ensure sufficient housing is developed at attainable price points (i.e. "missing middle"), 1) Include in the plan generous estimates for future population growth and align zoning to housing needs. This will likely require higher density in several part of the city. 2) Pre-zone sufficient land for multifamily so that time and money is not wasted on unnecessary rezoning cases. Streamlining this process means that much-needed attainable multifamily projects will be financially viable. 3) Reduce parking requirements for multifamily developments near planned light rail to encourage renters to use transit.
- Economic Development ED1 - Strongly support #4 to streamline and facilitate city processes for development and redevelopment saving time

and development costs. This will make Tempe an even more desirable submarket for projects that bring in employment opportunities. These projects will also add to the tax base through income, property and TPT taxes.

82. page 214: LNG/CNG should not be considered alternative fuels - they are still fossil fuels and still release particulate pollution.

page 92: re Apache Boulevard redevelopment area - a lot of the old trailer parks are being replaced by luxury condominiums. I worry about the people who used to live there and want to make sure that affordable housing is offered to them

83. Page 44 - Land Use Element - Principles and Goals - Point 3

I disagree that Tempe should encourage a distinct transition between urban areas and single family homes. I believe that relaxing zoning laws allows for more housing varieties and services to be provided within neighborhoods which promotes Tempe's other goals around walkability and transportation choice. We also know that mixed use developments are far more economically viable than single family homes so we should not prevent property owners from building duplexes and townhouses when this would benefit everyone.

Page 56 - Land Use - LU6

On the topic of infill development Tempe should focus on filling in the light rail with places transit riders want to go. I believe the space around many light rail stops is currently underutilized as it's occupied by auto shops, empty lots, parking lots and single family homes. The light rail has so much potential and infill developments is how we unlock that potential. In my opinion the plan should make the light rail the focus of this section.

Land Use

This section does not include anything about the canals. I believe that these paths have the potential to become bicycle highways that allow for cyclist to ride safely, completely separated from the danger and pollution of cars. In their current state these canals are under invested in and the plan should better address this issue.

84. Pg 171 BW4. Favor cycle tracks over buffered bicycle lanes and sharrows to increase cyclist safety and driver convenience.

Pg 197. ER4 and pg 286 PF1. Work with electric utilities to require they offer rate plans that incentivize residential and business rooftop solar.

Pg 229. Provide financial incentives through grants for expanding tree canopy to neighborhood organizations and home owners. Require new developments and businesses to plant shade trees over at least 25% of their property and in green breaks throughout parking lots. Plant more trees along cycle tracks and in multi use paths in all parks including Tempe Town Lake, Kiwanis Park, Western Canal Path and in Papago Park. Support the Urban Forestry plan. Encourage native plants and xeriscaping to reduce water use.

85. Please add to these chapters, where appropriate, the three inclusions listed above.
86. Regarding the Circulation element, I would say I'd like to see language added that specifically sets out to accommodate active transportation routes to businesses along arterials (which currently have only sidewalks that are often not ADA compliant, and no bike lanes) and to other employment centers. In addition, regarding new measurements to track progress to our circulation goals, I want to advocate for moving toward a "Vehicle Miles Travelled" (VMT) performance measure, rather than "Level of Service," so we are aligned on optimizing for more sustainable methods of travel, while at the same time reducing congestion on our roads.
87. Regarding the Land Use sections, I like the descriptions and photos of walkable, rideable, landscaped and busy spaces in commercial areas near my home, but I am afraid we would end up with sterile over-gentrified high rise spaces with heavy traffic congestion as exists currently around the towers on Town Lake, or in Manhattan, the Hudson Yards. The 2050 Plan provides no mechanism for assuring this wouldn't happen. Better to stick with the 2040 Plan density numbers.  
Regarding Sustainability and Resilience, I see no provision for withstanding a deadly utility blackout during an extended heatwave affecting most of the population. Cooling centers are inadequate. One feasible solution would be retrofitting houses with solar and battery "split systems" that could cool critical rooms, including bedrooms and kitchens, until the emergency is over. Also here, best not to try to maximize population gain.  
Regarding Economic Development, Tempe should not compete with other regions to attract high income businesses and their employees by offering incentives at taxpayer expense, Tempe should maintain a good business environment by providing good infrastructure and services and fair regulation. Increases in education capacity are not mentioned. That is critical for healthy long-term economic and citizenship development, even as envisioned with 2040 Plan density increases.  
No Open Space increases are mentioned. Some of commercial and mixed use areas should be dedicated to "pocket" and larger parks, especially near where people work and live.
88. Said that in above
89. See above
90. See above
91. Slides 27 and 77 are problematic
92. specific plan for a mid-block pedestrian crossing between LaVieve and Caroline at McClintock. There is a bike and pedestrian route at LaVieve on page 167 but no mention of crossings.
93. Stop allowing the dense apartments coming in. They are destroying our landscape and our communities. Not to mention the traffic increase and depletion of water resources.

94. Sustainability and land use in this general plan are being used as greenwashing tactics to support changes to who owns land and how it can be used. As a sustainability expert, and also a young person, it is obvious that no real thoughtfulness has gone into this plan to think about environmental impacts or diversity of land use. As we saw from the Coyotes land use plan, it's a way to shift land from public ownership to private ownership at the cost of taxpayers.
95. Sustainability and Resilience. See prior question. As far as aesthetics go, I have asked former council persons to please enhance our entry into my neighborhood (McClintock and Carson) without any results, so I quit asking. I hope I see it before 2050.
96. Sustainability without consideration for increased demands for water and green space, parks and recreation reflects poor planning.
97. Tempe continues to encroach on and DESTROY the downtown area, and the Salt River/ Papago Parks areas of nature, greenery, and history, choking it to death. What will be destroyed and moved NEXT? I was IN TEMPE, when those HISTORICAL TEMPE LANDMARKS sitting on the west side of ASH Avenue, next to Rio Salado Drive and the light rail track ... were in their ORIGINAL LOCATIONS. I CAN REMEMBER ... the way they looked ... biking past them, in their ORIGINAL locations. What is TEMPE's next IDEA? Moving the PETERSON HOUSE south to KIWANIS Park, so that you can resell/turnover the last section of Tempe homestead farm land, to another HIGH RISE CONDO developer, so that it can rise in an established neighborhood, of one story residential homes ... so that the residents can look out from their elevated sliding patio doors and porches, and see into everyone's backyard.

Where are "the details and restrictions" in your TEMPE 2050 DEVELOPED GIVEAWAY ?

I have seen in the past 64 years, as a resident, student graduate, university employee, and long time home owner ... a lot of wanton destruction, but very little planned development, preservation, and airport landing zone noise abatement. I remember a downtown MILL AVENUE, where you could bank, shop, read a book at CHANGING HANDS or THOSE WERE THE DAYS, visit with friends/neighbors, buy a wrench at the hardware store, buy a sundae at the counter, enjoy a good meal, and see enjoying entertainment. Now all I have down there ... on MILL AVENUE ... is a trail of dive joints, weed parlors, and a couple of pool table bars. I do not think very highly of the CITY OF TEMPE's past 64 years ... of "organizational planning and efforts".

It is TOTALLY UNACCEPTABLE!!

Over the years, I have had many friends from Tempe, north of the Salt River. Tempe High and McClintock High divided the city ... Tempe High students came from west of Rural Road. McClintock High students, as I and my six other siblings were, came from east of Rural Road and every house north of the river. EVERYWHERE, we use to go and eat, shop, go to the movies (in theatres & drive-ins), entertain ourselves north of the river has been



DESTROYED, in the name of "progress". The Wax Museum, the drive-in movie theatre we use to cruise, Legend City, Papago Plaza, Los Arcos Mall, Hayden East Shopping Center, their Hayden East movie theatres ... where we first saw CAMELOT and MY FAIR LADY, the drive-in movie theatre on east side of McClintock that we also use to cruise ..... AND NOW THE UNKINDEST CUT OF ALL. BIG SURF and now our local skating rink OCEANSIDE ... have now been plowed under and closed. Most anyone who has lived in Tempe for even a short time ... remembers each of these places and enjoyed them. What Condo developer did you give "zoning variances and property tax abatements" to this time for our last remaining North Tempe Entertainment District properties?

I want to THANK the City of Tempe, to the great upgrades to our local parks, Elementary Schools, and Junior High Schools, with my left hand. But my right hand, wants to "whap you upside of the head" as our older Tempe friends would say ... for the DESTRUCTION of Tempe's Entertainment District, on the south bank of the Salt River. The Ash Avenue Bridge, could have been saved as a pedestrian bridge/sightseeing venue across the river, like the City Of Minneapolis did ... for its retired Third Avenue Bridge that crosses the Mississippi River, and looks over the St. Anthony locks, the repurposed city flour mills, the MILL CITY MUSEUM, with a rooftop view of the river and its landmarks and greenery to die for, and the retired Third Avenue bridge is great as a venue for meeting friends, viewing fireworks, and attending band concerts. Another BIG mistake by the City of Tempe. The TEMPE ASH AVENUE Bridge was chopped off at its ankles, and is a footnote to another lost opportunity.

That was much like what mistakes were made at TEMPE BEACH, before it became a venue for ROCK CONCERTS and BEER FESTS. My siblings and I enjoyed many late afternoons swimming at the last two reconstructions of the Tempe Beach swimming pools, and attending city art classes at those buildings to the north, with their upswept roofs, .. and we have dozens of rolls of Super 8 movie film to see what we had and what we lost, as a city.

98. The 2050 Plan did not show expansion or designation for Green Space . Also, the Hatch Areas in the 2050 Plan is not clear for what size of Multi-functional Units could be built .
99. The city needs to put trees only in the parks and to put trees that are useful like fruit and nut trees that can be used to feed the homeless.. Tempe now more than ever needs a homeless shelter just look around.
100. The density has increased significantly since the 2040 plan.
101. The draft provides a very nice plan for sustainability, resilience, and open space, which I am especially interested in. Unfortunately, based upon my experience living in Tempe for the last 30 years, this all appears to be "green washing", as Tempe to this point has make very few of these ideas a reality. In other words, it sounds good on paper, but those of us who have lived here for a number of years have seen little movement toward these goals, even when projects lend themselves to simple improvements like planting shade

trees to provide a continuous shade canopy for pedestrians and bicyclists. With this in mind, it is hard to take draft chapters talking about sustainability, resilience, and open space seriously. In fact, it seems like a very bad, very sad joke - with the joke being on us - the Tempe residents.

102. The executive summary is an over enthusiastic view of the state of the city. The land use section only concerns itself with over expansion. The first two and most prominent points of land use are promoting higher development and higher density. These are not the two main core values a city should embrace. Who can even take the community development section seriously when council has proved (coyotes mess) that they will support money over residents? Historic preservation entails saving and maintaining existing structures. Not tearing them down and putting a tiny memorial plaques where massive developments are being put in their stead. The idea that neighborhood preservation will takes place is another joke. The council's idea is to re-do the neighborhoods so they can pack in more businesses. Housing development seems eerily similar to downtown high density development with all the multi-floor units being built and proposed amongst more traditional homes. The whole plan is a general amendment to anything previously promised. Economic development section mirrors the Land use section in its plans for over development as it states its core mission is to stimulate an already pumping economy. It furthers the notion of the choice of growth element focus by over estimating the city needs. For a town where few of the residents use public transportation aside from the university students, pouring more money and resources into enhancing the systems benefits the very few. We are a 46 square mile city with more than adequate public transport and don't need any roads being further strained by placing every known mode of transport right next to each other on them. The cost of development does nothing to address or account for economic changes or variations in the economy. The plan is that everything will go as planned and it will work out great. Silly optimism at its best. The final insult is the aviation section that talks how critical it is, but doesn't mention the council will amend the city agreements they previously made and place us in an awkward position with the airport at their leisure.
103. The Executive Summary was full of statements that are hard to argue with. However, a close inspection revealed the hidden message of development: "While Downtown/Town Lake/ASU/Apache Boulevard Corridor will continue to be the central urban core of Tempe, new mixed use development will infuse existing commercial or employment hubs to establish high density and intensity activity centers that offer goods, services, and amenities." My opinion on this is that if there is a need for an "employment hub", the city should initiate a broad-ranging RFP to this end. But my worry is that the council and other city leaders associate "mixed use" with tossing out existing zoning rules, and that is a big red flag!
- Introduction: "The General Plan is referred to when implementing zoning requests..." Because I interpret this document to mean that the Council is

basically promising to change zoning rules to benefit developers, I'd prefer to stick to an earlier Plan. Table 1 is particularly frightening. The proposed amount of recreational space actually decreases by 5 acres (when an acre means a lot!) and the "mixed-use" space (new, high-density development impacting existing neighborhoods) quadruples!! I note there is a lot of nice language in the Introduction related to historic preservation, but this seems in contrast to my above reading of this draft document.

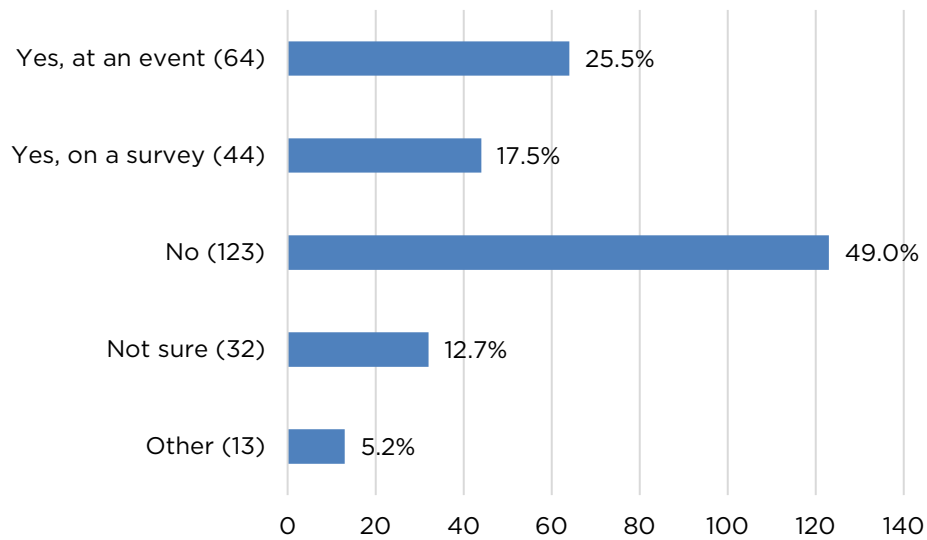
I have paged through the rest of this long document, but I think my comments above show my general opinion.

104. The Guiding Principles state that land use is balanced to provide "housing affordability", provides "open spaces", and supports "social, cultural, economic benefits" to the community. It contradicts what has already taken place in the city - there is minimal affordable housing, massive "luxury" apartments/condos (what developer wants to build an affordable, high density housing when they can realize higher profits with high priced units?) Mixed use "hubs" cram in more density and MINIMIZE open community space. A beautiful cultural attraction, Tempe Center for the Arts, has been hidden by construction of the unattractive IDEA center which has ruined TCA's architectural beauty MINIMIZED open space. GP 2050 Draft does not give confidence that these practices would be changed nor is there any "teeth" to prevent the aforementioned practices from happening.
105. The Land Use and Economic Development Chapter needs to be completely rewritten. The proposed high density and Land Use south of the Union Pacific tracks (between Apache and Broadway) would allow frontage on Broadway, Southern, Baseline, Guadalupe, etc. to be filled with 4 and six story buildings up against the street. They would look like sardine cans on their edges. It is an invitation for developers to come in and exploit all of the neighborhoods for maximum profit. This Chapter, as written, cannot conceivably survive a vote in March.
106. The maps are not sufficiently readable. Key streets are not even labeled in the plan. Open space plan is basically to do away with open space. Tempe is very weak on park access; I do not count parks by the freeways which expose children to excessive pollution levels.
107. The Open Space element is underserved. The fact that there are few remaining parcels for open space means that it has not effectively become a "highest and best use" in terms of the overall public good (benefit).  
Circulation - The plan over relies on transit and multimodal forms to solve problems which are inevitable. Suppressing density is necessary and time will demonstrate good public policy. Tempe will have increasing cut through traffic with each passing year.  
Economic Development - I learned long ago that the BEST economic development strategy is having the best existing infrastructure, best schools, best parks and not giving away tax waivers, incentives and allowing developers to cut corners at the public expense. Demand that THEY innovate on their dime.

108. The pandemic shined a light on the unnegotiable need for open space for all. The city does not have open spaces in an equitable manner. I have open spaces that are fenced off where I live. Support the citizen's and wildlife/animals that live here year round.
109. The plan sounds wonderful, But just like the plan for downtown Tempe sounded wonderful years ago downtown Tempe is awash in high rises, empty corporate spaces, and OH year noise complaints from million-dollar condo owners. Yes the plan is very nice but for some reason, Tempe never seems to follow thru with the grand plan.
110. The plans don't show increases in public green spaces (parks, community gardens, etc.), SHADE trees, or additional community recreation and meeting spaces in NE Tempe where density will be increased. If those aren't even mentioned in the plan, then the density increases will inevitably mean "increasingly-poor" neighborhoods. Golf courses and other luxury pay-to-use businesses don't count because where you increase density, economic levels trend down.
111. The platitudes all sound great, but then there is poor followthrough.
112. The section on Land Use for the Alameda Character Area include a lot of greenery and people enjoying fun outdoor activities in the densified areas near major streets, but there is no provision for increasing parks or other open space. The hashed grey mixed use areas should have lower density housing and some should be allocated for pocket parks and other open spaces for these fun activities to occur. Currently, I am intimidated by all of the homeless people I see around nearby commercial areas and near high rises along light rail at McClintock/Apache, etc. that don't seem to be fully occupied. Shouldn't the Plan 2050 allocate some of the new apartments to house homeless people?
113. The sustainably section, the use of native plants, the open spaces are good. I admire the idea of making the city bicycle friendly and the use of public transportation. However, in the hot summer some of us can not physically take the heat to use bikes or public transportation.
114. The words like "sustainability & resilience" are nice, but from what I can read, its mostly words with little real in the way of creating a sustainable and resilient city.
115. There aren't easy fixes here. I cannot help with this section as you already spent time and this was assembled without prior public input. And based upon what I hear from neighbors and witnessed at the meetings - they don't want it- they don't like it. They don't welcome thousands of strangers living crammed together just around the corner, the noise they will bring and the tighter security they will have to implement if this goes through (never mentioned by the City). Design - it will look awful.
116. these are weasel words " forward-thinking, sustainable, achievable and inclusive of everyone in the community." They mean nothing - like advertising: All natural, fresh squeezed, lo fat and on and on.

117. This document is so large, it looks like a lot of time and resources have been spent to obfuscate the real intent of the plan. I am concerned that this plan intends to make Tempe an urban area by rezoning, without regard for the needs of the current residents.
118. Too much on Economic Development and little on how to improve quality of life in neighborhoods and schools.
119. We need more open spaces.
120. We really need to rethink the water situation in Tempe. Sure we are not getting that much from the Colorado, but things are changing quickly in the southwest and we need to think 30 years out for real, not just 3. Same with the traffic section, all of this is just looking at current solutions that are possible without putting creativity and reimagining of what we might want in 25 years. We need to make the statements and be imaginative now to get where we want to be in 25 years. This plan is lacking this vision.
121. With all the apartments being built we will need more classrooms and teachers, how do we do that?
122. Yes, I have comments on The Land Use Section Pages 51-59; particularly the Land Use Hubs Map shown on Page 59. You describe Objectives and Strategies for many sections in the GPO250 Draft; in this case LU1 through LU10. The you show the Land Use Hub Map on Page 59 without any explanation of how these two sections are to be interpreted. Additionally, you show a variety of sizes to the hazy indicators on the map. This ambiguity can lead to many different interpretations of the Objectives and Strategies by future city planning staff members and developers, and more importantly the needs of the immediate adjacent neighborhoods. It is imperative that the Objectives and Strategies be very succinct as to what the community wants to occur in these specific areas. For example: a very large "hazy indicator" is centered on the intersection of Warner Road and Rural Road calling for a Local Hub. What exactly is a Local Hub? From other sections it appears you are calling for Commercial Development on the Northwest corner. (You know that neighborhood will fight that ferociously) But this concept totally ignores the fact that there is a major commercial hub just one mile south at Ray and Rural Roads. Don't you believe it to be extremely poor Planning to have two commercial hubs so close together? Granted 3 of the four corners of Ray and Rural are in the City of Chandler but common sense requires us to avoid such mistakes.
123. Yes, I have extreme concern about increased density on Rural. Enough of this.

5. Did you share feedback over this past year on the Tempe Tomorrow General Plan 2050 draft on previous surveys or at community events? Select all that apply.



Responses: 251

Other:

- 2050 community working group
- I am unable to attend in person forums as I am at high risk if infected with Covid.
- I have attempted to do so at prior events, notably at the events that were proposing the Neighborhood Circulators. All dissent was shut down at that meeting. They appear to be a mere effort to check a box that you held the event. Don't waste my time.
- I tried to give feedback at several events and felt that my comments were dismissed. It didn't seem like anyone was taking notes or actually doing anything with input during events.
- I was never asked ! Tempe is out, which is really anemic
- Individuals and community groups
- On the Next Door site
- Personal meetings with the Mayor and Council members
- served on a working group
- Tempe Transportation Commission representative on the General Plan committee
- This is the first I'm hearing of the plan, so no I haven't commented previously but feel that Mayor, Council and City leadership staff are so out of touch with Tempe resident wants and needs that it is time to voice an opinion.
- Wasn't aware their were other surveys until recently made know.
- With members of the planning department on a long Zoom call

## 6. Please share any additional feedback.

1. 1) Development: a developer is submitting plans for apartments at Kyrene and Guadalupe. No apartments are needed - there are too many empty apartments in all the other apartment buildings in the immediate vicinity such as Garden Grove, Strada, San Marino, Pinnacle Grove, Allure. Notwithstanding, the design quality of new construction is often poor and will not age gracefully. Developers generally need to be stopped - they are not paying their fair share and have outsized political influence. 2) Solar: SRP needs to correct its rates and policies to stop disincentivizing residential solar - it's too expensive and untenable for the vast majority. From a commercial vantage point, looking down from the rooftop bars in Tempe, there are virtually no solar panels to be found. 3) Housing, generally: i am disgusted by the American Community Survey (2018) estimates - almost 50% of renters in Tempe spent 30% or more of their income on rent and were thus, housing cost burdened (The City of Tempe Housing Inventory and Affordability Analysis report prepared by Matrix, June 2021 p 36) - and 2018 was pre-pandemic and pre-inflation! The legislature simply MUST allow rent control. I don't know how people are surviving. i guess this explains why homelessness continues to exacerbate!
- a. Page 195  
CHANGE "Consider and adapting'[sic] implementing updates to the 2021 International Energy Conservation Code (IECC) developed by the International Code Council." TO:  
"Update the 2021 International Energy Conservation Code (IECC) developed by the International Code Council."  
2. Page 197  
"Prepare a master plan for electric vehicle charging stations and collaborate with Arizona Public Service (APS) in the effort." There is ALREADY a EV roadmap (meaning a master plan), is there not? If not, this is our plan for 2050? A roadmap/master plan cannot be delayed further. We are missing out on grant opportunities from the Inflation Reduction Act. In addition, you should add Salt River Project (SRP). They are the utility leading the way and are in active partnership with ASU researchers.  
3. The draft of the General Plan 2050 contains no mention of skilled labor requirements or any mention at all of labor.  
<https://www.tempe.gov/home/showdocument?id=101702&t=638188968564616958> At the very least, you should add the skilled labor language the City has been using for development agreements wherever "Economic Development Tools" are mentioned.  
"To the extent permitted by state law, Developer agrees to use its commercially reasonable efforts to register and utilize apprenticeship and highly skilled worker programs that meet federal and state standards in the undertaking of the duties and obligations contemplated herein. Developer acknowledges and agrees that it will comply with applicable federal and state law with regard to the use of apprenticeship and highly skilled worker

programs, and that its contractors and/or subcontractors shall agree to provide high quality training for the production of skilled, competent workers for this Project. For purposes of this Section, the City and Developer agree that the preferred method of demonstrating the use of skilled, competent workers is participation in a registered apprenticeship program that has graduated journeymen three of the last five years."

4. The word utilize/utilization is used 96 times. Do a search and replace and substitute "use."
2. 80,000 students at ASU makes all "community efforts" at local development irrelevant.
3. All in all the plan looks great!
4. Also transportation plans must be adjusted. Go to all small blue buses. Having these huge, full size ,empty buses speeding through ,once quiet neighborhoods is ridiculous spewing exhaust . By schools & Parks ? Go electric & small. All of these big buses aren' needed. Stop trying to be a big city! 40 square miles? Just stop and bring back our City . Talk to any Tempean that's lived here over 20 years. And you will hear. What happened to our City. Also affordable housing which is non existent in Tempe. Really worry about younger families ( Middle Class) aren' looking at Tempe. Too expensive . And that's what made Tempe great. Now big Money is buying up all homes and turning to rentals/ VRBO etc. truly sad.
5. As evidenced by many public surveys and previous community feedback, housing, sustainability, and quality of life issues are very important to Tempe residents, and this updated plan generally reflects these priorities.
6. At a meeting at our local SW Tempe park years ago, with a city council member and city staff, two commitments were made and not followed through on. Please restore credibility and address these two issues.
  - a) The transportation department said bicycle lanes would be install on Priest Dr all the way south to Ray Rd (including the portion in Chandler) soon as the new housing complex on the west side of the road was completed. No bike lanes have been installed. Just today (and far from the first time) a motorist did a very dangerous pass, that in all likelihood would not have occurred if a bike lane was present. Say what you do, do what you say!
  - b) Tempe allows rezoning sighs to be placed parallel to the direction of travel on roadways, and therefore very obscure and unnoticeable. In other municipalities the signs are perpendicular to the direction of travel, just like business signs along the roadway, they want them to be seen! It appears as if the city and developers don't want citizens to see them. Please require rezoning and similar signs be placed for maximum visibility and transparency.
7. Be sure new developments are tasked to ensure water availability for 100 years. It's impossible to change once the development is completed and water issues arise in the future when it's too late.
8. Comments shared above.



9. council and mayor have again sided with corps and real estate industry. remove them.
10. Disappointed
11. Don't let the extremely vocal people 100% dictate what goes in this plan like we do with everything else! This is about the future of this great city and some of us won't even be here when this plan comes to complete fruition.
12. Draft still needs work, dramatic increases in density and significant changes to land-use designations around neighborhoods, especially in 85282 and 85283 are deeply concerning, and doesn't seem to reflect community interests, just a sweeping attempt to solve affordability without much of a coordinating strategy - every generation has a mega-concept to solve housing issues, when sometimes the best solution is to simply work 'with' the community ... boring 'yes', exciting 'no', but ultimately leads to a strong, diverse city. Simply opening the gates to the development industry and its lobbyists, hoping that this will magically solve affordable housing issue, is at best wishful thinking and at worst reckless. Consider creating Overlay Districts along arterials in conjunction with Neighborhood Character Areas setting in place a framework for new growth, helping maintain the unique identity and diversity of Tempe while working 'with' neighborhoods instead of against them. For instance, between Southern/Rural (Library/Community Center) to Mill/Southern (Danelle Plaza) could be a District Overlay encouraging local small business, culture, arts and adaptive reuse, leveraging existing character and community assets. When you provide a framework for density increases and land-use change that works 'with' neighborhoods, you build a stronger community.
13. End single family zoning
14. Enough with building new apartments.
15. Hockey provides jobs for Tempe and tax dollars too
16. I am so disappointed in the City of Tempe leadership. Our streets need to be repaired. We continue to have water line breaks. Parks and green space areas are not being properly maintained. Trees along some of our city roadways have died from lack of water. The city lost a lot of focus with the focus on the Coyote Stadium. Leadership has lost touch with their constituents
17. I appreciate the focus on sustainability, environmental stewardship, improving air quality, and responsible use of water resources.
18. I believe that if this plan were put to the vote right now, the way central to north Tempeans are feeling about it, it would not pass. Perhaps COT can partner with some creative folks to use Danelle Plaza as a demonstration project to fine tune concepts and learn some lessons.
19. I cannot express how disappointed I am with Tempe leadership. What I have seen is a council that does not lead, but is led, not by residents but by developers and speculators having little or no commitment to the community. Downtown Tempe, once a unique, special and inviting locale populated by local "Mom and Pop" businesses, has been taken over by

sterile, soulless corporate chains. Tempe's once-relaxed atmosphere has turned into an angry, uninviting, congested cancer. Growth can be good, like the growth of a tree. It can also be bad, like a tumor. I for one do not want the downtown tumor to metastasize in my neighborhood or the rest of Tempe. Changing current low moderate densities to moderate densities outside the immediate downtown will do just that, ruining any remaining individuality and killing everything that once made Tempe special.

20. I do not believe that high density housing needs to continue to take over the central Tempe area.
21. I do not believe this plan is an earnest attempt to build the city Tempe residents want. I believe it is a plan to build the city opportunistic developers want.
22. I DO NOT WANT THE AGGRESSIVE DEVELOPMENT OF TEMPE TO CONTINUE, LIKE WE HAVE SEEN ON MILL AVE, TEMPE TOWN LAKE, DOWNTOWN TEMPE. I want our existing, quiet, mature residential neighborhoods to stay exactly that, quiet, safe and happy.
23. I have always thought of Tempe as a great small town. I loved going "down to Old Mill" for entertainment and food and the "MAMA" festival. Now it is catering mostly to ASU - building more and more every year. In the downtown area I have seen a continuous array of giant cranes for the last several years. And for the last couple of years road restrictions everywhere. I try to stay away from downtown. It is not welcoming to everyone. In my neighborhood, investors have been allowed to buy up family homes and turn them into rentals, which are mostly inhabited by ASU students. Recently, investors have turned many homes into Air bnb's. No one knows their neighbors any more. I'm in a cul de sac with 11 homes and I "say hello" to 3 people. The prices of houses have soared, the rents of apartments have soared, consequently you see multi-generations in single family housing. I'm glad the city is working on the homeless situation, but they are still out there. I haven't seen any movement on the Food City property or the Danielle Plaza affordable housing which we've been talking about for a few years, now, but the apartments continue to go up. So it's really not a "hometown for all". Hopefully we'll get there. Progress slow but steady. Thank you.
24. I have lived in Tempe since 1984 when I came to attend ASU. I am all for supporting those in need, however it feels like this is all that the city is focused on (diversity, homelessness, affordable housing..). If Tempe only focuses on these issues you are going to push away those that are paying the taxes and wanting a great place to live. Tempe has been a coveted city to live in, but now looks more like a transition city; where people can start out but wouldn't want to put in roots.
25. I have tried to be involved in city planning in the past, e.g. the Orbit system. My impression of how the City functions is that they ask for input from the public and then do what they have decided to do all along. I think this is one of the reasons the hockey proposal lost. I know one of the reasons I voted against it was because I am tired of the City not providing first and foremost

for its residents that bear the brunt of the traffic and other inconveniences of high density living and amenities that are targeted to those who live outside of Tempe.

26. I plan to vote "no."

27. I really resent the fact that the 2050 plan seems to expect every person and neighborhood north of the 60 to take the vast majority of traffic, higher density, air pollution, traffic woes etc. Almost no changes in land use down "south". How unfair is that? Why not allow some apartments there south of the 60 and all the way to Ray.? In addition, the city has areas that desperately need development, including the new Maker district which is ripe for development and could include places for artists, musicians (and help develop Danelle Plaza!). Let's have some small local restaurants (desperately needed) and not another college bar! Why not focus on changes to Mill (more than just cosmetic) that might bring in some artists/musicians there and new local places to eat. Mesa is outpacing Tempe right now which is crazy to me...to say nothing of Chandler and Gilbert downtown areas. Have we changed downtown enough that no one can get there unless they pay to park and thus there aren't enough customers to keep small, independent businesses alive. We know Arizonans really don't like to pay to park. I ride public transportation but it doesn't always feel safe and the hours are not always conducive for people out at night or on the weekends.

28. I really would love to live near where I teach, but there are no options for me.

29. I support the following:

- Between the 60 and the 202 I want to see high density, high rise buildings along the rail line and along Tempe town lake and downtown. When you drive along the current line it is not what you would expect (empty lots, 4 story tall buildings, rundown empty buildings etc.). Until this development is executed in these areas, I don't want to see any density changes anywhere else north of the 60 that wasn't included in the original plan. You will not be able to develop that area and others between now and 2040 so don't waste time and taxpayer dollars proposing other development corridors north of the 60. Don't use this plan to mask the fact that staff and council couldn't execute the original plan they created.

- I want to see architecturally significant development. I would like a scale of incentives for developers that correspond to encourage interesting buildings and landscapes. Don't fill this city with stucco, bland buildings and call that a win.

- I would like to see the rail corridor include outdoor shade and street level retail development. Eat, work, shop, take the rail to work (ie. the 2040 plan). Work to develop every last lot along the rail line and accept nothing else as success.

- Execute the approved plan, don't try to create noise and distraction by creating a plan that no one asked for and not many people want.

30. I think it would be smart to use a zoning designation (existing or new) to zone a larger share of single-family zones for a small number of units (missing middle), Perhaps 3/4 units per lot instead of 1. I also believe that ADUs should be legal in all residential zones. It's my understanding that they are only legally in multifamily zones with single family houses on them. This would be a big help to students who are having a really hard time finding housing here.
31. I think that I have already put in my 2 cents ... more like a buck-fifty, and I am sure many Tempe citizens will be echoing my same feelings, as they try to find a break in traffic to turn right, or avoid a panhandler, whose long time housing was displaced by your new "developer" friends. I have attended many of your meetings and online surveys, to express similar concerns, but I guess "Money Talks Louder" Oh well ...I can only offer you photographs and Super 8 mm films, of what the CITY OF TEMPE has lost. Nothing today, that is worth taking a picture of. I can't even photograph my grandparents arriving by train from Chicago at the Tempe Train Depot ... but I do have the Super 8's from the last time, that my grandparents could still do that ... before you also changed the Tempe Depot ... into a dive bar also.
32. I think we are definitely going in the right direction and it may help if the city does a visual map of tax revenue and what areas produce enough tax revenue to be neutral or positive for upkeep and what areas cost more to maintain than tax revenues generate - for the character three area - more mixed-use development so that more third spaces (like Shop Beer) can pop up in the local community - I know I appreciate all the new development and housing in the character three area and I hope to see more of a focus on protected bike lanes versus using the side of streets for free car storage - you folks are doing a great job - thanks for all you do, I appreciate it! ;-)
33. I wanted to state that the Orbit buses in my neighborhood are careless and a nuisance to all on our street Lola Ln by the Escalante Community Center. Our street is not very wide and becomes a single lane when cars are parked on the street. The buses have no stops on Lola Ln, they can easily take any other street or even the paved alley to get across but they insist on coming down Lola Ln. They have knocked off side mirrors do not move out of the way when driving down the street. Most of the drivers are also pretty rude as they give you a dirty look as you pass them for not submitting to them on the street.
34. I was particularly curious why my neighborhood was coded yellow and not purple like everything around it. I believe we should be included in any protections as we're so related and similar
35. I won't live long enough to see the payback from gifts given to private developers!
36. I would also like to see more murals and public art pieces by local artists all over town. IMHO, there is never too much art. Art can make Tempe feel unique and charming without costing much. Perhaps like the free library

- project, which has been very successful, provide small grants to businesses and/or residents to create art in their front yards and storefronts.
37. I would like more green space in my city. I did not see much about expanding green spaces which is so sparse.
  38. I would like to let you know that I attended the live meeting on 6/5/23 at the Kiwanis Recreation Center. I'm a college-educated professional and I only followed about half of what was being said. If your audience is intended to be the general public then I would suggest you make it easier to understand what is being said.
  39. I would recommend that the city drop the 2050 General Plan draft and simply re-authorize the 2040 General Plan. City leaders have lost the trust and confidence that many Tempe residents, including me, had for them. Our city leaders have presided over a completely awful, sterile, concrete, glass, steel and asphalt transformation of our cherished downtown, and tried to put the cherry on top by forcing the awful Coyotes arena development project down our throats. I have no confidence in Tempe's leaders, or their ability to "enhance" our city in a way that preserves or enhances the quality of life for Tempe citizens. In fact, all I have seen is out of control, unchecked development that has done nothing but diminish our quality of life. If the proposed 2050 General Plan draft is approved for the ballot in its present form, the city will have bought itself another divisive election as neighborhoods organize to make sure the 2050 General Plan draft never sees the light of day.
  40. If this does get approved, please please require enough parking for these high-density areas. Harper apartments was built and causes a ton of traffic stress and wear and tear on residential roads and businesses nearby. The apartment complex earns all the money but residents and nearby neighborhoods have to suffer and pay for increased paving and road maintenance due to the business knowingly not providing enough parking.
  41. If you're going to sell sustainable propaganda like this then I'd recommend City Council walk the walk as well. Actions speak louder than words.
  42. I'm a mom with a toddler who lives and works in Tempe. I hear people talking about what "families" in the neighborhood want, but they don't speak for me. We want safer bike rides and affordable housing.
  43. I'm excited for the future of Tempe. We can be the leader in the country for mixed use, dense, and walkable neighborhoods, plus with great year-round weather, grid roadways, and flat terrain, we could be the best city for bicyclists. Both of these points support the sustainability goal. With more housing, cheaper rents can become the norm, thus increasing the likelihood that if someone falls on hard time, they can still be housed. I love Tempe and hope everyone who wants to live here can and those who want to ride or walk can do so safely.
  44. I'm glad to see the Dark Sky initiative mentioned in the plan. But, why is the city installing extremely glaring (and cool-color) LEDs in street lights? Why aren't we more responsible with light now? The city was installing a warmer

and less glaring LED unit in existing street lights (in neighborhoods for example). Something changed and the fixtures are glaring (foremost) and the wrong color temperature for circadian rhythms. If we don't care about the Dark Sky initiative, fine. But, if we do, why can't we make that a priority today instead of 25 years from now? It feels like these future-dated plans are ways to avoid doing what can be done today.

45. I'm not happy with the proposed density increase along Southern Avenue--I absolutely object to raising development density along that corridor. I live in that area and we do not want more development, more density, more traffic, etc. Instead, we need to focus on smaller more local development initiatives, such as a plan for Danelle Plaza that's at the scale of the neighborhood and which includes small LOCAL business, LOCAL/independent art and music. I am tired of giant development projects all over Tempe--what's happened downtown has been pretty awful, and I do NOT want that to be re-created in central Tempe along Southern Avenue. We didn't want the Coyotes Stadium, and we don't want giant development nor more density.
46. In the Executive Summary, there was no mention of any efforts to address the homeless population in the Tempe area. Is this being considered in the 2050 plan?
47. In the Public Involvement section, I found the "Spectrum of Community Engagement to Ownership to be a useful standard. At the neighborhood 2050 Plan meeting for Brentwood-Cavalier and Broadmor Neighborhoods that I attended, a number of attendees commented that they had a hard time understanding the issues described in the plan. Others said so to me privately. We can assume that to be more true for the people who don't attend meetings or vote. Tempe has citizen's commissions, but I have no sense that they educate or engage the Tempe public. In terms of involving the citizens, the Netherlands has a "polder" community decision-making tradition, borne of the need to control the North Sea, that seems more effective. <https://foreignpolicy.com/2019/12/21/democracy-has-only-one-way-to-save-the-planet-netherlands/> For Tempe, ASU, along with a rich array of other sources, are certainly good places to find expertise for such a committee, whose non-economically conflicted experts would tap their areas of expertise and negotiate with the other experts where contradictions emerge to arrive at non-binding recommendations that would assist voters, as well as elected officials and staff. I have learned that there is a Tempe 2050 Working Group that brings together various areas of expertise and stakeholders, but I haven't heard of their recommendations being made publicly accessible through news releases, Tempe mailers, etc. Expanded democracy happens when all citizens are accurately informed and heard.
48. It is a shame what Tempe City Leaders are doing to TEMPE.....Take a note from the Coyote debacle. Listen to your residence
49. It seems that most new projects want a variance, so why increase the starting density and heights.

50. Let the people speak concerning zoning changes; don't assume that this survey includes opinions of most residents.
51. Let's have more green spaces instead of more buildings.
52. Many thanks to the city staff for their hard work and service to our community.
53. More misspent funds and wasted time. There is a disconnect here between this committee and actual Tempe residents - this is a problem. I cannot imagine for a minute that as our planet warms, people will conclude that they should seek refuge in a desert environment such as ours. How long would reasonable growth last? Through 2030 or until 2040? It seems absurd that it would continue up to 2050. People will be wanting to build underground instead of moving into high rise buildings that put them closer to the sun. These high rise apartments if built will be empty.
54. Move some of those hashed areas down into South Tempe and see how well it is received. I DO appreciate how much work has been put into this, but the premise of assumed growth is flawed.
55. NO to 2050 General Plan. Stick to lower densities; preservation of historic buildings, open areas, lower property taxes and no more GPLETs!
56. Not sure how Tempe is going to change the light industrial area "Tempe Maker District" to what. More industrial or less industrial or add residents??
57. On one hand Tempe is trying to limit water use by current long term residents but at the same time wants to increase size of population which will increase water consumption. Does not make sense at all.
58. Overall a good plan I just think that 2050 gives an awful lot of wiggle room and climate change will make Tempe miserable a lot faster than 2050 so this stuff should be done a lot faster than that.
59. P. 51 - The gross total acres for 2023 Existing Land Use and 2050 Projected Land Use varies by 300+ acres. Where is this additional land is coming from? Are there still 300 acres of county island left around Tempe?
60. Pages I was interested in were difficult to print copies ---- & when the printing finished, for some reason the document went back to the beginning. I've ended up on this survey, when actually I wanted to check out more of the plan. But --- I'm also very tired of reading it, & I think I only made it 1/4 of the way through.
61. Please avoid high density projects in existing neighborhoods
62. Please listen to the citizens. We do not want even more development in Tempe and we definitely don't want high rises at the intersection of Mill Ave. and Southern. We need more parks and open spaces to be able to enjoy our community.
63. Please listen to the residents. We do not want more large scale development.
64. Please partner with developers that will add value back to the existing residents of the City.
65. Please take the wishes of the citizens of Tempe seriously. I am happy to be engaged but it often feels like we are fighting an uphill battle, constantly having to ask you all to slow down on your overzealous development plans.

66. Please. just. stop. trying to ruin what's left of Tempe.
67. Promote higher density is a non starter.
68. Quit letting developers run the show!
69. Some of the highest taxes in the valley have produced the ugliest downtown in the valley. Aside from people who love to drink, almost no one who LIVES in Tempe gives a rat's behind about all the building in downtown. I hear comment after comment from people in and out of Tempe about how the soul of Tempe has been destroyed. I don't know who Tempe's so-called leaders talk to but it must be an inbred group because almost no one I talk to likes what is being done to the downtown.
70. Stop approving more huge apartments, it is unnecessary öÿ~' we have a bigger homeless and mental and behavioral health problems you should be addresssing first.
71. Stop trying to remake our beloved Tempe according to YOUR vision.
72. Tempe has citizen's commissions, but I'm not sure of their effect on governance? At the neighborhood 2050 Plan meeting I attended, a number of attendees commented that they had a hard time understanding the issues described in the plan. Much less, the people who don' attend meetings or vote. The Netherlands has a more effective "polder" community decision-making tradition, borne of the need to control the North Sea. <https://foreignpolicy.com/2019/12/21/democracy-has-only-one-way-to-save-the-planet-netherlands/> For Tempe, ASU and elsewhere are certainly good sources of expertise for such a committee, whose non-economically conflicted experts would tap their areas of expertise and negotiate with the other experts where contradictions to arrive at non-binding recommendations that would assist voters, as well as elected officials and staff.
73. Tempe hasn' fulfilled its promise and goals set for 2040 but now has come up with a worse plan for 2050? Makes no sense.
74. Tempe is the only municipality in the Valley that does not open onto the desert - we are land-locked. Let the other cities foster uncontrolled growth and development (viz Gilbert!). The longer we can hold onto our special qualities and concentrate on quality rather than unfettered development, we will increasingly be the most popular town around!
75. Tempe really needs to do more than just checking boxes when it comes to something this big.

Please learn from the last mistake.

Slow down and get it right

76. Thank you for asking for input and feedback!
77. Thank you for the opportunity to give feedback. My expectation is that the preservation of Tempe's history will be treated as high a priority as economic development. They are not exclusive and can go hand-in-hand.



78. Thank you to Planning for the considerable work in shaping this plan and Neighborhood Services for your tireless and continuous outreach and engagement efforts. We appreciate you empowering Tempe residents with the tools to fostering an even more vibrant, accessible, and inclusive community.
79. Thanks for your hard work!
80. The amount of empty housing concerns. Vacation rentals and empty houses with unwatered trees near us. Been reading that a substantial portion of homes are empty in other nearby towns and elsewhere. And that more are owned by large corporations. Are we moving toward monopolies controlling housing prices? Will this result in fewer voting residents? People need homes and towns need residents, too. Can the city's planning take these things into consideration?
81. The city government needs to limit housing and industrial growth that would threaten the water supply allocated by SRP and CAP.
82. The council does not care about its residents, only \$\$\$\$\$\$\$\$\$
83. The council is really out of touch with the voters.
84. The General Plan is a very complicated/comprehensive document. The document is clear and attractive. The staff who have created it are to be commended. The problem is that even though this process started one year ago, many residents have not read it nor do they understand the importance of it. As a result, I would urge you to extend the public input process. Thank you.
85. The GP should reflect the needs of the residents NOT developers seeking projects to maximize investment opportunities. I'm asking you to prioritize the interests of those of us who live in Tempe. Keep Tempe livable.
86. The plan is really a marketing gimmick and is not congruent to the town council behavior. The town council and mayor prioritize out of state developers over neighborhoods and residents. Safe neighborhoods, higher wages and affordable housing is lip service. Retail and concession jobs at a stadium are not real jobs. They are not full time with medical benefits.
87. The plan represents a body of work that is very good. Very thoughtful and well detailed. The problem from my perspective are the values that seem to drive it. Recent events suggest the historic "Growth is Good" myth has run its course. This resident is much more concerned with existing quality of life than heroic and extralegal efforts to serve future land speculators and developers.
88. The projected growth of Tempe in the coming decades brings both opportunities and challenges. This General Plan 2050 demonstrates a comprehensive and well-planned approach to managing this growth while maintaining a high quality of life for all community members. One of the key strengths of this plan is its commitment to balanced land use. By championing sustainable, multi-use development practices, Tempe will become an attractive place to live, work, and play for people of all ages, incomes, and abilities. The focus on climate-friendly development and the

mitigation of extreme heat is particularly commendable, as it highlights the city's commitment to reducing carbon emissions and creating healthy physical environments. I believe that by becoming a leader in shade equity, inclusiveness, and green infrastructure, Tempe will set an example for other cities and contribute to a more sustainable future. Furthermore, I am impressed by the plan's dedication to preserving and enhancing neighborhood diversity. Revitalization efforts and support for diverse housing options will create walkable, pleasant, and safe neighborhoods that are connected within a 20-minute walk, bike ride, or transit journey. This focus on community living and accessibility aligns with the values of equity, inclusiveness, and a high quality of life that are essential for Tempe's long-term success.

Thank you for all the efforts that have gone into this plan!

89. The Tempe City Council should be ashamed of itself for thrusting this on us after the Coyote fiasco. You are far too attentive and ruled by the logic of developers. You do not plan other than to follow developer whims. Downtown Tempe is a good example of poor planning and filling pockets of developers.
90. The Tempe that we know and love is slowly disintegrating into massive and high rises, population growth, traffic and crime issues. I realize progress can't be stopped, but uncontrolled growth and lack of disregard for lower income and older citizens, residents and voters is eroding our sense of community.
91. The vote on propositions 301, 302, and 303 showed that the City Council is out of touch with the majority of those who live and vote in Tempe. "Due diligence" just means pretending to listen to those in the city who do not want to replicate a mini-Chicago, who want a city that truly balances those who want a place to live and raise their children. I was stunned by the non-stop lobbying by City Council members and past leaders who showed their true colors. We all know to never to vote for you again. If the City Council wants to show that they truly care about those living in Tempe, they need to tone down the incredibly pro-development components of the 2050 plan.
92. There's already more people living in Tempe than is comparable. Are we trying to be Scottsdale for some reason? Tone it down on the development. We're locked in by other cities, so just make the Tempe we have a nice, affordable, livable place. No more manifest destiny, just let Tempe be Tempe for goodness sake. Take care of our unhoused and don't let landlords raise the rent to change something into an air b&b which doesn't even serve residents. Do we care about the future for residents or are we just trying to make more money on the side from developments? I guess we'll let the voters decide on that during the next election. Also, can we please have more green spaces with trees that are allowed to be trees and not butchered into lollipops?
93. There's way too many apartments now...no more high density. Tempe is ruined

94. This plan could produce huge changes in Tempe--more people, more traffic, more car accidents, more crime. When there is a public meeting about this plan, I will need to see specifics about what is planned, how it will be paid for, and what impact it will have on those of us that reside close to Rural Rd.
95. This was a tremendous task by city staff and volunteers. When an actual plan is proposed, such as Coyotes, then plans have meaning to people. I don't know what the solution to a vision for all but I do know that when our everyday lives are impacted by traffic, homelessness, economic development that suits the neighborhood, reduced green space and increase needs on parks per population planned, reduced ability to use cars, people get concerned. Caution moving to implementation must be elevated.
96. We enjoy living in Tempe and appreciate the many amenities it has to offer. The changes we have seen to date are wonderful: college ave landscape; alameda landscape; plantings at the library complex. The public transit system which allows us to go to so many places.
97. We have a fine City with fine leaders right now. We the residents need to spend more time communicating our priorities with our leaders.
98. We simply cannot keep pushing out efforts to address our concrete jungle. Developers must be REQUIRED to plant an abundance of SHADE trees that can grow to mature heights. Our council's efforts to bring in developers without aggressive plans to contribute to our shade canopy have been appalling. The council's resistance to spending adequate funds on trees in over-heated neighborhoods has also been very concerning. We cannot continue to make improving our shade canopy an uphill battle in Tempe. We need to include more aggressive terms for these goals in our long-term plans.
99. We want housing for families, more green space allotments. We want smaller scale developments.
100. When the hockey arena fails the vote can we turn that area into a green space with youth sports fields?
101. While I've been in Tempe since 1977 and value it's history and tradition, The Hayden Flour Mill is an eye sour. It's one of the first things you see when coming into Tempe and it looks terrible. I know it is on the historical register, but it needs to be restored to its original look. An old decrepit building is not the look I want.
102. With all the changes in each area-We should bring vision zero. Safer streets- More walk able areas. Lower living costs. Bike lanes! MORE BIKE LANES.
103. Would be nice, but Tempe has not followed these kinds of guidelines for decades. I no longer believe that these plans really matter. It's just speculate and develop high density in north Tempe till there's nothing historic or charming left. And certainly not open spaces...

## V. In-person Engagement

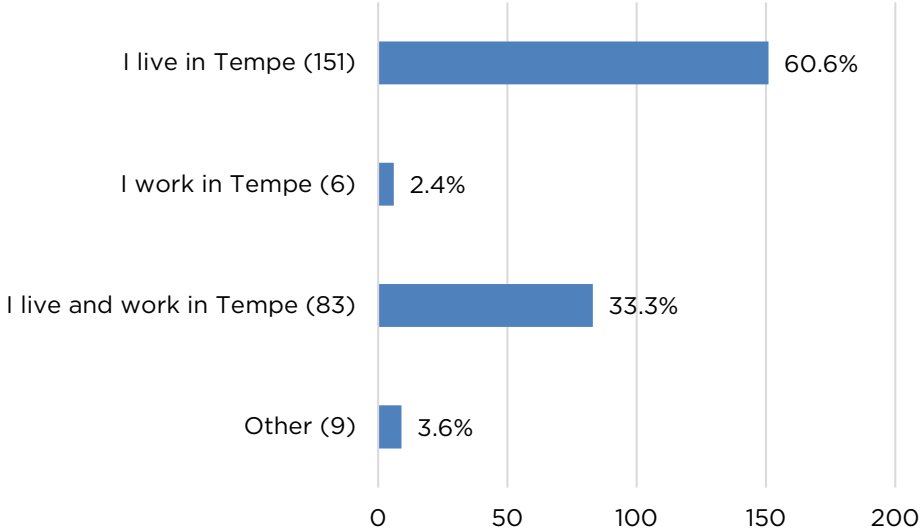
To engage in more specific conversations of how the proposed plan may shape neighborhoods, the city also hosted seven local community sessions held throughout Tempe.

1. Tempe Neighbors Helping Neighbors  
May 26, 2023, 5:30 p.m. virtually
2. Broadmor and Brentwood Cavalier area neighbors  
June 3, 2023, 10 - 11:30 a.m.  
Tempe Public Library
3. Baseline area neighbors  
June 5, 2023, 6 - 7 p.m.  
Kiwanis Recreation Center
4. Apache area neighbors June 12, 2023, 5:30 - 6:30 p.m. Escalante Community Center
5. North Tempe area neighbors  
June 12, 2023, 7 - 8 p.m.  
North Tempe Multi-Gen Center
6. Northwest/Downtown area neighbors  
June 13, 2023, 6 - 7 p.m.  
Westside Multi-Gen Center
7. Remaining areas of Tempe neighbors  
June 14, 2023, 6:30 - 7:30 p.m.  
Tempe Public Library

## VI. Demographics

The City of Tempe wants to better understand how well it is serving community members. Collecting demographic data allows the city to effectively plan and distribute its programs and investments. The collection of data provides a more precise picture of current Tempe residents and businesses. Providing this information is highly encouraged and helpful to the city, but it is not mandatory.

**Which of the following best describes your affiliation with Tempe?**

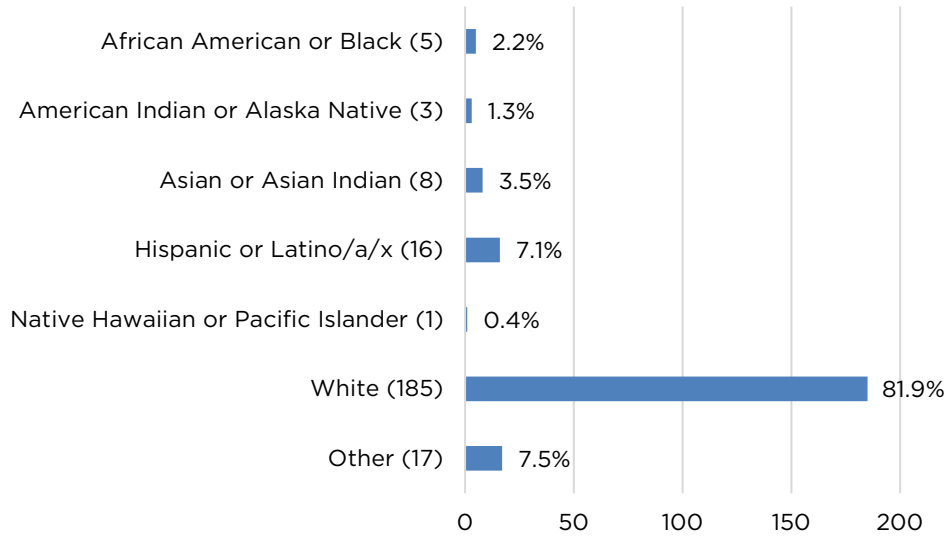


Responses: 249

Other:

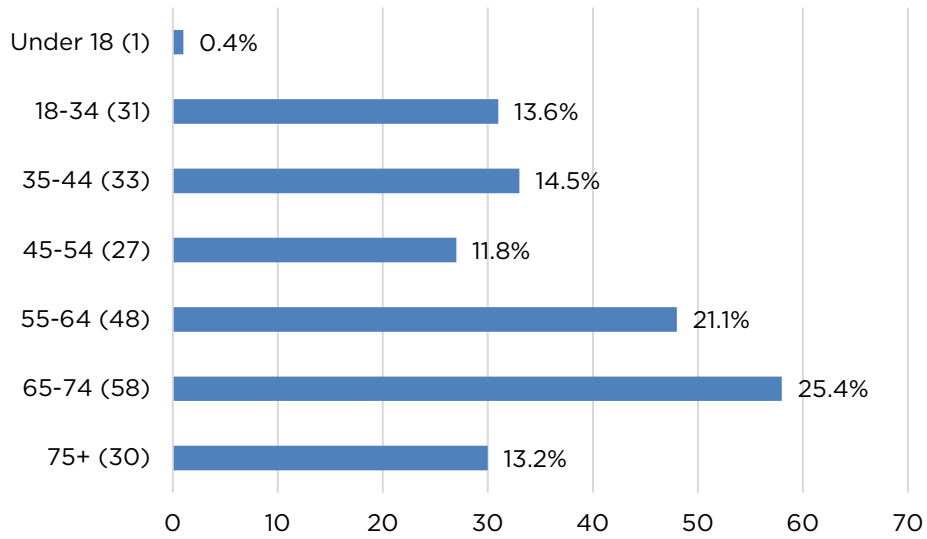
- Former COT employee, resident and dismayed at what has been happening in Tempe
- I attend ASU.
- I currently spend much of my time in Tempe and am looking to move and work in Tempe in the near future
- I live and have previously worked in both the public and private sectors in Tempe.
- I live in, volunteer for and love Tempe
- I live in, volunteer for and love Tempe
- I represent companies that develop office, multifamily, entertainment, industrial and mixed-use projects in Tempe.
- Resident in the region with a particular interest in assuring an adequate supply of housing
- Retired after working in Tempe. Also live here.

**Race:**



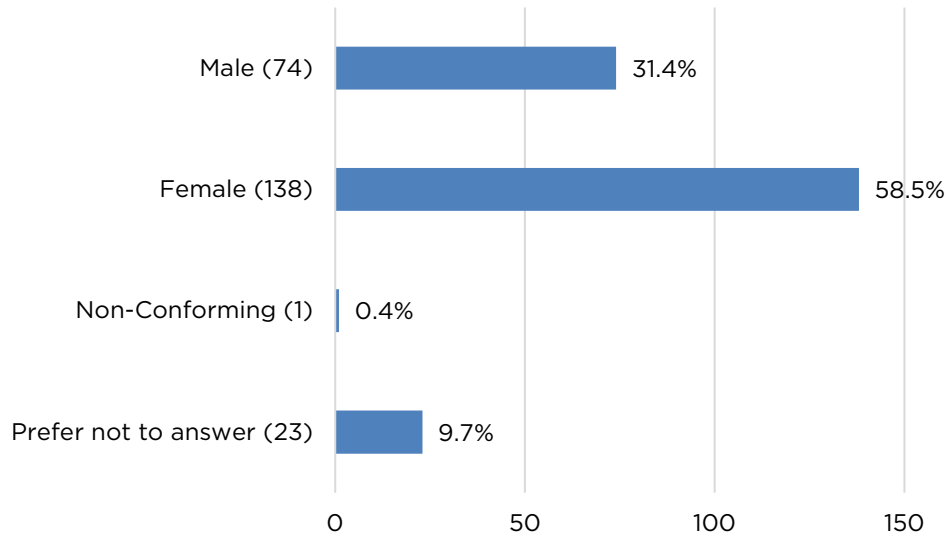
Responses: 226

**Age:**



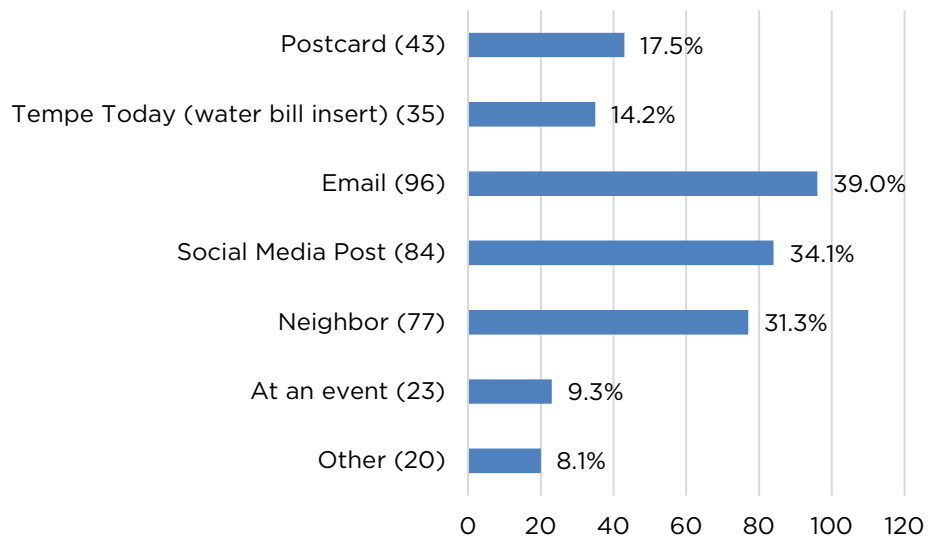
Responses: 228

### Gender:



Responses: 236

### How did you hear about this survey? Check all that apply



Responses: 246