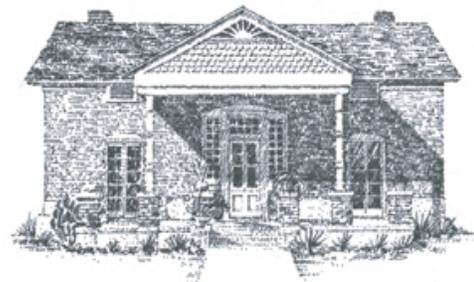
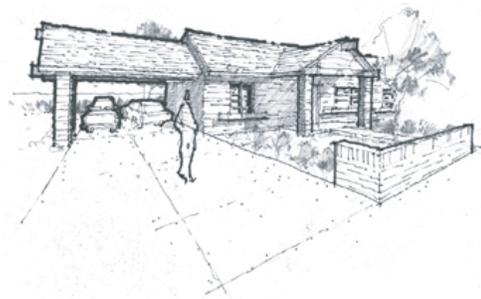


NORTHWEST TEMPE SPECIFIC AREA PLAN



DRAFT



1ST PUBLIC DRAFT

06/13/02

Northwest Tempe Specific Area Plan

NORTHWEST TEMPE SPECIFIC AREA PLAN
Table of Contents

Introduction

The Specific Area Plan.....1
Purpose of the Specific Area Plan1
Relationship of the Specific Area Plan to the General Plan and Related Cities.....1
Administration of the Specific Area Plan2

Northwest Tempe Planning Area

Context of the Area4
Condensed History: Northwest Area Strategic Plans.....4
Planning Process: Northwest Tempe Specific Area Plan5
Character of the Area.....8

Elements of the Specific Area Plan

Land Use.....10
Transportation19
Public Buildings.....20
Urban Design22
Public Art.....22
Housing.....23
Neighborhood Preservation, Rehabilitation and Redevelopment27
Environmental Planning, Conservation and Management29
Open Space and Recreation.....30
Public Services.....31
Safety.....33
Water.....34
Growth Area.....34
Cost of Development.....35

Index

Credits

Supplemental Materials

Maps M-1 through M-13
Appendix A throughG
Definitions
Resources.....

PRELIMINARY DRAFT NORTHWEST TEMPE SPECIFIC AREA PLAN

INTRODUCTION

A specific area plan is a map to the future. It is created to guide our city's decision-makers in their task of making Tempe "an even better place to live, work and play." Creating a realistic plan that can be implemented over time requires a combination of citizen participation and planning leadership. The Specific Area Plan for Northwest Tempe is based on comprehensive goals, strategies and policies for action that reflect citizen desires and concerns for the area. This plan will augment Tempe's general plan and present a responsible proposal for implementation.

The Specific Area Plan

The specific area plan is "based on the general plan and drafts of such regulations, programs and legislation" as may, in the judgment of the Development Services Department, be required for the systematic execution of the general plan (ARS 9-461.08). A specific plan must be consistent with the city's general plan and must comply with Arizona's statutes (ARS 9-461.05).

Purpose of the Specific Area Plan

The City of Tempe is committed to continued reinvestment in its neighborhoods. The aim of this plan is to enhance the character and economic viability of the area – its housing opportunities, businesses, schools, and amenities – in accordance with the city's general plan. The specific area plan provides a way to monitor community attitudes and changing conditions, while preserving and enhancing the character of the area. Citizens have the opportunity to prioritize their community needs and develop activities that will implement the specific area plan.

Relationship of the Specific Area Plan to the General Plan and Related City Documents

The specific area plan will be administered and interpreted in a manner consistent with the policies contained in the general plan.

A. General plan Amendment Process

The general plan is reviewed every ten years in accordance with the state's growing smarter legislation. This periodic review includes citizen input and recommendations by the city's staff and its Boards and Commissions. If

reasonable change is required, the general plan is amended according to the process defined in the document. The Development Services Manager determines if a proposed change to the general plan meets the amendment criteria.

B. Specific Area Plan Amendment Process

An adopted specific area plan augments the general plan and must consider all elements of the general plan, including the circulation and public facilities elements. Following public participation, the proposed specific area plan is scheduled for public hearings. Adoption of the specific area plan requires two public Planning and Zoning Hearings and two public City Council hearings. The specific area plan differs from the General plan in that it does not go to a public vote, and there is no mandated schedule for review.

C. Resources

A variety of policies, guidelines and planning documents exist which have been developed outside of the Development Services Department. Documents relevant to this plan are identified in the Resource List. Often these planning instruments overlap in geographic area and intent. This plan is intended to implement the city's general plan and work in concert with other existing and anticipated city documents as it addresses the specific needs of the Northwest Area. Items on the Resource List have not been included with this plan, but are available for public review upon request.

Administration of the Specific Area Plan

The Manager of the Development Services Department will administer the specific area plan as outlined below.

A. Implementation

The specific area plan is a fluid, flexible guide that will evolve as neighborhood goals are met. City staff from the Community Design and Development Division, Neighborhood Program Office and Transportation Planning & Transit Division will play an important role in the implementation of the plan. The Neighborhood Service Team, a committee of representatives from all departments within the city, will also assist with the coordination and implementation of the plan and proposals.

Ongoing citizen participation is crucial to the implementation of the plan and will include neighborhood leaders, chairs of neighborhood associations, business owners, school administrators, property owners and others, as identified in the Northwest Tempe Action Plan. All residents, property owners, and interested citizens are encouraged to become involved, contributing to the on-going development of the community. Organizing and accomplishing tasks identified for neighborhood action will be the responsibility of citizens within the planning area.

Preliminary recommendations are identified in the Northwest Area Action Plan along with required participants and, where possible, the estimated cost of the project. The public review process for this plan encourages citizens to prioritize actions. Following adoption of this plan, items identified by citizens as “highest priority” will be analyzed in more detail. All city departments that will be involved in the implementation of priority action items will participate in the analysis. This second phase of the Implementation Plan will include a scope of work, anticipated work product, itemized budget, funding sources and responsible parties.

Recognizing the volume of proposals likely to result from city-wide neighborhood planning efforts, citizens are encouraged to focus on a few, high-priority proposals for initial implementation.

B. Minimum Participation Standards

In undertaking a neighborhood planning effort, citizen committees and organizers have a responsibility to include representatives of all major stakeholders. At a minimum, the major residential, business, and property representatives must be included. When appropriate, consideration should be given to schools, community organizations, seniors, youth, developers, religious institutions and community development corporations (CDCs). If a neighborhood proposal impacts areas outside of the Northwest Tempe Area, recommendations must address those impacts. The manager of the Development Services Department has the discretion to determine whether a neighborhood planning effort or implementation project should proceed, or whether it should be reconsidered after inclusion of a broader group of relevant stakeholders.

C. Monitoring the Plan

Neighbors and staff will maintain communication, updating the Northwest Tempe Action Plan when needs, priorities or budget allocations change. Neighborhood representatives will be advised of the city’s process for budget review and other opportunities for funding priority projects in the area.

The specific area plan will be reviewed by staff from all relevant departments in the city, and evaluated based on goals of the area and the city at large. Progress reports and accomplishments will be a regular part of the Northwest Newsletter, which will be mailed to residents and property owners quarterly. The Neighborhood Planning web site will also contain current information on projects for the area.

Criteria will be established to evaluate area projects and the implementation process during the second phase of the Implementation Plan. Communication between area residents and city staff is crucial to the effective implementation of the plan.

NORTHWEST TEMPE PLANNING AREA

Context of the Area

A. Relationship to the City and the Metropolitan Phoenix Area

Tempe is one of the only land-locked communities in the Metropolitan Phoenix region, with a total land mass area of just over 40 square miles. Freeways ring the central portion of Tempe, providing easy auto access to Phoenix, Scottsdale and the East Valley via the Superstition Freeway (US-60), Interstate 10, and the Red Mountain Freeway (Loop 202). The Union Pacific Railroad serves the industrial areas of Tempe and Sky Harbor International Airport supports local business and tourism. Tempe's central location within the Phoenix Metro Area conveniently offers a variety of lifestyles, attracting residents with diverse work opportunities and recreational amenities.

The northwest border of Tempe is common to the City of Phoenix. Sky Harbor Airport and a collection of business parks are located along the west boundary of the Northwest Tempe Planning Area. Industrial properties lie to the south, the Rio Salado is on the north, and Arizona State University and Downtown Tempe are adjacent to the east border. This planning area extends from Broadway Road north to Rio Salado Parkway; from the railroad tracks west to Priest Drive (north of University); from Mill Avenue west to Priest Drive (south of University). It also includes the residential area known as Lindon Park, located west of Priest Drive, between University and Fifth Street. (Map M-1)

B. Census Data

Complete data from the 2000 Census will revise the current population statistics. The most recent data available documents Arizona's statewide population as 5,130,623. Most of the State's population resides within Maricopa County (3,072,149). The population of Tempe is approximately 163,843. The Northwest Tempe Planning Area, with approximately 6,600 households, has an estimated population of 14,050. See Addendum.

Condensed History: Northwest Area Strategic Plans

The planning process for the Northwest Tempe Planning Area began as a citizen-driven initiative in 1995. The desire to integrate the predominantly residential areas with desired local services and anticipated recreational amenities became more critical with the rapid expansion of downtown Mill Avenue. Initially, the planning process was limited to the Sunset and Riverside neighborhoods, north of University Drive. Recognizing the value of this planning exercise, the eight neighborhoods making up the balance of the Northwest Tempe Area proposed their own strategy for neighborhood reinvestment.

Community leaders invested their energy and time identifying resident concerns, issues impacting the stability of the area and opportunities for improvement. Planning documents

resulting from this early process serve as the foundation for this Northwest Tempe Specific Area Plan. Those reports and plans are identified in the appendix of this plan; copies are available from the Development Services Department.

A. Strategic Plan for Sunset/Riverside Neighborhoods

Two of the neighborhoods north of University Drive, Sunset and Riverside, joined together to begin their planning process. They were assisted by the Rio Salado Chapter of the American Institute of Architects and PlaceMakers, a local planning group. Their efforts resulted in two reports: *"26 Projects to be Included in a Specific Area Plan"* (January 1997) and *"Urban Design Project Report"* (March 1997). Based on this information, the Neighborhood Strategic Plan was completed in April 1997.

B. Strategic Plan for Northwest Tempe Neighborhoods

Using a similar approach, the eight remaining neighborhoods combined their efforts to develop the Northwest Tempe Neighborhoods Strategic Plan. This plan was completed in November 1998 with the assistance of Venture Catalyst and Community Sciences Corporation/Counts Planning. Within the plan was a recommendation to develop a specific area plan, incorporating advisory and/or regulatory conditions that would assure the success and sustainability of the area.

Following public review, both strategic plans were accepted by City Council. The city's boards, commissions and planning staff currently reference the two plans when processing and reviewing development proposals in the Northwest Area.

In accordance with the policy set forth in the general plan, neighborhood representatives requested a specific area plan for the Northwest Tempe Area as identified on the area map. In response, public workshops were initiated by Development Services staff in January, 2000 to expand the outreach and participation in the development of this plan.

The Northwest Tempe Specific Area Plan relies on the extensive history, demographics and rationales presented in support of the goals, objectives and policies described in the strategic plans. Until a specific area plan is adopted by City Council, the strategic plans will continue to guide development in the area.

Planning Process – Northwest Tempe Specific Area Plan

A. Public process for Specific Area Plan

The specific area plan process is structured to emphasize citizen participation, offering a variety of forums for recording the diverse ideas, comments and concerns of the citizens who live, own property, and/or work in the area. Information, outreach, education and documentation are the goals established for this process.

- **Information**

Information was collected by local citizens and presented to the city in the form of two strategic plans. Numerous groups and individuals participated in the strategic process; many continue to participate in the on-going planning process. Additional knowledge about citizen views and concerns related to transportation issues was acquired in numerous public meetings in 2000-2001 conducted by the Public Works Department.

- **Outreach**

Additional citizen and staff input was needed to augment the strategic process. Seven public workshops were conducted, focusing on pedestrian-oriented development, land use, housing conditions, schools, parks and open space, safety, sustainable design, transportation, traffic calming, art, diversity, and the process for developing the specific plan.

Announcements were mailed to more than 6,000 citizens, businesses and property owners for each public workshop. Posters were placed at favorite neighborhood locations. A web site was created informing citizens of planning activities.

- **Education**

Recognizing that citizens want to make informed choices, it was important to create an educational forum to present current planning concepts and new implementation tools. Several distinguished guests participated in *BlockTalk: Neighborhood Speaker Series*, including Michael Pyatok (affordable housing), G. B. Arrington (Portland's land use and transportation planning), Tad Savinar (public art), Julia Takahashi (community sustainability and diversity), Michael Freedman (urban infill and neighborhood preservation), and Michael Ewing (urban university development). Presentations were taped and replayed on Tempe's Channel 11.

Local wisdom was highlighted in an energetic workshop panel, *Teens and Babyboomers*. Tempe High School students voiced their concerns about the area and discussed opportunities for neighborhood involvement with recognized community leaders. Senator and former-Mayor Harry Mitchell, Zita Johnson, Maryanne Corder, David Saar and Kate Hanley shared insights from their long participation in Tempe's evolution.

Local schools were contacted: Scales Elementary, Holdeman Elementary, Gilliland Middle School, and Tempe High School. Programs were developed to involve teachers and young people in activities and discussions about their neighborhood.

B. Documentation

Notes and summaries document many of the meetings. Sketches of land use options and 3-D maps of potential infill on University Drive were created by workshop participants. Telephone, mail and e-mail communications were documented and official “comment cards” were available at all meetings. Divergent views were expressed, discussed and documented.

C. Planning Area Boards and Committees

1. Citizen Advisory Board

- **Initial organization**

At the request of the Planning Director, the City Council approved the formation of an advisory board for the Northwest area on September 16, 1999 (Northwest Planning Area Advisory Board, or PAAB). This initial board provided input on the specific area plan, reviewed development proposals for conformance with the existing Strategic Plans, and advised staff, boards and commissions.

- **Modifications to the citizen advisory process**

In May, 2002 a comprehensive review of the specific area planning process was initiated by LL Decker and Associates. The consultant's recommendation is to develop an advisory panel combining neighborhood representation with city-wide representation.

A profile of membership will be developed so that participants will represent not only residential neighborhoods, but also businesses, industry, and broader community interests. This is intended to balance the advocacy role of neighborhood representatives with positions of statesmanship for the city as a whole.

Upon adoption of this specific area plan, the new Citizen Advisory Team will be initiated. It will be responsible for the following actions:

- Making recommendations that serve to enhance the character and economic viability of the Northwest Area;
- Setting priorities for area projects and developing and maintaining the neighborhood participation necessary to successfully implement the specific area plan;
- Tracking community attitudes and changing conditions, in order to identify appropriate plan amendments.

2. Project Area Committees (PACs)

On February 25, 1999 the City Council authorized the development of two redevelopment/ preservation study areas within the Northwest Tempe Area. The Riverside/West University Redevelopment/Preservation Study Area includes properties along the west side of Farmer and along both sides of University Drive. The Maple-Ash Redevelopment/Preservation Study Area

extends to the boundaries of the existing neighborhood association, from University Drive south to Hudson Lane, and from Mill Avenue west to the Union Pacific Railroad. (Maps M-8, M-9)

Following neighborhood review of the draft specific area plan, the staff will establish a Project Area Committee (PAC) in each of the two designated study areas, comprised of residents, business owners, property owners, and others who are specifically involved with the area. The redevelopment staff of the Community Design and Development Division will work directly with the PACs. Upon completion and adoption of a redevelopment and preservation plan, each Project Area Committee will sunset. At that time, some PAC members may be appointed to the Citizen Advisory Team, to assist in understanding and implementing the plans.

C. Neighborhood and Business Organizations

The Northwest Tempe area includes 10 recognized neighborhood associations, 8 homeowners associations, 1 property owners association, and 2 non-profit organizations (Map M-2).

- Neighborhood Associations include: Clark Park (269 households), Gililand (520), Holdeman (468), Lindon Park (196), Maple-Ash (338), Marilyn Ann (158), Mitchell Park East (315), Mitchell Park West (274), Riverside (1500), and Sunset (1600).
- Homeowners Associations include: Ash Court (14 households), Los Prados (135), University Garden Villas (12), Rio Salado (36), Worthington Place (96), Hacienda Del Rio (64), Rosen Place (22), and Solar Energy Synergy (4).
- MAPLE (Maple-Ash Property/Landowners Entity) is a property owners association within the Maple-Ash neighborhood.
- Community development corporations serving the area include: Northwest Tempe Neighborhoods Community Development Corporation (NewTown) and the Community Land Trust of Tempe (CLTT).

Character of the Area

A. General Description

Mature trees line many of the streets within the planning area. Residents congregate at the Westside Multigenerational Center while their children play at the neighboring Jaycees Park. Employees of downtown businesses ride their bikes to work or hop on the neighborhood shuttle. University students live next door to lifetime Tempeans. Nearly 30 languages are represented at the Scales Professional Development Elementary School. The personality of the area makes Northwest Tempe unique and unlike any other group of neighborhoods in our city.

This area includes some of the most diverse housing within the City of Tempe. Some of the oldest platted tracts lie within the Northwest Tempe Area, including the Gage Addition (1909), Goodwin Homes (1919) and the Park Tract (1924).

These homes exhibit a wide variety of architectural styles, including Bungalow, Southwest, National Folk, Spanish Colonial Revival, Pueblo Revival, Colonial Revival, Art Moderne, and Ranch. The largest segment of homes in the Northwest Planning Area were established in the fifteen years following the end of World War II. This era saw the greatest rate of change in population (+370%) and annexation (+695%) in Tempe history. As a result, most of the houses are categorized as Transitional Ranch design.

The Northwest Tempe Area is adjacent to the commercial district along Mill Avenue, where revitalization over the last 2 decades has produced a lively destination for dining and entertainment mixed with an active, interesting urban street. As this area has been transformed, neighbors, ASU students and employees witnessed a loss of retail establishments. Affordable cafes, the dry cleaners, a drug store and the local grocery store were either replaced or abandoned. In an area ripe for development as a walkable city, citizens are committed to regaining an affordable “mainstreet.”

The residents have accomplished remarkable success in their efforts to rid the area of crime. A residence used for selling drugs has been reclaimed and turned into a community daycare center. Alleys have been cleared, houses rehabilitated, and trees planted.

B. Assets

The richness of the Northwest Planning Area is due in part to the many cultural and recreational amenities that continue to develop and flourish in this area. As identified in the Appendix (A-1), these neighborhoods are in close proximity to regional recreational venues, expanding performing arts facilities and established parks and tourist attractions. Educational and cultural opportunities located on the Arizona State University campus are within walking distance. Situated near transportation infrastructure that includes freeways, Sky Harbor Airport, and the metropolitan area’s first light rail line, the Northwest Area anticipates easy access to state and regional amenities.

The area also has achieved many of the goals established early in the planning process (A-2). Jaycee Park has been renovated to include new ball fields and play equipment. The new Westside Multigenerational Center opened in September 2001 and offers an array of activities for adults and youth. Neighborhood grants have been used for identity markers on street signs and to upgrade the dog run at Mitchell Park. Lastly, citizens have been involved in making recommendations that, based on their strategic plans, have assisted new development in the area.

C. Challenges

One of the key challenges within the Northwest Tempe Planning Area is the integration of infill development within the context and character of the area. The

desire for preservation of the neighborhood character and economic redevelopment of declining community assets must accommodate the demand for new forms of urban housing and an evolving work environment. No longer building out to its boundaries, the City of Tempe must now learn the skills for “growing up and growing in.”

Ultimately, the good health of the area will depend upon the stabilization of residential properties (pride of ownership and occupancy), the reestablishment of retail services (addressing local needs and independence from the automobile), and a compatible relationship with ASU and downtown development. The community’s existing resources must be supplemented with long-term affordable housing, appropriate land uses, convenient multi-modal transportation, quality schools, and a proactive approach to preserving the environment.

D. Opportunities

Promoting and sustaining an improved quality of life is the ultimate goal of the Northwest Tempe Specific Area Plan. The completion of this plan coincides with the development of two important tools for its implementation: the Comprehensive Multi-Modal Transportation Plan and the Tempe Land Use and Development Ordinance. The proposed General Plan 2030 will also be developed in the coming months. As these documents evolve, citizens are recognizing the challenges of developing and implementing plans that work in concert, in order to incorporate the collective vision of a neighborhood planning area with the broader goals of the community-at-large.

The formation of the two redevelopment/preservation study areas (the Riverside/West University Redevelopment and Preservation Study Area and the Maple/Ash Redevelopment and Preservation Study Area) also contributes to the timely implementation of this specific area plan. The commitment of residents and business owners and the carefully orchestrated efforts of numerous city departments promise a successful future for the Northwest Tempe Area.

ELEMENTS OF THE SPECIFIC AREA PLAN

The specific area plan is organized to follow the format of the General plan. Elements herein are in the same order as the General plan, for ease of reference. The Northwest Tempe Area Land Use element describes new categories of use that may be designated within the Northwest Area. The Character Area Land Use addresses the distinguishing factors that delineate the character areas of Northwest Tempe. A statement of conditions precedes the action item(s) to be implemented in response to specific conditions within the character area.

Northwest Tempe Area Land Use

The land use element for Northwest Tempe identifies the area's character and proposes appropriate land uses that will maintain the best of the existing character while providing the flexibility to accomplish future growth and infill development. The incorporation of appropriate transitions between different adjacent land uses is critical to preserving the existing residential properties, and has been carefully considered in this element. Land use modifications are recommended to improve neighborhood sustainability by increasing residential and commercial development that serves local needs. The projected land uses described below and identified on the Northwest Area Projected Land Use Map (M-5) are appropriate for the goals and needs of the area. These uses provide opportunities to develop infill projects that add character, provide affordable housing options, implement sensitive transitions to preserve existing residential properties, and absorb additional density over the next 25 years without negatively impacting the neighborhoods.

Statement:

As communities age and transform, existing land uses may be at odds with the revitalization of the neighborhood and its local businesses. New developments in local and regional transportation systems also impact land use and may require adjustments to accommodate existing property owners' ability to access streets and public transportation. The existing and projected real estate markets also play an important part in determining the future of the Northwest Area. Land values have escalated in recent years as a result of new retail and mixed-use projects in downtown Tempe and the implementation of the Rio Salado Plan for lakeside amenities and development.

In some cases, current land use descriptions are either too specific (allowing a coffee shop, but unintentionally excluding a juice bar) or too general, requiring interpretations by city officials (M-4). The new Land Use and Development Ordinance, anticipated in October, 2002, will update and streamline uses currently in place.

A. Mixed-Use Development

A mixed-use project often constitutes a desirable transition between different adjacent uses. While horizontal mixed-use is common in local commercial development, Tempe is just now experiencing the vertical integration of multi-uses. Retail, office, industrial and residential uses may be included within this designation, in response to adjacent uses. The Projected Land Use Map for the Northwest Area may designate a specific mix of uses, or a predominant use, within a project. The following criteria, and the associated Northwest Tempe Design Guidelines, applies to mixed-use development in this area:

- A development must contain housing units that are oriented to existing houses when the property faces onto an existing residential street;
- All uses (office, commercial, residential or industrial) may front on arterial and collector streets.

- Interior car courts and/or alley access should be implemented when a portion of the development faces onto an existing residential street;
- Where lot depth prohibits interior access, the existing alley may be used to access the parking for the building;
- Business and delivery traffic is directed away from residential streets. Residents of the mixed-use project and their guests, however, may enter from the residential street.

Mixed-use developments that contain a significant residential component offer a desirable transition from intense retail and office uses to the quiet activities of the core areas of traditional single-family and multifamily development.

- **Small-scale Mixed-Use Districts (MU-1 zoning)** are adjacent and connect to the residential districts they are intended to serve and are appropriate for neighborhood collector streets and the outer perimeter of single family housing.
- **Medium-scale Mixed-Use Districts (MU-2 zoning)** are located on arterial streets that abut areas of greater intensity.

These two multi-use districts are intended for areas of concentrated pedestrian activity. Typical amenities, such as extra-wide sidewalks, street trees, signage, pedestrian-scale lighting and street furnishings are included to provide a human-scale environment that is comfortable. The Design Guidelines establish the criteria for these project types and define how mixed-use development interfaces with existing residential uses.

B. Live-Work and Work-Live Environments

The evolution of the workplace over the last ten years has led to a variety of innovations that can contribute to the residents' quality of life and benefit the neighborhood as well. Many Valley businesses now offer employees the option of telecommuting, which reduces transportation congestion and improves air quality. Additionally, residents who work in their homes during the typical 8 to 5 work day provide a presence on the street that discourages crime and improves the safety of the street. Computer and technology-based businesses find that they can grow and expand their services without expansive on-site staff. Many types of low-impact work activities are permitted in all combinations of living and working environments, including the making of crafts and art, business activities, home office, and incubator or start-up companies.

In order to promote an innovative mixture of units for housing and working, the following criteria should be applied:

- Home-based businesses and evolving technology-based businesses should be allowed within any residence in the Northwest Tempe Area.
- Flexible standards should be developed to allow designations for:

Primary use as business with living use secondary (Work-Live)

Primary use as residential with limited work use (Home Occupation)

- Building permit process should allow unfinished loft space or shell building structures that can accommodate a variety of uses over time, requiring only a use permit for change of use.
- Standards for conversion of commercial or industrial uses to Work-Live units should be developed and applied when building safety requirements have been met.
- A registry of home businesses should be implemented with a renewable permit process.
- Property owners must live on premises and have a vested interest in the business conducted on premises in order to qualify as a Work-Live Unit.

C. Designations

- **Home Occupation** is the designation for a residence in which the occupant conducts business. A workshop or office space may be dedicated to work activities. Within the Northwest Area, one employee may work within the home, in addition to family members or persons residing in the house. Because the home occupation most often occurs in a single-family detached home, it must not produce excessive noise or traffic or any type of disturbance that would not allow adjacent owners the full use and enjoyment of their home.
- **Work-Live Units** are distinguished by the predominance of work activity and are intended to accommodate typical commercial uses, which anticipate the presence of employees and the public. Handicap accessibility is required, loading standards are heavier, and sound-proofing is required where loud noise or music will be generated as a regular part of the business.

Flexible space allows these structures to respond to both the needs of the owner and the inconsistencies of market conditions. This type of flexibility is also good for the neighborhood. Local services may be provided, units are owner-occupied rather than rental, and the daytime presence of property owners contributes to the natural surveillance and security of the area.

D. Accessory Dwelling Units

While not appropriate for all residential properties, accessory dwellings are found on many parcels in the Northwest Area. Typically described as a “mother-in-law” or “guest house,” this small unit may be attached to the primary residence, detached, accessed from an alley/lane, or above a garage. Small in scale, the unit has bath and cooking facilities. It can be occupied only if the owner of the property currently resides on-site.

The accessory dwelling unit responds to a number of needs in the area. It provides close proximity for a caregiver serving an elderly person or small

children. It allows a resident to provide living quarters for an elderly parent, foreign exchange student, or college-aged child.

When used as a rental unit (with the property owner living on site), this type of dwelling becomes solution for increased density and affordable housing. A retired homeowner may be unable to remain in his house without the income from a rental unit. A person working in Tempe may only be able to afford a small living space when their income is at or below median wage.

Typically set at the rear of the site, the accessory dwelling produces activity in the alley that provides surveillance and security. Additionally, it does not impact the visual character of the residential neighborhood from the street.

E. Cottage Houses

This Specific Plan attempts to provide a large variety of housing ownership opportunities. Many citizens do not desire a large property or a large house. Some choose to reduce their impact on the environment, preferring the simplicity of a small structure without the need for a garage or large lawn.

The cottage house is limited in square footage and constructed on a small lot. Three or four units may be clustered around a courtyard or garden, or may be operated as a co-housing property. The opportunity for home ownership, however small, contributes to pride of place and a sense of belonging to the community. A small house on a small lot is a desirable form of home ownership for some members of the community.

Character of the Land Use Areas

There are several distinct areas within the larger Northwest Planning Area that share similar land use patterns. Over the years each of these sections has established its own character. The brief descriptions below suggest that these areas may merit a development approach that specifically responds to the needs of the identified character area. Recommendations are provided in the Infill Design Guidelines for Northwest Tempe specific to these character areas.

A. Classic Suburban Area

Statement:

This area contains the largest portion of the residential core and exhibits the design principles of the classic suburban neighborhood of the 1950 - 1960s. Lots are relatively shallow and driveways access an attached carport from the street. The streets align and connect with the grid; very few cul-de-sacs exist. Houses are predominantly single story, block masonry construction. Most blocks have alleys, used primarily for utilities and garbage collection.

Action 1.1 Protect the existing single family residential use of the Classic Suburban Area.

- When residential infill is proposed, refer to setbacks and heights in the existing zoning ordinance;
- Stabilize the density of the residential core; prohibit detached accessory units to maintain open areas on shallow lots;
- Apply the live-work uses described in this plan;
- Identify existing alleys that, with modest improvement, would be used as links for pedestrians and bicycles;
- Allow alley access to garage structures, which may be either attached or detached from the house;
- Simplify process for residential renovations to encourage purchase and occupancy of homes by owners and sustain stable property values.

B. Heritage Area

Statement:

Many of the city's oldest structures are located in this area of Tempe. Lots tend to be irregular in size and shape; most are larger than the typical residential property in the Northwest Area. The eastern edge of the Heritage Area fronts on Mill Avenue and has a strong visual connection with ASU (Gammage Auditorium, Nelson Fine Arts). As Mill Avenue has evolved, what began as a quiet main street lined with houses transformed into a wide, heavily-trafficked arterial. The impact of increased auto volume and speed has discouraged owner occupied residential uses and has brought about a street presence for the properties that appeals to retail and office tenants. A sensitive transition that insulates the core residential properties is required between Mill and Maple.

Action 1.2 Protect the core residential properties at the heart of the Heritage Area.

- Establish a sensitive transition of building use and massing between Maple and Mill Avenue;
- Allow change in existing density or intensity of use only when appropriate to the neighborhood character and community goals documented on the Projected Northwest Area Land Use Map and contained in this Specific Area Plan and Design Guidelines;
- Support preservation of structures of historic significance by rehabilitation in place; if unfeasible, support relocation of the structure within the Heritage Area; if land is not available, the structures could be relocated within the larger Northwest Specific Area; if relocation cannot be accomplished, the structure should be documented according to standards established by the city's Historic Preservation Officer;
- Apply the work-live provisions in this plan;

- Allow accessory dwelling units on all properties within the Heritage Area;
- Maintain existing alleys for resident access and bicycle and pedestrian use; allow alley access to garage, secondary living quarters, and work-live structures;
- When additions or renovations are undertaken, support those proposals that distinguish the historically significant elements from the new construction; require materials and design elements that compliment the existing structure without attempting to copy the style.

C. Eclectic Area

Statement:

This area is diverse and active with multifamily infill and single family renovation. It boasts variety in residents, cultures, and housing choices. Absentee-owner properties and aging, substandard buildings create pockets of instability. A highly transient population impedes the development of community bonds and negatively impacts the efforts of the local schools. This residential area is rapidly changing along its borders. New development can stabilize the neighborhoods and enhance (not replace) the eclectic mix of residents, cultures and buildings that give it a character and charm all its own. Without care, new development may erode the original residential scale and character of the area.

Action 1.3 Preserve the diversity of design in structures and allow a mix of residential densities and housing types within the area.

- Evaluate proposed residential infill in context with surrounding densities
- Allow detached accessory units on deep lots
- Permit work-live units
- Identify and preserve historically significant properties that contribute to the eclectic mix of the area

D. Urban Neighborhood Area

Statement:

The Urban Neighborhood Area offers the excitement of a vibrant, lively, twenty-four hour activity zone with the incorporation of housing units that attract a new type of Tempe resident. No longer interested in a suburban subdivision with the lawn to mow and a lengthy daily commute, residents in this redeveloping area will be able to access services, entertainment and recreational amenities without getting in their car.

Action 1.4 Ensure that the downtown activity will be significantly reduced and “calmed” in the Urban Neighborhood Area, to protect the

adjacent residents from noise and traffic associated with Mill Avenue activities.

Action 1.5 Initiate the Riverside/University Drive Redevelopment and Preservation Study Area PAC.

- Develop a plan that incorporates realistic development expectations and considers existing market conditions
- Inform and include the residents and property owners where land assemblage may be required
- Allow a mix of office and residential along Farmer Avenue; shared or private parking structures may abut the railroad easement, but street frontage should be modified at ground level with shallow storefront retail or office use
- Allow the development of single resident occupancy units as a perimeter or top floor use with structured parking along Farmer Avenue

Action 1.6 Discourage cut-through traffic in residential areas.

- Require a traffic management plan for major events surrounding the Northwest Tempe Area
- Slow traffic within residential areas and manage traffic at a constant speed along major arterials

E. Rio Salado Area

Statement:

Properties once used as landfill, and currently populated by industrial buildings, now have accessibility to the Town Lake and its recreational amenities. With impressive views of Papago Buttes and the lake, this area will transform over time, replacing unsightly, aging structures with multi-level office, mixed-use, and multi-family developments.

Action 1.7 Incorporate mixed-use development as a means of transitioning from existing industrial uses.

- Allow combined office/industrial uses along Rio Salado Parkway, transitioning to two-story residential or office development at the front property line on First Street
- Increased height, density and intensity of use is appropriate along Rio Salado Parkway when massing is stepped down on the First Street face of the structures
- New structures and renovations to existing buildings should have a presence on First Street that is pedestrian in scale and character

- Work-live uses are appropriate to this area, and may include small neighborhood convenience retail, artist lofts, and professional offices
- Future renovation of First Street should include landscape and amenities to encourage pedestrian and bicycle use

F. University Drive Neighborhood Center

Statement:

University Drive is evolving as the neighborhoods' center. While Mill Avenue entices people from near and far, University Drive will provide a lively, active, pedestrian "main street" for residents, students, and other city consumers. This area will accommodate a variety of architectural styles, as long as the scale and detail of the development meets the criteria established in the design guidelines.

Some properties are irregular in shape or extremely shallow and remain unoccupied and unbuildable. These small lots contribute to the lack of appropriate mixed-use retail and office on University Drive.

Action 1.8 Incorporate mixed-use development (MU-2) along University Drive as designated on the Projected Land Use Map.

- Allow ground floor retail and upper floor office uses facing the street
- Residential uses may be incorporated above ground floor retail
- Transition structures to two-story residential development where mixed use fronts on an existing residential street
- Increased height, density and intensity of use is appropriate at the intersection of University Drive and Mill Avenue. Massing should step down at railroad easement on University, and at 11th Street along Mill Avenue
- Professional offices, boutique hotel, bed-and-breakfast and local retail services are appropriate for this area
- New auto related uses (products, repairs, drive-thrus, gas stations) are inappropriate east of Margo on University Drive

Action 1.9 Establish a Northwest Area identity with an entry feature on University Drive, near Margo Lane.

Action 1.10 Establish a pedestrian-oriented character along University Drive.

- Incorporate criteria developed in the Comprehensive Multi-modal Transportation Plan
- Refer to design guidelines for appropriate scale, materials, massing and details appropriate to pedestrian-oriented design

G. Broadway Road Area

Statement:

Broadway Road provides a unique edge to the Northwest Area. This high-speed, high-volume arterial connects commuters from Mesa, Gilbert and Chandler to the downtown and business districts of Phoenix. It is the east-west freeway alternative that was originally designed to accommodate the local traffic of households and high school students.

The industrial uses established on the south side of the street range from retail/warehouse to a large dairy operation. Truck and auto uses associated with the industrial area south of Broadway continue to impact the quiet enjoyment of the residential properties north of Broadway.

Action 1.11 Discourage cut-through traffic in residential areas related to industrial uses.

- Protect residential areas north of Broadway from large trucks and delivery vehicles servicing the industrial area
- Slow traffic within residential areas and manage traffic at a constant speed along major arterials
- Eliminate congested stacking at intersections during rush hours

Action 1.12 Create a sense of entry to the city.

- Provide distinctive landscape and signage
- Identify and develop an appropriate feature

Action 1.13 Provide a safe pedestrian environment at Mill and Broadway intersection.

- Create a shorter pedestrian and bicycle travel distance crossing Broadway
- Clearly define crosswalks and intersection treatments
- Improve signalization

Action 1.14 Complete pedestrian and bicycle amenities along length of Broadway Road.

- Install eight foot sidewalks and landscaping where possible
- Infill missing sidewalks and bike lanes

TRANSPORTATION

The overall goal of the Transportation Element is to enhance multi-modal transportation within and between neighborhoods while diverting disruptive through traffic. The Comprehensive Multi-Modal Transportation Plan will establish the standards and criteria for the Northwest Area and the entire city (anticipated adoption: mid-2002). It will address

all transportation modes, using an ongoing database of existing traffic conditions, a travel demand forecasting model, and an economic assessment model.

Statement:

The success of multi-modal transportation largely depends on how simple it is for users to incorporate it into their daily routines, either actively or passively.

Action 2.1 Implement the Comprehensive Multi-Modal Transportation Plan.

- Land use and development of transportation must work together to produce vibrant community streets that are safe and commercially successful

Action 2.2 Ensure adequate, safe access to properties and buildings for all modes of travel and delivery.

- Provide a continuous and interconnected system of sidewalks along streets with good lighting, separation from traffic, and active adjacent uses
- Develop a variety of parking options, allowing shared parking, parking by demand, on-street parking, and structured parking where appropriate; include tandem parking opportunities and auto access from dedicated alleys
- Develop a parking model to evaluate parking alternatives for urban infill models
- Emphasize the important relationship between land use and multi-modal transportation
- Support the Pedestrian-Oriented Design Overlay Districts recommended in the Comprehensive Multi-Modal Transportation Plan
- Create pedestrian-friendly microclimates using buildings, architectural elements, and landscape to maximize shade and cooling during hot seasons

PUBLIC BUILDINGS

The overall goals of the Public Buildings Element are to encourage reuse of functionally obsolete facilities and to guide the development of future facilities.

Statement:

Given the limited physical and financial resources available, every effort should be made to utilize existing structures.

Action 3.1 Rehabilitate Mitchell School

- Establish community-oriented use such as art studios, classrooms for city programs, etc.
- Discourage uses that create a “closed” facility, such as storage or office space

1ST PUBLIC DRAFT

06/13/02

- Strengthen pedestrian and bicycle access from local areas and discourage developing destination uses that require automobiles

Action 3.2 Improve the existing facilities and swimming pool at Clark Park

- Expand the structure and uses to include a variety of activities for high school age students and include them in planning process
- Increase desirable activities to discourage drug-related activities

Action 3.3 Implement strategies to improve access to public facilities

- Refer to the Transportation Element and Comprehensive Multi-Modal Transportation Plan

Action 3.4 Expand renovation of Jaycee Park

- Relocate non-recreational storage facilities;
- Preserve maximum area as green open park
- Consider locating wireless communication structure if aesthetically blended into the park and if income stream is applied to park improvements

Action 3.5 Relocate the Field Services and Traffic Engineering facilities to allow for future mixed-use development on Rio Salado Parkway.

Action 3.6 Consider opportunities for using school facilities as community centers when school is not in session

- Establish communication between the school districts, the principals of each of the area schools, citizen representatives, and city planners to consider how use and maintenance of school buildings and fields can be shared with the community
- Include representative from each school in the area as a member of the Planning Area Advisory Board

URBAN DESIGN

The overall goal of the Urban Design Element is to maintain the character of the area as urban infill develops in transition zones and along University Drive.

Statement:

The neighborhoods in the planning area, much like other areas of Tempe, are decidedly unique. While physical change is inevitable, systems must be established to protect and respect uses currently in place.

Action 4.1 Promote community awareness of design guidelines for mixed use and infill development.

- Use web site and print media to make guidelines available to property owners, potential investors, and the real estate and development community

- Utilize workshops, pamphlets and guest lecturers as a means of presenting the benefits of quality infill design

Action 4.2 Establish transition zones.

- **Central Commercial District to Residential** – Identify appropriate design guidelines and uses to buffer houses from public activities and large celebrations; establish parking strategy with DTC and Transportation Department
- **Arizona State University to Residential** – The student population (50-60,000 students) that commute or live on this campus impacts the larger community and the surrounding neighborhoods. Many students and professors reside within 2 miles of the campus. In order to preserve some of the oldest residential neighborhoods in Tempe, the university should be encouraged to develop a partnership with city planners and decision-makers, in order to:
 1. Develop a realistic plan for housing students, both on campus and throughout the city
 2. Establish higher densities of student housing on light rail and bus corridors
 3. Develop a strategy for discouraging auto commuting
 4. Discourage the use of parking as a buffer adjacent to residential areas and limit development of new parking structures
 5. Provide safe bike and pedestrian connections and paths from the university to neighboring areas
- **Rio Salado/Lakeside Development to Residential** The Town Lake provides recreational amenities and open space for visitors, citizens, and local neighborhoods. Transition areas should
 1. Protect nearby residential areas from excessive noise, high volume traffic, and overflow parking for lakeside developments and events
 2. Establish child-friendly bike and pedestrian linkages from the lake to various public spaces within the adjacent neighborhoods, as well as to outlying neighborhoods

PUBLIC ART

The overall goal of the Public Art Element is to encourage public art that reflects the unique characteristics of the area.

Statement:

Public art, while certainly in the eye of the beholder, helps create a “sense of place” in a neighborhood. The city has a strong commitment to public art that is generated in

three ways: publicly funded artwork, Art in Private Development (AIPD), and artwork initiated by neighborhood groups.

The Northwest area houses some of the city's highest profile and most innovative public art projects including: artist-designed vinyl-wrapped neighborhood circulator buses, the 5th Street traffic calming project, and the unique 4,800 pound stone book with 600 granite pages set in pillars around Tempe Town Lake. Some of the best artworks from Art in Private Development are also in this area, including the bronze blacktail rabbits at Centerpoint Plaza. Developers have invested \$550,000 in artwork located in the Northwest Tempe Area – roughly 18% of the total AIPD costs.

Action 5.1 Support the Art In Transit Master Plan which will include policies for integrating public art in the city's transit and transportation system.

Action 5.2 Continue the Art in Private Development Program – an ordinance passed in 1991 that requires developers of large commercial spaces to invest in public art on their properties.

Action 5.3 Encourage interaction with, or participation on, the Municipal Arts Commission by planning area residents.

HOUSING

The Housing Element supports the efforts of many stakeholders – homebuyers, homeowners, owner-investors, renters, non-profit organizations, and developers. It anticipates and acknowledges their needs while simultaneously promoting neighborhood reinvestment.

Statement:

Recent statistics reveal the homeownership rate in Tempe is 51% - well below the national average of 68%. In fact, one neighborhood in the planning area has a homeownership rate of 8%. Home-ownership strengthens neighborhoods. Families who move less often tend to have more commitment to the community in which they live. Studies show they are more stable, more involved in neighborhood and civic concerns, and their children do better in school.

Action 6.1 Increase buyer-driven homeownership opportunities by expanding the city's downpayment assistance program – the Community Assisted Mortgage Program (CAMP).

- Annually examine program target areas
- Annually adjust maximum loan amount, if necessary
- Secure private leveraging sources

Action 6.2 Provide additional homebuyer education and counseling sessions either through direct delivery by the city or through partnerships.

- Offer classes (in a variety of languages) on a quarterly basis;
- Open classes to all interested parties regardless of income or participation in assisted housing programs
- Identify corporate sponsors for classes
- Recruit neighborhood renters to learn about the benefits of homeownership

Statement:

Much of the planning area is comprised of a mature housing stock. As homes and neighborhoods age, they require reinvestment. Likewise, residents have different needs at different stages in their life. These issues may be successfully addressed by providing awareness and resources.

Action 6.3 Market existing financial resources available to low to moderate-income homeowners (<80% of area median) for emergency repairs, moderate rehabilitation, and exterior code violations.

- Have housing and neighborhood service related program brochures displayed at the Westside Neighborhood Center
- Provide information on HELP (Home Exterior Landscaping Program – the city’s exterior code violation remediation grant program) with each exterior code violation issued
- Partner with Arizona Bridge to Independent Living (ABIL) and other specialized service providers to outreach to those needing accessibility modifications
- Coordinate bi-annual neighborhood clean-ups, taking full advantage of Tempe’s Tool Trailer

Action 6.4 Support owners in creating safe renovations that respect older construction methods.

- Advertise Home Depot’s free “do-it-yourself” classes in neighborhood newsletters
- Distribute a directory of neighborhood residents who are skilled in home maintenance, repair, and rehabilitation
- Maintain a list of contractors who have completed rehabilitation projects to owners satisfaction
- Remove obstacles in building code and planning and zoning requirements

Statement:

There will always be a need for rental housing in our community; not everyone wants to be, nor is ready to be, a homeowner. Quite often, neighborhood issues aren’t with the fact a property is rented; rather, the issues are with the behavior of the owner-investors and/or tenants.

Action 6.5 Develop a rental property registry to track inventory (including accessible and adaptable units), ensure proper neighborhood balance, and monitor for compliance with the city's Rental Housing Code.

- Assess adequate licensing and inspection fees to provide sufficient staffing to administer the program
- Establish a database of accessible and adaptable rental units;
- Monitor issuance of licenses to determine if moratoriums are appropriate for certain neighborhoods
- Treat rental housing like the business industry it is by collecting sales tax on all rental income

Action 6.6 Establish a program that provides incentives to owner-investors to reinvest in their property.

- Provide forgivable loans to owner-investors to rehabilitate their property in exchange for a specified rent and income restriction period
- Reward, through an abatement or reduction of annual licensing fees, owner-investors who haven't received a code compliance violation within the past year

Action 6.7 Educate renters and owner-investors on neighborhood standards in an attempt to influence behaviors.

- Plan a welcome event every fall (to coincide with beginning of the ASU semester) with representatives from neighborhood associations, code compliance, fair housing, etc.
- Post neighborhood association meeting notices at all multi-family properties
- Enlist all rental projects in the city's Crime Free Multi-Housing Program

Statement:

As community stakeholders, non-profit organizations often play a pivotal role in affordable housing and neighborhood revitalization initiatives. Each may have a different focus and perhaps serve a different clientele, but collectively their impact can be powerful.

Action 6.8 Commit to building the capacity of community development corporations (CDCs) serving the neighborhood.

- Allocate no less than 3% of the city's Community Development Block Grant (CDBG) and HOME entitlements for CDC capacity building activities
- Prepare annual technical assistance plans for CDCs

Action 6.9 Recognizing CDCs are often able to leverage funds, invest in acquisition/rehabilitation and/or new construction activities undertaken by such organizations to serve various segments of the population.

- Promote funding applications submitted by CDCs to the Maricopa County HOME Consortium, Arizona Department of Housing, and other funders
- Remain flexible with terms and conditions of loans and grants

Statement:

Through creativity and innovation, land use can be intensified without compromising the character and livability of the neighborhood. The unique needs of each resident should be guided by – not constrained by – neighborhood standards.

Action 6.10 If appropriate, allow for an accessory dwelling unit. Uses might include a guest house, apartment for caregivers or elderly parents, music/art studio, or a home-based office. Property owners who reside on the site may rent one of the two dwelling units.

- Allow flexible siting arrangements
- Reduce or relax parking requirements; permit tandem parking
- Allow alley access

Action 6.11 Require new housing developments of ten or more units (either through construction or rehabilitation) to provide 10% of their units at a rate which meets the city's criteria for affordable housing.

- Design the affordable units to integrate with the market rate units
- Distribute the affordable units evenly among unit types and sizes
- Establish a “payment in-lieu of” fee for developers which will, in turn, be pooled and invested in other affordable housing initiatives
- Provide Community Assisted Mortgage Program (CAMP) allocations to projects in difficult to develop/high risk areas

Action 6.12 Acknowledge the “one size fits all” traditional detached single-family home does not accommodate the different family structures and lifestyles of today by welcoming a greater variety of housing types where appropriate

- Utilize urban forms of owner-occupied housing such as cluster homes and vertical multi-family walk-ups and townhomes
- Creatively design second stories to ensure maximum livable square footage while maintaining the privacy of the homeowner and their neighbors

Action 6.13 Develop criteria for work-live units that does not place an undue burden on the resident.

- Today's technology allows for flexibility of work location, and many businesses support remote offices to reduce employee commutes and environmental preservation; if the dual use puts the structure under more restrictive codes and regulations, the opportunity for this type of housing is severely diminished
- Appreciate the value of additional "eyes" in the neighborhood during traditional working hours
- Investigate code criteria for flexible uses

NEIGHBORHOOD PRESERVATION, REHABILITATION, AND REDEVELOPMENT

The overall goal of the Neighborhood Preservation, Rehabilitation, and Redevelopment Element is to acknowledge and respect the individual characteristics of the neighborhoods in the planning area while simultaneously building the capacity of, and creating tools for, residents to manage change successfully.

Statement:

The character of the planning area is a result of various families and businesses making it their home throughout the years; therefore, neighborhood preservation and enhancement must work in tandem.

Action 7.1 Preserve and enhance the character of the neighborhoods and the economic viability of the area

- Utilize the Northwest Area Design Guidelines (attached to this Plan) for all new projects other than single unit residential developments
- Increase the visibility of community-based efforts by identifying projects for the Neighborhood Grants Program that encourage collaboration of associations; multiple associations apply for neighborhood funding to be applied to a single project
- Prioritize area projects that will require public funding; submit for review in regular Capital Improvement Project (CIP) budget cycle

Action 7.2 Attract basic neighborhood services to the area and encourage residents to support such businesses (through shopping, service utilization, etc.)

- Establish, in partnership with local lenders, a small business development fund
- Provide a small business "incubator"
- Form a Northwest Tempe Business Association

Action 7.3 Encourage preservation of historic structures and neighborhood elements.

- Create a map of all historic resources that contribute to the character of the area
- Evaluate building code amendments and other planning regulations to identify disincentives to preservation
- Maintain a level of safety appropriate to the requirements in place at the time of construction

Action 7.4 Support policy and project development that encourages quality urban infill and pedestrian-oriented design.

- Coordinate this Specific Area Plan with criteria and policies resulting from the Document Rewrite Process currently underway
- Maintain a “Best Practices” reference book for residents and developers to consult
- Require submittals on all significant infill properties include documentation of existing conditions on the site and within 500 feet
- Require a simple chipboard model illustrating the massing of the proposed project and structure on adjacent properties

Statement:

Today’s society is very mobile. Alternative modes of transportation are becoming more accessible; however, many of the traditional modes have a negative affect on the planning area.

Action 7.5 Continue to preserve the health of the planning area with a long range strategy for mitigating the impacts of operating and expanding Phoenix Sky Harbor International Airport.

- Monitor flight path patters for compliance with existing intergovernmental agreements
- Coordinate the efforts of the Northwest Planning Area with those of other residential areas in Tempe and throughout the East Valley that are similarly impacted by the frequency and alignment of air flights
- Identify noise corridors and develop standards for soundproofing new buildings and mitigating noise from auto, air, and train traffic; focus on areas with significant increases in noise due to congestion, expansion, and high density

Action 7.6 Develop and market alternatives designed to address residents’ traffic/transportation concerns.

- Consult the Comprehensive Transportation Plan for compatibility when developing along University Drive

- Continue (and expand service, if necessary) the Neighborhood Circulator
- Consider street reclaiming ideas presented by David Engwicht
- Integrate successful traffic calming elements from 5th Street into future projects

Statement:

As the name implies, this document is a *Specific Area Plan*. There are areas within Northwest, however, that may require a more comprehensive inventory of conditions, and greater detail with regard to design guidelines and conceptual development plans.

Action 7.7 Create Redevelopment/Preservation Plans for the two designated study areas within Northwest after assessing each property's condition and potential reuse or development, as well as carefully considering the input of the Planning Action Committee (PAC).

- Identify blighting influences within Northwest and develop criteria for remanagement, rehabilitation, relocation, or demolition of structures
- Continue the formation of a PAC for the Maple-Ash study area
- Continue the formation of a PAC for the University/Farmer study area.

ENVIRONMENTAL PLANNING, CONSERVATION, AND MANAGEMENT

The goal of Environmental Planning, Conservation and Management is to increase awareness in response to issues related to maintenance, preservation and redevelopment.

Statement:

Opportunities exist for individual citizens to contribute in the conservation of resources; however, this requires a coordination of efforts.

Action 8.1 Incorporate resource and energy savings into the siting, design, construction and maintenance of structures.

- Use permeable hardscape where appropriate; explore other means of underground water retention
- Offer incentives for the use of sustainable building methods and devices that conserve energy
- Develop recommendations for energy use and resource management. Establish goals and methods to monitor conditions

Action 8.2 Preserve mature landscape and habitats for wildlife.

- Explore establishing a bird conservation overlay for areas utilizing flood irrigation

Action 8.3 Encourage citizens to work with their neighbors, to keep residential properties attractive.

- Develop a “neighborhood pride” program, providing incentives and funding for neighborhood beautification and conservation. Identify appropriate projects (i.e. vacant lot clean-up, xeriscape demonstration gardens, tree replacement) for implementation

Action 8.4 Utilize landscaping strategies that preserve the character of the neighborhoods.

- Preserve the lush landscape in areas that can receive irrigation;
- Develop a comprehensive neighborhood street tree program that protects existing mature trees, replaces aging trees, and extends the canopy of shade throughout the area

OPEN SPACE AND RECREATION

The goal of the Open Space and Recreation Element is to enhance use and accessibility to public open space and recreation facilities.

Statement:

The Northwest Tempe Area represents one of the most densely populated areas in Arizona. In addition, it is one of the most culturally diverse communities within the city. Impacts from the urban environment make open space a valuable commodity in these neighborhoods. This element identifies opportunities to enhance the use and improve the accessibility to public open space and recreation facilities.

Action 9.1 Provide a variety of open areas appropriate for recreation and civic activities that invite community interaction and encourage activities that provide community surveillance for safety.

- Identify potential sites for neighborhood pocket parks, community gardens and small plaza areas; identify potential site acquisition methods for these parks
- Identify specific school properties that have shared school/community use opportunities; explore liability and safety solutions
- Identify existing and missing parks and recreation amenities to distribute a variety of attractions throughout the area
- Identify and prioritize potential uses for Mitchell Park School site
- Identify development standards to require new multifamily developments to provide private common areas and amenities; identify codes and methods of upgrading existing multifamily developments to provide private common areas and amenities

Action 9.2 Create sociable, pedestrian-oriented common areas, with access corridors and public views in both new and existing development.

- Build a new greenbelt, generally aligning with Roosevelt Street, that connects First Street to Rio Salado Parkway
- Install a traffic signal at Rio Salado Parkway and develop a public connection on the north side of the street to the Tempe Performing Arts Center and other amenities along the Town Lake
- Identify alleys, streets or other rights of way that would safely improve access to neighborhoods and open space amenities
- Identify public spaces not tied to the automobile and identify methods to decrease automobile dependence and increase bicycle and pedestrian amenities at open spaces

Action 9.3 Use safety and environmentally conscious design of open areas, considering landscape, hardscape, access, shade and lighting.

- Utilize design guidelines, Comprehensive Multi-modal Transportation Plan and Zoning Ordinance
- Identify environmentally sensitive areas (noise, light, climate, visual blight) and methods of mitigating negative impacts on places of urban respite

PUBLIC SERVICES

The Public Services Element identifies existing city services that should be modified or improved, and new services that should be implemented.

Statement:

A range of public, private and non-profit organizations provide public facilities and services. The urban impacts (mentioned in the context and character description of this plan), coupled with the density and diversity of the community, make public services a critical component of maintaining the neighborhoods.

Action 10.1 Proactively enforce existing city ordinances.

- Inform and educate residential property owners and tenants of ordinances that relate to safety, upkeep and maintenance
- Inform city staff of different departments, and local business employees, of ordinances to provide additional “eyes” on the community from individuals who regularly service the area
- Inform local businesses about ordinances to encourage their involvement in community policing and upkeep
- Routinely monitor neighborhoods; follow up on warnings and citations for nonconformance
- Require commercial property owners to replace or renovate substandard structures, replace dead landscape, and maintain a

safe and clean site; increase inspection and/or enhance process to encourage compliance

Action 10.2 Expand code compliance staff in order to provide a more comprehensive, timely inspection process.

- If appropriate, assign a designated inspector to the Northwest Area, so that one person develops communication with the neighbors and becomes familiar with the area and its challenges
- Monitor neighborhoods for violation of regulations restricting the number of unrelated persons occupying a residence; Inform absentee landlord of his responsibility and increase fines for owners/landlords who repeatedly violate this regulation and continue to rent the residence without notice to tenants
- Inform community members of “Tempe Toolbox Trailer”, grant opportunities, and volunteer groups to assist in clean-up projects for code compliance and beautification

Action 10.3 Emphasize the importance of sustainable development, assist residents with implementation, and develop incentives that encourage property owners to invest in the long-term health of the City.

- Create a program for Sustainable Development and Green Materials. Develop incentives (such as increased density, additional height, reduction of fees) that reward owners and developers for building with environmental sensitivity.

Action 10.4 Maximize public land uses in area and reduce parking burden.

- Identify shared parking opportunities with businesses, apartments, churches and schools in the community to reduce parking burden and maximize land uses; facilitate shared parking agreements between these groups
- Relocate city facilities that are not neighborhood oriented (See public buildings element)

Action 10.5 Increase communication of services and facilities available to property owners, renters and business tenants.

- Provide printed materials to neighborhood and homeowner associations, including updated contact information for city and other agency services
- Develop community website with information about public meetings, events, projects, etc.
- Develop mediation services for residents in disputes with each other

Action 10.6 Identify sewer conditions in the Northwest Tempe Area.

- Inform residents of existing orange-burg locations and potential landscape impacts

Action 10.7 Work with public utilities companies and new developments for enhancement opportunities.

- Upgrade electrical facilities in neighborhoods to comply with design standards
- Identify undergrounding opportunities for powerlines
- Identify irrigation boxes with opportunities for public art, seating or shade to maximize the environment created by the water features

Action 10.8 Maintain adequate water supplies, both in quantity and quality, for the projected future growth of the Northwest Area.

- Consider alternative methods for water management that apply new technologies for water conservation and reuse

Action 10.9 Reduce high-density impacts on landfills.

- Encourage multi-family and business recycling programs

Action 10.10 Reduce litter in community.

- Provide trash cans in public areas and right of ways
- Use city's volunteer services program to work with service groups and citizens on community clean-up projects to reduce load on staff
- Start a clean community campaign to reinforce message with visitors, business patrons, etc.

SAFETY

The Safety Element emphasizes the need to protect the Northwest Area from the dangers of crime and property damage while maintaining attractive, safe public areas for its visitors and residents.

Statement:

Crime and the fear of crime are inextricably linked with the livability of a community. Development, revitalization, rehabilitation and redevelopment require a holistic approach to sustain a safe environment.

Action 11.1 Implement the best practices of environmental crime prevention, as described by the principles of the SafeScape Program, and Crime Prevention Through Environmental Design (CPTED).

- Revise planning codes and ordinances
- Require building design and site development to adhere to these principles through the Infill Design Guidelines

Action 11.2 Develop commercial areas with a sense of vibrancy and public activity to encourage socialization and interaction in the public realm.

Action 11.3 Use best practices to develop the opportunity for stewardship of the neighborhoods and pride in the community.

Action 11.4 Delineate spatial hierarchies (i.e., public, semi-public and private realms) to increase a sense of ownership and responsibility in the community.

- Optimize transparency to facilitate casual observation between public and private areas

WATER

The Water Element establishes the importance of maintaining adequate water supplies for the projected future growth of the Northwest Area. The quality of the water, as well as quantity, needs to be considered.

Statement:

Since Tempe receives less than 7 inches of rainfall per year, it is important to educate and promote awareness of conservation of this precious natural resource.

Action 12.1 Consider alternative methods for water management that apply new technologies for water conservation and reuse.

- Inform residents on landscape techniques to improve on-site retention and identify landscape improvements that reduce flood risks within the community
- Develop an educational outreach to citizens regarding water collection and reuse

Action 12.2 Develop alternative methods for accommodating the retention of 100-year floodwaters.

- Complete Public Works study for creating a district within the Northwest Area where sewer lines could replace on-site retention in redeveloped areas of mixed use and intensified commercial and office development
- Prioritize properties within the Redevelopment/ Preservation Areas for access to sewer system

GROWTH AREA

The Growth Area Element identifies appropriate areas and methods of increasing density in Northwest Tempe without adversely affecting the sustainability and character of the area. This area is in the core of our landlocked city.

Statement:

This area has been impacted by the expansion of downtown redevelopment, the increase in property values and the loss of local neighborhood business. To sustain the area, local business must be revitalized and patronized by the residents. University Drive has the potential to develop into a neighborhood center, with affordable restaurants and shops developed within mixed-use infill projects. Most of the Northwest Area will remain at its current density and use. The obvious areas where increase in density and intensity will fit with the neighborhood vision is within the two redevelopment/preservation areas and along the outer perimeter of the area.

Action 13.1 Focus growth in the two Preservation/Redevelopment Areas identified in this plan. Carefully consider the impacts on surrounding residential areas.

Action 13.2 Initiate methods for routine evaluation of City services required for building and operating new developments and renovating existing buildings (sewer, water, wastewater, trash, electric and gas utilities, etc.).

- Accurately identify costs related to each planning area, and assess development costs and limitations on growth every two years

COST OF DEVELOPMENT

The Cost of Development Element emphasizes the need for proper allocation of costs resulting from infill and intensified development in established neighborhoods.

Statement:

Infill development provides a new challenge to managing the city's infrastructure. As properties evolve from single family use and business structures expand vertically, maintenance or replacement of existing systems will need to be financed and assessed. New technologies require street easements and competition brings multiple suppliers. Coordination becomes more important as the city development becomes more intense and complex.

Action 14.1 Provide a method of evaluating the impact of significant infill projects on the area in terms of infrastructure and maintenance costs.

- Identify the portion of the costs that fall within the City's responsibility, and the portion that will be assessed to the project
- Create a form for developers to provide critical information for assessing infrastructure and related costs to the City resulting from a significant infill development

1ST PUBLIC DRAFT

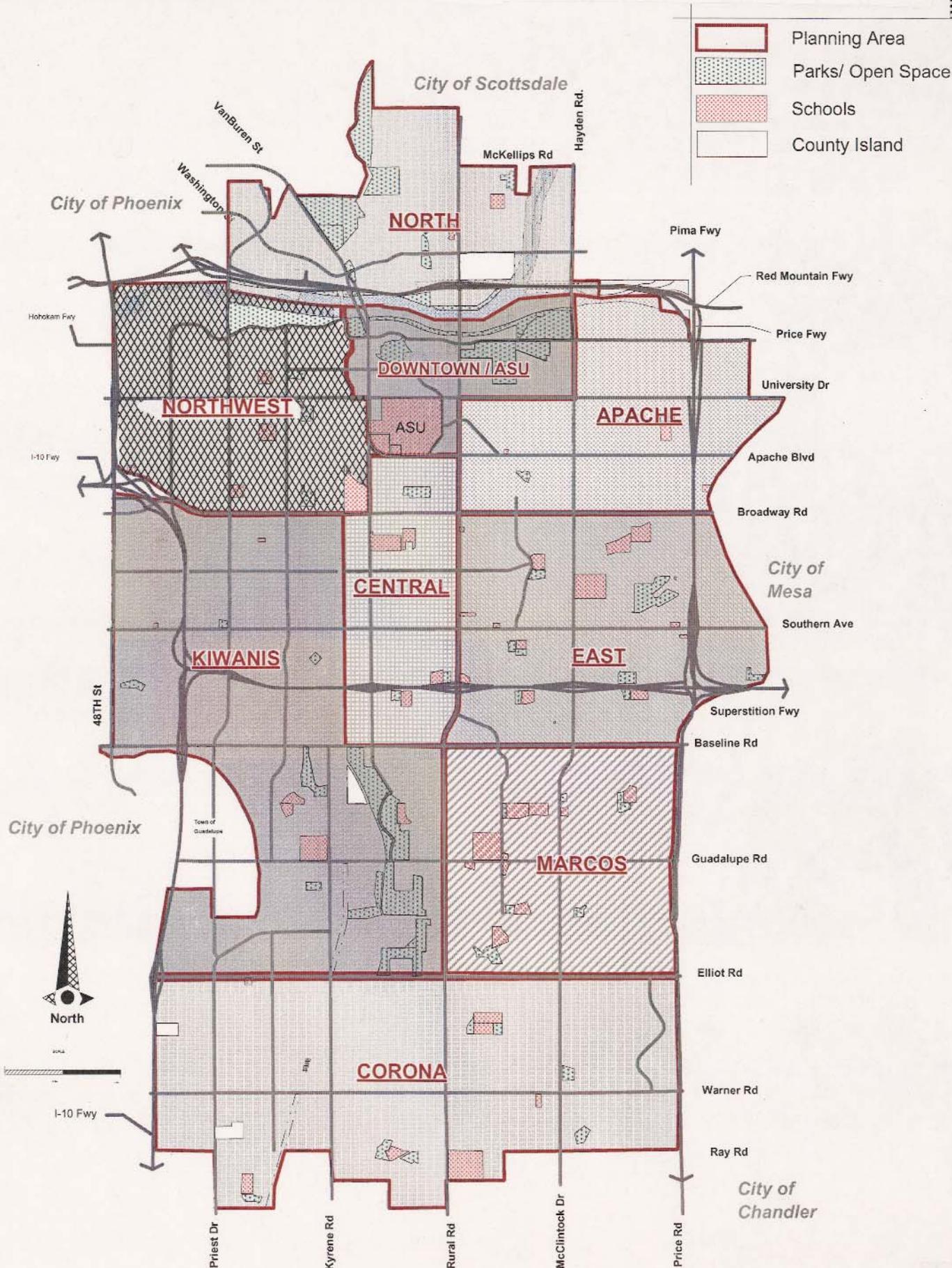
06/13/02

- Assess benefits of compact building forms, energy management, shared resources and telecommuting related to costs of maintenance and expansion of utilities and services

Action 14.2 Assess existing conditions to determine impact of build-out using current and projected uses and densities.

- Use transportation modeling to better assess the range of opportunities available with adjustments to the land use and transportation relationship

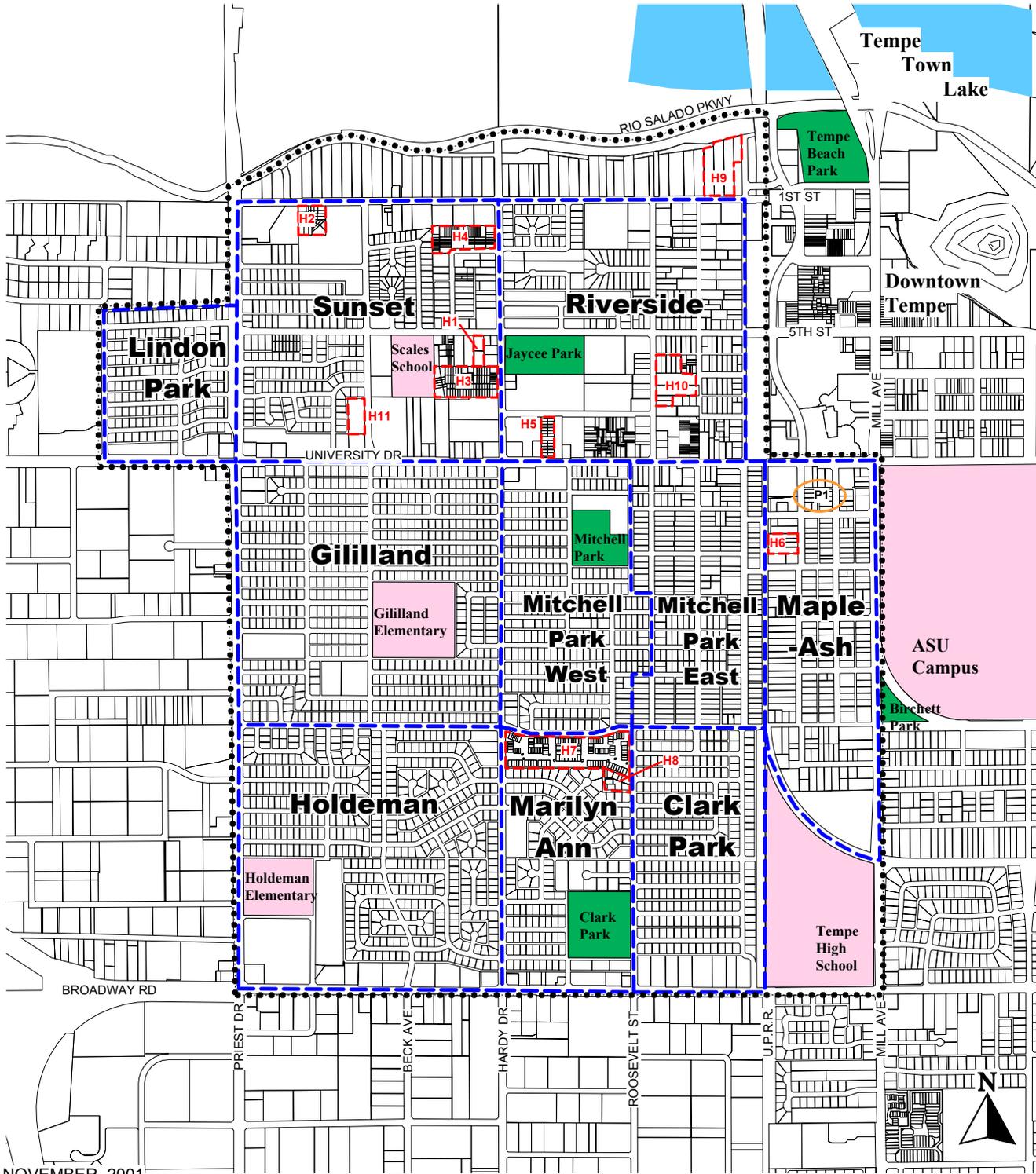
NEIGHBORHOOD PLANNING AREAS



NORTHWEST TEMPE NEIGHBORHOODS



NORTHWEST TEMPE SPECIFIC AREA PLAN



NOVEMBER, 2001

Homeowners Associations

- H1 University Garden Villas HOA
- H2 Rio Salado HOA
- H3 Worthington Place HOA
- H4 Hacienda Del Rio HOA
- H5 Rosen Place HOA
- H6 Ash Court HOA
- H7 Los Prados HOA
- H8 Solar Energy Synergy HOA
- H9 Regatta Pointe HOA (Future)
- H10 Brownstone @ Hyde Park HOA (F)
- H11 Abbey Lane HOA (F)

Prop. Owners Assoc.

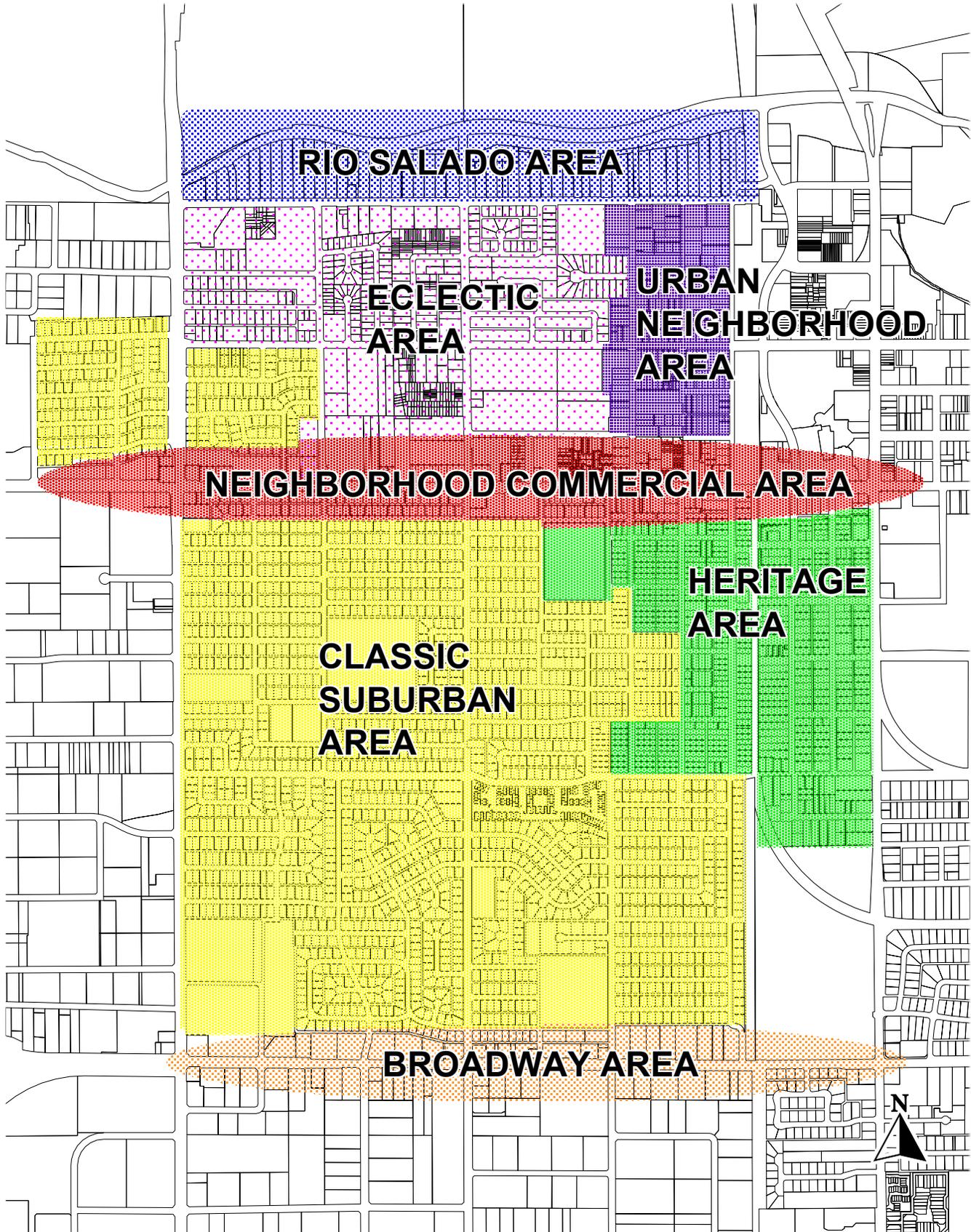
- P1 Maple-Ash Prop./Land. Entity



NWT Planning Area

NORTHWEST TEMPE CHARACTER AREAS

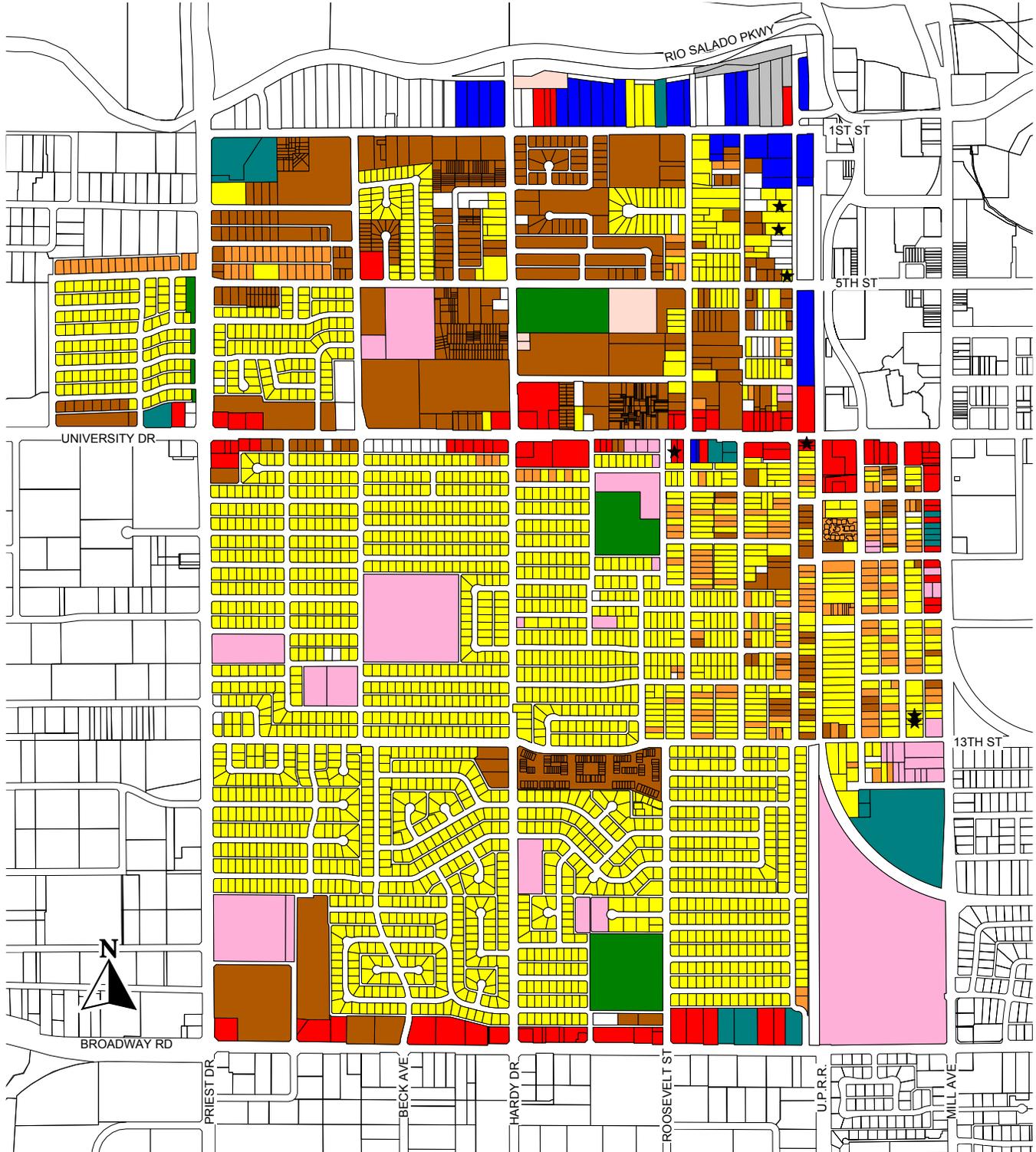
NORTHWEST TEMPE SPECIFIC AREA PLAN



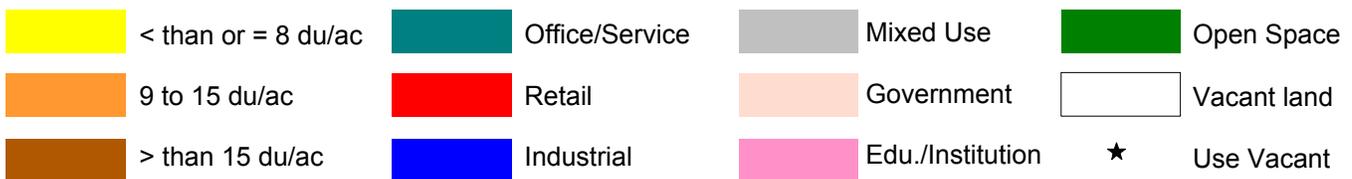
JUNE, 2002

EXISTING LAND USE

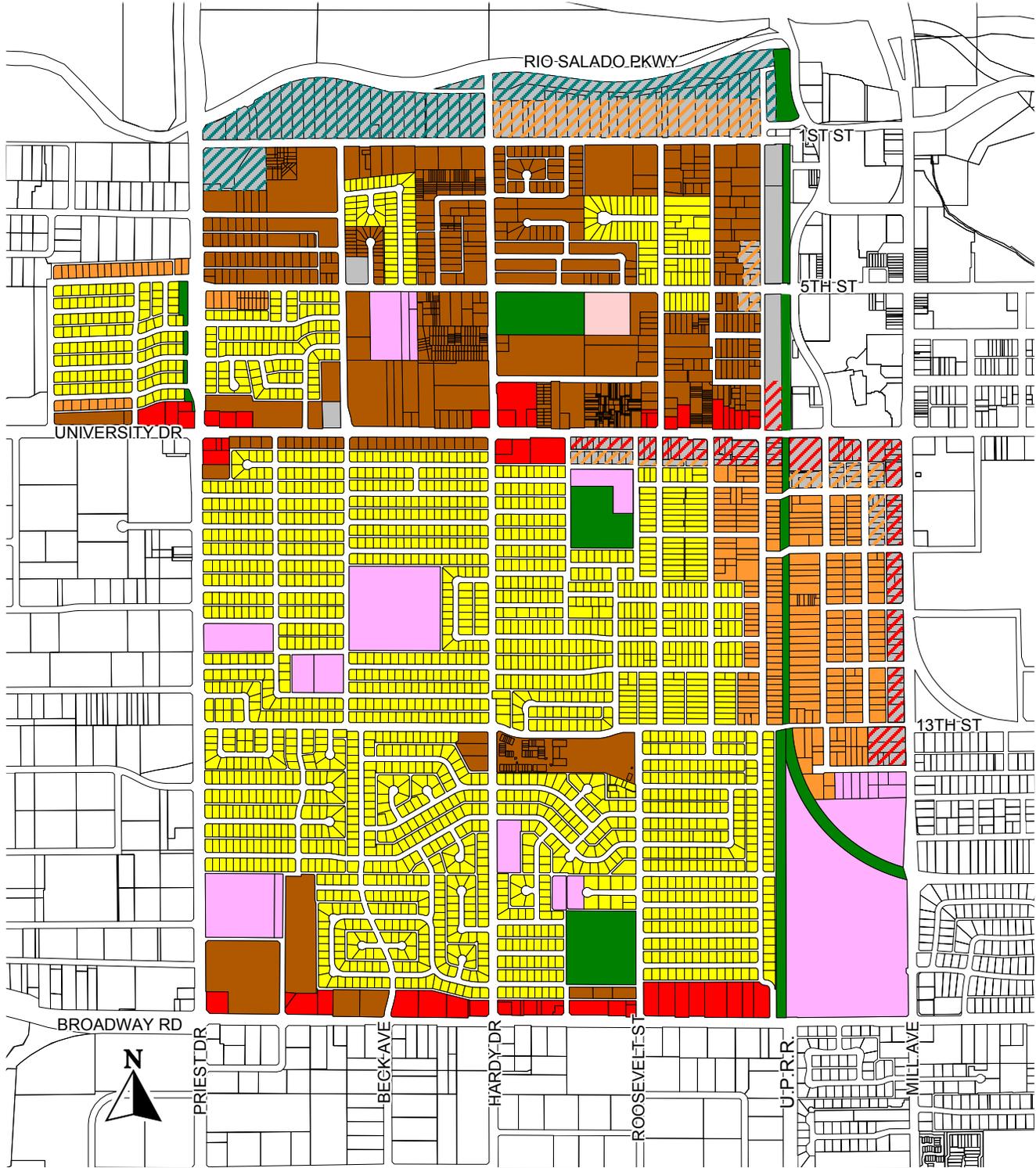
NORTHWEST TEMPE SPECIFIC AREA PLAN



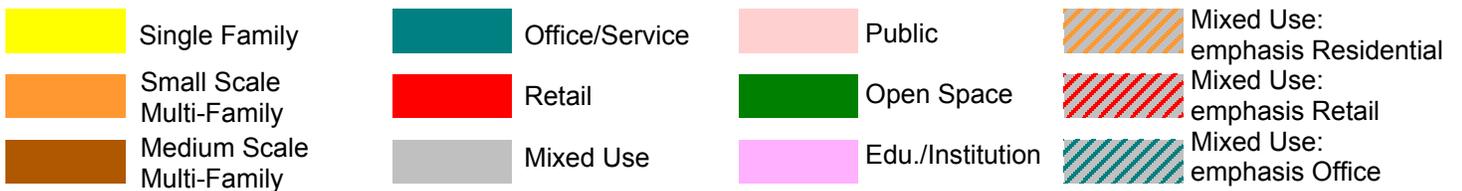
January, 2002



NORTHWEST TEMPE SPECIFIC AREA PLAN

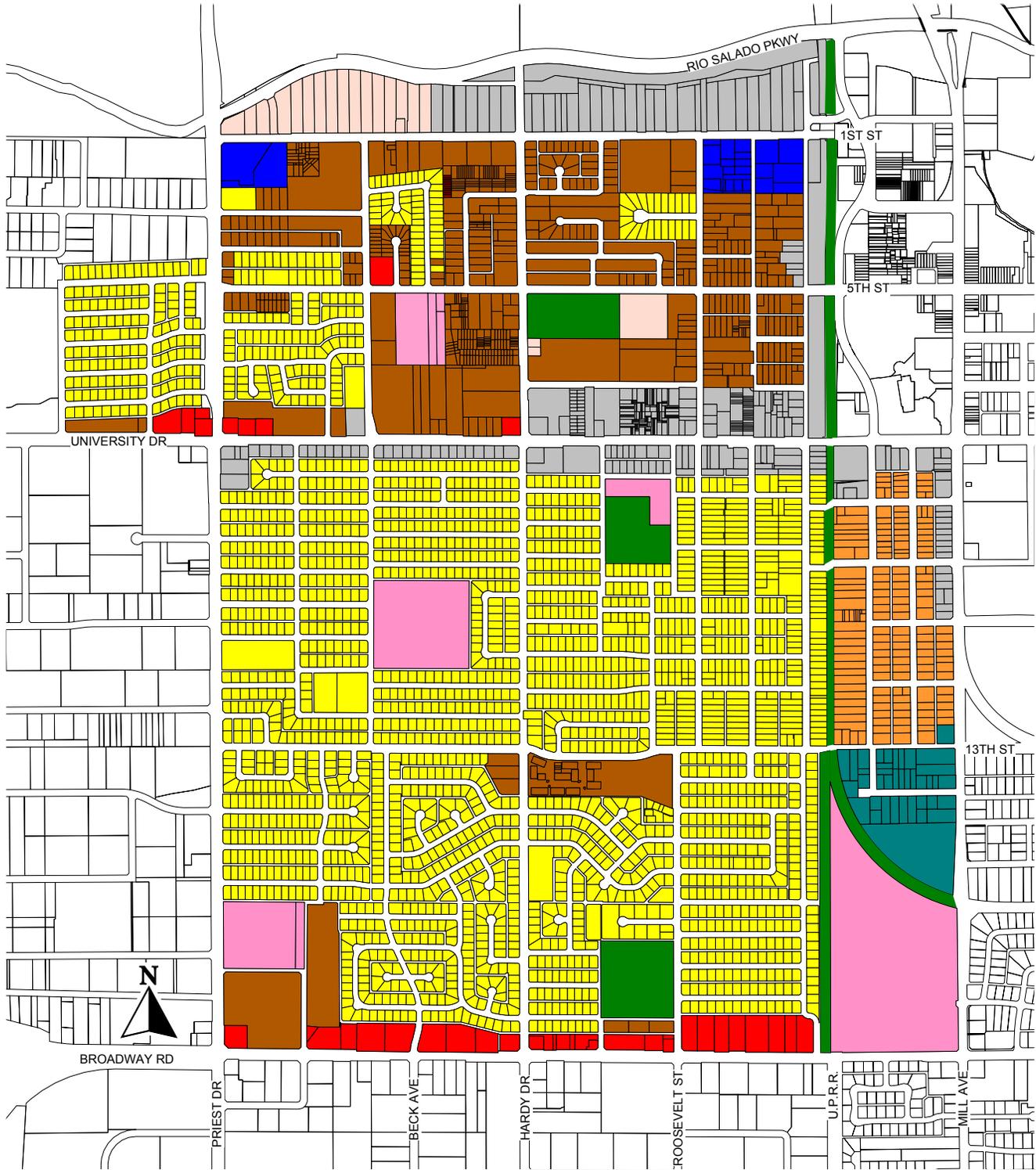


MAY, 2002

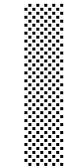
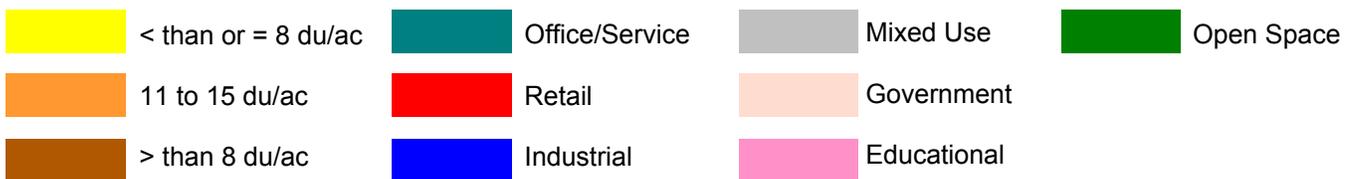


GENERAL PLAN 2020 PROJECTED LAND USE

NORTHWEST TEMPE SPECIFIC AREA PLAN

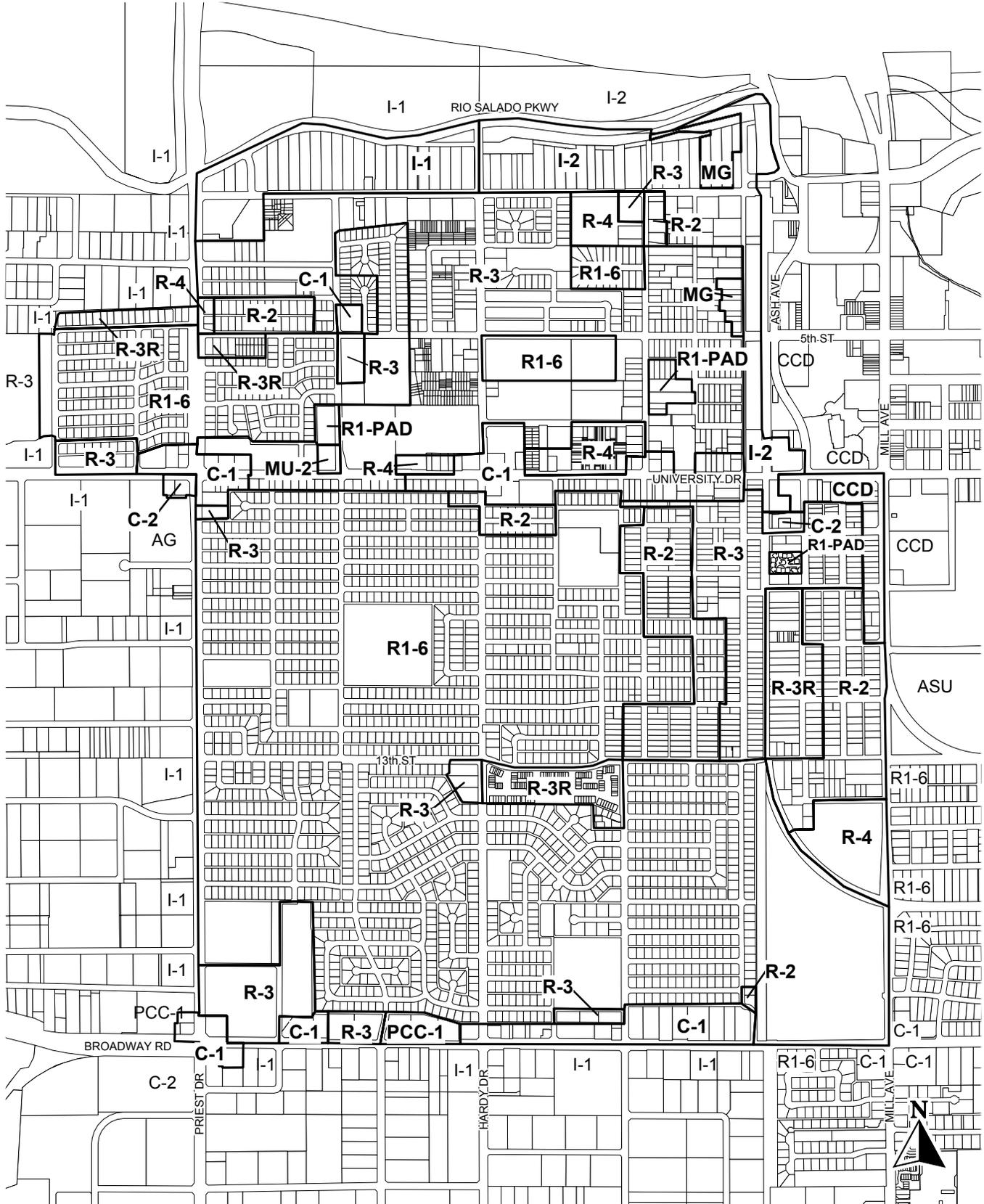


NOVEMBER, 2001

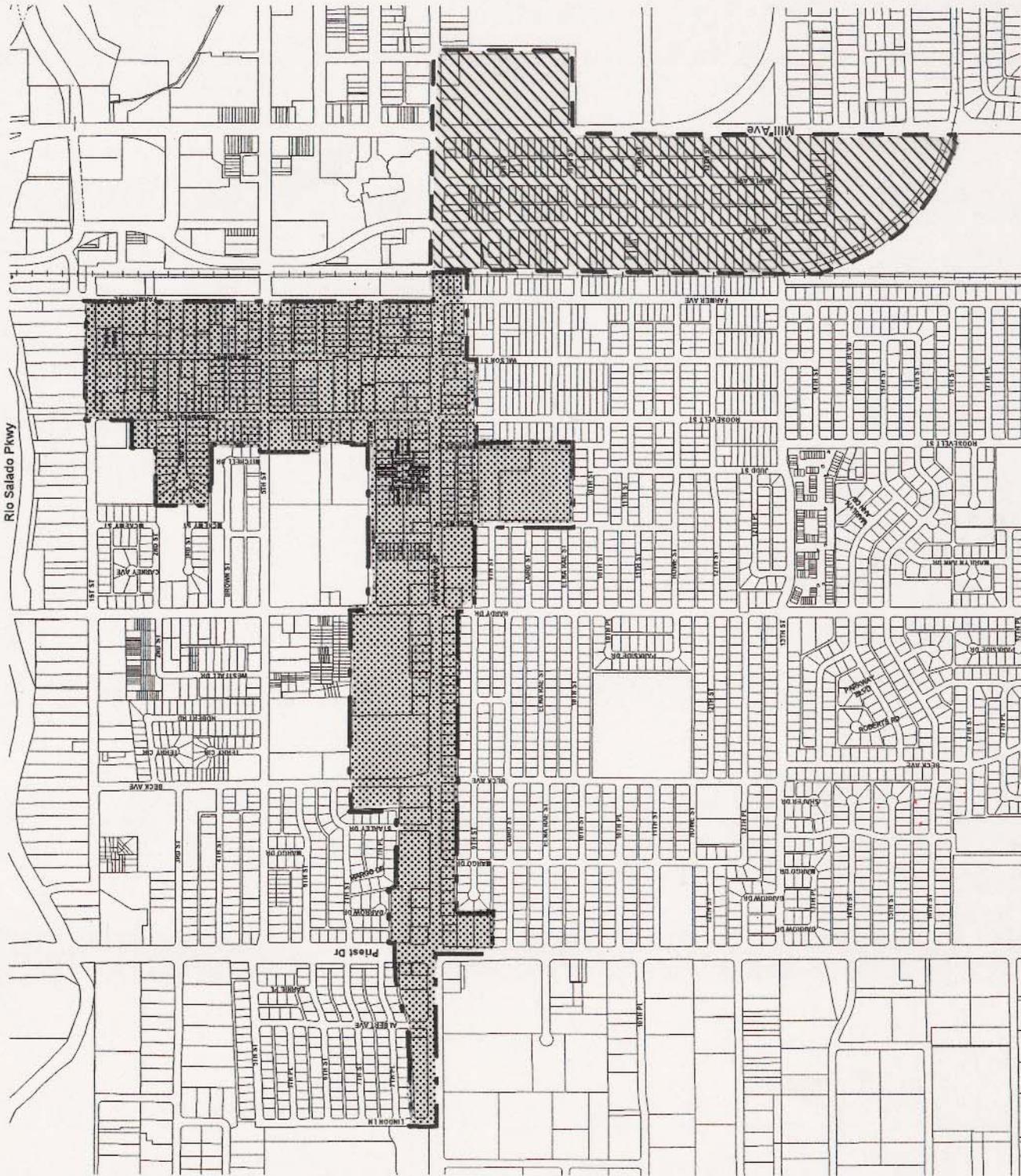


EXISTING ZONING

NORTHWEST TEMPE SPECIFIC AREA PLAN



October, 2001



Redevelopment/Preservation Study Areas - Adopted by Tempe City Council 2/25/99

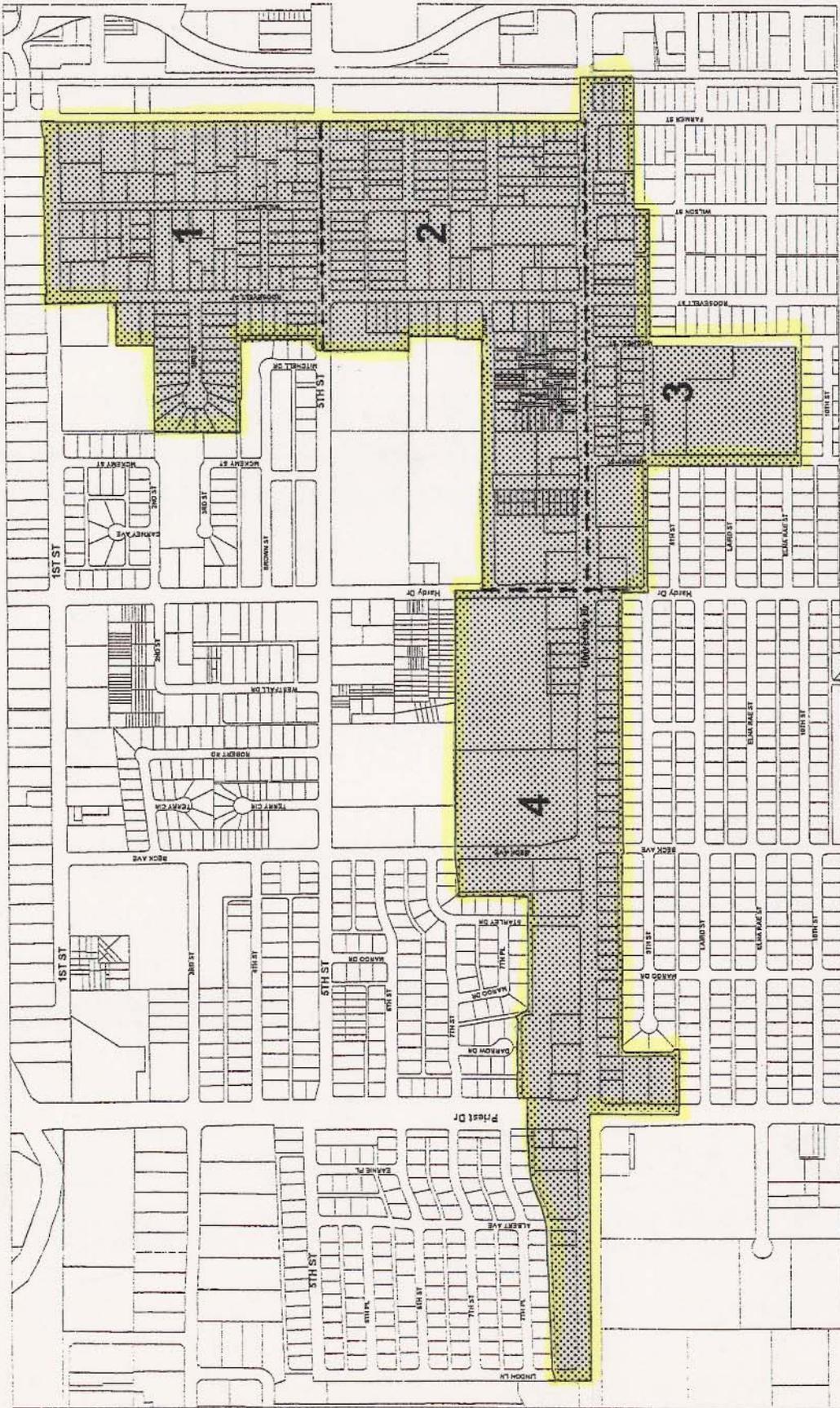


Maple-Ash Redevelopment/
Preservation Study Area



Sunset-Riverside,
West University Redevelopment/
Preservation Study Area

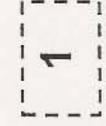




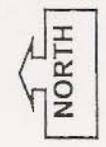
**Riverside/West University
Redevelopment/Preservation
Study Area**

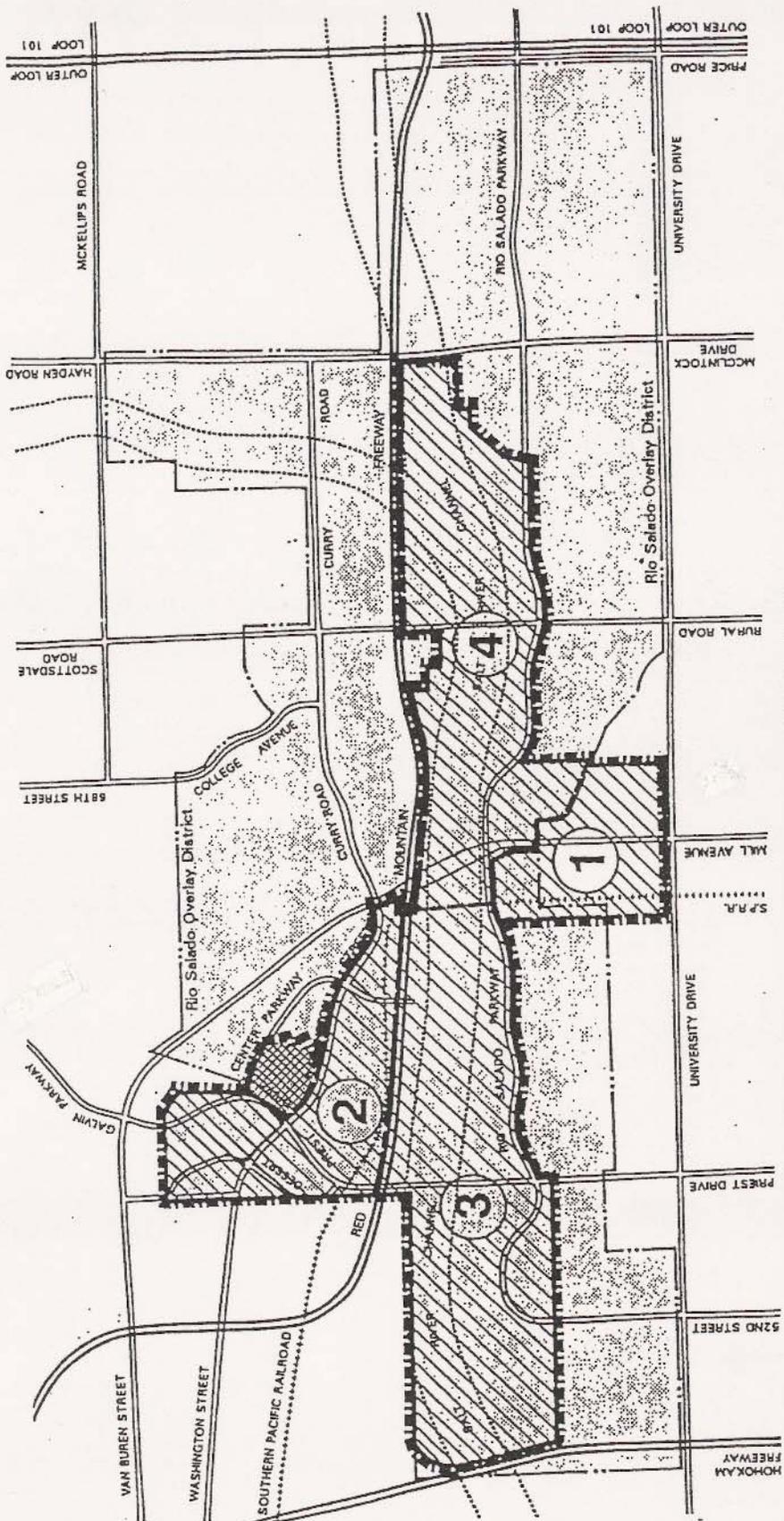


**Riverside/West University
Redevelopment/Preservation
Study Area**



**PAC
Representation
Areas**





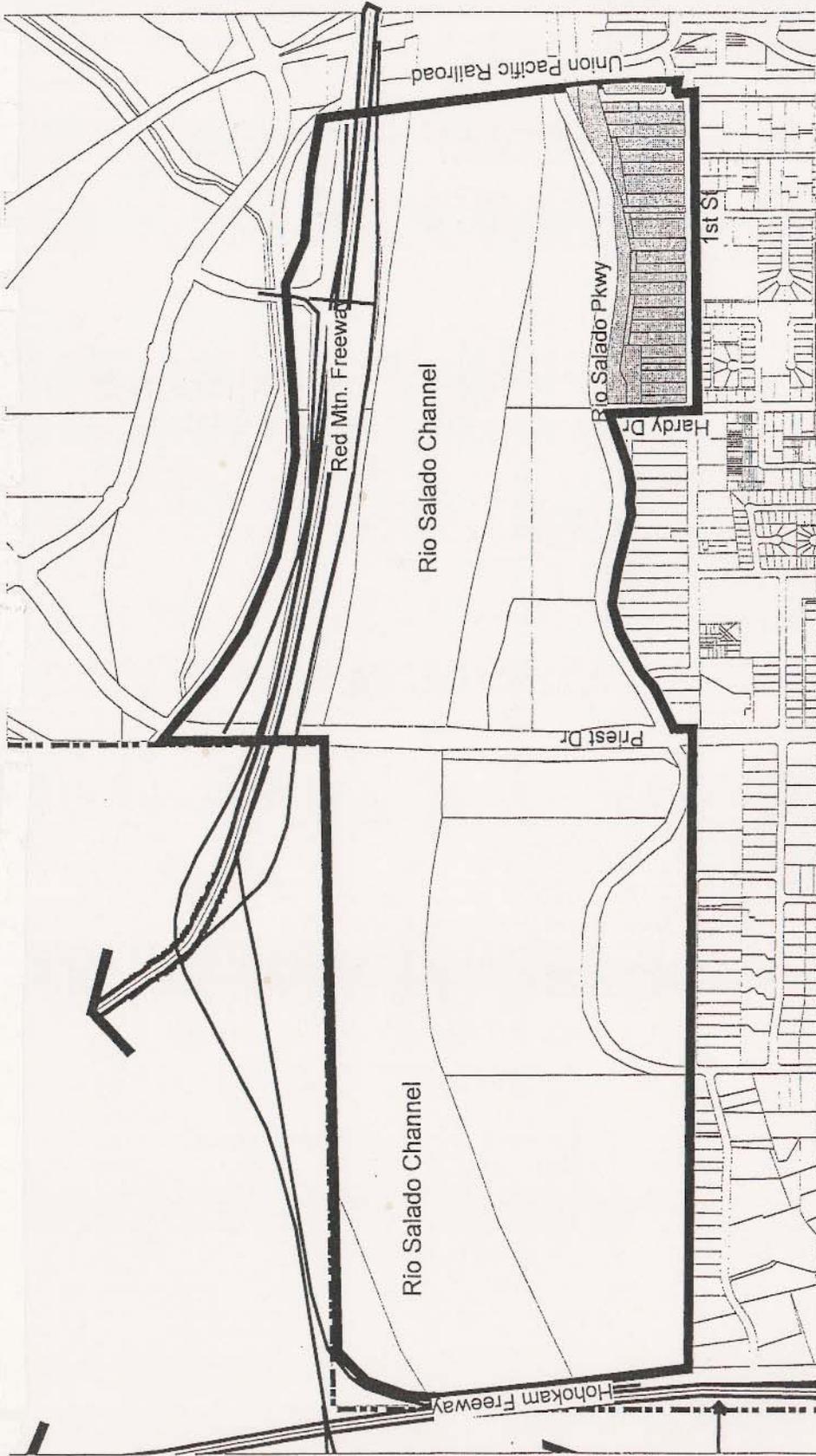
REDEVELOPMENT AREAS

ADDITION/AMENDMENT AREA 2
November 1994



- Area 1: DOWNTOWN
- Area 2: PAPAGO PARK CENTER
- Area 3: RIO SALADO WEST
- Area 4: RIO SALADO EAST

UNIVERSITY/HAYDEN BUTTE
Amended Redevelopment Plan - November 1994



Amendment Area



Redevelopment Area

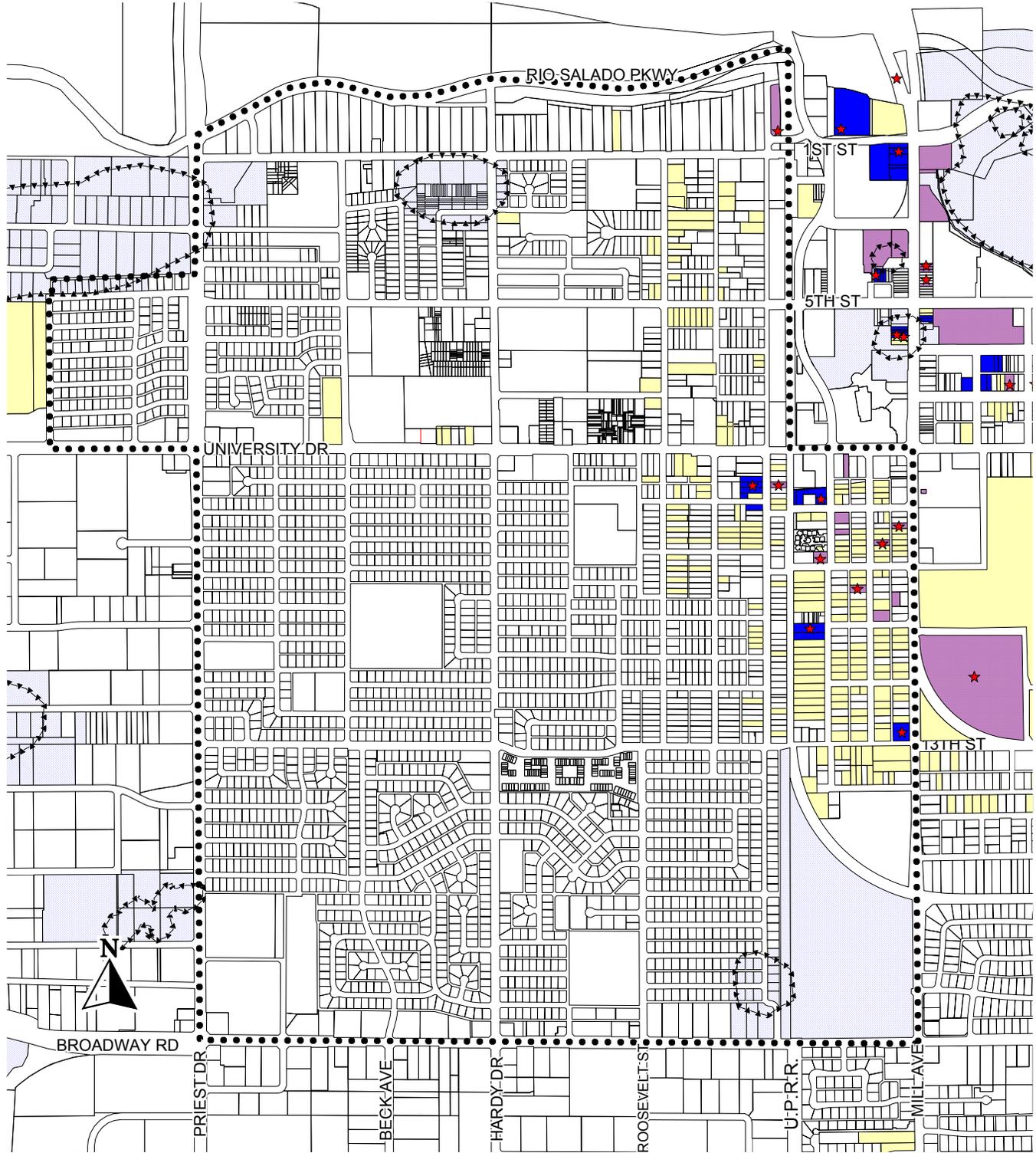


Rio Salado West Redevelopment Area

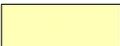
TEMPE HISTORIC PROPERTIES



NORTHWEST TEMPE SPECIFIC AREA PLAN

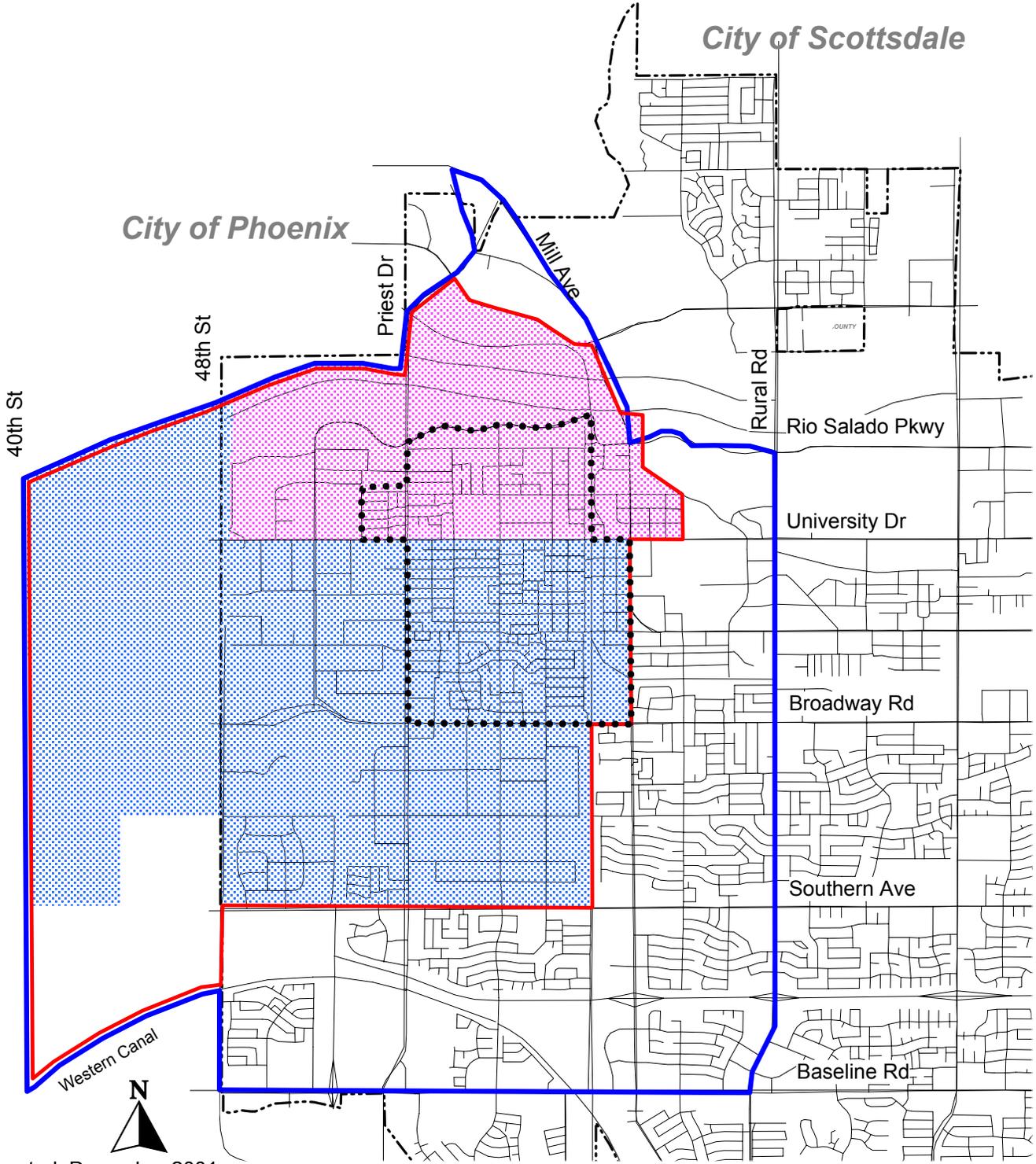


May, 2002

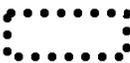
- | | | | |
|---|-----------------------------------|---|---------------------------------------|
|  | H - Historic Designation |  | AS - Archaeologically Sensitive Areas |
|  | HE - Classified Historic Eligible |  | National Register List |
|  | IE - Identified Historic Eligible | | |

SCHOOL DISTRICT BOUNDARIES

NORTHWEST TEMPE SPECIFIC AREA PLAN



created: December 2001

-  Northwest Tempe Planning Area
-  Scales Elementary
-  Holdeman Elementary
-  Gililand Middle School
-  Tempe High School

Appendix A: Residential Land Use Matrix
Northwest Tempe Specific Area Plan

Uses	Districts	
	Single Family	Multifamily
Single Family Dwelling, Detached		
▪ New Dwelling	P	P
▪ Demolition/Redevelopment	S	S
▪ Second Story Addition	S	S
▪ Zero Lot Line	S	S
Duplex (Two Family) Dwelling in the R1-6, R1-5, R1-4, R1-PAD, and Multifamily Districts only	S	P
Accessory Dwelling	S	P
Accessory Uses and Structures, Except Accessory Dwellings	S	S
Multifamily Dwelling (Three or More Units, including Guest Quarters)	N	S
One Guest Room	S	P
Boarding Houses and Rooming Houses in R-3, R-3R, and R-4 Districts only	N	U
Fraternity and Sorority Houses in R-3, R-3R, and R-4 Districts only	N	U
Group Homes (Child or Adult Care)	S	S
Day Care, In-Home		
▪ not to exceed 6 children	P	P
▪ 7 to 10 children	U/S	U/S
Home Occupations	S	S
Parking Lots for Adjacent Commercial Uses in R-3, R-3R, and R-4 Districts	N	U
Church, Convents, and Parish Houses, and Church related uses: except temporary revival tents or buildings not permitted	P	P
Home, Religious Organization, or Not-for-Profit Service Organization Boutique	S	S
Hospitals, Sanitariums, Nursing Homes, Convalescent Homes, Orphanages, Institutions of Mentally Disabled with a net site area of 5 acres or more in the AG, R-3, R-3R, and R-4 Districts only and not less than 50 feet from adjoining property	N	U
Nursery Schools and Day Care Centers in the R-3, R-3R, and R-4 Districts only	N	U
Private Educational Institutions with Curriculum of General Instruction Comparable to Public Schools	U	U

The following table identifies uses that are permitted (“P”), permitted subject to a use permit (“U”), permitted with special standards or limitations (“S”), and prohibited uses (“N”).

Appendix B: Commercial/Mixed Use Land Use Matrix
Northwest Tempe Specific Area Plan

Uses	Districts	
	Commercial	Mixed Use
Retail Sales, except as specifically listed below:	P	P
▪ drive through retail	N	N
▪ outdoor retailing related to special sporting events, temporary	S	S
Retail Service, except as specifically listed below:	P	P
▪ bars, cocktail lounges, taverns and similar businesses (Security Plan Required)	U/S	U/S
▪ drive-through services	N	U/S
▪ kennel facilities	U	N
Restaurants	P	P
▪ with a drive-through	N	N
▪ entertainment as accessory use	U	U
Office and Clinics	P	P
Hospitals	U	U
Hotels and Motels	S	U(S)
Vehicle Sales and Service, Including Fuel Sales, Car Wash	U	U
Public Parking Garage	P	U
Entertainment, Except Adult Oriented Business enclosed in a building (e.g., theater, amusement businesses), Security Plan Required	S	U(S)
Wholesale	U	U
Mixed Use, Residential with Commercial or Office (Mixed use developments shall be subject to the use limitations prescribed for the respective individual uses.)	P	P
Parks and Open Spaces	P	P
Schools		
▪ preschool, daycare and primary	U	U
▪ secondary, colleges and vocational	U	U
Industrial		
▪ Manufacturing and Production	N	N
▪ Manufacturing and Production in conjunction with retail on site	N	N
▪ Warehouse	N	N
▪ Mini Warehouse	N	N
▪ Transportation, Freight and Distribution	N	N
▪ Industrial Service (e.g., cleaning, repair)	N	N
▪ Processing of Raw Materials	N	N
Accessory Uses	S	S

The following table identifies uses that are permitted (“P”), permitted subject to a use permit (“U”), permitted with special standards or limitations (“S”), and prohibited uses (“N”).

Appendix C: Projected Development Standards for Residential Property
Northwest Tempe Specific Area Plan

	Single Family	Planned Area Development	Small Scale Multi-Family	Medium Scale Multi-Family
Maximum Density (DU/Acre)	8	NS	12/15	20/24
Maximum Height in Feet	30	NS	30	45
Maximum Site Bldg. Coverage	50%	NS	50%	60%
Minimum Setback in Feet	Front	10	10	10
	Side	0/7	0/7	0/7
	Rear	5	10	10
	Street Side	10	NS	10

Setback standards may be reduced when the applicant demonstrates a need based on existing development constraints, or proposes design features to add visual interest or improved pedestrian orientation (e.g., covered porch, window bay, portico, arbor, pergola, or similar feature).

Infill adjacent or between existing residences shall comply with conditions of Design Guidelines.

Rear setback may be reduced to 5' when abutting an alley.

Appendix D: Projected Development Standards for Commercial Property
Northwest Tempe Specific Area Plan

Uses		Districts			
		Small Scale Mixed Use	Medium Scale Mixed Use	Large Scale Mixed Use	Industrial
Density (Dwelling Units/Acre)		10	20	40	NA
Maximum Height in Feet		30	45	65	40
Maximum Site Building Coverage %		50%	70%	90%	50%
Minimum Yard Setback in Feet	Front	0	0	0	0
	Side	0	0	0	12
	Rear	0	0	0	12
	Street Side	0	0	0	0
Maximum Front Yard Setback		20	10	10	NA

NORTHWEST TEMPE CHARACTER AREAS Existing Features (“Windshield Survey”, May 2002)

	ROOF type/shape	BLDG height/mass	MATERIALS / DETAIL	OPENINGS size, spacing, etc.	SITE relation to street, setback, parking	LANDSCAPE regimented, irregular, etc.	GEN'L CHARACTER comm./resid., auto/ped., etc.	OTHER accent elements, entries, signage, etc.	NOTABLE EXAMPLES
Broadway	flat w/ parapet; flat w/ mansard; pitched shed, hip; Spanish. tile	1-2 story (mostly 1), low/medium articulation	stucco, brick, metal; some CMU, glazed brick	varies from large storefronts to “gun-slots”	60’ - 80’ typ. w/ parking in front	varies; somewhat sparse	commercial; auto-oriented	covered or inset entries; monument signage	Apollo Contracting, (new 2 story @ NW corner Broadway + Farmer); “KFC” center
Classic Suburban	mostly pitched (4/12) w/ gables or hips; comp. shingles	mostly 1 story; medium articulation	stucco or exp. CMU	varied, square to horiz. emphasis	25 ft stbks w/ walks, drives to street; attached carports	varies	mostly SF residential	small porches, some window detail, no signs; fences or Indscp. define prop. lines	typ ranch style homes (exception: “Solar Subdivision” on Roosevelt S of 13 th St.)
Eclectic	flat/parapet, mansard, low pitched w/ gables; comp. shingles, Sp. tile, metal	1- mostly 2 stories, med. articulation	stucco or painted CMU w/ some tile, or brick accents	varies, but no glass “ribbons” or very large glass areas	25’ landscape stbk., typ.; not much street interaction; pkg. at rear	mature “midwestern”	MF resid; contemp to neo Spanish colonial revival	articulated openings, few porches; some low-scale signage	Westside Com. Cntr.; Mature trees on Brown St
Heritage	mostly pitched (5/12 +) w/ gables; some flat w/ parapet; comp. shingle, wd. shake, metal	1-2 stories, med.-high articulation	horiz. wood siding, brick, stucco, CMU	Varies: small/med., vert, w/ some “international” (larger w/ horiz. emphasis)	25’ typ. w/ walks connecting to st., detached garages, some carports	heavy, mature, “midwestern” w/ irrig. lawns, non-regimented	SF resid. w/ outblggs., detached units, etc.; ped. oriented; “historic”	porches; bungalow, ranch, pueblo, “Wrightian” styles; no visible signage	Farmer-Goodwin hse., Ash Court, Wm. & Sidney Moer hses., Hiatt- Barnes hse.
Rio Salado	flat/parapet w/ some accent pitched roofs (metal)	2 stories (some 3), low/med. articulation	exposed CMU + conc. (tilt-up); stucco	Varies: glass “ribbons”; inset isolated, vert + mostly horiz emphasis	10’-70’ w/some pkg. @ side/rear or front	sparse, xeriscape	auto/comm’l.; contemp. or pseudo-historic styles	deep insets; horiz accent bands; maximize views to lake	Regatta Point, MCW office, SDB bldg.
University Drive	flat/parapet	1-2 stories, low- med articulation	stucco, exposed CMU, metal accent elements	reg. spaced, large windows w/ horiz orien- tation, inset or w/ canopies	0’-10’ stbk. w/ some ped. Interaction, pkg. behind; some w/ pkg. in front	varies: some regimentation, some xeriscape	comm’l.; mix of auto + ped.; contemp (mostly)	metal canopies, horiz. accent bands, prominent bldg mtd. signage	Boston Pizza, Oregono’s, Tempe Camera
Urban	Mostly pitched (4/12 +), gables; some flat/parapet	1-2 stories (mostly 1) med- high articulation	stucco, CMU, brick, comp shingle, wood shake, horiz wood siding	varies: small/med. windows w/ vert emphasis	Varied: 10’-25’ stbks., w/ Indscp.; walks connecting to st.; dtchd. Gar. or att. Carports	irregular/ inconsistent	resid./ped.; deteriorating and/or “quasi historic;” also MF	porches, accented trim + detail, little visible signage	

Appendix F: Northwest Tempe Inventory of Amenities
Northwest Tempe Specific Area Plan

City + Meeting Facilities

Harry E. Mitchell Government Center - Tempe City Hall Complex
Westside Community Center
Tempe Woman's Club

Performing Art Venues

Future Tempe Visual and Performing Arts Center (Tempe Town Lake)
Tempe Childsplay Theater

Sport Venues

Future NFL Multi-Purpose Stadium
Future Amateur Sports Facility (Tempe Town Lake)

Parks + Recreation

Tempe Town Lake
Tempe Beach Park
Tempe (Hayden) Butte
Jaycee Park
Mitchell Park
Clark Park
Birchett Park

Tourist Attractions

Downtown Tempe
Tempe Town Lake
Papago Park
Phoenix Zoo
Desert Botanical Gardens
Phoenix Municipal Stadium (Spring Training)
Rolling Hills Golf Course (Papago Park)

Transportation

Sky Harbor International Airport
Red Mountain Freeway (Loop 202)
Interstate-10
Future Phoenix-East Valley Light Rail Transit Line
Valley Metro, *FLASH*, and Neighborhood Circulator Routes

Arizona State University

Main Campus
Grady Gammage Auditorium
Nelson Fine Arts Center
Sun Devil Stadium
University Activity Center

Hospital

Tempe St. Luke's Hospital

HISTORIC DESIGNATION / LISTING COMPARISON		
	Tempe Register	National Register
Designation process	Apply to HPC, review by HPC, then Planning + Zoning Commission, then City Council	Apply to SHPO, review by SHPO + CLG, approval by Historic Sites Review Committee [HSRC], final approval by NPS
Tax credits	None	33% - 50% property tax reduction for residential; tax credit for rehabilitation [up to 20%] on commercial
Grants	Designation required for Tempe support for AZ Heritage Fund applications	Designation required for AZ Heritage Fund or Federal pass through grants
Property value	No Tempe precedent yet, but demonstrated stabilization or increase in other Valley communities	Demonstrated stabilization or increase on individual properties and districts
Technical Assistance	Historic Preservation Officer consultation + assistance w/ Building Codes	SHPO / NPS consultation, technical bulletins
Building Code	Potential variance through Building Code Advisory Board of Appeals	n/a
Identity / Pride of Ownership	Potential district signage; bronze plaque	General maintenance increase by owners; increased rental rates, etc.
Underlying Zoning	No effect	No effect
Land Use	No effect	No effect
Planning Considerations	Specific Area Planning; Redevelopment; Recognition on maps + data base, etc.	Federally funded or permitted efforts
Design Review / Permitting	HPC approval prior to issuance of building permit per designation criteria + adopted design guidelines [reference Secretary of the Interior Stds.]	By SHPO / CLG per Secretary of the Interior's Stds. [can't be legally prevented, but threatened with delisting and resulting loss of tax reductions / credits]
Protection from Demolition	Tempe Historic Preservation Commission [HPC] review; potential 180-day stay	None, unless federal monies [grants, tax credits] or federal permits are required, triggering extensive review process
Appeals	Tempe City Council	National Park Service [NPS]
Delisting	Same as designation process	Same as designation process
Contacts	Tempe Historic Preservation Office PO Box 5002 Tempe, AZ 85280 480.350.8028 www.tempe.gov/historicpres	State Historic Preservation Office 1300 W. Washington Phoenix, AZ 85007 www.pr.state.az.us/partnerships/shpo/shpo.html

General Definitions

Accessory building means a detached subordinate building containing an accessory use and situated on the same lot as the main building.

Accessory dwelling means a small, secondary housing unit not exceeding the primary dwelling's square feet of finished floor area on a single family dwelling lot. The accessory dwelling can be detached from the primary dwelling (i.e., a cottage), attached to the primary dwelling, above a detached garage, or contained within the primary dwelling.

Accessory use means either a subordinate use of a building, other structure, or tract of land under the following situations:

1. Whose use is clearly incidental and customary to the use of the principal building, other structure, or use of land; and
2. Which is located on the same zoned lot with the principal building, other structure, or use of land, and whose use is specifically permitted in a less restricted district.

Adult-oriented business means the opening or commencement of, or the conversion of an existing business to, or the addition to any other existing business of, or the relocation of any of the following: "adult arcade", "adult bookstore or video store", "adult motion picture theater", "adult theater", "adult cabaret", "adult motel", "escort agency", "nude model studio", "sexual encounter center", and "adult novelty store".

Alley means a dedicated right-of-way other than a street.

Apartment house means any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as the residence of three (3) or more families living independently of each other and doing their own cooking in the building.

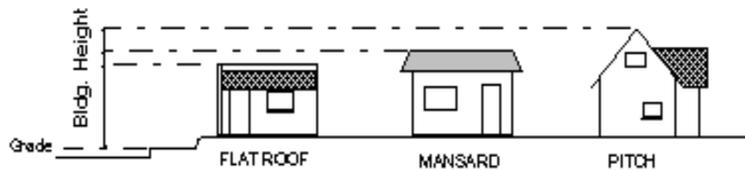
Archaeologically Sensitive means that property has been officially classified as Historic Eligible by the action of the Historic Preservation Commission (per the process outlined and regulations established in Chapter 14A of City Code). HE properties meet the requirements for historic designation, but have not been through the process nor subjected to the regulations of actual historic designation. Proposed alterations and demolitions are, however, subject to a potential 30-day review and comment period by the Historic Preservation Officer.

Arterial Street means a street that serves to move considerable numbers of vehicles within the community. In a larger sense it includes freeways and expressways on a County and regional level. Examples of such streets are Rural Road, McClintock Drive, Broadway Road and Baseline Road.

Bar means an establishment, including, but not limited to, a cocktail lounge, discotheque, night club or tavern, the main use of which is to serve spirituous liquors for on-site consumption. Such facility may serve food, provide dancing and entertainment as well as operate equipment commonly found in a video or penny arcade.

Boarding house means a dwelling in which three (3), four (4), or five (5) rooms are occupied as guest rooms and in which food may be served to the occupants thereof. Any dwelling in which more than five (5) rooms are occupied as guest rooms shall be deemed to be a hotel. A boarding house shall not include buildings for persons requiring physical or mental care by reason of age, infirmity or disease.

Building, height means the vertical distance measured from the grade as defined herein, to the highest point of a flat roof, to the highest point of a mansard roof, the highest point of gable of a pitch or hip roof; the highest point of any other roof.



Building, main means a building, or buildings, in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated; except that in cases where an accessory dwelling exists, only the primary dwelling shall be deemed to be the main building.

Building addition means any extension or increase in floor area or height of a structure.

Building ground floor area means the total area of the largest floor under roof, measured from the exterior faces of exterior walls, and not including the sum of the several floors of a multistory building. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Capital Improvement Program (commonly abbreviated C.I.P.) means a public document formally adopted by the City Council that outlines a five-year plan for public construction and acquisition projects within the community. It is subject to yearly review and serves as a guide for the remaining years. The annual review allows for modification and prioritization based on funding sources.

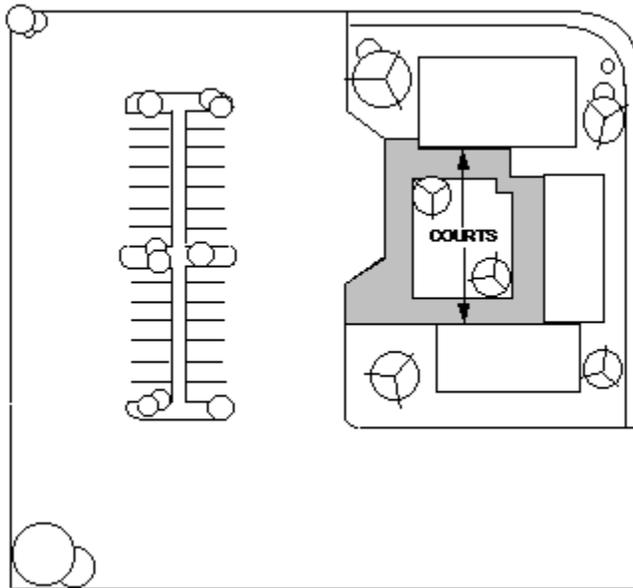
Collector Street means a street that provides for traffic movement within neighborhoods or a community and serves as a connection between arterial streets and local streets. Examples of such streets are Alameda Drive, Hardy Drive and College Avenue.

Compatibility means a pleasing visual relationship between elements of a property, building, or structure, or among properties, buildings and structures, or with their

surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Condominium means real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions. Real estate is not a condominium unless the undivided interests in the common units are vested in the unit owners.

Court means a space, other than a yard, which is open and unobstructed to the sky, and located on the same lot with a building or group of buildings which bound it on two or more sides and face each other. The width of a court shall be its least horizontal dimension.



CPTED or *crime prevention through environmental design* means the proper design and effective use of the built environment in order to lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life.

Density means the ratio of dwelling units per acre. Density is based on gross site area of land to be developed, exclusive of existing public right of way.

Dwelling means an enclosed space providing complete, independent living facilities for a family including permanent provisions for living, sleeping, eating, cooking and sanitation.

Entertainment means an engaging or diverting presentation of, or participation in, including, but not limited to, live singing, dancing, musical instrumentation, dramatic, prosaic, or poetic activities.

Existing Land Use means the actual use of a parcel of land, regardless of zoning.

Family:

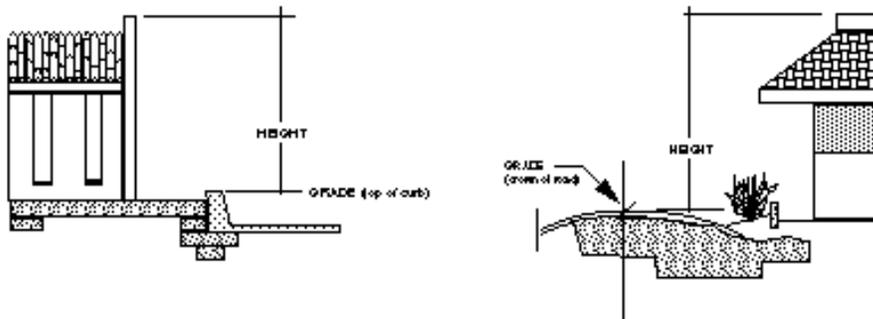
1. An individual or two (2) or more persons related by blood, marriage, or adoption and usual servants, living together as a single housekeeping unit in a dwelling unit; or
2. Not more than three (3) persons, who need not be related, living together as a single housekeeping unit within a dwelling.

Floor area ratio (FAR) means the total building gross floor area divided by the net site area.

$$\text{EX: } \frac{\text{building s.f.}}{\text{net site area}} = \frac{2,000}{4,000} = 0.5 \text{ FAR}$$

General Plan means a formally adopted public document of a community, containing goals, objectives and policies for the physical development of the community.

Grade means the top of curb, or top of crown of a street where no curb exists, as established at the midpoint of the front of the lot used for establishing building heights.



Guest quarters means an attached building used to house guests of the occupants of the main building, and which shall not be rented or leased, separate from the main building, and not including accessory dwellings. Guest quarters may provide cooking facilities.

Historic district means a designation, in the form of overlay zoning, applied to all properties within an area with defined boundaries, as a result of formal adoption by the city council, which express a distinctive character worthy of preservation.

Historic eligible means a property which appears to meet the criteria for designation.

Historic property means a designation, in the form of overlay zoning, applied to an individual property, as a result of formal adoption by the city council, which expresses a distinctive character worthy of preservation, or an archaeological site.

Home occupation means an occupation or a profession which:

1. Is customarily carried on in a dwelling unit, or in an attached, closed building;
2. Is carried on by a member or members of the family residing in the dwelling unit; and
3. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes.

Hotel means a building other than a boarding house as defined herein, which building contains more than five (5) guest rooms.

Identified Eligible means the property has been identified in a survey or inventory by the Historic Preservation Officer as meeting the requirements for historic designation, but has not been through any designation or classification process and is not subject to any additional regulations.

Infill Development means the development of a vacant parcel or re-use of a parcel between existing development.

Landmark means a designation, in the form of overlay zoning, applied to an individual property as a result of formal adoption by the city council, which has achieved significance within the past fifty (50) years and which expresses a distinctive character worthy of preservation and which otherwise fulfills or exceeds the criteria for designation as an historic property.

Lot coverage means the area of a lot covered by a building or buildings expressed as a percentage of the total lot area, and measured from the exterior faces of foundation wall, slab and/or footings, and not including the sum of the several floors of a multistory building. The floor area of a building, or portion thereof, not provided with surrounding exterior foundation wall, slab or footing shall be the usable area under the horizontal projection of the roof or floor above.

Mechanical equipment means any and all equipment ancillary to the use or function of the building or structure including, but not limited to, heating or cooling equipment, pool pumps and filters, electrical equipment, transformers, satellite receiving earth stations, including dishes and antennas, solar heating/cooling devices, exhaust stacks and roof vents.

Mixed-use means a specialized land use characterized by development that could combine up to three land uses: residential, service commercial and retail commercial. The intent of this designation in General Plan 2020 is to break up marginal or blighted development and upgrade or replace it with quality development that is sensitively adapted to the land use pattern in the immediate surrounding area. This form of development integrates vertically and/or horizontally, permitted uses, tied together by common legal agreements and shared parking.

Multi-Modal is a transportation-oriented term identifying or involving the use of more than one mode (a type or form) of transportation.

National Register is a listing of property that has met certain criteria in an independent process through the State Historic Preservation Office. National Register listing mandates certain procedures and guidelines for proposed alterations and demolitions involving federal funds, permits or tax credits. National Register listing in and of itself, does not afford benefits or protection under Tempe ordinances and plans.

Neighborhood means an area within a community that contains individuals sharing common needs such as a school or schools, shopping or service areas, recreation areas or geographical features.

Noncontributing property means a classification applied to an individual property located within a designated historic district, signifying that the property does not contribute to the distinctive character of the district. Such properties are subject only to the provisions of this chapter regarding new construction, including general landscape character, and only when the amount of new construction equals or exceeds twenty-five percent (25%) of the land area or building ground floor area of the property at the time of its' identification as noncontributing.

Nursery and day care, in home means the use of a residence for the purpose of day care of children.

Nursery and day care school means any building used for more than eight (8) hours per week solely for the purpose of day care of children and accommodating more than ten (10) children. Some instructions may be offered in connection with such care. The use shall not be considered a "school" within the meaning of this ordinance.

Office means a place where a particular kind of business is transacted or a service is supplied, excluding retailing, according to the following:

1. A place in which functions, such as consulting, record keeping, or clerical work are performed; or
2. A place in which a professional person (e.g., a physician or lawyer) conducts his professional services.

Open Space is a term normally associated with active and passive recreation areas, such as parks, playgrounds and golf courses. In the context of this document, the term has been broadened to include storm water retention areas, railroad and canal bank rights-of-way and utility easements.

Overlay district means a special district imposing regulations on specific uses over a defined geographic area in addition to those required by the underlying zoning.

Projected Land Use means the anticipated future use of a parcel of land.

Public art means objects such as sculpture, water feature(s) or other multidimensional design that would be viewed by the general public as an attractive amenity, located in spaces visible or accessible to the public in general so as to be enjoyed by the community at large.

Quality in the context of this document is a term used to define characteristics, whether they be in the physical design and layout or facilities and amenities, that represent distinctive or desirable solutions to land use development. This term takes into consideration things such as the relationship and scale of proposed development to surrounding development and a development's appearance in terms of building materials, colors and landscaping.

Redevelopment means land re-use that involves a partnership between public and private development resources.

Retail means the business of selling personal property directly to the ultimate consumer for any purpose other than for resale.

Right-Of-Way means the portion of land over which a public route or street is built or adjacent land the City has a right to develop or use.

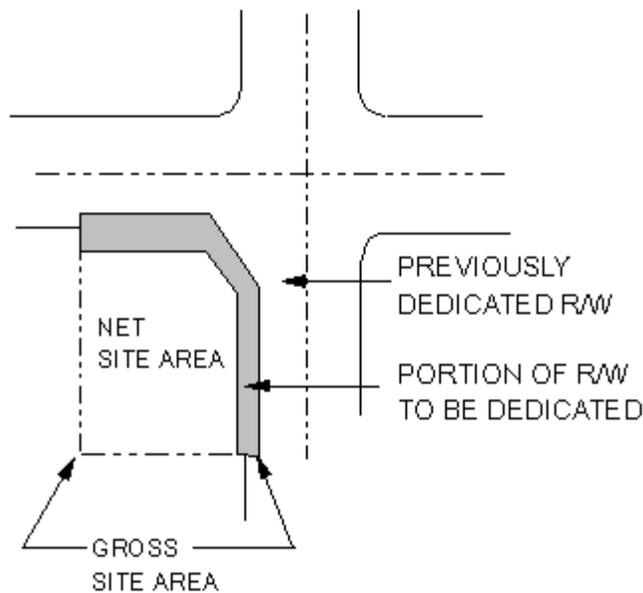
Screening device means any structure intended to fully conceal an activity or mechanical element from view, adjacent uses, properties or streets.

Service means useful labor that does not produce a tangible commodity.

Setback means the least horizontal distance between a building, structure, wall, property line or any combination thereof.

Site area, gross means the total ground area purchased by the present owner, including any proposed portions to be dedicated for public use as streets, alleys, easements, or other.

Site area, net means the remaining ground area of the gross site area after deleting all portions for proposed perimeter rights-of-way and alleys.



Site-building coverage means the ratio expressed in percents of the total building floor area under roof to the net site area:

$$\text{Site-building coverage} = \frac{\text{Total building floor area}}{\text{Net Site Area}}$$

Example: $\frac{3,000}{4,000} = \frac{3}{4} = 75\%$ Building coverage
(Ratio expressed as percent)

Site plan means a plan drawn on twenty-four (24) inch by thirty-six (36) inch format, prepared to scale, showing all the uses proposed for a specific property. The plan shall show all dimensions, buildings, structures, sign locations, off-street parking, loading spaces, points of ingress and egress, all walls, refuse containers, walkways, all ultimate rights-of-way (measured to the center lines of streets, and alleys), a location map, complete site data and any additional information which may be necessary to clearly define the intended use and property lines.

Specific Area Plan is a flexible guide for city decision-makers, focusing on a defined geographical area, neighborhood or district. The Specific Area Plan must be consistent with the General Plan and must comply with Arizona's statutes.

Spot Zoning means the granting of zoning by the City Council that singles out a parcel of land for a zoning district different from that of surrounding properties.

Street means a thoroughfare usually including sidewalks or bike paths which affords a principal means of access to abutting property.

Townhouse means an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in a subdivided lot.

Use permit means a permit granted to a property owner or lessee to conduct a use allowed in a zoning district subject to a use permit.

Variance means a license, granted by a city board to deviate from a regulation of the city zoning ordinance.

Zoning means the legal means used by the City Council to implement the projected land use plan of the community. Zoning situates land uses in the form of districts in relation to one another, defines the land uses that may be used in each district, provides adequate space for each development as well as ensuring that uses can be properly serviced by government

NORTHWEST TEMPE SPECIFIC AREA PLAN

Resources

26 Projects to be included in a Specific Area Plan: Recommendations of Charrette Work Groups; Riverside Sunset Neighborhood and AIA Rio Salado Arizona, January 1997.

A Guide to Land Use and Public Transportation, Vol. II: Applying the Concepts, The Snohomish County Transportation Authority

General Plan 2020; City of Tempe, November 29, 2001.

Infill Development in Historic Tempe Neighborhoods: Design Charrette; NewTown CDC, March 06, 1999.

Northwest Tempe Strategic Plan 1998-2002; Venture Catalyst, Community Sciences Corp., Northwest Tempe Neighborhoods CDC, November 1998.

Quality in Building: Secure by Design, June 2002.

Quality in Building: Sustainable by Design, June 2002.

Regulatory Document Rewrite, Working Draft Document; Otak Inc. Feb.-May 2002.

Riverside/Sunset Strategic Plan; Rio Salado Chapter of AIA and PlaceMakers, 1997.

SafeScape: Creating Safer, More Livable Communities Through Planning and Design; Al Zelinka and Dean Brennan, 2001.

Tempe Comprehensive Transportation Plan: Corridor Concept Plans - Design Dialogues, Otak

Yountville Design Document; Yountville Town Council, 1992.

Zoning Ordinance No. 808; City of Tempe, December 15, 2000.