Attachment A
Urban Core Master Plan (UCMP)
Urban Code District (UCD)

Historic Preservation Commission
Highlights from Draft Documents
October 16, 2019
UCMP, TOD (UCD), and GPA

Timeline
- Being developed since the past 20 months
- Council Hearings 9/26 and 10/17
- DRC Recommended Approval on 8/27
- Today’s Presentation to the HPC is the 5th

Urban Core Area Master Plan
- A Policy Plan
- Delineates location for recommended heights to be achieved through PAD, DA or similar process.

Urban Code District-UCD
- New Section in Code - Regulatory Document
- New District available for opt-in
- Existing TOD remains as is

General Plan Amendment
- To support the UCD and UCMP visions
- Change in Land Use, and Residential Density Maps
- Text Amendment – New “Mixed Use/Industrial”
Urban Core Master Plan Boundaries (6.15 Sq. Miles)
Urban Code District (UCD)
Regulatory and Opt-in
Existing Transportation Overlay District (TOD) – To Remain
Map of UCD Zones

1. Highest intensity - mid-rise development (90’/125’)

2. High intensity - mostly mid-rise buildings (90’)

3. Medium intensity, at transit stations & major intersections (90’)

4. Moderate intensity - 1/4-mile of transit stations (70’)

5. Low to moderate intensity - transit corridors (55’)

6. Low intensity - transition to residential neighborhoods (40’)

### UCD Sub-Zones

<table>
<thead>
<tr>
<th></th>
<th>UC-1</th>
<th>UC-2</th>
<th>UC-3</th>
<th>UC-4</th>
<th>UC-5</th>
<th>UC-6</th>
<th>UC-7</th>
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<tbody>
<tr>
<td><strong>Height in Ft. (max)</strong></td>
<td>90-125 (min-max)</td>
<td>90</td>
<td>90</td>
<td>70</td>
<td>55</td>
<td>40</td>
<td>Per Base Zoning</td>
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<tr>
<td><strong>Density (DU/acre)</strong></td>
<td>NS</td>
<td>NS</td>
<td>65</td>
<td>45</td>
<td>25</td>
<td>20</td>
<td>Per Base Zoning</td>
</tr>
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</table>
Urban Core Master Plan (UCMP)
A Policy-Level Master Plan
UCMP Summary

- A Policy-Level Plan
- Provides background, analysis and rationale for the Plan
- Provides strategies for the four different planning areas within UCMP
- Provides Implementation Strategies through guidelines
- Provides more than 130 Design Guidelines
- Emphasizes sustainability
- Is sensitive to the preservation of historic areas, neighborhoods, and single-family homes
- Includes development strategies
Design Guidelines Examples

- **Urban Design**
- **Development**
- **Public Realm**
  - Street
  - Pedestrian Connections
  - Publicly Accessible Plazas & Parks
  - Public Art
- **Sustainability**
  - Sustainable Development
  - Sustainable Landscape & Open Spaces
  - Sustainable Streetscape
Proposed Incentives in UCD and UCMP

- Affordable and Work-force Housing Bonus
- Sustainability Bonus
- Public Improvement/Amenities Bonus
- Historic Preservation Incentive & Bonus
  - For eligible sites (otherwise exempt), applicants can opt into the UCD
- Consultants and staff working with stakeholders to develop a bonus program (June- Oct 2019)
UCD & Urban Core Master Plan Heights

Ways to achieve heights and densities

Base Zoning
  • By right

UCD through Opt-in
  • By opting-in to the UCD
  • Bonus will be available

Urban Core Master Plan
(Within the UCMP height areas)
  • Through PAD, DA, Rezoning
  • Design guidelines will apply
  • Bonus will be available
Proposed UCMP Plan Heights Map
General Plan Amendment (GPA) Application
General Plan Amendment Application

• Being Requested to Support the Visions of the UCMP and UC District.
  • Increased Mixed-Use areas to support UCD
  • Higher densities in some areas to support UCMP and UCD
  • Follows the City’s and State’s Major General Plan Amendment Process
Historic Preservation Elements - UCD and UCMP
UCMP Downtown Heritage Core Designation

• Part of the downtown south of Rio Salado Pkwy along Mill Ave, and including several properties to the east of Mill Ave is recognized as Downtown “Historic Core” in the UCMP. Note: The Core has the same boundary as the UC-2 Zone.

• The “Historic Core” will help facilitate Historic Preservation through several means including the following.
  • Creating a public identity for Tempe’s Historic Buildings in the downtown area.
  • Creating design guidelines to foster historic preservation in the Historic Core.
1.4 Historic Preservation Guidelines

Downtown Historic Core

Mill Avenue boasts a significant number of historic buildings, several of which date to the late nineteenth-century. The value of Tempe’s historic downtown was first formally recognized in 1974, when the Tempe City Council passed Ordinance 663.4 designating a portion of downtown the Tempe Heritage District, within which a design review matrix helped to ensure “architectural continuity.” The uniqueness and sense of place resulting from the concentration of historic buildings protected by the 1974 ordinance was overwhelmingly underscored in a 1983 historic property inventory commissioned by the City. That survey, the first comprehensive evaluation and documentation of Tempe’s historic built environment, spoke to the importance of local historic resources.

Excerpts from UCMP Document

In order to understand the significance of individual historic buildings, it is essential to examine the patterns of development and the forces which influenced their creation at specific locations. Furthermore, an understanding of the dynamics of historic development of Tempe will give perspective to planners and citizens who are the decision-makers for future re-development in and around historic districts and sites. They will realize that they too are the history-makers of the future and their choices will have far-ranging effects.

In addition to the buildings along Mill Avenue, the Historic Core will also include other properties east of Mill Avenue, between 6th Street and Rio Salado Parkway, which are either Historic or exhibit historic character.

Recognizing that the choices of today influence the community of tomorrow, the Urban Core Master Plan includes guidelines relating to development in Tempe’s historic core. Design guidelines for restoration, renovation and new construction, intended to achieve the preservation of the historic built environment found in the historic core, follow.

5. New buildings should relate to the massing pattern of the existing buildings in the historic area or immediate vicinity. For taller buildings, the design of the podium and towers should reflect the scale and massing of the buildings in the historic area or adjacent historic building.

6. New buildings should maintain the relationship to the street in accordance with the character of the historic area or that of any immediate historic property.

7. New buildings should maintain the continuity of the wall surface of the historic district, block or adjacent historic property.

8. The façade composition of new buildings should reflect the character of the existing façade in the historic district or adjoining historic building. Compatibility can be achieved by using similar buildings in the historic district, block or adjoining buildings. Buildings at the corners of major intersections may exceed the heights of adjacent buildings, if there is a similar pattern in the area.
1.4 Historic Preservation Guidelines

Historic structures in the Historic Core should be preserved. Property owners wishing to redevelop part of the site containing historic structure should preserve at least the first 30-foot depth of the historic structure as measured from the street-side façade. Beyond the 30-foot step-back from the historic structure, the height of the new development will be in accordance with the UCMP heights map and the Development Bonus Program.
UCMP Historic Preservation Design Guidelines

• Historic Preservation Incentives are being developed

• Example Language being considered for Bonus Points for Eligible Historic Properties

  • Provide a minimum 30-year historic preservation/conservation easement for the original footprint of a historic property within the boundary of the UCD as approved by the Historic Preservation Commission.

  • Rehabilitate a structure (including building stabilization) of a Historic Property within the boundaries of the UCD as approved by the Historic Preservation Commission.
Historic Properties Exemption, and Opt-in in UCD - Draft

Exemptions

- Buildings or Districts listed on the National Register for Historic preservation (NR), Tempe Historic Property Register (THPR).

- If a structure on a site is older than 50 years, the structure will be assessed for eligibility to be included in the NR. If the structure is eligible for NR, it will also be exempt from the UCD.

Applicability

- Property owners of sites which have structures that are listed on the National Register of Historic Places (NR), Tempe Historic Property Register (THPR), and Tempe Historic Eligible (HE) can opt-into the UCD by providing assurance of historic preservation. Potential Transfer of Development Right (TDR) Program.
UCD Historic Preservation Design Standards

• UC-2 includes Historic Preservation Design standards which align with the design guidelines found in the Urban Core Master Plan.

• The 20 feet Step-backs along Mill Avenue begins at the height of 50 feet rather than 55 feet (as drafted earlier) within the UC-2 to match the existing “by right” height in parts of the area and maintain the existing visual character of the street.
<table>
<thead>
<tr>
<th>Issues Raised</th>
<th>How Addressed in the Documents</th>
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<tbody>
<tr>
<td>1. Increased redevelopment pressure for redevelopment and possible demolition of historic properties</td>
<td>Statement noted.</td>
</tr>
<tr>
<td>2. The 20’ step-back might be too small.</td>
<td>UCMP document revised to provide a 30’ step-back in the Historic Core when historic building on site preserved.</td>
</tr>
<tr>
<td>3. The 90’ height may overwhelm the historic buildings.</td>
<td>Current heights allowed in some sites are 100’. The step-back and design guidelines will help ensure that any new development will be compatible with historic buildings.</td>
</tr>
<tr>
<td>4. Consider increasing the step-back to 30 feet.</td>
<td>UCMP document revised to provide a 30’ step-back in the Historic Core when historic building on site preserved.</td>
</tr>
<tr>
<td>5. Proposal to designate part of the downtown area as Historic Core</td>
<td>Historic Core delineated and included in the UCMP.</td>
</tr>
<tr>
<td>6. Provide HP-related guidelines and standards in UCMP and UCD</td>
<td>Design Guidelines in UCMP and Design Standards in UCD are provided.</td>
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Visual Modelling of Step-backs on Mill Avenue

Bird’s Eye View of 525 Mill Building

20 foot step-back

30 foot step-back
View Driving north on Mill Ave

20 foot step-back

30 foot step-back
Visual Modelling of Step-backs on Mill Avenue

Viewshed Analysis from East side of Mill Ave

20 foot step-back

30 foot step-back
Visual Modelling of Step-backs on Mill Avenue

Viewshed Analysis from West side of Mill Ave

20 foot step-back

30 foot step-back
Visual Modelling of Step-backs on Mill Avenue

Views of Brickyard Building – Across the Street, from the curb near building, and from the mid sidewalk near a 90-foot building and 10-foot step-back
Visual Modelling of Step-backs on Mill Avenue

Images Showing the Depth of Step-back and Perception of Building Height
The following incentives are being developed (as of August 2019)

- Affordable Housing Bonus
- Sustainability Bonus
- Public Amenities Bonus
- Historic Preservation Incentive & Bonus
  - For eligible sites (otherwise exempt), applicants can opt into the UCD by assuring the preservation of Historic Structure on site as approved by HPC.
  - Eligible Developments can receive height & density bonus for providing historic preservation guarantees as approved by HPC.
  - Consultants helping to develop a bonus program (Separate Track).
- CIP Funding (July 2019)
  - Historic Preservation Plan
  - Archeological Treatment Plan
  - The consultant selection process is nearing completion.
Adoption Process & Timeline
Highlights of Major Outreach, Presentations and Hearings Dates

2017
- April 27, 2017: Council gives direction for staff to proceed with Urban Core Master Plan
- September 28, 2017: Urban Core Master Plan contract approved by City Council
- November 1-3, 2017: Urban Core Master Plan kick-off between City staff and Consultants

2018
- February 21, 2018: Staff presentation to the Citizens for a Vibrant Apache Corridor (CVAC)
- February 26, 2018: Staff presentation to Tempe Neighborhoods Together (TNT)
- February 28, 2018: Public Visioning workshop with stakeholders and consultants
- May 9, 2018: UCMP & Rio Salado Masterplan joint public meeting
- May 23, 2018: Staff presentation to the Citizens for a Vibrant Apache Corridor (CVAC)
- June 25, 2018: Staff presentation to Tempe Neighborhoods Together (TNT)
- June 27-28, 2018: Focus group meetings with affordable housing partners, ASU, neighborhood leaders, and private sector partners
- September 20-22, 2018: Public meetings with property owners, business owners, and other interested parties
- September 21, 2018: Urban Core Master Plan City Council update at Council Retreat
- September 24, 2018: Staff presentation to DTA Board at Downtown Tempe Authority Board Retreat
- September 25, 2018: Staff presentation to Tempe Chamber of Commerce

2019
- May 18-20, 2019: Public meetings with property owners, business owners, and other interested parties
- May 21, 2019: Public meetings with private business owners and streetcar funding partners
- May 28, 2019: Staff presentation to Tempe Chamber of Commerce
- July 8 & 22, 2019: Neighborhood meetings with property owners, business owners, and other interested parties for the Major General Plan Amendment
- August 13, 2019: Transportation Commission update for UCMP, TOD & Major General Plan Amendment
- August 13, 2019: Development Review Commission second public hearing for UCMP, TOD & Major General Plan Amendment
- August 26, 2019: Development Review Commission second public hearing for UCMP, TOD & Major General Plan Amendment
- September 6, 2019: Staff presentation to Tempe Neighborhoods Together (TNT)
- September 26, 2019: City Council first public hearing for UCMP, TOD & Major General Plan Amendment
- October 17, 2019: City Council second public hearing for UCMP, TOD & Major General Plan Amendment

*Planned outreach and Public Hearings as of August 27, 2019
UCD, UCMP, GPA Adoption Process

• DRC recommended approval of UCD, UCMP and TOD on 08/26/2019

• Staff continues to receive and solicit comments, suggestions.

• UCD, UCMP drafts are being updated until the Council decision

• Adoption of the UCD, UCMP and GPA application
  • First Hearing by the Council: Sep 26, 2019
  • City Council Consideration: Oct 17, 2019
Thank you.

Questions?

www.tempe.gov/urbancore
Attachment B
MEMORANDUM

TO: Historic Preservation Commission
FROM: John Southard, Historic Preservation Officer
DATE: October 16th, 2019
SUBJECT: Agenda Item 3 - Review and possible action on proposed Urban Core Master Plan / Urban Code District (TOD) / General Plan Amendment

PURPOSE:

Provide an overview of the proposed Urban Core Master Plan, Urban Code District (formerly TOD), and General Plan Amendment.

BACKGROUND INFORMATION:

Introduction

The City of Tempe is preparing an Urban Core Master Plan (“UCMP”), an update to the existing Transportation Overlay District (the Urban Code District, or “UCD”), and a major amendment to Tempe General Plan 2040 (“GPA”). A Development Bonus Program (“DBP”) is also being prepared, although a draft is not yet available.

Combined, the UCMP, UCD, GPA, and DBP will allow for greater height and density in specified areas and change General Plan land use classifications in a significant number of areas within the Urban Core Project Area (“UCPA”), as identified on the City of Tempe “Urban Core Master Plan” webpage (see Figure 1).

![FIGURE 1 – URBAN CORE PROJECT AREA](image)

The UCPA includes at least one Traditional Cultural Property, three single-family residential districts listed in both the Tempe Historic Property Register and National Register of Historic Places, one single-family residential district listed only in the National Register, fifteen General Plan 2040-defined Cultural Resource Areas, thirty-nine individually-listed Tempe Historic Property Register properties, thirty-three parcels classified as Historic Eligible by the Tempe Historic Preservation Commission, dozens of properties individually listed in or individually eligible for the National Register, and numerous prehistoric and historic archaeological sites. No comprehensive accounting of the number of National Register-eligible properties within the UCPA currently exists.

A memorandum prepared by the project team is attached (see Attachment A). A presentation deck outlining preservation-related elements of the UCMP, UCD, and GPA is also attached (see Attachment B). Draft versions of the UCMP, UCD, and GPA are accessible at [https://www.tempe.gov/home/showdocument?id=73717](https://www.tempe.gov/home/showdocument?id=73717), [https://www.tempe.gov/home/showdocument?id=76345](https://www.tempe.gov/home/showdocument?id=76345), and [https://www.tempe.gov/home/showdocument?id=76345](https://www.tempe.gov/home/showdocument?id=76345)
The City Council will hold a second public hearing on the proposed UCMP, UCD, and GPA on Thursday, October 17th, 2019.

**Historic Preservation Commission Input and Project Team Response**

Members of the Historic Preservation Commission have received periodic updates on development of the UCMP and UCD, with the most recent update having been provided by Chad Weaver at the September 11th, 2019 HPC meeting. At that meeting, the HPC unanimously requested that “more information about Bonus Point system and how historic preservation will be incorporated into the development bonus program,” information relating to the “transferability of the points / bonuses” be presented at the October 16th, 2019 meeting. In addition, the HPC offered conditional support of the proposed suite of documents, contingent upon “height in the Historic Core… not [increasing] from what it is today which is 50 to 100 feet” and the UCD and GPA documents being “revised to incorporate the preservation goals and strategies expressed in the UCMP.”

A draft DBP document is not available for dissemination in the HPC meeting agenda packet. Per the project team memorandum (Attachment A), unspecified “height and density bonuses (being developed) beyond the base heights and densities” will be available to applicants “providing historic preservation, affordable housing, sustainability and public improvements in developments.” Page 11 of the presentation deck (Attachment B) references an “Historic Preservation Incentive & Bonus” as one of the “Proposed Incentives in the UCD and UCMP,” and reports that the project team is “working with stakeholders to develop a bonus program (June-Oct 2019).”

Transferability is briefly addressed in the “Update on Strengthening Preservation Efforts” section of the memorandum (Attachment A), in which the topic of transferability is discussed as follows:

> The DBP program is also exploring the possibility of a Transfer of Development Right (TDR) process for historic properties. A TDR can allow the owner of a historic property to transfer the development right available on a historic property site to another site where the additional heights and residential densities could be applied. The consultant is scheduled to submit a draft report to the City by mid-October 2019.

No revisions to the proposed GPA, which would change land use and allowable density on numerous historic and archaeologically sensitive parcels, are noted in the memorandum or the presentation deck.

**ATTACHMENTS**

A. Memorandum from project team

B. Presentation deck prepared by the project team