

**Table 1:**

Northwest Tempe Community Plan

February 2007

Suggest changes/revisions:

Page	Text / Revision	Reason
1	"Similar to the General Plan, "	Restate to reinforce link between the General Plan and this Community Plan.
4	Delete list of private developments	These businesses could change and brownstones and condos locations are unclear.
9	"Promote new development and investment that enhances the area's historic residential character and pedestrian friendly environment" and "maintain its unique appeal."	Reword to accentuate the positive.
11	"Objective 1: Promote new development, road improvements and investment that improve residential areas and respect the NWTC unique quality."	Reword to communicate what is preferred, rather than what is not wanted.
13	"2.1 Limit height on the south side of University Drive within the Northwest Tempe Planning Area"	Reword to better define height limitation segment.
19	"4.4 Modify, where possible, building codes to enable use and rehabilitation of historic properties and structures."	Reword. One must keep in mind ADA, fire safety and life safety related building code requirements. These should not be considered "barriers".
19	"6.2 Consider surrounding resident opinions and support when determining support for a proposed development."	Reword. One must consider all opinions. What if some support and some oppose?
20	"8.6 Utilize the modular signal lights for better visibility."	Reword to provide more visible signals for everyone.
20	"8.11 Provide appropriate traffic calming measures at strategic pedestrian crossing locations on University Drive."	Restate to allow for more traffic calming measures.
24	Delete: "14.4 Do not support use permits for call centers in the area."	Delete: Throughout the NWTCP it is stated that development and investment that improve or enhance the area is supported. Why call out only one use that is not desirable?

25	“2.4 Encourage new housing development addresses the need for units that are affordable for low to moderate income families. Monitor the overall area balance of housing types and prices that are created and maintained.”	Change the word ensure to encourage. It is extremely difficult to ensure a certain level of housing needs in a planning document.
28	“Objective 4: Promote landscape materials, compatible with Arizona’s climate for all types of developments and streets that improve aesthetics and livability.”	Change the word require to promote. One could argue that flood irrigation is not compatible with Arizona’s climate.
28	“4.7 Distribute information on xeriscape installation and upkeep on non-irrigated areas.”	Rephrase sentence to be consistent with all other sentences by placing the verb first.
29	“4.18 Maintain areas currently using flood irrigation. Irrigation infrastructure, such as pipes, canals, gates, standpipes, berms, etc. shall not be realigned, changed, or otherwise impinged without public review and study analysis/plan completed.”	Rephrase sentence to be consistent with all other sentences by placing the verb first.
29	“4.23 Maintenance of trees and landscaping on private property shall be the responsibility of the private property.”	Rephrase sentence to be consistent with all other sentences by placing the verb first.
31	“2.2 Reduce parking requirement where transit access is most available.” And “2.8 If shared parking is not utilized, each development must provide 100% of ordinance-required parking.”	2.2 and 2.8 appear to be in conflict with each other.
33	“6.2 Create bike and pedestrian access from First Street to Rio Salado Parkway at Farmer Avenue, Roosevelt Street, Beck Avenue and Hardy Drive.”	Reword: Why not create bike and ped access along Hardy regardless of its condition or distance.
35	“2.1 Ensure that the land north of Rio Salado Parkway between the railroad bridge and the west (downstream) dam of the Town Lake remains open space for park use and pedestrian/bicycle paths.”	Delete this statement, since it conflicts with the Arts Center now under construction.
40	Summary of Public Participation	Add more recent meeting dates