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***Land Use, Design + Development - Chapter III***  
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*Land Use, Design + Development - Chapter III*  
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Land Use element  
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## ***Land Use Element***

The Land Use Element is used to guide future development and make land use decisions that maintain an attractive, livable and economically sustainable city. State law requires that the Land Use element designate the proposed general distribution, location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses as may be appropriate to the city. The element also includes a statement of the standards of population density and building intensity recommended for various land use categories covered by the plan. It identifies specific programs and policies that the city may use to promote infill or compact form development and locations where those development patterns should be encouraged. This element identifies a broad variety and range of land uses. The state requirement to address air quality and access to incident solar energy is incorporated into the *Environment* element. This land use element generally describes land uses, and does not identify or change zoning.

### *Land use categories on the Existing and Projected Land Use maps*

The Projected Land Use map depicts graphically the desired use for each piece of land. Tempe's current planning area is 40.11 square miles and its ultimate planning area is 40.36 square miles, which includes incorporated land area and several County islands.

The following are descriptions of the land use categories for the Existing and Projected Land Use maps located at the end of this element. Existing land uses are current uses, projected land uses are those which are anticipated to occur within the next 25 years. Property owners may request a land use change to reflect the projected land use. Land uses are defined by the *primary* use that occurs on the property. Both existing and projected land uses may or may not conform to the property's zoning designation. Refer to the City of Tempe Zoning Ordinance for property zoning. Concepts of density are identified later in this element. The following categories generally reflect *how land is used*; they identify where people live, learn, work or recreate.

#### **Residential (live)**

Land that is used primarily for living: sleeping, cooking and other daily activities conducted in a dwelling. This category includes many types of housing, such as single-family (detached and attached), multi-family and group homes.

#### **Commercial (work)**

Land that is used primarily for working: the full range of commercial, including retail, service, light industrial and medical uses. This category includes many types of buildings, including offices, restaurants, regional and neighborhood retail, and private and charter schools.

#### **Mixed-Use (live/work)**

Land used for a mixture of residential and commercial uses. This category encourages creatively designed developments which create a living environment, reflective of a village concept, in which there is the opportunity to live, work and recreate in the same development or within the area. Basic criteria for development include reasonable scale to the surrounding neighborhood, encouragement of alternative modes of transportation (such as bicycling and walking) and a well-conceived plan with access to and integration of transit facilities.

#### **Industrial (work)**

Land used primarily for industrial uses, with office and limited commercial activity that is directly related to the primary industrial uses. Industry may include research, refining, manufacturing, assembly, processing, demolition, wholesaling or distribution. Uses typically have external effects such as power or utility equipment,

large truck delivery, air handling/venting systems, transmission corridors for power and water or other characteristics potentially producing odor, sound or visual conditions, which may not be compatible with other nearby land uses.

**Civic (work)**

Land used primarily for conducting civic business or providing municipal services such as fire and police facilities as well as quasi-public or non-profit facilities. This category is reflective of the land use, not the land ownership, as there may be government-owned properties used for recreation or residences, and likewise there may be government services provided from leased private property.

**Educational (learn)**

Land that is used for primary, secondary or graduate education including public schools and Arizona State University and public community colleges. This category does not include private and charter schools, or facilities used for recreational classes or where education is secondary to another main use, such as commercial or residential.

**Public open space (play)**

Land which can be accessed or viewed by the public, which is primarily used for outdoor recreation, events, preservation of natural resources or the promotion of public health, safety and well-being. This includes the following public facilities: parks, plazas, golf courses and retention basins.

**Water (play)**

Water which can be viewed by the public or which may be used for outdoor recreation, events, preservation of natural resources or the promotion of public health and well being. This includes public and private lakes and canals.

**Private open space (play)**

In accordance with Arizona Legislation, private property may not be designated as open space for the purposes of public planning, accounting or protection through restriction without prior written consent of the owner. Although other land use categories do not designate property ownership, this category recognizes the role that private property plays in open space provision within our community. This category is for identification and recognition of this land and does not imply restrictions on changes of use. Property identified on the projected land use map as private open space has written consent to be designated as such.

**Public recreational/cultural (play)**

Land primarily used for active or passive recreation or cultural activities, which do not qualify as open space due to significant site infrastructure such as a multi-generational center, library, arts center or museum.

**Place of worship (shown on existing land use map)**

Religious or worship uses are allowed in all zoning categories of the zoning ordinance. For the purposes of identification on the existing land use map, properties are considered as civic uses (with a symbol identifying a place of worship).

**Medical (shown on existing land use map)**

Medical use, such as a regional hospital, is identified in commercial land use. A symbol is used to identify more specific use within this category on the existing land use map.

**Arizona State University (ASU) property**

ASU properties are identified with a symbol to differentiate between private residences and student housing, ASU cultural/recreational and open space land uses and private development and University operations/functions that serve the educational land uses of the university.

**Municipal Operations:** Properties identified with a symbol to differentiate between public and private land, where municipal property may be used for industrial or operational uses (such as a water treatment plant), and therefore not be shown as civic, which implies a facility regularly visited by the public.

The following paragraphs describe residential characteristics that define more specifically how land is used to live for different residential housing types. This includes concepts of density and building intensity. (Dwelling units per acre are shown as du/ac.) These characteristics reflect residential use within the next 25 years. These categories may or may not conform to the property's zoning, because land use reflects how the land is used, while zoning dictates what is allowed within the designated zoning district. It is important that the City of Tempe Zoning Ordinance be referenced with regard to the zoning of a property. The following categories below generally reflect *how land is used for daily living*.

**Low Density (up to 3 du/ac)**

Low density is residential use with between one to three dwelling units per acre. Some of these properties may be permitted to keep large animals, or have substantial land for agricultural use or gardening. Lot size enables outdoor recreation to occur on private property. These residences are typically large detached homes of one or two stories, with significant privacy and open space.

**Low to Moderate Density (up to 9 du/ac)**

Low to moderate density is residential use with up to nine dwelling units per acre. These properties have animal restrictions and have limited outdoor recreation and gardening opportunities. The homes are typically detached but may be attached, and are one or two stories. Through lot size and block configuration, residents are given more opportunity for interaction with neighbors.

**Medium Density (up to 15 du/ac)**

Medium density is residential use with up to 15 dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. Residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. Homes may be detached or attached and may be multi-story or have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

**Medium to High Density (up to 25 du/ac)**

Medium to high density is residential use with up to 25 dwelling units per acre. These compact residences have limited private outdoor space, and may rely on shared or common open space for recreation. These residences may be part of a mixed-use development, or may have access to nearby open space or other amenities. The proximity to amenities and configuration of residences encourages resident interaction. These residences are attached, may be multi-story and have stacked residences. This level of intensity should promote a village environment with easy access to goods and services, business and recreation.

**High Density (more than 25 du/ac)**

High density is residential land with more than 25 dwelling units per acre. Proximity to employment, entertainment and pedestrian activity encourages interaction and creates an urban environment. These residences are both attached and stacked, and may be part of a mixed-use development. This level of intensity should either provide or have access to nearby open space and other amenities.

**Cultural Resource Area (existing density allowed by zoning)**

Areas identified on the density map, which are considered culturally significant to the character of Tempe, based on the *2001 Post World War II Subdivision Study*. It is desirable to maintain the character of these areas. The underlying zoning should remain the highest appropriate density for these areas. These areas are shown as Cultural Resource Areas, with a projected density to match the zoning at the time this plan is adopted.

**Current Conditions**

The following pages include a list of existing and projected land uses based on the land use maps (*Table 1*), an analysis of the 2003 zoning map identifying actual property zoning ratios within the city (*Table 2*) and a comparison of existing and projected densities based on the density maps (*Table 3*). Zoning divides the city into areas organized by related uses, defined by districts, with specific allowable and restricted conditions. It legally defines rights to use property. Zoning is intended to implement the projected land use plan, promote land use compatibility and aesthetics, protect public health, safety and welfare, and ensure proper government service. The land use map may assist in determining the desired zoning district during the re-zoning hearing process. Following these tables is an analysis of current zoning and land use conditions as they relate to projections and where changes within land use categories might occur.

**TABLE 1 - Tempe Existing and Projected Land Use Categories**

<b>GENERAL PLAN 2030 draft</b>		<b>(December, 2003)</b>			
		<b>Existing Land Use</b>		<b>Projected Land Use</b>	
<b>Land Use</b>	<b>Acres</b>	<b>Percent of total existing land use</b>	<b>Acres</b>	<b>Percent of total projected land use</b>	
Residential	9076.014	44.8%	9424.50	46.6%	
Commercial	2827.69	14.0%	1892.19	9.3%	
Mixed Use	11.32	0.06%	2160.40	10.7%	
Industrial	3236.21	16.0%	3458.90	17.1%	
Civic	296.59	1.5%	48.86	0.2%	
Educational	713.09	3.5%	683.48	3.4%	
Open Space	1467.12	7.2%	1877.48	9.3%	
Water	432.52	2.1%	432.52	2.1%	
Private Open Space	412.77	2.0%	65.52	0.3%	
Recreational/Cultural	185.29	0.9%	195.07	1.0%	
Vacant	1581.21	7.8%			
City Total (excluding rights-of-way)	20240		20239		
Gross Total	25664	(40.1 square miles)			

**TABLE 2 - 2006 Tempe Zoning Districts and Categories**

Land Use and Zoning Category	ZONING DISTRICTS	Total Acres	Percent of total zoned property
Commercial	CC - City Center	108.91	0.6%
	CSS - Commercial Shopping and Service	543.82	2.8%
	PCC-1 - Planned Commercial Center Neighborhood	598.16	3.0%
	PCC-2 - Planned Commercial Center General	300.36	1.5%
	RCC - Regional Commercial Center	332.64	1.7%
	R/O - Residential/Office	174.26	0.9%
	Subtotal:	2058.1	10.5%
Industrial	LID - Light Industrial	28.703	0.1%
	GID - General Industrial	5103.5	25.9%
	HID - Heavy Industrial	212.24	1.1%
	Subtotal:	5344.4	27.1%
Mixed Use	MU-1 - Mixed Use Low-Medium Density		0.0%
	MU-2 - Mixed Use Medium Density	5.006	0.0%
	MU-3 - Mixed Use Medium-High Density	8.729	0.0%
	MU-4 - Mixed Use Hight Density	189.88	1.0%
	MU-ED - Mixed Use Educational	100.96	0.5%
	Subtotal:	304.57	1.5%
Residential	AG - Agricultural 1 du/ac	2132.9	10.8%
	R1-15 - Single Family 2.4 du/ac	382.74	1.9%
	R1-10 - Single Family 2.8 du/ac	144.84	0.7%
	R1-8 - Single Family 3.35 du/ac	143.39	0.7%
	R1-7 - Single Family 3.75 du/ac	1174	6.0%
	R1-6 - Single Family 4 du/ac	4953.7	25.2%
	R1-5 - Single Family 6 du/ac	18.963	0.1%
	R1-4 - Single Family 8 du/ac	513.43	2.6%
	R1-PAD - Single Family NS (up to 9 du/ac)	44.988	0.2%
	R-2 - Multi-family 10 du/ac	510.45	2.6%
	R-3 - Multi-family 20 du/ac	1125.8	5.7%
	R-3R - Multi-family 15 du/ac	109.44	0.6%
	R-4 - Multi-family 25 du/ac	548.55	2.8%
	R-5 - Multi-family 30 du/ac	0	0.0%
	MHS - Manufactured Housing Subdivision 5.5 du/ac	0	0.0%
	RMH - Mobile Home Residence 7 du/ac	177.87	0.9%
	TP - Trailer Park 14 du/ac	2.58	0.0%
	Subtotal:	11984	60.9%
Acres of Zoned Property*		19691	100.0%

The General Plan does not change zoning categories; zoning categories are defined in the Zoning Ordinance. A property's zoning can only be changed through a legal hearing process. The purpose of this table is to show the relationship of zoning to the General Plan land use categories.

\* Property within the City of Tempe, which is not zoned by the City or is not identified by parcel boundaries, is not accounted for in this list. Such properties include streets and other rights-of-way, the Salt River, and land controlled by other jurisdictions within Tempe boundaries. NOTE: Most rights-of-way are zoned with adjacent properties.

Projected acreage is used to determine the threshold for major amendments to the General Plan, which may occur with a decrease of 1.0 percent of residential or open space, or 2.0 percent of any of the other land uses. Note that the projected acreage is subject to change with subsequent General Plan updates, and calculations are made at the time of the application for a project. However, plans initiated by the federal government (such as the Federal Aviation Administration or Departments of Energy or Transportation), state government (such as Arizona Department of Transportation or Arizona State University) or school districts do not fall under the jurisdiction of the City of Tempe General Plan.

Currently 9.0 percent of the land is zoned commercial and 14.0 percent of the land in Tempe is used for commercial land use, including properties zoned light industrial. It is projected that 9.3 percent of the land will be commercial land use in the future. This category includes light industrial areas, business parks and commercial centers. The decrease is projected due to an increase in the projected mixed-use category.

Currently 0.5 percent of land is zoned for mixed-use, and only 0.06 percent of land in Tempe is being used for mixed-use. It is projected that 10.7 percent of the land will be mixed-use in the future. This will be accomplished through infill and redevelopment in specified areas, and conversion of existing developments to new market products that include a combination of uses to maximize the use of the land.

Currently 26.6 percent of the land is zoned industrial, however only 1.3 percent of this is zoned heavy industrial. 16.0 percent of the industrial zoned land is currently being used for primarily industrial purposes. Much of the light industrial property is being used for office-type uses that provide services rather than production. It is anticipated that service industries will continue to dominate much of the light industrial areas within Tempe. However, for a balance of land uses, it is important to designate a portion of land for industrial uses which may occur in the future. This land use category does not allow residential uses, because of potential use conflicts. Therefore, it is projected that 17.1 percent of the land in Tempe will remain for industrial uses defined within the zoning classification for each property. This 1.1 percent increase comes from vacant land projected to be developed into industrial uses.

Currently 1.5 percent of the land is used for civic purposes, including non-profit and quasi-public entities. The City of Tempe does not anticipate substantial change to this land use for municipal purposes. However, the projected land use map reflects a decrease because places of worship have been shown as either the underlying zoning (which typically is residential) or as the surrounding projected land use. Non-profit or faith-based organizations which have identified a long-term commitment to continue their use may have the property designated civic, to better reflect projected uses within the community.

Currently 3.5 percent of the land is used for educational purposes, including public elementary, middle and high schools, as well as Arizona State University and public community colleges. This does not include private educational facilities or property owned by the school districts or state Board of Regents which may be used for other uses, such as administrative offices, bus parking and maintenance, residence halls, mail distribution or facility operations serving educational purposes. It is not anticipated that additional land will be used for K-12 education. Additional space needed for a projected population of 196,697 would be accommodated through modifications to existing facilities. Arizona State University may expand educational uses into other properties currently vacant or presently used for other purposes. Likewise, acquisition of property for use by ASU in other land use categories will impact the overall balance of land uses within Tempe. This land use and others may be amended upon completion of an ASU masterplan, to more accurately reflect its long-range planning objectives within Tempe.

Currently 2.1 percent of the property in Tempe is water which serves as open space. This includes city lakes (Canal Park Lake, Kiwanis Lake and Town Lake), as well as the open canals and private developments with predominant water features (The Lakes, ASU Research Park and Oasis at Anozira). The *Parks & Recreation Masterplan* identifies the public lakes within their acreage of public parks (1,870). It is projected that there will be no change to this land use category.

Currently 7.2 percent of the land in Tempe is used for public open space, including public golf courses and parks. In 2003, open space in the form of playgrounds and practice fields of schools included 357 acres (1.8 percent) of land. It is shown on the land use map as educational because it is part of one parcel with a primary use of education. Adding to this the 2.1 percent of water, Tempe currently has 11.2 percent open space. This calculation does not include property identified for recreational or cultural use, which may have open space associated with the primary use (i.e. Peterson House, Tempe Library, Gammage Auditorium and Eisendrath House). This calculation also does not include open space provided as retention, rights-of-way, or other unidentified sources such as corridors or plazas or the 1.9 percent of private open space identified. The projected land use map shows 399.5 new acres of open space adding 2.0 percent to the total public open space. It is projected that Tempe will have 2,653.96 acres, or 13.2 percent, open space, including water and educational play fields, and excluding retention, rights-of-way and private open space. With a projected population of 196,697, Tempe plans to have at least 15.38 acres of open space per 1,000 residents in 2030. The *Open Space Element* uses the *Parks and Recreation Master Plan* to define open space types and park descriptions. Second only to quality education, open space was the next highest response to the General Plan survey question about what was the single most important determinant on choosing a place to live. With projected increases to population, and no significant increases to land within the city, open space will continue to be an important issue for the community. Future provision of open space will rely more heavily on private open space, unless resources are used to convert other land uses to this category.

Currently 0.9 percent of the land in Tempe is used for public recreational or cultural purposes. This includes multi-generational community centers, museums, public theaters, and the Tempe Library (ASU libraries and school libraries are identified within the larger use of the land for educational purposes). Although private recreational and cultural facilities such as skating rinks, water parks, performance stages and movie theaters play a significant role as amenities in the community, they have been accounted for within the commercial category. It is projected that the public recreational or cultural land uses will not significantly change in the future. Market demands for amenities may be met through private development of pay-for-play facilities such as those mentioned.

The 7.8 percent of vacant land within Tempe is projected to be incorporated into one of the above land uses by 2030. A majority of this includes the Salt River, which will eventually be improved as habitat open space.

Approximately 26.8 percent of land in Tempe is currently used for right-of-way, including the travelways identified in the *Transportation Chapter* of the General Plan. It is projected that this allocation of right-of-way will remain the same in the future. Any modifications to existing streets or freeways would need to be made within these existing rights-of-way, or would require changing other land uses.

While 58.9 percent of the land in Tempe is zoned residential, 44.8 percent is actually used for residential purposes. Land zoned for residential development may have land uses such as open space, education, civic, recreational/cultural, water, or rights-of-way. It is projected that an additional 1.8 percent will be used as a residential land use in the future. Note that residential uses may occur, and are encouraged in mixed-use developments. *Based on adoption of the new zoning ordinance*, some commercial properties may also include residential uses with a use permit.

The existing and projected density maps determine what level of density and building intensity are considered to be appropriate throughout the city on all properties considered potentially appropriate for residential development. This does not mean that every property shown with a density designation will become residential, only where different levels of density might occur.

**Table 3 - Existing and Projected Densities with Projections for Dwelling Units per Density Category**

GENERAL PLAN (December 2003)

Existing Density			Projected Density			% change	Current Calculated	Projected Calculated	Projected Actual
Residential Existing	Acres	Percent of total existing density	Residential Projected	Acres	Percent of total projected density	from current to projected	# of current dwelling units based on acreage	# of projected dwelling units based on acreage (100% of each land use category)*	# of projected dwelling units expected (based on acreage of development estimated) **
			<b>Cultural Resource Area***</b>	836.80	6.8%		5014		5014
<b>Low Density</b> (1-3 DU per acre)	1175.03	12.9%	up to 3 DU per acre	1291.51	10.5%	9.0%	3525	3875	3525
<b>Low to Moderate</b> (4-9 DU per acre)	5741.15	63.2%	up to 9 DU per acre	5044.33	40.9%	-13.8%	51670	45399	45399
<b>Medium</b> (10-15 DU per acre)	711.62	7.8%	up to 15 DU per acre	1353.61	11.0%	47.4%	10674	20304	6091
<b>Medium High</b> (16-25 DU per acre)	1262.50	13.9%	up to 25 DU per acre	2764.17	22.4%	54.3%	31562	69104	20731
<b>High Density</b> > than 25 DU/AC	191.53	2.1%	> than 25 DU per acre	1042.45	8.5%	81.6%	5746	31274	5746
<b>City Total</b>	<b>9081.82</b>			<b>12332.87</b>			<b>103,178</b>	<b>169,955</b>	<b>86,506</b>
<b>2000 Census Actual Dwelling Units:</b>							<b>67,375</b>		

\*For purposes of calculating dwelling units for high density, 30 du/acre was used as an estimate.

\*\*Not all land in Tempe will be redeveloped and not all mixed-use or commercial properties will include residential components, many parcels may remain as currently used. Therefore for calculation purposes an assumption of 30% of the medium density areas;

\*\*\*The Cultural Resource Area is a new land use density category on the projected density map. To project density in this new category, each parcel of land was calculated based on the maximum density allowable by existing zoning, and amalgamated with all

Tempe’s current population of 158,674 resides in 63,375 dwelling units, with an average of 2.5 residents per dwelling unit. The calculations shown in *Table 3* illustrate how straight land use calculations do not reflect actual development patterns or conditions. The “Current Calculated” column takes all projected densities at their maximum existing allowed density and calculates the total dwelling units per category, and then adds these to find the “current” number of dwelling units in the whole city (103,178 du). In reality, the actual number of dwelling units is 67,375: this is 65.3 percent of the allowable density. Although one acre of land may be allowed 15 dwelling units, the requirements for parking, open space, retention, set backs and rights-of-way often decrease the actual number of units able to be built on the property. Therefore, the projected calculation for dwelling units, based on density designations are not accurate to what most likely would be built. A calculation of 65.3 percent of the “Projected Calculated” column total (169,955 du) would be 110,981 du, which is still relatively high compared to what is expected to actually occur. The last column on the right reflects the “Projected Actual” dwelling units for Tempe in 2030: 85,506. These estimates are based on how many new developments are projected to be built within each density level. With a projected population of 196,697, at the same average number of residents per dwelling unit, 78,683 total dwelling units would be needed to accommodate expected growth.

The *Housing* element addresses current affordability gaps and strategies for resolving the need for affordable housing. The demand for housing cannot be filled within our existing residential projected land use area without significant change to the character or density of parts of the community. In an effort to preserve existing neighborhoods, the addition of mixed-use residential and permitted commercial property with residential uses provides opportunities to provide a mix of housing types and fulfill the market demand for housing in Tempe.

### ***Beyond the Border: Current and Projected***

The existing land uses of adjacent communities were extrapolated from the Maricopa Association of Governments (MAG) consolidated cities existing land use designations. The categories given on this regional planning document were generalized to closer relate to the Tempe land use categories for a general comparison of existing conditions. South Scottsdale's land uses show a commercial focus along Scottsdale and McDowell roads, with similar residential densities to the area of north Tempe, which is north of the Salt River. Mesa has a mix of commercial and industrial uses along its northwestern border, and a mix of densities similar to what exists along Apache Boulevard. The southern part of Mesa and the northeastern area of Chandler are also very similar to adjacent Tempe land uses. Northwestern Chandler has similar commercial and industrial uses to Tempe. Guadalupe is predominantly residential, with commercial along Avenida del Yaqui, which intersects with Priest Drive and commercial land uses in Tempe. There is significant commercial land use along the Interstate 10 and the eastern border of Phoenix. To the west of the northwestern border of Tempe, in Phoenix, are predominantly industrial land uses. The greatest areas of open space beyond Tempe's borders include the Salt River Pima Maricopa Community, Phoenix's portion of Papago Park, and South Mountain Preserve.

The future land uses for adjacent cities were also extrapolated from their general plans and preliminary data collected by MAG. These land uses are either projected or potential, depending on the status of the community's general plan. These have been identified on Tempe's land use map for comparison and analysis in developing Tempe's projected land use map. The density designations for adjacent communities are different than Tempe's and noteworthy as they relate to projected changes just beyond the Tempe border. Scottsdale's projected residential densities for the area adjacent to Tempe are not planned to substantially change from the current 1-8 dwelling units per acre (du/ac). Mixed-use development is planned along McDowell Road. Mesa is projecting its highest densities, 15+ du/ac along its boundary with Tempe. This area is also planned for general industrial along the railroad tracks and residential mixed-use along Main Street, which becomes Apache Boulevard in Tempe. Chandler projects 2.5-3.5 du/acre in most of its areas adjacent to Tempe. Commercial nodes at major intersections align with similar land uses at Tempe's major intersections. It appears that there are no significant projected changes in land uses in Chandler, Guadalupe or the southeastern portion of Phoenix. The northeastern border with Phoenix, however, is projected for mixed-use and residential densities of 15+ du/ac.

### ***Community Issues***

In the 2000 Citizen Satisfaction Survey, traffic and growth control were the two most frequently mentioned issues. In fall 2003, a consultant conducted a General Plan 2030 survey to identify issues pertaining to the General Plan. A summary of the results is available in the statistics and demographics element. The General Plan 2030 survey indicates that the primary determinant of choice of residence is the quality of schools in a community. According to the survey, education and the role of Arizona State University are very important to residents' quality of life. Through partnerships outlined in strategies throughout the General Plan, Tempe will support education to ensure the higher employment potential of students. The *Land Use* and *Economic Development* elements encourage development that provides above regional average wages or salaries. Successful implementation of this plan will positively affect future demographic income data.

The General Plan 2030 survey identified neighborhood maintenance and improvement as the top priority (91 percent of respondents listed this as high or medium priority). The *Land Use* and *Neighborhoods* elements, along with strategies in every element, focus on neighborhood improvements and preservation. Tempe's Neighborhood Services Division encourages and helps the planning process to be participatory. Tools available for neighborhood planning are defined in this element, as they pertain to land use. Participation of residents in and the inclusiveness of the planning processes and implementation are outlined in the *Neighborhoods* element. As a desirable place to live, successful implementation of this plan will positively affect future property values in Tempe.

The second highest priority identified by the survey was the need for infill and reuse of vacant land or buildings. The *Land Use* and *Redevelopment* elements focus on maximizing the potential of properties through revitalization. Successful implementation of this plan will positively affect new construction and the increased revenue from land utilization projected in this element.

The General Plan 2030 survey identified affordable housing as a high priority to residents. As property values continue to rise, this issue will become more critical for students, seniors, families and the working poor. Providing housing for people wanting to live in Tempe will support a livable community concept, enabling people to live, learn, work and shop locally. Successful implementation of this plan will positively affect travel reductions, use of mass transit, increased local employment and increased sales revenues.

The General Plan 2030 survey indicated between 71-75 percent of respondents considered restaurants, retail stores and shops, neighborhood businesses, entertainment and recreation facilities and large office uses high to medium priorities. The land use element encourages economic development appropriately located to serve the community with needed goods and services. Successful implementation of this Plan will increase local employment and sales revenues.

The General Plan 2030 survey did not indicate tourism as a high priority for residents; however, the importance of sales tax revenue from tourism industries that attract people to visit and shop in Tempe is critical to sustaining the quality of life expected by residents. All of the elements of the General Plan include strategies to create an attractive and safe community, which encourages people to visit and shop in Tempe. Successful implementation of this Plan will positively affect tourism and sales tax revenues.

The General Plan 2030 survey identified six of the seven growth sites in the growth area element. The *Land Use* and *Growth Areas* elements reflect the prioritization of where growth will occur in our community, based on public survey responses and land availability.

Tempe residents supported a 0.5 percent dedicated tax for transportation in 1997. The General Plan 2030 survey indicated traffic and transportation issues remain high priorities to Tempe residents. Transportation planning and neighborhood planning are integral issues in land use planning. Throughout the *Land Use Element* are references to these important components. The *Comprehensive Transportation Plan* provides the foundation for addressing transportation-related issues.

*The goal of the Land Use element is to foster development that conserves resources and enhances the environment in which people live, learn, work and play.*

#### *Objectives*

- Develop public participation standards that include ongoing communication and active involvement
- Encourage affordable housing initiatives in redevelopment planning
- Encourage reinvestment and redevelopment appropriate to a particular area
- Develop and implement plans that address particular geographic area needs
- Promote neighborhood preservation and enhancement
- Encourage preservation of significant historic and archeological resources
- Ensure that new development will be consistent with general plan goals
- Encourage transportation planning, design and development that reinforces all city-adopted plans, and preserves and enhances the character of Tempe's neighborhoods

### *Strategies*

- Revise the zoning ordinance to delineate public processes for planning, public notification and involvement, and hearings
- Develop and implement a Planning and Public Involvement Policies and Procedures Manual that describes the specific planning and public engagement processes for all city planning tools.
- Encourage and assist neighborhood associations in creating neighborhood plans and facilitate the public process where necessary
- Allow flexibility in housing location, type and density, within the densities allowed by the General Plan
- Create a housing plan
- Encourage development of needed housing in close proximity to employment and services
- Encourage development and preservation of affordable housing through infill development
- Encourage mixed-use development that provides needed local services and housing on a neighborhood scale with an efficient use of the land
- Provide flexibility in lot size, configuration and vehicle access to facilitate compact, efficient infill development
- Support the creation of mixed-use development patterns that increase pedestrian travel, especially in the downtown and other special districts
- Promote reinvestment through city programs, which enable property improvements
- Identify gaps in community needs in reinvestment areas
- Participate in regional efforts for planning, revenue sharing, and transportation programs that are mutually beneficial to the city and the valley
- Work with adjacent cities regarding future land use to maintain a stable tax base and provision of necessary neighborhood amenities where Tempe shares city boundary lines
- Pursue opportunities to share services and facilities that mutually benefit each community
- Pursue resource sharing for the Rio Salado wetland restoration project
- Refer to the *1997-2001 Riverside Sunset Neighborhood Strategic Plan*
- Refer to the *1998-2002 Northwest Tempe Neighborhoods Strategic Plan*
- Refer to the *1995 North Tempe Neighborhoods Strategic Plan*
- Refer to the *1996 Apache Boulevard Redevelopment Plan*
- Utilize the following plans and tools to direct land use decisions within the city to develop geographically unique plans:
  - Neighborhood Vision (Strategic Plan)
  - Community Plan
  - Specific Area Plan
  - Redevelopment Plan (see the *Redevelopment* element)
  - Housing Reinvestment Programs (see the *Housing* element)
  - City of Tempe Zoning Ordinance
  - Comprehensive Multi-Modal Transportation Plan (see the *Transportation* chapter)
  - Parks and Recreation Masterplan (see the *Recreation* element)
  - Water Masterplan (see the *Water* element)
  - Uniform Building Code and Amendments
- Integrate neighborhood planning into the city's annual planning and goal setting process
- Integrate the review of neighborhood plans into the city's annual Capital Improvement Program operations and budgeting process
- Encourage reinvestment in the community's Cultural Resource Areas, which is reflective of the character of each area
- Consider a rehabilitation code to address aging buildings
- Retain the Planning & Zoning Commission
- Maintain and develop revenue sharing partnerships
- Work to develop and implement design standards for shared borders

- Work on the development of mass transit oriented design along shared streets such as Rural and Scottsdale Roads and Apache Boulevard and Main Street
- Continue to develop strategies to address development issues relating to the airport, 48<sup>th</sup> Street and the I-10 corridor
- Work to bring mutually beneficial development to our shared borders
- Implement a Pedestrian Overlay District to encourage increased pedestrian travel in and around neighborhoods through an appropriate mix of land uses, building orientation, parking supply and location, and access to transit
- Continue to coordinate local land use and transportation decisions with regional plans and policies
- Develop sustainable land uses that are supported by the community, including development patterns in which the facilitation of pedestrian travel and access to transit are priorities

### ***Definitions of Land Use Planning Tools***

**Building Code** – A model code that is dedicated to the development of better building construction and greater safety to the public by uniformity in building laws. Focused on structural systems, exiting and fire safety, it contains broad-based principles that make possible the use of new materials and new construction systems. The code is adopted and may be amended by city Council.

**Community Plan** - These plans are created when a Neighborhood Vision Plan calls for more intensive planning and a policy document that amends the General Plan and the city concurs with this need. These plans are developed through an extensive process of public meetings, where all stakeholders in the area of study are invited to participate (see the forthcoming *Planning and Public Involvement Policies and Procedures Manual* and *Zoning Ordinance* for planning and adoption procedures). Based on the goals, objectives and implementation strategies stated in the Vision Plan, a Community Plan may include any elements present in the General Plan, such as a land use map, a transportation plan, urban design strategies, park master plans, and economic development plans. These plans amend the General Plan and are adopted by the city Council. Deviations from the Community Plan would require a General Plan amendment.

**Comprehensive Multi-Modal Transportation Plan** (see the *Transportation* chapter) – This plan focuses on achieving a more balanced transportation system and reducing reliance on the automobile; preserving neighborhood character; enhancing streets to maximize safe and efficient use by all modes of transport; and enhancing the ability to drive to, from and within Tempe, but not through Tempe. This plan is adopted by Council.

**Eminent Domain** – State-authorized power granted to cities for the purpose of redevelopment of areas determined to be slum and blight, and posing a threat to public health, safety and welfare, or considered an economic or social liability requiring action to mitigate community problems. Property owners are offered fair market value to sell their property to the municipality, and have the right to contest in court, the offer to purchase their land. Professional appraisals and legal negotiations may result in out-of-court settlements. Council must authorize the use of this planning tool, on a case by case basis.

**Housing Reinvestment Programs** (see the *Housing* element) – These programs focus on providing diverse housing types and healthy and safe living conditions for both rental and owner-occupied residences. Programs range from very low-income housing assistance to homebuyer education and landlord rental improvements. Programs are often federally funded, but must be approved by Council for implementation.

**Neighborhood Vision (Strategic Plan)**– These plans are developed when residents of an area recognize the need to address multiple issues through a participatory visioning or strategic planning process; rather than working on one issue at a time with appropriate city departments. The document serves as a flexible, long-term guide for a neighborhood’s future. The process for creating such a plan includes problem identification and leads to an assessment of the neighborhood’s strengths, weaknesses, opportunities and threats; the neighborhood’s vision, mission and values; as well as goals and objectives to attain the neighborhood’s vision of its future. Implementation strategies may call for further planning action through other planning processes and tools. When accepted by the city Council, this plan becomes a guiding document for city department action in the area.

**(Zoning) Overlay Districts** – These districts focus on specific interests such as historic preservation, transportation, or economic preservation or enhancements drive these districts. An area must meet specific criteria, have unique area issues and address a vision or desired conditions for an area in order to qualify for district designation. Areas determined to be overlay districts include revitalization planning tools, and should have goals, objectives and measurement criteria. These districts are defined in state legislation and have legally defined boundaries. Zoning Overlay Districts may not have a sunset clause, if the intent is long-term protection. A legal notification and participation process will be defined in the zoning ordinance. This tool is used to control or restrict particular uses in special areas with boundaries different from those of regular zoning districts, and may be superimposed on regular zoning districts. Zoning Overlay Districts regulate specific conditions (such as encouraging a pedestrian environment, providing a smooth transition to adjacent areas, intensifying development, creating a unified environment, requiring higher design standards or protecting historic structures) which are identified in the zoning ordinance specific to each district.

**Redevelopment Districts and Plans**- These districts and plans focus on designated areas containing a predominance of blighted or dilapidated structures or conditions that may be affecting public health, safety and welfare. Other conditions that may warrant redevelopment include obsolete platting, inadequate street layouts, barriers/impediments to sound/smart growth of the community, impediments to housing provisions, or economic or social liabilities that are a menace to the community. An area must meet specific criteria to qualify for redevelopment designation (see redevelopment element). These districts and the planning tools used are driven by protection of public health, safety and welfare, and therefore led by public efforts. Redevelopment districts proactively seek development through public/private partnerships. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties. Redevelopment plans are defined in state legislation, which identifies required plan contents. These plans must include an extensive public participation process including property owners and stakeholders and legal notification requirements are applicable. Eminent domain is allowable if designated in the redevelopment plan. Incentives may be available. The plan should have a sunset clause for a time when the area no longer fits specified criteria or has met the goals and objectives. When adopted by Council it has legal standing for land use development.

**Revitalization Areas** - These areas do not meet the criteria to be considered a redevelopment area, however if revitalization does not work continued decline in the area may lead to redevelopment designation at a later time. Unlike redevelopment, which is government (public) led planning, these areas are driven primarily by private interests to improve an area. Revitalization coordinates research and activities focused on influencing the physical conditions, market, image and social network of a neighborhood; working to inspire confidence in neighborhoods. Revitalization promotes infill, reuse and investment in existing structures as opposed to removal of buildings. Revitalization areas encourage reinvestment by working with existing property owners, tenants and city programs to invest additional resources in their properties and the community, adding vitality through physical infrastructure, aesthetic improvements, service enhancement or staff attention (safety, planning, refuse, etc.). The purpose of these areas is to provide increased flexibility for development in the area, through reduced regulatory procedures and incentives while maintaining the integrity of existing neighborhoods.

**Specific Plan** – Specific Plans that pertain to neighborhoods must first be preceded by a Neighborhood Vision Plan and a Community Plan. Specific Plans are created if implementation of a Community Plan requires changes to the *Zoning Ordinance*, or to create other land use planning tools listed in the *Land Use Element* of the General Plan. A Specific Plan may include requirements that change the zoning map or code text of the underlying zoning district in regard to such characteristics as: development design guidelines, landscape design guidelines and urban design guidelines. These guidelines encourage specific conditions called for in the Community Plan, such as a pedestrian environment, a smooth transition to adjacent land uses, intensifying development, creating a unified environment, requiring higher design standards and protecting historic structures or character. A Specific Plan may include:

- Regulations determining the location of buildings and other improvements with respect to existing rights-of-way, floodplains and public facilities;
- Regulations of the use of land, buildings and structures; the height and bulk of buildings and structures; and the open spaces around buildings and structures;
- Street and highway naming and numbering plans in order to establish the official names of streets and highways to remove conflicts, duplication and uncertainty among such names and to provide an orderly system for the numbering of buildings and properties;
- A plan and regulations determining the location of infrastructure service and area boundaries, consistent with the *Growth Areas* element of the General Plan;
- Urban design guidelines

The Specific Plan shall consider all elements of the General Plan, including the circulation and public facilities elements, but may focus on only one, or if desired, more than one of the General Plan element subjects. (See the forthcoming *Planning and Public Involvement Policies and Procedures Manual* and *Zoning Ordinance* for planning and adoption procedures.) Specific Plans are enabled by state legislation and adoption of the document the city Council carries the weight of the *Zoning Ordinance*, and would require a variance hearing for deviations from the plan. Being based on a Community Plan amendment to the General Plan, deviations from the Specific Plan may also require a General Plan amendment.

**Zoning Ordinance** – Provides maps and detailed rules defining zoning districts with permitted uses, development standards such as height, setbacks, densities, parking requirements and design guidelines that govern how property owners can develop their land. State law recognizes this document, which, when adopted by Council, has legal standing for all land development and property use.

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Existing Land Use  
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*Projected Land Use*  
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Existing Residential Density  
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Existing Residential Density  
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*Projected Residential Density*  
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## *Accessibility Element*

The Federal Americans with Disabilities Act (ADA), a civil rights law, is intended to remove the barriers that prevent people with disabilities from participating as independent members of society. By improving access to employment opportunities, government services, public accommodations, transportation, and telecommunications for those with disabilities, everyone is given the opportunity to realize their full potential and achieve their dreams. Together, the ADA Accessibility Guidelines for Buildings and Facilities (ADAAG) and the Uniform Building Code (UBC) provide minimum required standards for access to public and private buildings and services for people with physical disabilities. Public facilities are also guided by the Uniform Federal Accessibility Standards (UFAS). Accessibility is an issue that impacts all members of the community, with or without physical limitations. Through illness, accidents or natural aging, most citizens will experience difficulties walking, seeing, hearing, driving or getting around. Whether permanent or temporary, the inconvenience or inability, discomfort and frustration of accessing needed facilities or services is not exclusive to a small minority of the community. Further, as the population ages, these difficulties will increase for larger numbers of citizens seeking access to facilities, services, or events. As a centrally located community with extensive public transportation and services, Tempe may attract larger numbers of individuals with disabilities. Accommodating this growing population requires sensitive attention to land use and design.

*The goal of the Accessibility Element is to create a city that has design potential to meet community needs through universal design which provides access and benefit through accessible public and private facilities, services and programs.*

### *Objectives*

- Create adaptive environments that can meet current and future needs of the community
- Use universal designs, which are cost efficient and benefit the greatest number of users possible
- Where possible, create multi-user access that does not separate portions of the populations
- Promote ergonomic, human-scaled environments

### *Strategies*

- Work toward code and ordinance compliance in all facilities
- Implement a funded program of ongoing monitoring and assessment of accessibility features
- Dedicate staff and resources to a periodic internal audit of existing city facilities and review of proposed city facilities
- Dedicate staff and resources to a periodic external assessment of private facilities used by the public, and review of proposed developments
- Monitor ongoing technology research that may develop efficient means of meeting accessibility challenges
- Create a city-wide map of areas with access issues, and prioritize capital improvements to remediate problems
- Identify a knowledgeable key point of contact within the city staff to provide timely and accurate response to public input and to ensure implementation of goals and objectives
- Provide opportunities for people with different abilities to meet, live, learn, work and play together
- Provide opportunities for access, use and interpretation of historic structures while retaining historic integrity
- Provide educational material on design guidelines for accessibility
- Encourage residential remodeling, reinvestment and new development that is accessible or readily adaptable for future accessibility
- Retain the Commission on Disability Concerns



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## ***Community Design Element***

“A vulnerable city is one that has lost its sense of place and pride.” With these words, urban designer William Whyte captured the importance of design methods, quality and direction to a community’s quality of life. Design has long been a factor in shaping Tempe’s built form. Tempe has been recognized for its development of a design review ordinance, sign control, dark sky protection, landscape requirements, public art, pedestrian-oriented design and downtown revitalization. The community continues to enhance its sense of place and pride through the refinement, development and support of programs and policies which result in the highest possible standards of design in the built environment.

Sustainable design is a holistic approach to planning and building which incorporates technology, building design, construction and management in order to minimize environmental impact, reduce energy consumption, limit pollution and waste, reduce life-cycle costs and contribute to human health and comfort. Buildings must be designed to meet the needs of the current population without adversely impacting resources for future generations. Each individual project has a unique combination of requirements determined by identification of needs, expectations for life-cycle costs, context and setting, physical and financial constraints and available technologies. In addition, buildings designed and constructed according to sustainable principles must also be safe, economical, durable, functional, comfortable, inviting, aesthetically pleasing and in concert with community and neighborhood goals. The potential benefits of sustainable design include:

- Lower construction costs, resulting from use of recycled materials and lower waste disposal costs
- Reduced operating costs, resulting from lower utility costs and reduced maintenance costs
- Increased productivity, resulting from better tenant and employee retention, improved working conditions, such as air and light quality, and fewer hours lost to health-related factors
- Overall environmental improvement, resulting from reductions in pollution and the urban heat island effect

*The goal of the Community Design Element is to develop standards that will enhance the community’s quality of life for future generations.*

### *Objectives*

- Create recognizable and usable places by enhancing enclosure, connections, permeability and transparency
- Provide focal points
- Achieve diverse continuity
- Encourage and enhance pedestrian movement
- Respond to climactic factors and human comfort
- Provide opportunities for interaction and observation
- Encourage mixed-use designs
- Encourage architecture that will withstand changes in style and economy, enabling adaptive re-uses in the future
- Promote sustainable concepts
- Maintain or reduce lighting impacts on night skies
- Recognize and celebrate geographic distinctions in architectural character

### *Strategies*

- Identify opportunities for public or private enhancements that create a sense of place
- Use landscape, hardscape and sign designs to create unique and comfortable environments
- Continue the Art in Private Development Program
- Provide clear development criteria that promote compatibility between new and existing development
- Provide flexibility in lot size, configuration and vehicular access to facilitate compact, efficient infill development
- Encourage housing in close proximity to employment and services

- Encourage shade, orientation, evaporative cooling, and other means of providing human comfort
- Consider data, such as temperature ranges, precipitation, wind direction and solar angles in the building design
- Utilize landscape to provide shade, reduce glare and reflected heat, provide open space, water retention, soil erosion control and evaporative cooling
- Limit use of water features to minimize water use/loss and maximize psychological cooling effects
- Maximize north-south exposures and minimize western exposures
- Examine the proposed location and uses of public facilities and determine appropriate design strategies
- Provide opportunities for flexibility in standards where creative solutions that serve the community are proposed
- Retain the Design Review Board as a citizen advisory group for development
- Create guidelines that support compatible relationships between new and old buildings, paying special attention to the attributes that make the built environment active and desirable
- Rehabilitate historic buildings to accommodate new uses and design new buildings to compliment the history and culture of the area
- Provide standards of historic appropriateness for redevelopment and alteration of historic buildings and for other development activities, which impact historic buildings
- Update ordinances and codes to reflect current construction methods and planning practices
- Utilize the Quality Initiative for Building (QIB) for all public buildings
- Consider the potential cost in time and money weighed against the potential benefit of sustainable design
- Determine availability of proposed materials/systems and compatibility with project schedule.
- Continue to follow technological advancements in the building industry and enable flexibility for market use of such materials
- Maximize use of indigenous and low-water-use plant materials
- Utilize graywater and collect rainwater for landscape irrigation where feasible, and use drip and other low-water-use irrigation systems where appropriate
- Consider implementation of a green building program
- Improve the Dark Sky Ordinance to meet objectives without impacting aesthetics
- Follow technology research for improved lighting that provides safe, energy efficient and dark sky sensitive solutions
- Develop a monitoring program to track lighting impacts and prioritize physical changes
- Work with regional and state agencies to protect the skies over the Valley
- Assist established businesses by encouraging reinvestment in properties that does not detract from local character
- Arrange spaces for optimum views and orientation

#### *Sources*

- Design Review Ordinance
- Downtown Tempe Community (DTC) Downtown Design Principles
- Quality Initiative for Building Manuals (written for each public project)

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## ***Historic Preservation Element***

Tempe is one of the oldest incorporated cities in the valley and enjoys a rich multi-cultural heritage evident through its historic buildings, open spaces, neighborhoods, and structures. Less visible, but equally important, are the archaeological resources of Tempe's past, including the remains of several Hohokam villages. In 1995, City Council adopted the Historic Preservation Ordinance, which created the Tempe Historic Preservation Commission and the Historic Preservation Officer position. In 1997, the Commission drafted and Council approved the Historic Preservation Plan. In 2002, Tempe had 46 properties listed on the National Register of Historic Places and 21 properties listed on the Tempe Historic Property Register ("H" designation). Several other properties are potentially eligible for historic designation, as are a number of historic districts. In addition to these cultural resources, approximately 15 percent of Tempe's land area is classified as Archaeologically Sensitive (AS).

Protection and enhancement of Tempe's heritage is critical to preserving the unique identity of our community. Tempe's built environment tells the story of Tempe's growth through a blend of the past with the present, thus enriching our city, residents and visitors.

### ***Tempe Historic Property Register***

Carns-Buck House	Pedro Escalante House
College (Valley Art) Theatre	Tempe (Hilge Bakery) – Hackett House
C.T. Hayden House (Monti's La Casa Vieja)	Tempe (Old Mill Avenue) Bridge
Eisendrath House	Tempe Woman's Club
Elias-Rodriguez House	Tempe Beach Stadium/Ash Avenue Bridge
Farmer-Goodwin House	Abutment
First Congregational Church	Tempe Hardware Building
Garfield Goodwin Building	The Niels Petersen House
Governor Benjamin B. Moeur House	W.A. Moeur House (Ninth and Ash/Casey Moore's)
Hiatt-Barnes House	White Dairy Barn (Murphy's Irish Pub)
Moeur Park WPA Structures	
Our Lady of Mt. Carmel Catholic (Old Saint Mary's) Church	

### ***Archeological Sites***

Hayden Butte Mountain Preserve  
Loma del Rio

Tempe has conducted a survey of post-WWII subdivisions, which defines the architectural character of early Tempe neighborhoods. Seven of those subdivisions are currently eligible for designation as historic districts. By 2030 over half of Tempe's housing will be 50 years old. On the following page is a map of post World War II (1945 – 1960) subdivisions. Subdivisions indicated with a letter in the legend are currently eligible for designation as historic districts. Subdivisions indicated with a number in the legend are those that may become eligible for designation as historic districts by 2030, based on survey and inventory work reported in the *Post World War II Subdivisions Tempe, Arizona* study.

An historic district consists of an area with a substantial concentration of properties, buildings or structures which individually meet the eligibility criteria, as well as others which contribute generally to the overall distinctive character of the area. Within districts, these resources are united historically or visually by plan or physical development. An historic district may include, or be composed of, one or more archaeological sites.

*insert map*  
*Post WWII Subdivisions*

*The goal of the Historic Preservation Element is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts.*

### *Objectives*

- Identify, preserve and protect significant historic properties and archaeological sites
- Identify historic districts most worthy of historic designation and preservation
- Foster economic vitality through preservation and/or adaptive rehabilitation of historic properties that contribute to character of the community
- Integrate historic preservation planning with boards, commissions, neighborhood and redevelopment planning efforts to protect and enhance community heritage and complement city redevelopment and revitalization efforts

### *Strategies*

- Maintain city status as a Certified Local Government Program to administer historic preservation programs
- Retain the Historic Preservation Commission
- Retain the Tempe Historic Preservation Office and the process for historic property identification, explanation, documentation, designation, registration, review of impacts, and public participation
- Identify, inventory and assess historic buildings, structures, districts and archaeological sites to provide property use alternatives. Use this information to set preservation priorities and promote the identification and classification of properties that are eligible for historic designation. Recommend appropriate properties, districts and sites to the Planning and Zoning Commission for designation in the Tempe Historic Property Register
- Consult with representatives of Native American tribes to identify concerns regarding the treatment of archaeological resources
- Compile information about historic properties and the historic character of Tempe to identify sites worthy of preservation and share information for current and future development
- Review Proposals that may impact designated or potentially eligible historic properties, including nearby development that might visually impact historic properties
- Increase awareness of Tempe history and historic properties among students, residents, visitors and businesses for the education and promotion of historic preservation
- Preserve and promote the historic character and cultural significance of downtown Tempe
- Advise the city boards and commissions and the city council on all matters pertaining to historic structures, properties or sites
- Consider applications to alter in any way, or demolish, historic properties
- Encourage historic property ownership and neighborhood preservation by assisting owners in rehabilitation, restoration or maintenance through incentives obtained or developed with city, state or federal assistance

### *Sources*

- Historic Preservation Plan
- Historic Preservation Ordinance
- Tempe Historic Property Register
- Tempe Historic Eligible and Archeologically Sensitive Property Lists
- City of Tempe Multiple Resource Area Update
- Post World War II Subdivisions Tempe, Arizona: 1945-1960



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## *Housing Element*

The Housing Element consists of programs and policies for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. It identifies and analyzes existing and projected housing needs and is designed to provide access to housing for all segments of the community.

According to the *2000 Census*, 42 percent of Tempe’s housing was built after 1980; the other 58 percent of the housing is more than twenty years old. This is critical when identifying single-family and multi-family housing in need of rehabilitation or preservation. By the year 2030, the majority of housing units in Tempe would potentially qualify for historic eligibility by the 2003 Secretary of Interior’s standards for historic designation; the number of such housing units are shown in *Table 1* below:

*TABLE 1 - Age and Number of Dwelling Units and the Occupancy Type*

<b>Year Built</b>	<b>Renter Occupied</b>	<b>Owner Occupied</b>	<b>Total Units</b>
Before 1940	155	87	242
1940-1949	387	304	691
1950-1959	1,937	2,026	3,963
1960-1969	4,665	6,421	11,086
1970-1979	8,226	12,088	20,314
1980-1984	6,086	4,066	10,156
1985-1990	5,439	3,653	9,092
1990-2000	4,264	3,818	8,082
<b>totals</b>	<b>31,159</b>	<b>32,463</b>	<b>63,626</b>

Code changes after 1979 require upgrades to these older properties. Low-income residents may be able to afford to live in a house, but not be able to maintain it to today’s standards. *Table 1* identifies the number of owner and renter occupied dwellings within the different ages of dwelling units available. It is important to note that the building type or land use is not specified with the rental households: these consist of single-family and multi-family housing (see the land use element for further discussion on the differences in housing types).

The largest decade of housing construction occurred in the 1970s when significant numbers of multi-family residences were added. In the early 1980s, residents reacted to the high number of multi-family rental residences added, and an informal position was taken that the Planning and Zoning Commission and staff would not support zoning changes for multi-family rental housing. Existing multi-family zoning continued to be developed. Reducing zoning changes to curb the supply of multi-family rental housing did not curtail the market demand. Increasingly, single-family properties were converted to rental properties to fill this market gap. In 2000, 51 percent of the residents lived in dwelling units that they owned, while 49 percent rented their residences. This is one of the highest rental populations in Maricopa County, which has 64 percent owner and 36 percent renter-occupied dwelling units. The national homeownership rate is 68 percent. The high rental population in Tempe provides challenges in building community, communicating with residents, getting planning participation and providing public programs.

The 1995 *Special Census* identified 63,027 housing units in Tempe. The 2000 *Census* increased this total by 4,057 dwelling units. As of 2003, Tempe has 6.87 percent remaining vacant land, making new residential development very difficult and expensive. It is important to note that multi-family permits are issued for any attached housing product, regardless of its tenancy: this means the developments may be owner-occupied or rental products. Without a differentiation in construction permit type, or rental property permits, there is no way to account for the total number of owner-occupied versus rental dwelling units developed or available within Tempe. *Table 2* identifies the total number of residential permits issued from 1995 through 2001. With only 26 single-family housing permits issued in 2001, it is anticipated that new single-family construction will only be available through infill or redevelopment within existing neighborhoods.

**TABLE 2 - Permits Issued for Construction of Residential Units in Tempe**

YEAR	MULTI-FAMILY	SINGLE FAMILY
1995	684	477
1996	1,082	280
1997	1,466	228
1998	89	305
1999	415	296
2000	9	77
2001	267	26

Source: City of Tempe Development Services Department

This condition creates a challenge for affordable housing. The *Arizona Affordable Housing Study* does not recognize multi-family, housing rehabilitation, or student housing issues in the affordability analysis. Communities are given credit for affordable housing provision only through the construction of new single-family houses. Tempe’s unique conditions may require that remaining residential demands be met with new housing products, new infill or rehabilitation programs or increased densities. The latter option poses a threat to older neighborhoods, where multi-family zoning underlies existing single-family land uses, enabling redevelopment without zoning changes or variances.

According to the 2000 *Census*, the median household income in Tempe was \$42,361. One challenge for Tempe is that the most ASU students are either not accounted for in the census, or are averaged into the household income, significantly lowering the overall average. According to the Arizona Department of Housing *Affordable Housing Profile*, 40 percent of Tempe’s households make less than 80 percent of the median income. This exemplifies the challenge of data used for planning housing. The Arizona Department of Housing *Affordable Housing Profile* does not identify household differences, such as family size, disability or expenses, which affect expendable income. Nor does it identify group housing, such as elderly or student housing needs. The profile does not account for personal choices in housing, reflected in the gentrification caused by higher income residents living in homes below their National affordable level. According to the state profile, Tempe exceeds housing availability for those at 41-100 percent of the median household income, yet Tempe is short on very low and very high-income housing. For the purposes of this document, the *U.S. Census* information is used to calculate housing affordability. Table three summarizes federal standards for household income and housing affordability, as identified for Tempe. The annual percentage rate (apr) calculated for mortgage ranges from 9.5 percent to 6.50 percent, illustrating the difference in house value afforded based on market fluctuations.

TABLE 3: Federal standards for household income and housing affordability within Tempe

Percent of Median Household Income	Income	Minimum home value afforded at 9.5 percent apr	Maximum home value afforded at 6.50 percent apr	Maximum monthly payment (mortgage or rent) afforded (including utilities)	Housing gap (units needed at or below this threshold to the next lower threshold)
30%	\$10,814	n/a	n/a	\$ 270	(-8,455)
60%	\$21,629	\$49,500	\$65,900	\$ 540	3,823
80%	\$28,839	\$61,900	\$82,400	\$ 721	1,615
100%	\$36,049	\$86,700	\$115,300	\$ 901	1,045
116% +	\$41,816+	\$99,100	any	\$1045+	(-12,747)

Table 4 shows the vacancy rates and rents for multifamily rental units in Tempe. Without a rental permit process, there is no way to track or account for single-family rental vacancies or rates. The comparison with Table 3 indicates that a household making 80 percent of the median household income would just be able to afford the current average monthly rental rates shown below.

TABLE 4 - Vacancy Rates and Average Rents for Multi-family Rental Units in Tempe

YEAR	VACANCY RATE	
1997	4.60percent	\$636.00
1998	5.60percent	\$663.00
1999	5.00percent	\$678.00
2000	7.50percent	\$707.00
2001	7.00percent	\$721.00
Sources: Phoenix Metro Housing Study (1997-2001) and Marcus & Millichap		

The median for-sale home in Tempe was \$114,500 in 1995 and \$150,500 in 2001. The median home price in the Phoenix metropolitan area in 2001 was \$136,000. In Tempe, only 22 percent of the homes are valued at \$100,000 or less. Affordable housing serves a variety of families supported by careers as teachers, police officers, technicians, medical assistants, counselors, managers and many service industry employees.

Using straight statistics, the family earning the median household income in Tempe would not be able to afford to purchase a house at median value in Tempe. Table 5 lists the single-family median home prices in the Phoenix metropolitan area. These costs don't reflect the true monthly cost of owning a home: in addition to the cost of the monthly mortgage, homeowners are responsible for insurance, taxes, utilities and maintenance. Most new developments also have homeowners associations, many of which charge monthly fees, thereby adding to the cost of housing.

**TABLE 5 Median Sales Prices**

Year	Resale	New Construction
1990	\$92,000	\$135,500.00
1996	\$106,900	\$147,140.00
2001	\$150,500	\$269,085.00

Source: Arizona State University Real Estate Center

Affordable housing is a very complex issue that cannot be addressed through a simple formula of averages. Family size or lifestyle expenses impact a household income: for example, the housing needs of a family of four making less than 80 percent of median income would be different than housing needs of a single person household making the same amount of money. Someone with long-term disabilities, making 80 percent of the median income may have medical expenditures or special housing requirements. Or, in the case of a household that has debt beyond their ability to pay, expenses will impact the ability to afford housing.

Any number of issues may determine what type of housing an individual needs. A housing continuum must address the range of housing needs from emergency and transitional housing to rental and owner-occupied housing. Population trends are one indicator of future housing needs. An equally important indicator is the examination of sub-populations within a community. In Tempe, there is a predominance of homeless, elderly and student populations.

Approximately 550 individuals in Tempe are estimated to be homeless, with 200 of these being youths under 18 years of age. The youth population is very transient and tends to be somewhat seasonal. These populations typically need emergency housing, which provides temporary shelter for typically up to 30 days. Beyond this, they may need transitional housing, which provides shelter for up to two years, with the intent to achieve stability and self-sufficiency. The *Human Services Element* addresses goals and objectives for this population. When projecting for future homeless needs, families at or below 30 percent of the area median income are considered at risk of becoming homeless as the cost of housing rises. As of 1995 census, 4,387 households (not individuals) were identified in this at-risk group. Availability of affordable housing may prevent a rise in the homeless population.

Roughly 14 percent of Tempe’s population is 55 years or older, compared with 6.5 percent nationwide. In addition to already having twice the 55+ population of the national average, the “baby boom” population is the fastest growing group in Arizona. By 2010, nearly 26 percent of Tempe’s population will be 55 years or older. The housing needs of this population include age restricted communities, amenity enriched, affordable senior and multi-family developments for independent living, and assisted living designed to care for residents with special needs. There may also be an increased demand for programs and services designed to keep the elderly in their current living environments. The *Human Services Element* includes goals and objectives for this population. Recognizing the growing demand for affordable accessible housing within proximity to goods, services and transit is important when addressing housing.

Arizona State University (ASU) is approaching one of the largest student bodies in the nation. Between 1990 and 1999, ASU has more than doubled the student population at the main campus, reaching 45,693 in 2001. Residence hall construction during this decade provided an additional 428 beds for student housing. Between 2000 and 2002, ASU Residential Life added approximately 500 new bed spaces. In addition, 330 bed spaces were added for sorority housing through a public/private partnership with the University. Over the next five years, ASU Residential Life is planning for an additional 3,000 bed spaces on campus through new construction. Demand continues to outpace space available on campus. For Fall 2002, 7,452 applications for on-campus housing were received for approximately 4,880 available bed spaces.

This indicates an approximate deficit or demand for 2,572 beds provided by student housing near the university. This number does not include students who choose not to live on campus, and seek housing within Tempe neighborhoods. As of 2001, 17,573 students were identified as living in Tempe. Anticipated growth on ASU's main campus will continue to drive the demand for housing serving student needs, whether it be in the form of student housing, rental apartments or single-family homes available through the private market.

Absentee ownership, high mobility and transient populations have been identified as factors leading to residential decay. Affordable housing in Tempe faces the additional challenge of the need for Arizona State University (ASU) student housing. Residential units, which might be available for homeownership for low and moderate-income families, are instead bought by investors and converted into rentals. This competes with the goal of affordable home ownership by exacerbating the need for affordable housing. This also compromises goals of community stabilization and neighborhood enhancement.

A second impact on affordable housing goals has been the gentrification of housing in areas typically affordable for low-income residents. This emerging gentrification pattern, together with the pressures of student housing raises the cost of housing in what have been Tempe's traditionally affordable housing areas.

As the city builds out, it faces new challenges in providing residents with a variety of affordable housing opportunities. The city is responding by maintaining and developing additional affordable housing programs. Recognizing demographic trends over the next two decades, housing needs will be reassessed to address changes in the population. The current priority is to address the needs of residents at 0-80 percent below the median income level through a variety of rental and owner-occupied housing programs that fit Tempe's unique housing conditions outlined above.

*The goal of the Housing Element is to provide diverse housing opportunities for current and future residents, for all income levels and household types, with a specific focus on providing affordable housing programs to help those with the greatest need.*

### *Objectives*

- Encourage mixed-income-level housing developments and neighborhoods
- Encourage property reinvestment
- Ensure availability at all levels of the housing continuum with opportunities to advance along the continuum as appropriate
- Increase homeownership rate with an emphasis on creating opportunities for the moderate-income population
- Support housing development that provides the longest-term affordability
- Support housing that allows for the greatest level of self-sufficiency, dignity and independence

### *Strategies*

- Encourage location dispersion of low-income housing to provide neighborhood choice
- Encourage location dispersion of rental properties to provide neighborhood choice
- Continue reinvestment programs to address substandard and aging housing stock
- Continue the crime prevention housing strategies
- Develop city communications with property owners, property managers and residents
- Enforce building codes to protect the health, safety and welfare of residents
- Provide educational programs for renter rights
- Continue tenant-based programs to meet rental housing needs
- Use programs that support resident choice
- Develop a program for identifying and tracking building type and occupancy of properties in Tempe
- Study the feasibility of a rental privilege tax on one or more rental properties
- Study the feasibility of a rental licensure program

- Encourage diversity of housing type (such as accessory dwelling units, dormitories, condominiums, townhouses, apartments and single-family houses) to provide residents product choice
- Increase the amount of financial and/or technical resources available for affordable housing opportunities
- Require any housing developer benefiting from either the city's use of eminent domain or public funds granted or rebated by the city to include affordable and/or accessible housing units within the project
- Work with ASU to identify student housing development opportunities that mutually meet University and Neighborhood objectives for quality of life
- Administer a first-time home-buyer program
- Convert rental properties to owner-occupied residences
- Use available federal, state and local funds to meet homeowner housing needs
- Solicit participation in and support of affordable housing initiatives
- Leverage private investment in affordable housing and in accessible housing, in single-family and multi-family developments
- Continue self-sufficiency or lifestyle programs that encourage financial independence
- Partner with non-profit organizations to assist in addressing substandard housing issues for the special needs of households requiring modifications to their homes
- Encourage special-needs housing that is accessible to transit and other services

### *Current (2002) Programs*

In order to provide affordable housing for low income residents, the city will continue to develop and administer programs offered through federal, state and local government. Below is a list of current programs the city administers. In addition, Tempe will monitor existing programs and revise or develop new programs as needs arise. Tempe will also partner with non-profit organizations to provide affordable housing. Through these efforts, Tempe will remain a viable urban community with diverse housing and suitable living environments for all residents.

### *Existing Initiatives/Programs to Support Goals in the Housing Element*

#### **Renters/Tenants**

The federally-funded Section 8 Housing Choice Voucher Program provides rental assistance to extremely and very low-income individuals and families. Program participants locate housing and enter into lease agreements with private landlords. The housing to be leased must meet city of Tempe codes and Federal Housing Quality Standards. Tenants generally pay 30percent of their adjusted monthly income for rent and utilities.

#### **Homebuyers**

The city provides (through partnerships) Homebuyer Education & Housing Counseling Services to prepare individuals for the homebuying experience. Moderate-income first-time homebuyers may receive a deferred loan for down-payment through the city's Community Assisted Mortgage Program (CAMP). City employees are encouraged to purchase in Tempe through the Home Ownership for Team Tempe (HOTT) program. Partnerships with community development corporations (CDCs) produce opportunities through new construction and/or acquisition/rehabilitation activities using the community land trust form of ownership to ensure long-term affordability. The city has also recently begun administering Individual Development and Empowerment Account (IDEA) grants to leverage down-payment assistance funds for homebuyers coming off Section Eight rental assistance.

#### **Homeowners**

The Housing Improvement Program provides rehabilitation loans to moderate-income homeowners; funds are also available for emergency repairs. Homeowners with special needs may receive assistance through the accessibility modification program. The Home Exterior and Landscaping Program (HELP) addresses exterior code compliance violations.

## Landlords

The Rental Reinvestment Partnership offers forgivable loans to owner/investors for rehabilitation of rental property in exchange for rent and income restrictions. Landlords accepting Section Eight Housing Choice Vouchers may advertise their vacancies with the Housing Services Division.

## *Sources*

- City of Tempe Consolidated Plan
- Arizona Affordable Housing Project
- Housing a Community, A Planning Document to Increase and Preserve Affordable Housing in Tempe



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# Neighborhoods Element

## 2002 Alphabetical Legend of Associations by Type

### Neighborhood Associations

Alameda Campus NA - N18B  
Alegre Community NA - N5A  
Alta Mira NA - N41  
Baseline Hardy NA - N24  
Bell De Mar Crossing NA - N32A  
Brentwood Cavalier NA - N18A  
Broadmor NA - N14  
Broadway Palms NA - N17A  
Camelot Village NA - N34  
Clark Park NA - N11A  
Corona Del Sol Estates NA - N39  
Cyprus Southwest NA - N20A  
Daley Park NA - N12  
Date Palm Manor NA - N14A  
Dava-Lakeshore NA - N33  
Duskfire NA - N37  
Duskfire II NA - N40  
Escalante NA - N5  
Estate La Colina NA - N36  
Evergreen NA - N17  
Gilliland NA - N8  
Holdeman NA - N8A  
Hudson Manor NA - N9  
Hughes Acres NA - N16B  
Jen Tilly Terrace NA - N9A  
Kiwanis Park NA - N29A  
Knoell Gardens NA - N25  
Kyrene Superstition NA - N23  
Lindon Park NA - N4  
MACH 8 NA - N18  
Maple Ash NA - N7  
Marilyn Ann NA - N11  
McClintock NA - N15A  
McClintock Manor NA - N20  
Meyer Park NA - N16A  
Mission Ridge NA - N39A  
Mitchell Park East NA - N7A  
Mitchell Park West NA - N7B  
North Tempe NA - N1  
NTNA - Canal Park NA - N1A  
NTNA - Cavalier Hills NA - N1C  
NTNA - College NA - N1B  
NTNA - East Rio NA - N1E  
NTNA - Indian Bend NA - N1D  
NTNA - West Rio NA - N1F  
Optimist Park Northeast NA - N26  
Optimist Park Northwest NA - N27  
Optimist Park Southeast NA - N28  
Optimist Park Southwest NA - N29  
Pepperwood NA - N30  
Peterson Park NA - N19  
Pheasant Ridge NA - N35A  
Raintree NA - N37B  
Riverside NA - N2  
Rural/Geneva NA - N16  
Sandahl NA - N35B  
Shalimar NA - N15  
Sunburst Farms NA - N35  
Sunset NA - N3  
Superstition NA - N21

Tally Ho Farms NA - N40A  
Tally Ho Farms North NA - N37A  
Tempe Gardens NA - N22  
Tempe Royal Estates NA - N32  
University Estates NA - N13  
University Heights NA - N6  
University Park NA - N10  
Victory Acres NA - N5B  
Warner Estates NA - N38  
Wood Park NA - N31

### Homeowners Associations

Alameda Estates HOA - H13  
Alameda Park HOA - H13A  
Alisanos HOA - H36C  
Alta Mirada HOA - H45  
Ash Court HOA - H7A  
Bradley Manor HOA - H33  
Brentview HOA - H14B  
Brittany Lane HOA - H30  
Broadmor II HOA - H12A  
Broadmor Place HOA - H12  
Buena Vista Ranchos HOA - H40  
Butler Tempe HOA - H2  
Calle De Caballos HOA - H40B  
Camelot Park Villas HOA - H35B  
Casa Fiesta HOA - H18C  
Casitas East HOA - H9A  
Casitas Tempe HOA - H9  
Chaparral HOA - H18B  
Circle G HOA - H46  
Colonia Del Sur I HOA - H15  
Colonia Del Sur III HOA - H15A  
Concord Village, Inc. HOA - H1  
Continental Villas East III HOA - H24  
Corona Ranch HOA - H44  
Cottonwoods Townhomes HOA - H35  
Festiva Tempe HOA - H29  
Fiesta Villages HOA - H16A  
Galleria HOA - H34  
Graystone HOA - H36B  
Hacienda Del Rio HOA - H5C  
Hamilton Homes Tempe HOA - H39  
Harbor Village HOA - H28C  
Hayden Square HOA - H7  
Homestead HOA - H36A  
Hudson Trace HOA - H25  
Knoell Garden Villas HOA - H16B  
Knoell Ville Monaco HOA - H24A  
La Sombra HOA - H14A  
Laguna Estates HOA - H18  
Lake Park Villas HOA - H28E  
Lakes (The) HOA - H28  
Las Brisas HOA - H11  
Las Estadas HOA - H44A  
Lofts (The) at Orchidhouse HOA - H7A  
Los Prados HOA - H8  
Marlborough Park Estates HOA - H3  
Marlborough Park Villas HOA - H3A  
Mistwood HOA - H18A  
Oaks HOA - H10C  
Oaks II & III HOA - H10B

Oasis at Anozira HOA - H35A  
Papago Park Village HOA - H3B  
Park Premiere HOA - H21  
Park Premiere South HOA - H32  
Park Premiere South II HOA - H31  
Park Riviera South T.H. I/II HOA - H22  
Park Riviera South T.H. III/IV HOA - H23  
Park Riviera Townhouse HOA - H20A  
Parke Tempe HOA - H36D  
Parkside at the Galleria HOA - H34A  
Parkview Hacienda HOA - H3C  
Pecan Grove Estates II HOA - H36  
Pecan Grove Village II HOA - H36E  
Pepperwood Townhomes HOA - H26  
Puerta Del Sol HOA - H20  
Questa Vida HOA - H10A  
Rancho Tempe HOA - H17B  
Rio Salado HOA - H5A  
River Run HOA - H4  
Rosen Place HOA - H6  
Runaway Point HOA - H28D  
Sandcastle HOA - H28A  
Scene One HOA - H6A  
Shalimar East HOA - H15B  
Sierra Tempe HOA - H47  
Solar Energy Synergy HOA - H8A  
Southern Village Estates HOA - H17  
Springdale HOA - H17A  
Springtree HOA - H14C  
Stonegate HOA - H26A  
Tempe Gardens Townhomes HOA - H19  
Tempe Royal Estate HOA - H30B  
Tempe Royal Palms #19 HOA - H41  
Tempe Village HOA - H16  
Terra HOA - H37  
Terrace Walk HOA - H30A  
Terramere HOA - H38  
University Garden Villas HOA - H5  
University Ranch HOA - H10  
University Royal Garden Hms HOA - H27  
Villa Patrician HOA - H14  
Village at Shalimar HOA - H15C  
Village Landings HOA - H28B  
Villas Las Palmas HOA - H41A  
Warner Ranch HOA - H42  
Warner Ranch Landing HOA - H42A  
Warner Ranch Landing II HOA - H42B  
Warner Ranch Manor I HOA - H42C  
Warner Ranch Manor II HOA - H42D  
Warner Ranch Phase II HOA - H43  
Warner Ranch Village HOA - H42E  
Worthington Place HOA - H5B

### Affiliate Associations

Downtown Tempe Community - A1  
Friendship Village - A4  
Los Vecinos - A5  
NewTown CDC - A3  
Tempe Apache Blvd Assn. - A2

### Property Owners Associations

Maple-Ash Prop./Land. Entity - P1

Tempe understands the importance of healthy, sustainable neighborhoods and the need for public involvement in the planning process. Neighborhood/homeowner associations are one way to bring people together for problem solving and information gathering. As of 2003, Tempe had 68 voluntary neighborhood associations, 99 homeowner associations (legal entities with CC&R's), five affiliate associations and one property owners association registered with the city. These groups or any property owner, resident or business owner may participate in planning projects within a specified area of Tempe. Anyone proposing development within one of these areas is encouraged to contact the association during the planning process. The Neighborhood Element identifies strategies that community members may use to participate in land use planning, to ensure efficient and cost-effective service delivery and to maintain and improve neighborhoods.

*The goal of the Neighborhood Element is to provide a participatory planning process to guide planning and to promote programs that enhance neighborhoods and encourage a sense of community.*

### *Objectives*

- Educate and involve the public in city processes
- Allow for public comment through all stages of a clearly defined planning process
- Ensure that the planning process is open to all residents and businesses of the community
- Allow for honest expressions of opinion, even if they differ from those of the majority
- Attain the best neighborhood maintenance and management
- Promote neighborhood preservation and enhancement
- Promote a safe neighborhood environment
- Minimize traffic impacts
- Develop walkable communities
- Promote alternative modes of transportation

### *Strategies*

- Retain the Neighborhood Advisory Commission
- Implement an effective communication process that informs the public of their role in the planning process and encourages them to participate in the process
- Develop participation standards that include ongoing communication with neighborhood organizations, residents, property owners, businesses and stakeholders
- Develop and implement a Planning and Public Involvement Policies and Procedures Manual that describes the specific planning and public engagement processes for all city planning tools
- Utilize multi-lingual communication methods to reach a diverse community
- Inform neighborhoods of land use plans and provide a forum for them to comment, as well as a mechanism for providing feedback that ensures the neighbors that their input has been considered
- Encourage reinvestment, infill, land re-use and redevelopment and preservation appropriate to each neighborhood by involving the neighborhood in the land use planning process
- Stabilize neighborhoods by encouraging residents to maintain and improve their properties, becoming active in their neighborhood to lend support to city service organizations
- Consider regional, state and federal funding sources to implement programs that benefit neighborhoods
- Identify significant historic neighborhoods for historic designation and offer incentives for rehabilitation
- Encourage affordable housing that meets the needs of a diverse population
- Allow flexibility in housing location, type and density, encouraging resident input to help develop and implement area guidelines
- Create guidelines that support compatible relationships between new and old buildings, paying special attention to the attributes that make the neighborhood desirable
- Support new development that is consistent in character and scale with established housing and commercial development

- Continue plans and programs that benefit neighborhoods including the Historic Preservation Plan, the Housing and Redevelopment Consolidated Plan, the Nuisance and Rental Housing ordinances and the Neighborhood Traffic Management Plan.
- Establish districts as necessary to provide improvements or enhancements, protect historic assets or encourage new development
- Redevelop blighted, distressed and underutilized properties
- Encourage mixed-use development that provides local services and a residential component appropriate to the neighborhood
- Utilize the appropriate planning tools as defined in the *Land Use Element*:
  - Building Code and Amendments
  - City of Tempe Zoning Ordinance
  - Community Plan
  - Comprehensive Multi-modal Transportation Plan
  - Housing Reinvestment Program
  - Neighborhood Vision Plan
  - Parks and Recreation Masterplan
  - Redevelopment Plan
  - Redevelopment Study Area
  - Specific Plan
  - Zoning Overlay District



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## ***Redevelopment Element***

The Redevelopment Element identifies policies and strategies to encourage reinvestment and revitalization of designated areas where conventional planning techniques are unable to address unique or extreme conditions of an area. Tempe is currently land-locked between other communities, and at a geographic advantage for businesses and residences. As one of the oldest communities in the valley, general infrastructure is accessible throughout the city. As infrastructure and buildings age, they may require improvements within the next decade.

A municipality's redevelopment power is defined in Title 36 of the Arizona Revised Statutes. Per state law, redevelopment can be carried out in designated areas containing a predominance of blighted or dilapidated structures or conditions that may be affecting public health, safety and welfare. Other conditions that may warrant redevelopment include obsolete platting, inadequate street layouts, barriers/impediments to sound/smart growth of the community, impediments to the provision of housing, economic or social liabilities and being a menace to the community.

**Redevelopment Study Area** – A redevelopment area without an adopted redevelopment plan.

**Redevelopment Areas/Districts** - An area must meet specific criteria to qualify for redevelopment designation. Areas determined to be redevelopment districts use revitalization planning tools. These districts and the planning tools used are driven by protection of public health, safety and welfare, and are therefore led by public efforts. Redevelopment areas, or districts, proactively seek development through public/private partnerships. Most redevelopment plans start by identifying what is in the district that is important and should be preserved, rehabilitated or reused, enabling preservation and restoration. The remaining properties are identified for redevelopment. These districts enable removal of some existing structures, with the intent to rebuild or redevelop, thereby encouraging revitalization of adjacent areas, and encouraging reinvestment of other nearby properties. The use of eminent domain, demolition, preservation and other planning tools is dictated by the adopted plan.

Criteria:

A predominance of buildings or improvements, whether residential or nonresidential, where public health, safety or welfare is threatened because of any of the following:

- Dilapidated, deteriorated, aging or obsolescent buildings or improvements
- Inadequate provision for ventilation, light, air, sanitation or open spaces
- Overcrowding
- Existence of conditions that endanger life or property by fire and other causes

Other than slum areas, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:

- A dominance of defective or inadequate street layout
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements
- Diversity of ownership
- Tax or special assessment delinquency exceeding the fair value of the land
- Defective or unusual conditions of title
- Improper or obsolete subdivision platting

### *Requirements*

- Redevelopment plans are defined in State legislation, which identifies required plan contents:
  - A statement of the legal boundaries of the redevelopment project area
  - A map showing the existing uses and conditions of the real property within the redevelopment project area
  - A land use plan showing proposed uses of the real property within the redevelopment project area
  - Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment
  - A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances
  - A statement of the kind and number of site improvements and additional public utilities that will be required to support the new land uses in the area after redevelopment
  - A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to private parties
  - A statement of the proposed method of financing the redevelopment project
  - A statement of a feasible and equitable method proposed for the relocation of families and businesses to be displaced from the redevelopment project area
- Must include an extensive public participation process including property owners and stakeholders
- Legal notification requirements are applicable
- Eminent domain for public use is allowable if designated in the redevelopment plan
- Incentives may be available
- Should have a sunset clause designating the time when the area no longer fits specified criteria or has met the goals and objectives

*The goal of the Redevelopment element is to sustain or maximize the efficiency of land uses within areas of stagnation or decline by providing the best economic, social and cultural potential through local policies and programs that minimize or mitigate slum and blight or other conditions affecting public health, safety and welfare.*

### *Objectives*

- Ensure the provision of adequate infrastructure
- Encourage reinvestment, revitalization, redevelopment or reuse
- Prevent and eliminate slum and blight
- Stimulate private investment
- Attract new development

### *Strategies*

- Public/Private Partnerships
- On-going Public Involvement
- Preservation through rehabilitation or relocation of historic structures
- Preservation through rehabilitation of historic neighborhoods
- Eminent Domain for public use
- Tax Abatements/Rebates
- Targeted Financial and Development Incentives

### *Sources*

- University/Hayden Butte Redevelopment Plan
- Recreating a Traditional Downtown Southeast Quadrant Plan
- Apache Boulevard Redevelopment Plan